

Ref: 19005.9.1_DAS_19.10.28
Date: 28/10/2019

Document Title: **DESIGN & ACCESS STATEMENT**

Project: **REFURBISHMENT, ALTERATIONS & EXTENSION**

Site Address: **33 & 35 BULMERSHE ROAD, READING, RG1 5RH**

Client: **TURNER PROPERTY**



Fig.1: View of 33 / 35 Bulmerhse 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 at 33 / 35 Bulmershe Road, Reading.

The proposed development involves the refurbishment, alteration and construction of lower ground floor single-storey rear extension of both properties to provide 2no. Houses in Multiple Occupation (HMO). Each HMO will provide 7no. en-suite double bedrooms, high quality communal living accommodation and associated bin and cycle stores.

This statement is to be read in conjunction with the following Weston & Co Architects drawings: 19005-PL-01, 19005-PL-02, 19005-PL-03, 19005-PL-04, 19005-PL-05, 19005-PL-06, 19005-PL-07, 19005-PL-08, 19005-PL-09, 19005-PL-10, 19005-PL-11, 19005-PL-12, 19005-PL-13, 19005-PL-14, 19005-PL-15, 19005-PL-16.

2.0 The Site Location & Context

The proposed site is located towards the northern end of Bulmershe Road 250 metres south of Wokingham Road. The local area is predominantly residential use comprising a mix of flats, houses in multiple occupation and single family houses, at a suburban scale and density. Local amenity centres are located within a 10 minute walk at Cemetery Junction, Wokingham Road and Erleigh Road.



Fig.2: Site location extract from drawing 19005-PL-01

The application site comprises a pair of 3-storey late Victorian semi-detached houses with full lower ground floor. Both no. 33 & 35 benefit from large rear gardens providing amenity space and off-street car parking is located at the front of the site.

3.0 Use

The existing use of the site is as 2no. 5-bedroom Houses in Multiple Occupation (HMO), C4 use class. No. 33 was licensed as a 5 person HMO and no. 35 was licensed as a 7 person HMO. Both houses had capacity for 6 let rooms plus a kitchen and living room but the previous owner used one room in each house for storage. The occupancy numbers for licensing purposes were restricted by environmental health due to the bathroom facilities available. Both properties have been licensed and inspected as HMO's with Reading Borough Council since 2008 and in continuous use until the property was purchased by the Applicant and much needed refurbishment work commenced.

The use as C4 class HMOs was established prior to the Article 4 Direction being imposed removing permitted development rights for change of use from C3 dwelling houses to C4 small HMOs in this area of Reading.

It is proposed for the use of the site to become 2no. 7-bedroom HMOs, sui generis use class with high quality sanitary and communal living accommodation.

4.0 Amount

The application site has a total area of 782.8 square metres with an existing gross internal floor area, including the garage of 382 square metres.

The proposed gross internal floor area is 423.5 sq.m with the 41.5sqm floor area increase due to the lower ground floor single-storey rear extension to both HMOs. The accommodation benefits from 415 sq.m of rear garden acting as shared amenity space.

Two secured, sheltered and enclosed cycle stores each with a capacity for 4no. cycle parking spaces are proposed within the shared amenity area at the rear. This provision is in accordance with the local authority standard for 0.5 cycle spaces per HMO bedroom.

There are no changes proposed to the existing car parking provision at the front of the site, adjacent to Bulmershe Road.

Bin storage area provision is proposed at the front of the site, adjacent to Bulmershe Road. The bin storage area accommodates for the provision of 2no. 360litre wheelie bins for general refuse and 2no. 360litre wheelie bins for mixed-dry recyclables for each HMO (a total of 8no. 360litre wheelie bins).

