

Date: May 2018

DESIGN AND ACCESS STATEMENT
FOR THE DEVELOPMENT AT THE REAR
OF 2-4 Church Street,
Caversham, Reading RG4-8AT



1.- Summary

1.1 This Supporting Planning, Design Access Statement has been prepared to seek a Planning Permission, on behalf of Mr. Rishi Parihar and Mr. Govind Parihar.

It is a resubmission of revised documents, previously submitted under application 160800/FUL, revised to address concerns raised in the previous application and comments made by Matthew Burns in a Pre-Application.

The proposed development comprises the erection of one two story building containing 4 self-contained residential flats 2-two bed and 2-one bed, with their correspondent amenities, parking spaces, bicycle store and bins store.

2.- The Site and Surrounding Areas

2.1 The Application site is situated within the Reading Borough, in the heart of Caversham. The location of the site is to the North of the intersection of Church Road and Church Street, behind of No. 2 and 4 Church Road, with access from the west side of Priory Avenue.

2.2 The site is very well located for public transport and with short distance from the Reading Rail station, Reading town centre and close walking distance to the recreational area of River Thames. There are regular bus routes serving the site with bus stop in Handing Road.

2.3 The area comprises medium high density of residential and local commercial properties. The Church Road and Church Street typically contains two and three store listed building

The building itself is not located in a flood zone, though parts of the site are within a flood zone – those designated as parking. The amount of built area in the flood zone that is existing is significantly more than what is proposed.



1.1.0. General Information and History

DESCRIPTION: 4, Church Street

GRADE: II

DATE LISTED: 14 December 1978

ENGLISH HERITAGE BUILDING ID: 38882

OS GRID REFERENCE: SU7116974791

OS GRID COORDINATES: 471169, 174791

LATITUDE/LONGITUDE: 51.4676, -0.9768

LOCATION: Church Road, Reading RG4 8AT

CHURCH STREET

5128 (North Side) Caversham No 4

SU 7174 11/454

II GV

C18 altered and refronted. 2 1/2 storeys. C19 tile roof with 3 gabled dormers and crested ridge, the 2 left hand dormers with bracketed gable ends. C20 stucco 2 storey shop front with 2 outer 1st floor glazing bar sash windows.

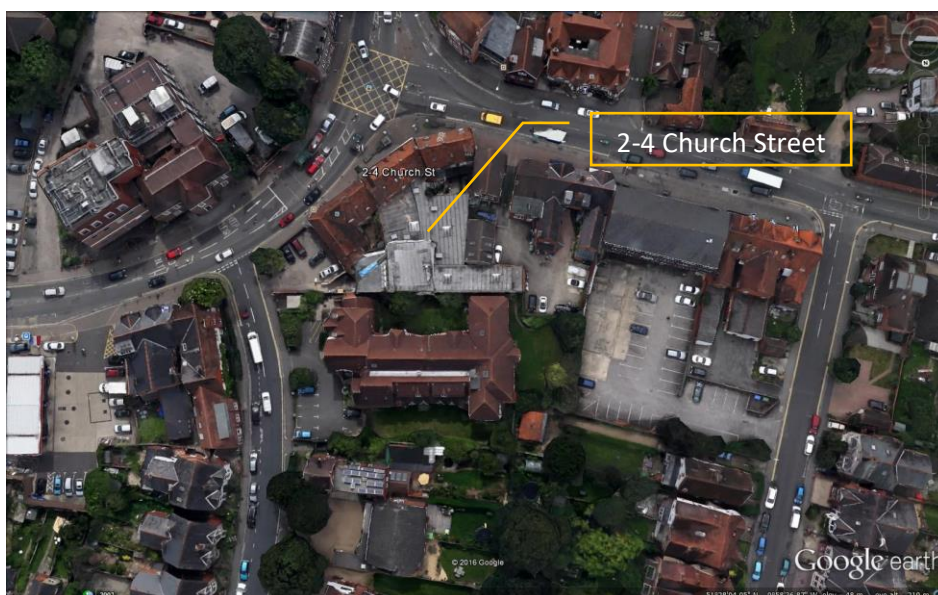
Parapet with slight break in centre for shaped panel. Large fascia board for shop. Interior totally opened out for supermarket. Included for group value.

Listing NGR: SU7116974791

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.

Source: English Heritage

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SITE AND EXISTING 18th CENTURY LISTED NEIGHBORING ON CHURCH STREET



EXISTING ACCESS TO THE SITE

Over the past years the building and extension at the rear been altered from grocery market to club to restaurant, with two flats above, various single storey extensions added at different times over the site history.

There are an extensive number of planning applications made for this site since 1995 until now as following:

- Removal existing pitched roof to incorporate flat roof (1995)
- First floor internal alterations (1996),
- Change of use from D2 to A3; Internal alterations; External illumination (2000),
- Opening hours (2004)
- Operation as take-away facility (2006)
- Conversion of 1st floor story and roof space in two self-contained flats (2008)
- Proposed mezzanine floor with staircase and lift (2010)
- Rejected previous application (18/08/2017)

When the building was originally listed the interior space was totally open, as confirmed by the listed in 1878, therefore there are no original features intact since that date.

