

Ref: 19010.9.1_DAS_19.11.22
Date: 22/11/2019

Document Title: **DRAFT DESIGN & ACCESS STATEMENT**

Project: **ALTERATIONS, REFURBISHMENT AND CHANGE OF USE**

Site Address: **36A HATHERLEY ROAD, READING, RG1 5QA**

Client: **TURNER PROPERTY**



Fig.1: Proposed West / Street Elevation extract from drawing number 19010-PL-06

1.0 Introduction

This statement is written as support for a Full Planning Application with Reading Borough Council for alterations and refurbishment to enable change of use to the exiting former motorcycles workshop to become a two bedroom residential dwelling.

The statement is to be read in conjunction with the following Weston & Co Architects drawing numbers: 19010-PL-01, 19010-PL-02, 19010-PL-03, 19010-PL-04, 19010-PL-05, 19010-PL-06.

The application site is located on Hatherley Road north of the junction with Addington Road. The street is characterised by uniform late Victorian terraced housing with 36A Hatherley Road being an unusual exception as a detached gable-fronted building with full basement.



The local area is predominantly residential uses largely comprised of family houses, houses in multiple occupation and flats created by conversion.

A photograph of a two-story red brick house with a white door and a small porch. The house is surrounded by a wooden fence and a brick wall. A large green bush is visible on the left side of the house.

Fig.3: Photograph of existing 36A Hatherley Road from the street

3.0 Use

The application proposes change of use from the existing former motorcycle workshop (B1c use class) to become a two-bedroom dwellinghouse (C3a use class).

The existing use ended on 9th September 2019 when the Applicant purchased the site.

This type of change of use currently does not require planning permission.

4.0 Amount

The application site area is 57 square meters with the existing building having a gross internal floor area of 86 square meters. This existing floor area enables the creation of a two-bedroom dwelling with generous sized en suite bedrooms and no increase in floor area proposed.

External amenity space is provided within the front garden with additional good quality green amenity space locally accessible on the Reading University campus.

A secure and sheltered low-level cycle store able to accommodate 2no. bicycles is located adjacent to the street boundary.

General refuse and mixed recyclables bins storage location is proposed within the front garden easily accessible from the street.

Car parking is to be accommodated on-street as is the typical situation in the area. It is requested that the entitlement to on-street car parking permits be retained.

5.0 Layout

The proposed two-bedroom dwelling has a simple layout with an open-plan plan kitchen / living room and separate WC located on the ground floor. New staircases then provide access to the first floor en suite bedroom with vaulted ceilings, and the basement en suite bedroom where natural light is provided by a new light well and window.



6.0 Scale

There is no significant material alteration in scale proposed within the application proposals.

9.0 Appearance

There are relatively minor alterations to the appearance of the existing building proposed to facilitate the change of use.

The existing window and door openings are all proposed to be re-used with new high quality aluminium glazed doors and windows fitted to replace the dilapidated painted timber windows and doors. Roof lights are proposed to the main roof and the single-storey roof above the WC to improve day lighting within the dwelling.

A new window and light well is proposed to serve the basement level Bedroom 1 with the walls of the lightwell proposed to be finished with white glazed brickwork to maximise the amount of natural light admitted to the room.

Guarding to the proposed new lightwell and first floor glazed door will be provided by a glass balustrade to maximise the amount of natural light admitted to the rooms. The glass balustrades and aluminium framed windows and doors will create a distinctive and high quality appearance appropriately identifying the building as the conversion of a light industrial workshop / warehouse.

It is proposed to re-construct the single-storey extension which accommodates the WC to be built to current standards and finished externally with red Flemish bond brickwork to match existing. The replacement pitched roof is proposed to be finished with natural slates to match existing.

The existing dilapidated eastern (street) fence and low wall boundary treatment is to be replaced with new lower height brick wall with piers and steel railings and gate. This replacement will have a significant positive impact on the appearance of the application site and street scene.



Fig. 5: Proposed East / Front Elevation extract from drawing number 19010-PL-05

10.0 Landscaping

It is requested that any requirement for detailed hard and soft landscaping scheme is to be a conditional requirement to a planning approval of the proposed scheme.

11.0 Access

There are no material changes proposed to the existing vehicle and pedestrian access into the site as a result of this application.

12. Conclusion

The proposed development will make a positive contribution to the delivery of the Boroughs required housing supply.

The proposal will create a good quality two-bedroom dwelling from a dilapidated motorcycle workshop, which has been having a detrimental impact on the street scene of Hatherley Road for many years.

The alterations proposed will significantly enhance the appearance of the application site and the Hatherley Road street scene.