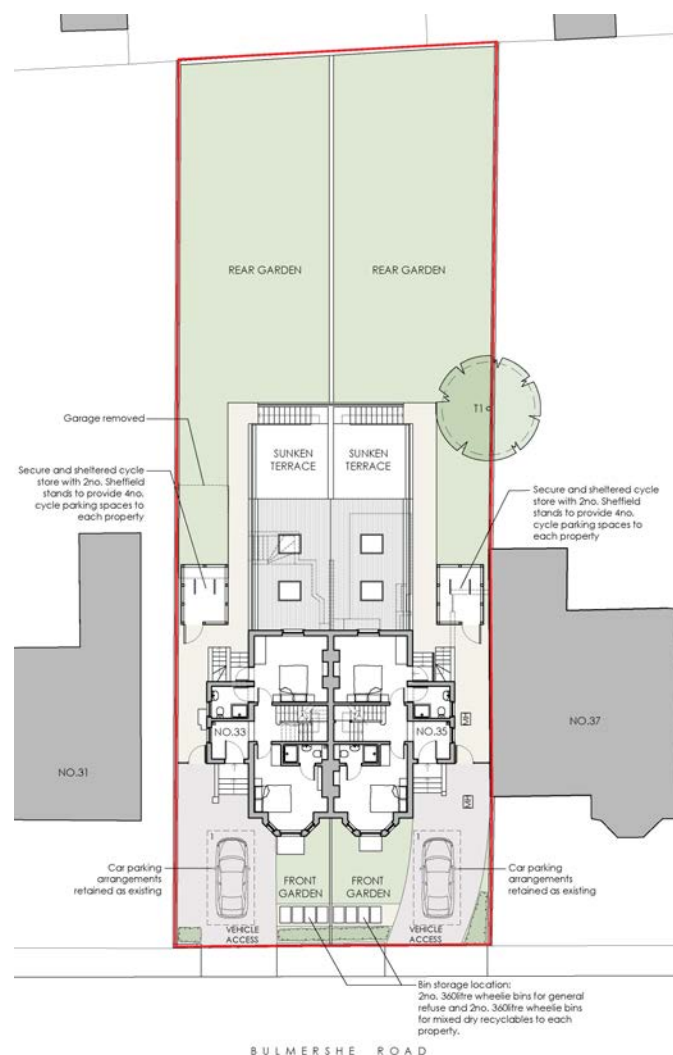


Fig.3: Proposed Site Plan extract from drawing 19005-PL-08

5.0 Layout

The proposals seek to refurbish and modernise the existing property, to provide high quality accommodation for 7no. en suite bedrooms and high quality communal living areas within each HMO. The proposed floor layout for No.33 and No.35 are identical and mirrored.

The proposed building layout is to be enhanced and rationalised with the following alterations:

Lower Ground Floor

- No. 33's internal stairs at lower ground floor level are proposed to be replaced to match the existing stairs on No.35.
- Bedroom 1 is proposed within the front rooms, with en-suite shower rooms proposed underneath the stair.
- A Utility Room is proposed accessed from the landing, with space for washing machine, tumble dryer, Hot Water cylinders and access to a WC.
- Communal Kitchen/Dining/Lounge area is proposed within the rear rooms and proposed lower ground single-storey rear extension. The Lounge has access to proposed sunken terrace at the rear.

Ground Floor

- En-suite Bedroom 2 is proposed on the front portion of the ground floor, whilst en-suite Bedroom 3 is proposed at the rear.
- Bedroom 3 shower rooms are proposed within the existing side projection.
- Bedroom 3 has external access from the rear to match No.35.

First Floor

- Bedrooms 4 and 5 are proposed within existing bedroom locations, with proposed en-suite shower rooms within existing side projection.

Second Floor

- Bedrooms 6 and 7 are proposed within existing bedroom locations, with en-suite shower rooms within existing side facing dormers.
- The middle sash within the dormer windows is proposed to be internally blocked off to allow for a partition between shower rooms.

The proposed layouts are generally intended to stack common uses in order to minimise the chance of disturbance being created between tenants. This has not been possible above the proposed Kitchen, where it is proposed to upgrade acoustic performance of the floors and ceilings to provide improved acoustic separation.

6.0 Scale

There is no material alteration in scale proposed.