The staircase serving access to the first floor (left hand front corner) and first and second staircase are all recent additions. On the first and second floor flats there is very little evidence of any original features as can be seen from the recent photograph taken. See

GENERAL VIEW FRONT INSIDE RESTAURANT THROUGH THE EXISTING AND LISTED WINDOWS ON FRONT ELEVATION



GENERAL VIEW THE INSIDE RESTAURANT



2.0.0. New Application -New Proposal 2018

Based on the previous applications feedback from the planning officer, significant changes were made to the scale and appearance of the building, in order to address the concerns raised:

1. The scale of the building has been reduced significantly. It is now a two storey building with low eaves, reducing the impact of height to less of that than the adjacent buildings.
2. The design of the building has been changed for a cottage style façade, with brick up to the first floor and timber cladding above, which provides a soft aesthetically pleasing appearance.
3. First floor windows at the front of the proposal that may risk overlooking have been changed for frosted glass bottom hung windows.
4. The overall number of units proposed has been reduced to 4 self-contained flats – 2 x 2 bedroom and 2 x 1 bedroom. These are very generously proportioned and would be high quality living spaces.
5. The proposed building does not negatively impact adjacent buildings with regards to sunlight – this is shown on drawing ref: “8636-PL-09NDev Sun Comparison for Priory Court”. It references the shadow cast by the existing wall / extension at the rear in comparison with the proposed, which shows there is no significant change in light

quality that can be enjoyed by Priory Court currently compared with the proposed building's cast shadow.

Resuming, the proposal relates to:

1. To Demolish the rear large single and two story poor quality elements.
2. To alter the building in ground floor to provide 2 independent commercial units with individual access at the front using the existing doors and windows.
3. To Change the large black board for two independent board over each commercial unit, with similar existing board illumination and change the color skin from black to light grey.
4. To relocate the staircase serving access to the first floor flats to the rear under a small pitched roof on enclosed staircase.
5. To provide extended balconies for the flats, at the rear, as a compensation of the loss of existing amenities which are over the single story roof.
6. The demolition of the large single and two story building and the proposal of rear access to the flats will improve this site and will improve the flats views and amenities.

The new rear yard will be subject to a Planning Application for residential development under separate cover.

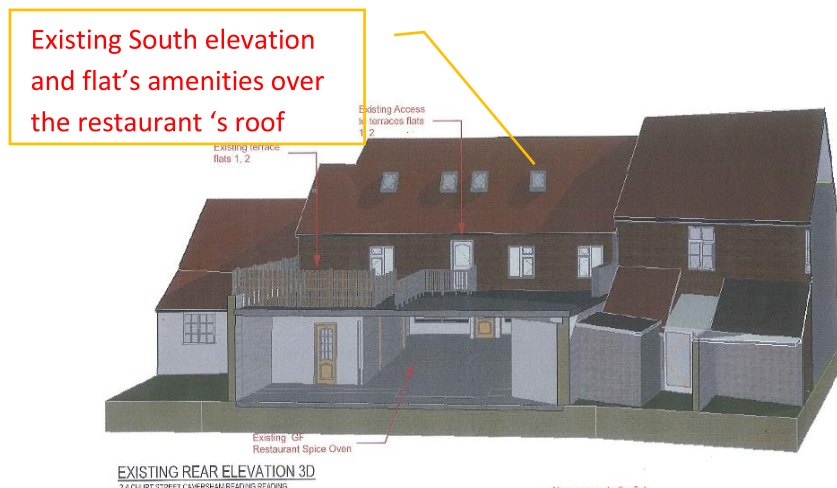


GENERAL VIEW OF THE FLAT'S AMENITIES OVER THE RESTAURANT ROOF



The new enclosed staircase for flats at the rear, will not impact on the character of the area and settings of the listed building at South elevation and the remaining listed building, because the existing building has no ground floor rear elevation and the first floor elevation will not be modified. The finishes will be in keeping with the material and finishes of the surrounding buildings.

It will be a vast improvement to the South elevation and courtyard, demolishing the existing one and two story building which it forms part of the restaurant.



EXISTING AND PROPOSED SOUTH ELEVATION 2-4 CHURCH STREET



3.0.0. Approvals relating to 2-4 Church Street, Caversham Ref. 160800 & 160801LB

We believe that the approved works need to be carried out concurrently with this proposal to provide 4no new flats & therefore would be content with a condition that the works to the front Listed building must be implemented before the scheme subject to this application is started.

4.0.0. Affordable contributions DM6

The applicant is willing to enter into a 106 legal agreement to comply with the Council's Policy ref DM6 which will equate to 5% of the GDP of the value of the 4no flats.

Valuations are currently being sought & will be provided with the title plans for the Council's use.

5.0.0. CIL

A CIL form is enclosed.

SUMMARY

The new design will contribute to the quality of life in the heart of Caversham Berkshire and comply with the principles of *"seek to secure a high quality design and a good standard of amenity for all existing and future occupants of land and buildings."*

The new proposal will not materially impact on the Character of the area and settings of the listed building on South elevation and the relationship with the open courtyard will improve the rear of this site for all the surrounding neighboring buildings.