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Document Title: **DESIGN & ACCESS STATEMENT**

Project: **CHANGE OF USE & REFURBISHMENT**

Site Address: **4 SHINFIELD ROAD, READING, RG2 7BW**

Client: **TURNER ESTATES**



Fig.1: View of 4 Shinfield Road from the front car parking area

1.0 Introduction

This Design and Access Statement is written as a supporting document for a Full Planning Application with Reading Borough Council for development at 4 Shinfield Road, Reading, RG2 7BW.

The proposed development involves the change of use of the property from a large house in multiple occupation (sui generis) to become a mix of uses comprising: business office use (B1a class) and a small house in multiple occupation (C4 class).

The proposed office accommodation would serve the Applicant's (Turner Estates) property and construction management business which predominantly operates within Reading. A large portion of Turner Estates business relates to student accommodation in the University area.

This statement is to be read in conjunction with the following Weston & Co Architects drawings: 18015-PL-01, 18015-PL-02, 18015-PL-03, 18015-PL-04, 18015-PL-05, 18015-PL-06, 18015-PL-07, 18015-PL-08, 18015-PL-09.

2.0 The Site Location & Context

The site is located 50 metres south east from the road junction where Redlands Road, Elmhurst Road and Northcourt Avenue meet Shinfield / Christchurch Road.

The application site is within an area comprising a wide range of established uses, including: Reading University's Whiteknight Campus to the east, GP surgery (immediate site neighbour to the south east), residential care home (immediate site neighbour to the north west), Christchurch Road shopping parade which includes café, bank, convenience shops, estate agents, launderette, hair dresser, and hot food takeaways), with a mix of dwellinghouses and houses in multiple occupation on the adjacent streets.



Fig.2: View of 4 Shinfield Road and north-westwards towards road junction

4 Shinfield Road was originally built as a house in the early 20th century and is currently in use as a large house in multiple occupation licenced for 13 occupants.

The property comprises a 2.5 storey detached building with detached garage and garden shed, large rear garden and large car parking area at the front accessible directly from Shinfield Road.

3.0 Use

The building is currently used as a large House in Multiple Occupation (sui generis) and is licensed for 13 occupants. This use type has been established since conditional consent was granted before 1977 for the property to be used as a student hostel (application no: 0000016206).

It is proposed to change the use to become a mix of uses comprising: business office use (B1a class) and a small house in multiple occupation (C4 class) with associated car parking, cycle storage and bin storage.

The location of the proposal is adjacent to community amenity that already operates during business hours (GP surgery and residential care home) which would not be adversely effected by activities of the proposed business office use.

We suggest the proposed use mix would contribute to providing for a more mixed and sustainable community (in accordance with RBC policies DM5 and DM8).

4.0 Amount

The existing gross internal floor area of the large HMO (sui generis) is 327.9 sq.m, all alterations are proposed within this existing floor area, comprising 232.6sq.m business office use (B1 class) and 92.6sqm small HMO use (C4 class).

The proposed office accommodation is intended to accommodate 8no. full-time and 4no. part-time members of staff. The small HMO is proposed with 3no. bedrooms and associated shared living accommodation.

A 630 sq.m area of shared external amenity space is proposed at the rear of the property, this substantial area being well within compliance with policy DM10.

Car parking provision is proposed in accordance with Reading Borough Council's requirements for Zone 2 as follows:

- 3no. car parking spaces are proposed to serve the offices (1 space per 100 sq.m office floor area).
- 1no. car parking space is proposed to serve the small HMO (0.25 spaces per room)
- 2no. visitor spaces are proposed to serve the office accommodation determining a total of 6no. spaces being proposed.

Secure and covered storage for 4no. bicycles is proposed within the existing detached garage building.

An external bin storage area is proposed for:

- 2no. 360litre wheelie bins in order to provide 1no. 360litre general refuse waste bin and 1no. 360litre mixed-dry recyclables bins for the business office
- 2no. 240litre wheelie bins in order to provide 1no. 240litre general refuse waste bin and 1no. 240litre mixed-dry recyclables bins for the small HMO

5.0 Layout

The principal of the site layout remains as existing with the shared external amenity space proposed within the rear garden and car parking area retained at the front of the site adjacent to Shinfield Road.

There is some modification proposed to the line of the hedge at the Shinfield Road boundary in order to form enlarged visibility splays to the established vehicle access to improve the pedestrian footway and highway safety provision. Within the splays created adjacent to the Shinfield Road footway it is proposed to accommodate Turner Estates company signage associated with the proposed business office use. The mature Horsechestnut tree subject to a preservation order adjacent the access is proposed to be retained and un-harmed as part of the proposals.

