

DESIGN & ACCESS STATEMENT



CHANGE OF USE OF REAR OF GROUND FLOOR TO C3 RESIDENTIAL,
CONSTRUCT EXTENSION AT REAR TO CREATE FIVE FLATS AT
GROUND FLOOR AND FIRST FLOOR

at

377-379 OXFORD ROAD
READING
RG30 1HA

for

MR BABAR BUTT



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1.0 **INTRODUCTION**

- 1.1 The building at 377-379 Oxford Road currently has an A1/A2 use on the ground floor which is now vacant following the collapse of the tenant chain, 'The Money Shop'.
- 1.2 The first floor has one three bedroom flat with access to the rear garden. The garden contains a brick built shed of 11 m2 in area.
- 1.3 It is the intention to build a new two storey rear extension at the rear. It is also planned to reduce the size of the retail unit and change its access to a central door in a new shopfront. Restroom facilities will be included for the shop tenant. A small unit will be much easier to rent than the current large unit which has very poorly laid out space to the rear.
- 1.4 This will allow some of the poor ancillary space to the rear of the retail unit to become C3 residential space, which with the extension will provide space to two self-contained one bedroom flats with garden space.
- 1.5 The first floor extension will allow space for three self-contained units. One bedsit studio and two one bedroom flats. All flats will have their own secure front door from the common parts access and in the case of the first floor, the staircase and short first floor corridor.
- 1.6 All five flats are to be for the local rental market. There are currently three bedrooms on the site. This proposal is for two additional bed spaces within the extended space.
- 1.7 As all the construction is at the rear, the streetscape will not be altered.

2.00 **THE SITE & PROPOSALS**

2.01 The site contains the width of two original units which were amalgamated a long time ago. The ground floor units had been used as a money Shop with a secure strong room to the rear. As the shop also has security screens, the amount of space actually used by the public was small at the front, in fact very similar to the space proposed to be retained as retail space. The area behind was poorly laid out as a sub-standard staff room and toilets. There is an access to the garden to the rear, although that was used by residential tenants, not the retail shop.

2.02 As part of the application, we have looked at all aspects to revitalise the building.

Built Environment

2.03 There is no requirement to change the external envelope of the building on the frontage except that the shopfront will be renewed to allow a central access doorway in line with many other shops on Oxford Road. The right hand doorway will become a self-contained entrance for the 4 flats with a solid door and glazed panel to the side. The upper floor windows will be unchanged.

2.04 The existing rear extension and roof will be retained although the chimney will be removed along with the existing central party wall which will be renewed to the latest building regulations standards.

2.05 The new extension will be full width of the site except that the walls will be inboard sufficiently to allow the side gutters to remain within the site ownership.

2.06 New windows will be installed at both ground and first floors to allow good daylighting. The ground floor windows will be Bifold doors leading out onto the garden of both ground floor flats. The first floor rear windows are smaller standard windows with two opening vents per window.

- 2.07 The ground floor flats will be each be 40 m² internally, both being one bedroom flats. The two rear first floor flats are 38 and 39.5m² respectively. The studio fronts Oxford Road and gives 32 m² of gross internal floor area including the bathroom and storage space.
- 2.08 All of the flats have lobbies from the common parts in order to give a two door approach for Means of Escape purposes. A fire alarm system will be installed to be interlinked between the flats.

Amenity

- 2.09 The residual gardens are for the ground floor flats and are small but give good external space to allow tenants to sit outside on a south facing aspect. The existing side 'garden' space is retained and will be landscaped. This will give a good external view from the ground floor bedrooms.
- 2.10 The ground floor windows all look into their own garden space. The existing garden walls will be retained. There are no side windows to overlook the neighbouring properties except for existing windows that will be frosted for bathroom privacy.
- 2.11 The rear first floor living room windows will look over the roof tops as the house to the south has rear extensions that provide privacy to its own back yard space. The high existing garden wall between the properties also aids privacy.

Car parking and bike storage

- 2.12 As the property is located on Oxford Road, there never has been any possibility of having off road car parking. We have noted that HMO's in this area are refused car parking permits, but require your advice if the same is the situation for self-contained flats.
- 2.13 We have allowed space for three internal bike spaces in the ground floor entrance lobby for the three first floor flats. There is ample space in the ground floor corridors internally in each flat for those flats to house bikes securely.

Bin Storage

- 2.14 There is no internal household waste storage in the existing building. The ground floor retail units uses a pavement located paladin as do all the other businesses in Oxford Road. We are proposing that the five flats share one 240litre wheelie bin for household waste and one similar bin for recycled waste. These bins are located in a fireproof and ventilated store under the staircase. There is an almost level access to the pavement so that the residents can put out the relevant bin for collection on the correct day. We see this as an enhancement on the current situation.

Community Infrastructure Charge (CIL)

- 2.15 A CIL Questions form will be submitted with a full application. However, the additional space created only 36 m2.

3.00 **CONCLUSION**

- 3.01 This proposal will provide two additional bed spaces in an area that needs more residential accommodation. Furthermore, this will greatly enhance the living conditions for all residents. The work will be completed to a very high specification and be in line with the aspirations and requirements of the NPPF. It is an excellent way of helping to meet the Government's aim of alleviating the current housing crisis.
- 3.02 We believe this proposal meets all Reading Council's Policies and we look forward to receiving a positive response