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Document Title: **DESIGN & ACCESS STATEMENT**

Project: **CHANGE OF USE, ALTERATIONS & EXTENSION**

Site Address: **68 SHINFIELD ROAD, READING, RG2 7DA**

Client: **TURNER PROPERTY**



Fig.1: View of 68 Shinfield Road from street access

1.0 Introduction

This Design and Access Statement is written as a supporting document for a Full Planning Application with Reading Borough Council for development at 68 Shinfield Road, Reading. The proposed development involves layout alterations, construction of extensions and car parking alterations to facilitate a proposed change of use enhancing and expanding the residential accommodation.

This statement is to be read in conjunction with the following Weston & Co Architects drawings: 18014-PL-01, 18014-PL-02, 18014-PL-03, 18014-PL-04, 18014-PL-05, 18014-PL-06, 18014-PL-07, 18014-PL-08, 18014-PL-09, 18014-PL-10, 18014-PL-11, 18014-PL-12 and SJ Stephens Associates Arboricultural Impact Assessment.

2.0 The Site Location & Application Context

The application site is located on the west side of Shinfield Road, opposite Leighton Park School, two kilometres south from Reading Town centre.



Fig.2: Site location plan extract from drawing number 18014-PL-01

The local area is developed at a suburban scale and density and is generally residential in use with the exception of Leighton Park School to the east and Reading University's Whiteknights campus to the north. The residential accommodation on the surrounding streets is comprised of a mix of family houses, houses in multiple occupation and residential flats.

The site includes a 2.5-storey building which would have originally been built as a large detached house located within a generous sized plot. The building was sub-divided by the previous owner creating 2no. one-bedroom flats within the second floor rooms above the main house accommodation. Prior to this current layout configuration the building was sub-divided into 6no. residential flats. The décor within the 2no. remaining one bedroom flats suggests that this sub-division took place during the 1970s or 80s. The existing building is of good quality construction and once fully refurbished will have high quality accommodation and a high quality appearance which will enhance the street scene.

The purpose of this planning application is to improve and extend the amount of residential accommodation by modifying the existing building with a more rational layout providing high quality accommodation to current standards. The current configuration is a product of the previous resident owners individual decision to

create rentable accommodation within their large home and does not present a long-term sustainable proposition for residential accommodation on the site.

3.0 Use

The current use of the site is C3a dwellinghouse use class with the property subdivided into 68 Shinfield Road (5-bedroom house), 68A Shinfield Road (1-bedroom flat) and 68B Shinfield Road (1-bedroom flat).

It is proposed for the use to become 2no. large houses in multiple occupation (HMO), sui generis use class. All bedrooms are proposed en-suite and having the benefit of high quality communal accommodation and amenity space. The accommodation is intended for rent to graduates and professionals not yet able to join the property ladder.

Improved shared amenity space, car parking area, bin and cycle storage are also proposed to serve the proposed development.

4.0 Amount

The existing gross internal floor area is 456.3sqm which includes the garage and the workshop buildings proposed for demolition. It is proposed to enlarge the gross internal floor area to be 574.2sqm, with the extra 117.9sqm being created by the dormer, side and rear extensions.

An area of 1057.5sqm of shared amenity space is proposed within the front and rear gardens.

Secure and covered storage for 9no. bicycles is proposed in the south eastern corner of the site in accordance with the local authority's standard of 0.5 spaces per bedroom.

A bin store area is proposed within 10m distance to the street which benefits from timber screening offering storage for 2no. 1100 litre wheeled bins (one general refuse and one mixed recyclables).

Car parking provision for 6no. car parking spaces is proposed at the rear to satisfy requirements related to HMO (sui generis) use for a development within Reading Borough Council's Zone 3 Car Parking Area. An additional 2no. car parking spaces are proposed at the front of the site to accommodate resident's visitors and deliveries.

5.0 Layout

The proposals create a rational subdivision of the existing property with a layout providing high quality accommodation with en-suite bedrooms and generous communal areas within the 2no. HMOs. The two units are divided with a continuous separating wall, the HMOs each having their own private staircases accessing accommodation over three floors.

Unit 1 has its principle entrance door on the front / east elevation, accommodation configured as follows:

- 3no. en-suite double bedrooms are proposed on the ground floor, along with a large communal Lounge/Kitchen/Dining area and WC within the proposed side extension.
- The shared rear garden amenity space will be accessible from the communal area through sliding folding doors.
- 4no. en-suite double bedrooms and a plant room / laundry are proposed on the first floor.
- 2no. en-suite double bedrooms are proposed on the second floor.

