



DESIGN & ACCESS STATEMENT

Proposed external changes to

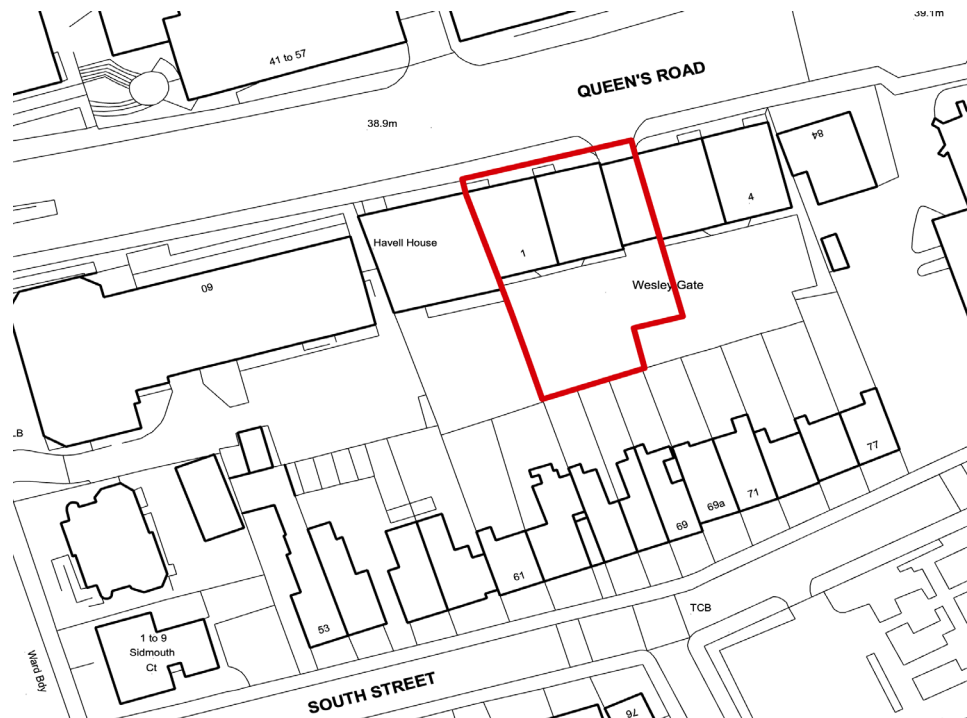
Units 1 and 2 Wesley Gate, Queens Road, Reading RG1 4AP

2737- 004 October 2019

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2737 004revP1

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- Existing GA Plans
- Existing Elevations
- Block Plan (on site location plan)
- Proposed GA Plans
- Proposed Elevations

Land use

The application site benefits from a prior approval permission (181321) for change of use from Class B1(a) (offices) to 15 x Class C3 (dwelling houses, namely 15 1-bed flats), as granted in September 2018. The client has made a further PD application which is similarly for 15 flats, submitted on 20th September 2019.

Our current proposal is related to the permission to convert to residential use, but does not itself change the use of the building.

Flooding

The site is not located within a flood risk area, as can be seen from adjacent extract from the FRA planning map.

Amenity

No new flats or amenity space are created as part of this application, however the new glass balustrades proposed will allow use of existing balcony space at first

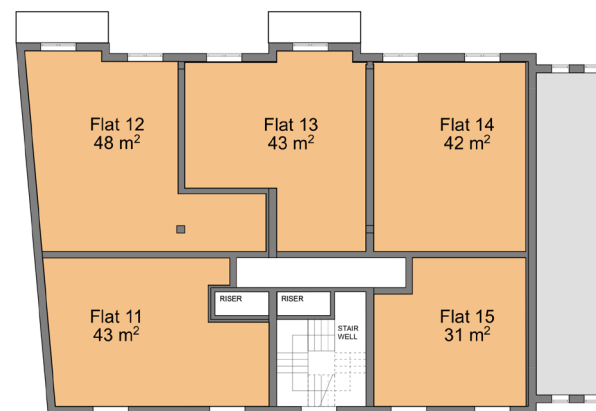


Extract from planning flood map

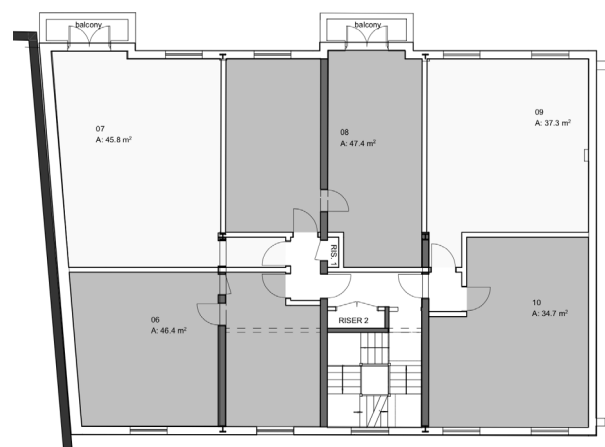


Rear of the building with existing access, also showing the currently lower windows to stairs which are to be raised up to allow for new floor level locally

