

Design & Access Statement

for

Proposed Conversion to Create New Flat

at

47a Hemdean Road
Caversham, Reading, RG4 7SY

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Introduction

The site falls within a built up residential area of Caversham, Reading. It falls outside a conservation area, area of outstanding natural beauty and area of special scientific interest. It is within the settlement boundary. Although its current address is at Hemdean Road, it can be more accurately described as Oxford Street, it is in fact this street that it is accessed from.

The existing building on site is a 2-storey brick built at ground floor and timber frame with corrugated sheet cladding at first floor. Access is from the north-facing side for both off street parking and pedestrian access. It has timber frame doors and side facing first floor PVC frame windows. The building is currently used for storage and as such falls within the B8-Storage and Distribution use class.

Proposed Work

The proposal is to convert the current storage building to a new form a new dwelling with a change of use from B8 Storage to C3(A) Dwelling House. The existing storage unit will be extended with a taller roof and updated with the introduction of new materials.

We have applied for pre-application advice and believe the plans submitted are to a high standard and positively reflect the advice given.

The pre application advice clarifies the principle aligns with the broad objectives of CS14, providing housing during a period where there is a shortfall of housing supply over the plan period. In short, the principle is acceptable.

Appearance

Externally the building will have a contemporary appearance, with the use of render, cladding and large areas of glazing with aluminium frame windows. This is contrasting to the immediate surroundings of brick and slate terraces, and different to our design submitted for pre-application advice.

The original design was not considered to integrate successfully with the terrace houses along Oxford Street. Along with material changes, we have amended the roof design, retained the existing roof form and raised it by 1.05m.

This removes the unconventional aspect of the previous roof and is also more in-keeping with the original building.

Layout

The internal layout is fairly simple, with a front entrance facing North onto Oxford Street, ground floor has an entrance hall leading to a rear bedroom, storage and shower room, the staircase to first floor opens on to a open plan kitchen and living space with lots of natural light from North facing glazing. The Second floor has a small single bedroom or study and the roof terrace amenity space.

Taking on board the comments in the pre-app, we have increased the size of the internal living space, which was previously unacceptable. This has been achieved partly by removing the off-road parking space.

The dwelling has been provided with functional and practical outdoor domestic amenity space. The provision of a roof terrace is considered acceptable. In addition as mentioned in the pre application advice, there are public open spaces in close proximity for outdoor recreational play.

Regarding potential overlooking of neighbouring rear gardens, we have provided a detail for a screen to areas of the roof terrace to minimise overlooking, specifically to the rear properties on Hemdean Road where we believe there will no longer be any overlooking possible.

There may still be some overlooking to the rear properties on Oxford Street, however this is not out of character for terrace properties in a dense urban area.

Access

The site is in a good area for public transport links with regular bus services on Hemdean Road, close walking distance to shops and a supermarket as well as a short distance to Reading train station for links to London and the west.

Access to the site will remain unchanged, pedestrian access will be from the north-facing boundary, facing onto Oxford Street.

We have removed the off-road parking provision from the previous design, in accordance with the advice received, due to the location, there would be no objection to a development being made car-free.

The current vehicular access using the existing dropped kerb will no longer be required.

Conclusion

We believe the proposal has a positive affect on the site and local context. We have taken into consideration the comments from the Pre-Application advice, along with National Planning Policy Framework (NPPF) in conjunction with Reading Borough Council Local Plan.