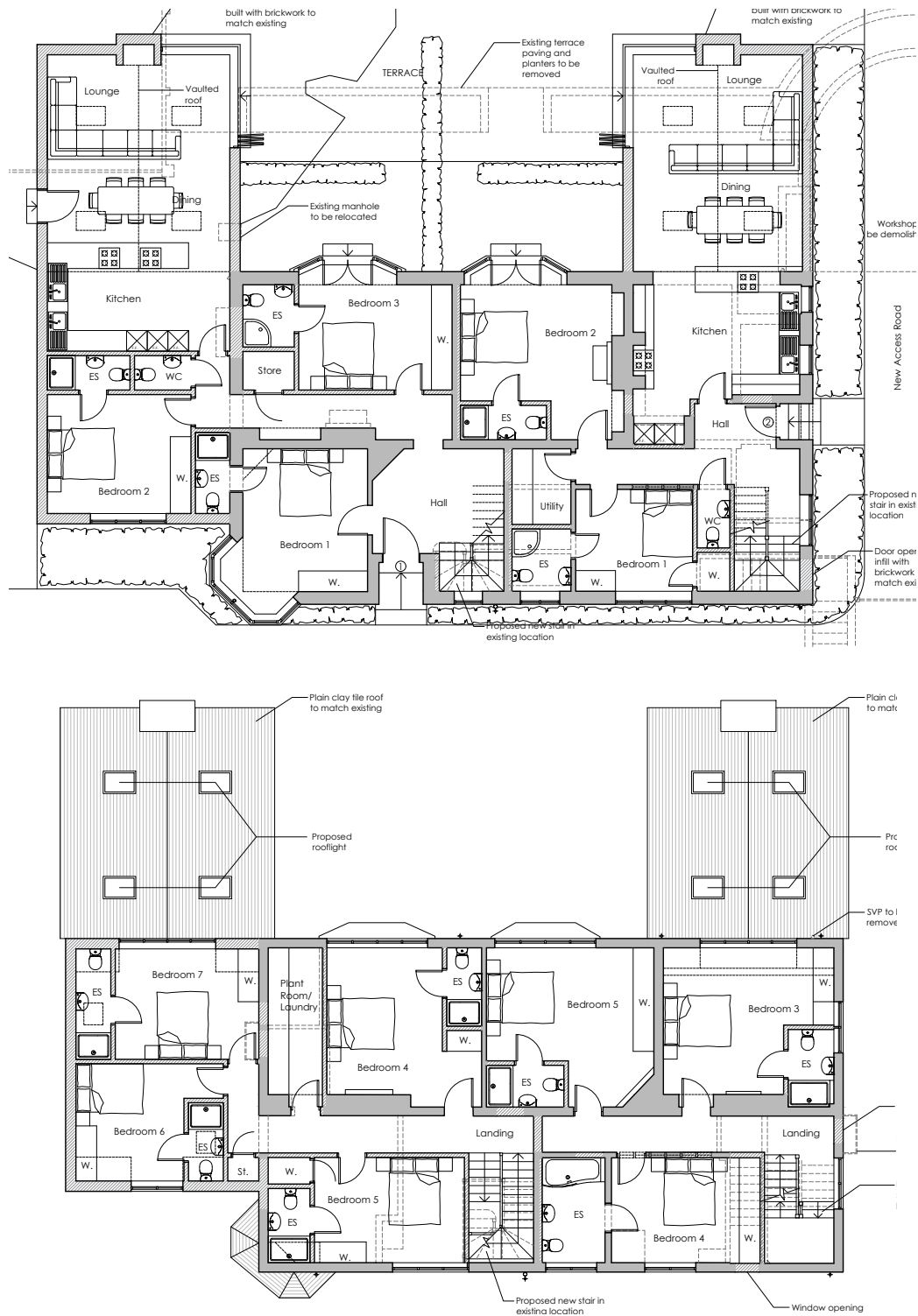


Fig.3: Proposed Ground (top) and First Floor (below) Plans extract from drawing numbers 18014-PL-07 and 18007-PL-08

Unit 2 has its principle entrance door on the side / north elevation, accommodation configured as follows:

- 2no. en-suite double bedrooms are proposed on the ground floor along with a WC, utility room and a large communal Lounge/Kitchen/Dining area within the proposed rear extension.
- The shared rear garden amenity space will be accessible from the communal area through sliding folding doors.
- 3no. en-suite double bedrooms are proposed on the first floor.
- 3no. en-suite double bedrooms, a store cupboard and a plant room are proposed on the second floor.

