

Ref: 18012.9.1_DAS_19.04.29
Date: 29/04/2019

Document Title: **DESIGN & ACCESS STATEMENT**

Project: **ALTERATIONS & EXTENSION**

Site Address: **99, 99A, 101, 101A ADDINGTON ROAD, READING, RG1 5PZ**

Client: **TURNER ESTATES**



Fig.1: View of 99 & 101 Addington Road from the street

1.0 Introduction

This Design and Access Statement is written as a supporting document for a Full Planning Application with Reading Borough Council.

The development involves extensions, alterations & refurbishment of 99, 99A, 101, 101A Addington Road to enhance the quality and appearance of the dwellings.

This statement is to be read in conjunction with the following Weston & Co Architects drawings: 18012-PL-01, 18012-PL-02, 18012-PL-03, 18012-PL-04, 18012-PL-05, 18012-PL-06, 18012-PL-07.

2.0 The Site Location & Context

The application site is located near to the junction between Addington Road & Erleigh Road approximately 1.5km South-East of Reading Town Centre.

The existing site would originally have been 2no. neighboring terraced houses, which have been divided into 4 flats 99, 99A and 101, 101A.

Currently 99A & 101A on the lower ground and part ground floor; 99 & 101 part on the ground floor, first & second floors.



Ordnance Survey, (c) Crown Copyright 2018. All rights reserved. Licence number 100022432

Fig.2: Site location plan, extract from WCA drawing 18012-PL-01

3.0 Use

The site is currently vacant in preparation for necessary refurbishment, since 15th May 2018. No. 101 was converted into flats in 1974 & no. 99 was converted before 1971 by the previous landlord.

It is proposed for the use to remain as 4no. dwellinghouses (C3a use class).

4.0 Amount

Existing Gross Internal Floor Areas & Accommodation

99: 72.4 sqm / three bedroom flat
99A: 56.6 sqm / one bedroom flat
101: 72.4 sqm / three bedroom flat
101A: 56.6 sqm / one bedroom flat
Total: 258 sqm

Proposed Gross Internal Floor Areas & Accommodation

99: 98.9 sqm / three bedroom flat
99A: 51.1 sqm / one bedroom flat
101: 98.9 sqm / three bedroom flat
101A: 51.1 sqm / one bedroom flat
Total: 300 sqm

No changes are proposed to the existing car parking provision at the front of the property.

Covered storage for 4no. bicycles is proposed to be provided within the existing historic coal stores.

5.0 Layout

The proposals seek to rationalise the layout of the properties by creating a self-contained 1-bedroom flat on the lower ground floor and a 3-bedroom house on the ground, first & second floors to both nos. 99 & 101.

New extensions are proposed to the lower ground floors of nos. 99A & 101A to accommodate a lounge area. A bi-folding door-set and 2no. large rooflights will provide natural light to the North facing living accommodation. An en-suite shower room has been proposed to the bedroom of each unit.

New external steps are proposed between the new extensions. The steps will provide access for nos. 99 & 101 from the living accommodation on the ground floor down to shared amenity space in the garden. This presents a significant improvement on the current situation where nos. 99 & 101 have no access to the rear garden amenity space.

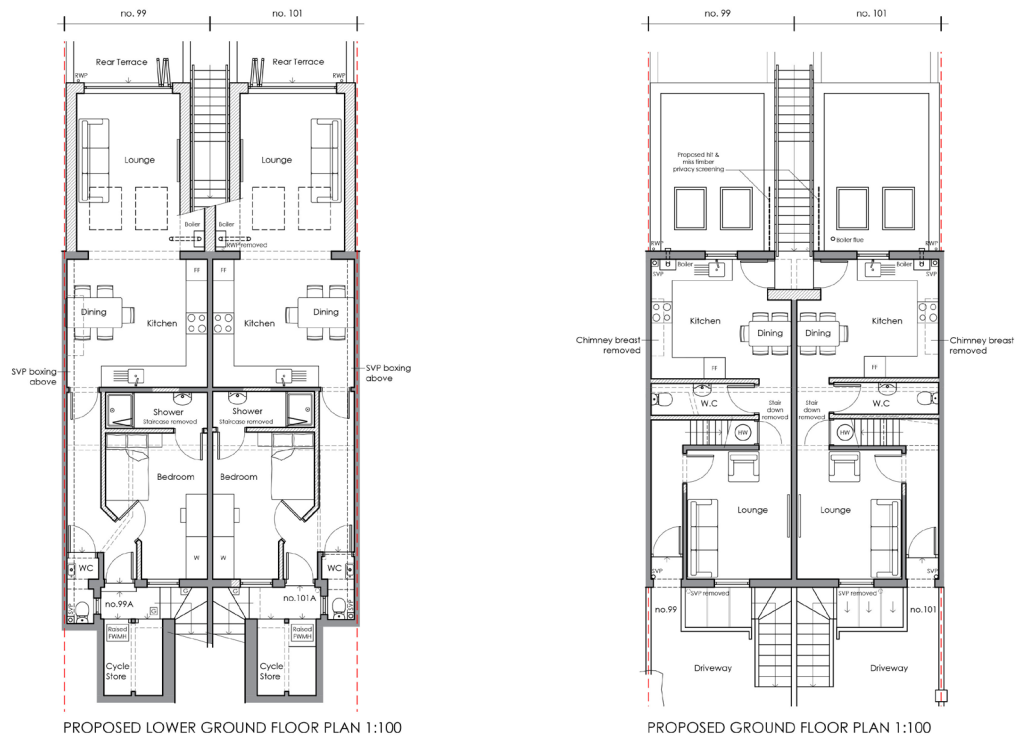


Fig.3: Proposed Plans, extract from WCA drawing 18012-PL-06

The first floor accommodates two bedrooms and a shared bathroom.

