

DESIGN AND ACCESS STATEMENT

for

CONVERSION OF EXISTING CLUB HOUSE INTO
3X2 BEDROOM SELF CONTAINED FLATS

at

533 OXFORD ROAD
READING
RG30 1HJ

For Mr. Yousaf Bhatti

JANUARY 2020

Use

533 Oxford Road, currently planning permission has use as a Club House on the first floor which has been extended extensively with 2 storey extension. The ground floor (addressed as 535 Oxford Rd) is operating as a fast food A3 restaurant. Originally the ground floor was also used as a Club House prior to change of use when permission was granted in 20th October 2012. The second floor has been used as a 2 bedroom self-contained for more than 8 years. The flat was surveyed in 2012 by the council tax valuation officer and the client has continued to pay the council tax since 2012. The first floor was used as offices by the current owners for more than 4 years and have been vacant since April 2016.

Amount

The proposal is to convert the existing first floor into 2x2 bedroom self-contained flats and continued use of the second floor as a 2 bedroom flat.

Flat 1 First floor - 2 bed/4 person– Total floor area= 81.7m²

Flat 2 First floor - 2 bed/4 person– Total floor area= 88.35m²

Flat 3 Second floor- 2 bed/3 person– Total floor area= 59m²

Layout

Existing access for each existing and new flats is via the existing front entrance Oxford Road. Internally, each flat is separated using individual access.

Both flats on the first floor are larger than that required by the council's residential minimum room sizes. The second floor flat is just under the minimum 61sqm by 2sqm. It is hoped that the council will allow the shortfall particularly due to the sizes of the larger than average bedrooms.

Scale

The scale of the overall property is to remain unaffected.

Landscaping

Bin store will be provided for each flat at the rear via a side security gate. Access to these bins will be via external door on the first floor leading to the ground floor are the rear. Bikes will be stored in the hallway on the ground floor for all 3 flats. The wooden structure housing the bins for the new flats and the existing shop at the rear will remain.

Appearance

The appearance of the property is to remain mainly unaffected by the proposed development.

Parking

There is no off street parking available. Parking is available via permit. Controlled parking bays are available on the Oxford Road. Additionally, the centralised location of the proposal require no parking space due to an excellent public transport facilities.

Waste Management Plan

A Double wheelie bin store 1491x1148 will be provided for each flat to collect refuse and recyclable waste within the rear wooden building. This will be located at the rear as shown on the attached plan drawing no: BHATTI/PLAN/001 (Existing and Proposed Ground Floor Plans) dimensions of each 1,100mm high/740mm depth /580mm width). This will house both the refuse collection and re-cycle waste wheelie bins. Image shown below. On collection days, the occupants of the flats place the black bins sacks in the front on the building in similar sequence to the local residents of the upper flats on the parade.



Access

The development will comply with the latest requirements for access included in the Building Regulations.

A ramp is to be installed to provide disable access to the property, with the 0.9m wide door fitted in accordance with Part M of Building regulations.

All bedrooms will be in compliance with Life Time Home Standards. It is therefore considered that the proposal would provide a good standard of living for future occupants.

Summary

To summarise the main reasons for this application include:

- The main strategic planning considerations applying to the site and associated policies are:

Issue	Local Plan Policy	Compliance
Design in keeping with character of area	7B	Yes
Acceptable layout and design	7B	Yes
Acceptable impact on appearance of area	7B	Yes
Acceptable impact when viewed from nearby occupiers	7B	Yes
Maintains acceptable level of privacy for nearby residents	7B	Yes
Maintains acceptable level of daylight and sunlight for nearby occupiers	7B	Yes
Makes provision for infrastructure, services, facilities and amenities	4B	Yes
Sufficient parking space available		Yes