7.0 Landscaping

Minor landscaping alterations to the rear garden are proposed adjacent to the proposed lower ground floor single-storey extension's sunken terrace and access to cycle stores at the rear. It is requested that any requirement for detailed hard and soft landscaping design be condition to planning approval for the development proposals.

8.0 Appearance

All modifications proposed aim to enhance the quality of internal accommodation and the appearance of the existing HMOs and Bulmershe Road generally.

All existing painted timber sash windows boxes are proposed to be refurbished and sashes replaced with painted timber double glazed sashes to match existing. First floor en-suite shower rooms to the rear are proposed with painted timber sash windows to match existing windows at the front of the existing side extensions.

The proposed lower ground floor single-storey extension is proposed built with brickwork to match existing and pitched natural slate roof to match existing. The proposed extension with new sliding folding glazed doors presents a significant enhancement to the existing appearance of the rear of the building at lower ground floor level.

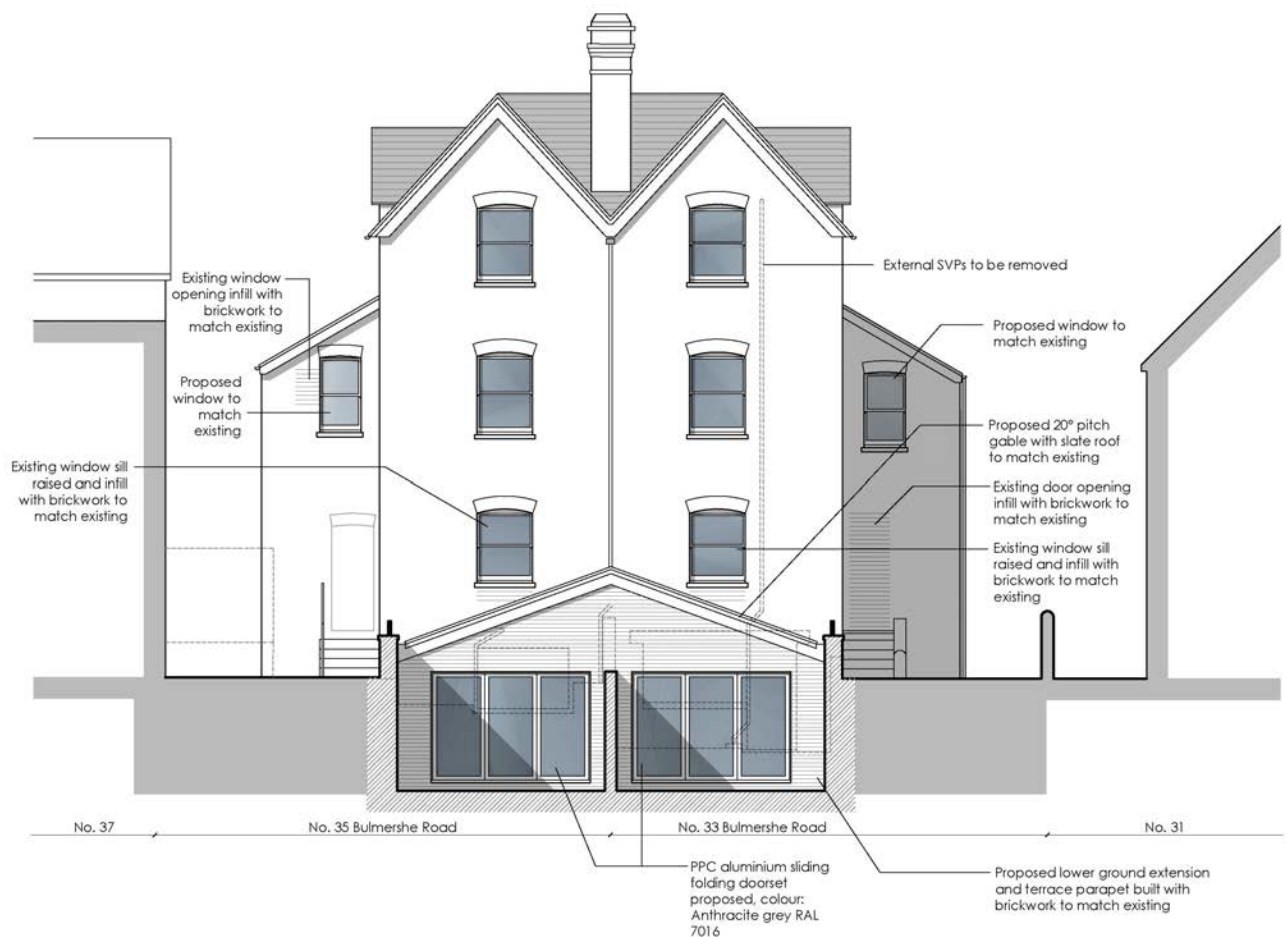


Fig.4: Proposed North East Elevation extract from drawing 19005-PL-15

Existing rear ground floor door access from No.33 is proposed to be in-filled with brickwork to match existing and a new access from Bedroom 3 is proposed on the side (north west) elevation.

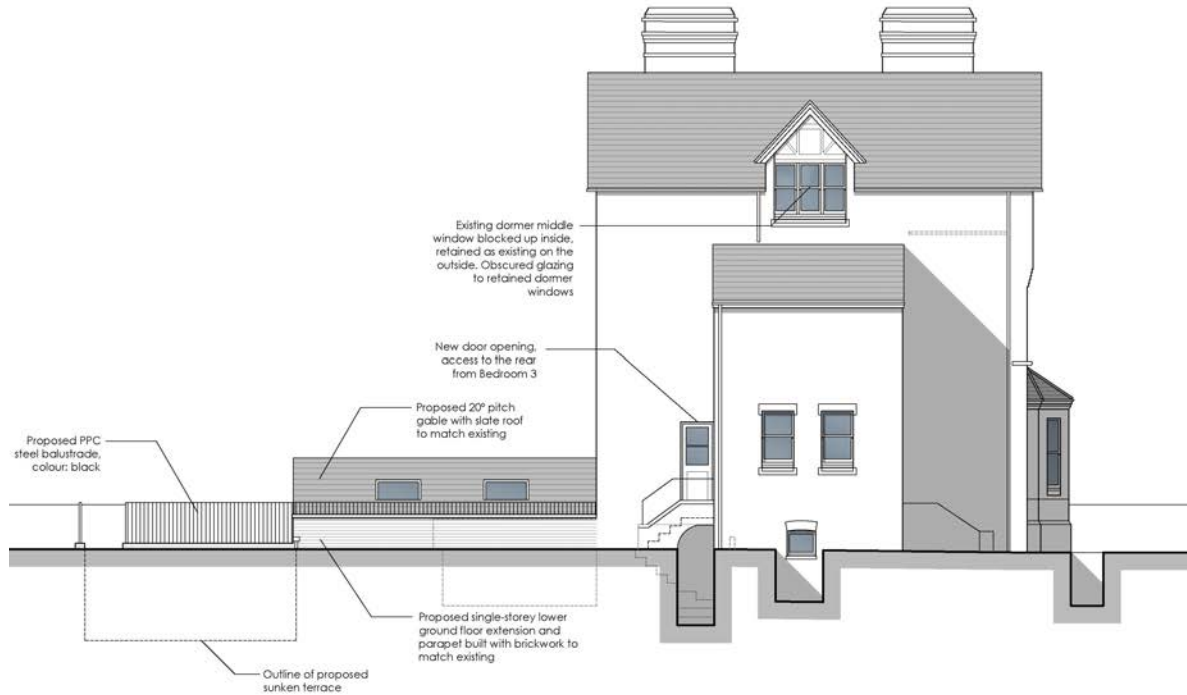


Fig.5: Proposed North West Elevation extract from drawing 19005-PL-16

9.0 Access

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