The usable floor space on the second floor is proposed to be extended via the construction of a large dormer shared across nos. 99 & 101 to house a master bedroom. Dormers are also proposed on the front of the property, to match the neighboring properties in order to create a good quality en-suite bathroom.

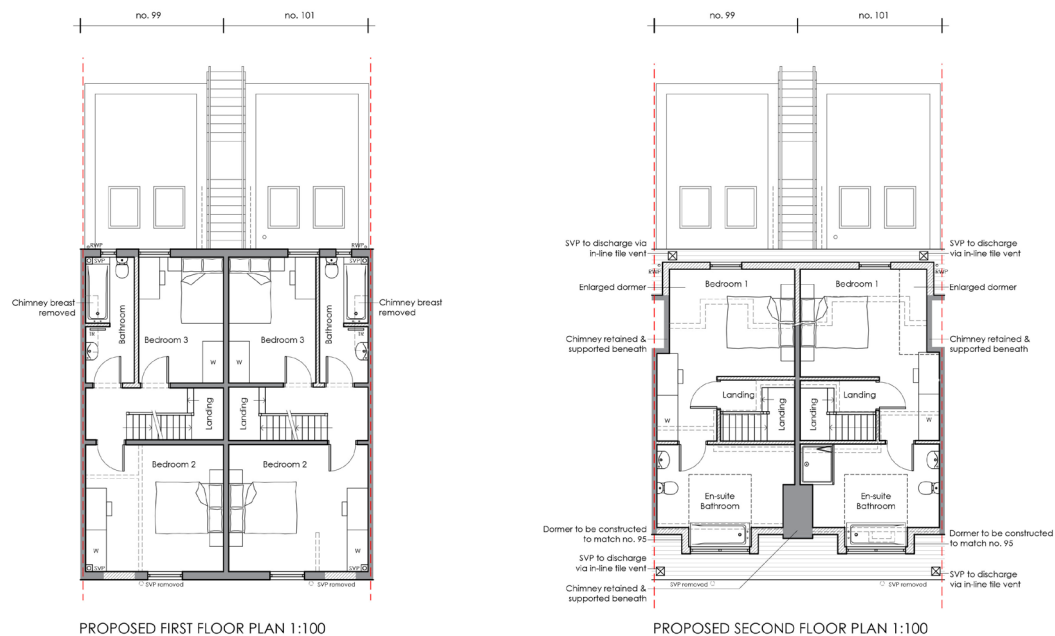


Fig.4: Proposed Plans, extract from WCA drawing 18012-PL-07

6.0 Scale

There are no significant scale alterations proposed, with the only enlargements comprising of dormers & lower ground floor extensions.

7.0 Landscaping

A low level brick wall with trellis privacy screening between brick piers is proposed to create private amenity space for the self-contained flats, nos. 99A & 101A on the lower ground floors. The far end of the garden is proposed as shared amenity space for nos. 99B & 101B.

It is requested that any requirements for detailed landscaping design be conditioned to an approval notice.

8.0 Appearance

All external alterations are designed to enhance the appearance of the existing building and be in-keeping with the character of the street elevation. The unattractive first floor bathroom windows on the front elevation are proposed to be blocked up in matching brickwork. This will have a positive impact on the entire street elevation.

The proposed extensions are to be constructed in brickwork to match existing. Dormers are proposed to be clad in hanging slate as per the neighboring plots and to match the existing roof finish.

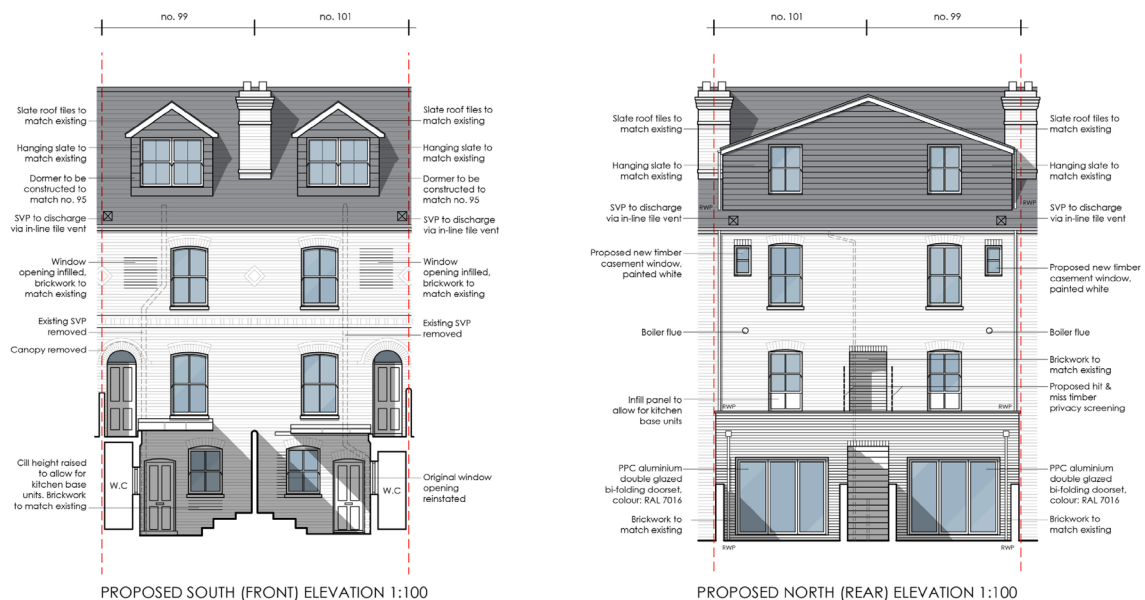


Fig.5: Proposed Elevations, extract from WCA drawing 18012-PL-07

9.0 Access

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