



HAC Designs Ltd.

Wyvols Court, Swallowfield
Reading, Berkshire, RG7 1WY

T 07985296627

E info@hac-designs.co.uk

W hac-designs.co.uk

Design & Access Statement

Mr. John King

Existing single terraced four bedroom dwelling to be converted to
2no. two bedroom apartments.

No 9 Lorne Street
Reading
RG1 7WY

By Hayden Cooper

Thursday , 11th June 2020





Image sourced from google maps

Proposal

The existing site No. 9 Lorne street off the main oxford road located west of reding town centre is an four story mid-terraced Victorian dwelling within a close knit community. The existing unit consists of a total of four bedrooms to the first and second floor with an rear flat roof dormer that has been constructed during its life time. Our proposal is to convert the existing unit too two separate dwelling (apartments) to match local property where this has been achieved also. The surrounding area is made up of a diverse mix of single dwelling and conversions to HMO's & multiple units as we also propose.

Development & Appearance

Due to the conversion of an existing unit, the development will have not external alternations to the site thus achieving the characteristics of its originality. Currently the basement access is located under the main front door which will be proposed as the new access to flat one, flat two entrance will remain as the current front door.

Inhabitancy & occupancy

As mentioned the development currently housing four bedrooms, which is to be converted to 2No. two-bedrooms units.

The residents have access to a bin store situated to the rear front of the property within the existing garden, accessible for bin collection whilst on the route of the apartments off lorne street. In additional in this area, a bike store sheltered and secured is encouraged to be used within a city to relieve the use of vehicle transportation. Naturally residents are within walking distance of food stores, high street and reading town centre.

Accessibility

Parking requirements for a four bedroom dwelling as guidelines is 2 spaces, both of which are located on the road as the road as not off street parking. We propose two units with a total of 2bedrooms per unit thus a total requirement of 2 parking spaces. because of this the proposed development remains constant of the total spaces required.

Reading town centre is further located 0.6m from the proposal site with various public transport on the way, such as reading bus service and train station.

Summary

In summary, we feel that because of the low impact on the external of the property and minimal development in order to contribute to additional homes the proposal should be encourage for planning permission. Such dwellings are located in a thriving community benefiting from the town centre that is walking distance from the site.