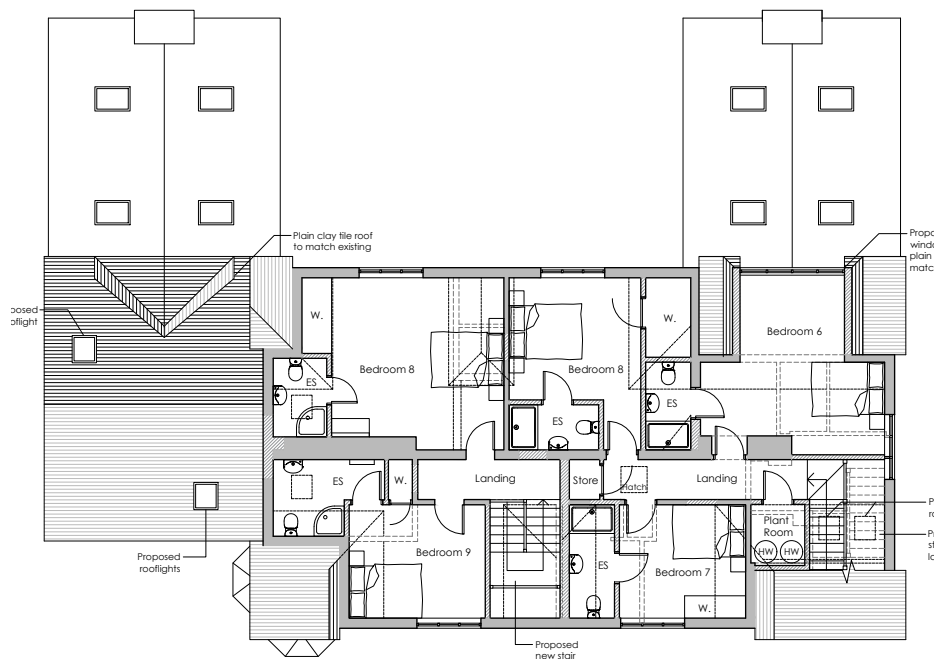


Fig.4: Proposed Second Floor Plan extract from drawing number 18014-PL-09

The proposed layouts are intended to stack common uses in order to minimise the chance of disturbance being created between occupants.

6.0 Scale

There is no material alteration in scale proposed. Following demolition of the existing garage and workshop buildings, the proposed scale of the side and rear extensions respects the character of the house within the context of the site.

In compliance with Reading Borough Council's Site and Detailed Policies Document's policy DM9, the proposed extensions respect the character of the neighbouring properties and the street with a proposed scale subservient to the original house and proposal of materials to match existing.

7.0 Landscaping

It has been proposed to accommodate the required car parking in an area to the rear of the site in order to retain and protect the 3no. mature trees and evergreen shrub screening, including an impressive and large flowering Rhododendron, adjacent to the Shinfield Road frontage. These trees and shrubs make a significant

contribution to the green character of this portion of Shinfield Road and also create valuable visual and acoustic screening to the private residential site and accommodation. The existing driveway to the east of the proposed HMOs is to be adapted to accommodate for visitor and delivery parking.

It is proposed to create soft landscape screening to the proposed car parking area and access road in order to minimise visual impact and maintain the green garden character at the rear of the site.

Paved terrace areas are proposed adjacent to the rear and side extensions accommodating the communal living accommodation.

A secured and covered bike store and a screened bins store are also proposed adjacent to the access from Shinfield Road.

It is requested that any requirement for detailed landscaping scheme to be reserved as a condition to any planning approval.



Fig.5: Proposed Site Plan extract from drawing number 18014-PL-06

8.0 Appearance

The proposed alterations and extensions will enhance the appearance of the existing building, which is in need of refurbishment and repairs to contribute positively to the surrounding area. The first floor pebble-dashed render currently has a dreary appearance and will be painted in order to visually improve and enhance the building.

The existing garage and workshop buildings are proposed to be demolished and replaced with side and rear extensions with features and external finishing materials to match the existing house.

The two-storey side extension to the south is designed with a subservient appearance to the existing house in order to create a visual hierarchy to the overall appearance. Eaves and window details to match existing are proposed in order to also provide a congruous appearance.



Fig.6: Proposed East Elevation (Front) extract from drawing number 18014-PL-10

At the rear, the single-storey elements of the extensions are proposed to be built with brickwork walls and plain clay tiled pitched roofs to match existing.

A plain clay tile clad dormer with a plain clay tile hipped roof to match existing is proposed to the existing first and second floor portion of the house for Unit 2's Bedrooms 3 and 6.



Fig.7: Proposed West Elevation (Rear) extract from drawing number 18014-PL-11

9.0 Access

There are no material alterations proposed to the pedestrian or vehicular access to the application site.