The proposed building layout for the change of use seeks to make the best use of the existing building with the office occupying the ground floor and part of the first floor, the small HMO occupies part of the first floor and second floor rooms in the roof.

The proposed office is accessed via the principal door on the front (north) elevation, and also benefits from access to the rear shared amenity space via glazed doorsets from the proposed waiting room and Staff Room, there is also an access door proposed from the ground floor hall out on the western (side) elevation.

On the ground floor the public facing areas of the offices are proposed including the Lettings Office Reception and Waiting Room / Lounge. In addition, on the ground floor, the Maintenance Office, a Meeting Room, Staff Room, Toilets, Store and externally accessible Plant Room are also proposed.

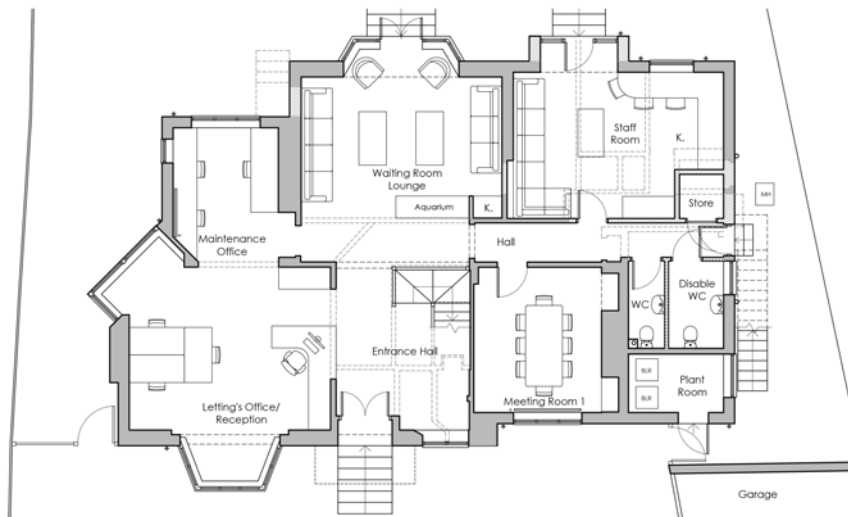


Fig.3: Proposed Ground Floor Plan extract from drawing 18015-PL-07

Additional office accommodation is proposed occupying the eastern portion of the first floor accessed via the existing retained staircase from the ground floor.

Access to the proposed small HMO is proposed via the existing external retained steps and door on the west (side) elevation. The first floor HMO accommodation comprises a Kitchen/Living Room overlooking the rear garden, WC, Bathroom, Bedroom 1 and storage space beneath the retained stairs to the second floor. HMO Bedrooms 2 and 3 are accommodated on the second floor within the existing retained rooms in the roof.

6.0 Scale

There are no material alterations in scale proposed.

7.0 Landscaping

There are no material alterations proposed to the shared amenity space in the rear garden or the extent of the existing car parking area at the front of the site.

The hard and soft landscaping is only proposed to be altered at the Shinfield Road site frontage in order to accommodate the proposed enlarged visibility splays improving highway and footway safety and the proposal for signage in these locations.

We request that any requirement for detailed hard and soft landscaping design be applied as a condition to approval of the application.



Fig.4: Proposed Site Plan extract from drawing 18015-PL-06

8.0 Appearance

There are no major alterations proposed to the external appearance of the building.

The minor alterations proposed are mainly located on the west (side) and south (rear) elevations and include: in-filling existing openings, removal of redundant external steps, and the introduction of rear access doors to the shared amenity area from the ground floor, with associated steps.

The proposed external alterations are proposed to be in keeping with the building's original features and finishing materials.



Fig.5: Proposed South Elevation (Rear) extract from drawing 18015-PL-09



Fig.6: Proposed West Elevation extract from drawing 18015-PL-08

9.0 Access

Modifications to the line of the street boundary treatment are proposed in order to widen and form enlarged visibility splays to the established vehicle access to improve on the existing pedestrian footway and highway safety provision.

In addition it is proposed for 'Keep Clear' white lining to be introduced on the Shinfield Road highway in order to improve vehicle access to and from the site. This would be on a similar basis to the existing provision for the neighbouring GP surgery access.

It is proposed for the existing access from Shinfield Road to be improved, however, there are no fundamental alterations proposed to the pedestrian or vehicular access to the application site from the highway.



Fig.7: Proposed Site Plan extract from drawing 18015-PL-06