1-2 Wesley Gate, Queens Road, Reading



Typical plan for conversion of the ground, first and second floors to flats, as approved in 2018



Typical plan for conversion of ground, first and second floors to flats, as submitted with new PD application in 2019

floor, and use of a small area for private use at ground floor.

Windows are proposed to be replaced with new double glazed windows in grey UPVC to provide a more contemporary visual lift to the facades, which currently look somewhat dated in red fenestration.

New doors are proposed in aluminium and of the same grey colour.

Two windows at the rear of the property are proposed to be moved down to suit the new floor level where there is currently a staircase.

There are no issues of overlooking as the adjacent property is in office use, and windows of residential properties are a suitable distance away. In any case proposals would not make the permitted PD change of use any worse.

a rooflights with automatic opening is proposed over the retained stairs, and further rooflights are proposed to light flats proposed at the current top floor, again without any adverse impact on local amenity as they are at a height where it would not be possible to see out of the windows.

Transport, bicycle and bin stores

Within this application we do not request approval of the parking layout or access to the site, however, a transport statement has been provided by Peter Brett for the PD conversion scheme at the site. This deals in more detail with parking requirements for the existing flats, and justifies 7 parking spaces for the PD conversion.

A further 4 parking spaces are available, and these would be used for future expansion at roof level, subject to viability.

Queens Road and the surrounding road network all have parking restrictions preventing on- street parking, therefore, any overflow in parking would not affect the flow of traffic on the classified road network, whilst parking permits are not expected to be available for this development.

One wheelchair accessible parking space is provided within the overall provision.

Cycle parking has been provided at one space per 2 flats, in line with the Reading Borough Council, Revised Parking Standards and Design SPD (2011). These spaces would be provided in upright bicycle stores, which have been approved elsewhere in the council, and also on the similar development next door.

Refuse Storage

Refuse storage provisions comply with the Council's Waste Management Guidance. Bin Storage for 15 flats in total is proposed as follows:

Existing Elevation - Front



Proposed elevations will largely match the proposals at 3-4 Wesley Gate.

The proposed materials would also match those proposed previously, with new windows in UPVC in this proposal, as new windows are proposed to reduce heat loss, and provide a more contemporary feel than the original windows in red PPC aluminium.

2x1100l containers for general waste
2x1100l containers for recycling

A vehicle tracking exercise was submitted with the PD change of use application previously, and this proved that the existing access is suitable for Bin Collection behind the building, as is currently the case.

Trees / ecology

The proposed changes to the buildings exterior are considered with input from a tree specialist, and their drawings and report are issued with the application.

The tree report also relates to a further upward extension of the building, however, that part of the works is not considered with this application.

Air Quality

As the proposal and location here are equal to application 172162, where no air quality statement was required, we assume that the same applies.

It is expected in any case that measures taken by the council, and the shift towards cleaner engines and electricity powered vehicles would further improve local air quality.

Construction issues are proposed to be dealt with as follows.

Nuisance from dust created from the works will be minimised through pre-fabrication off-site where possible. Where this is not possible operations will be carried out in a designated area using dust extraction

and filters on the cutting tools.

Regular damping down and the use of suitable screens to prevent dust spreading will keep dust creation during demolition etc. to a minimum.

Dust will be regularly cleared up using suitable vacuum devices. Sweeping, which tends to spread dust, will be

avoided where possible.

Loaded lorries and skips will be covered with netting/ sheeting, and the wheels of vehicles/plant leaving site will be cleaned when required so that dirt is not spread onto the surrounding roads.

Sustainability

The development as a whole will benefit from improved U-values and airtightness across windows as these will be new and will meet the thermal and safety requirements.

U-values of existing brick walls are proposed to be upgraded with blown mineral wool to allow this to be inserted whilst retaining external wall integrity, and without impact on the external appearance.

S106 Legal Agreement and CIL

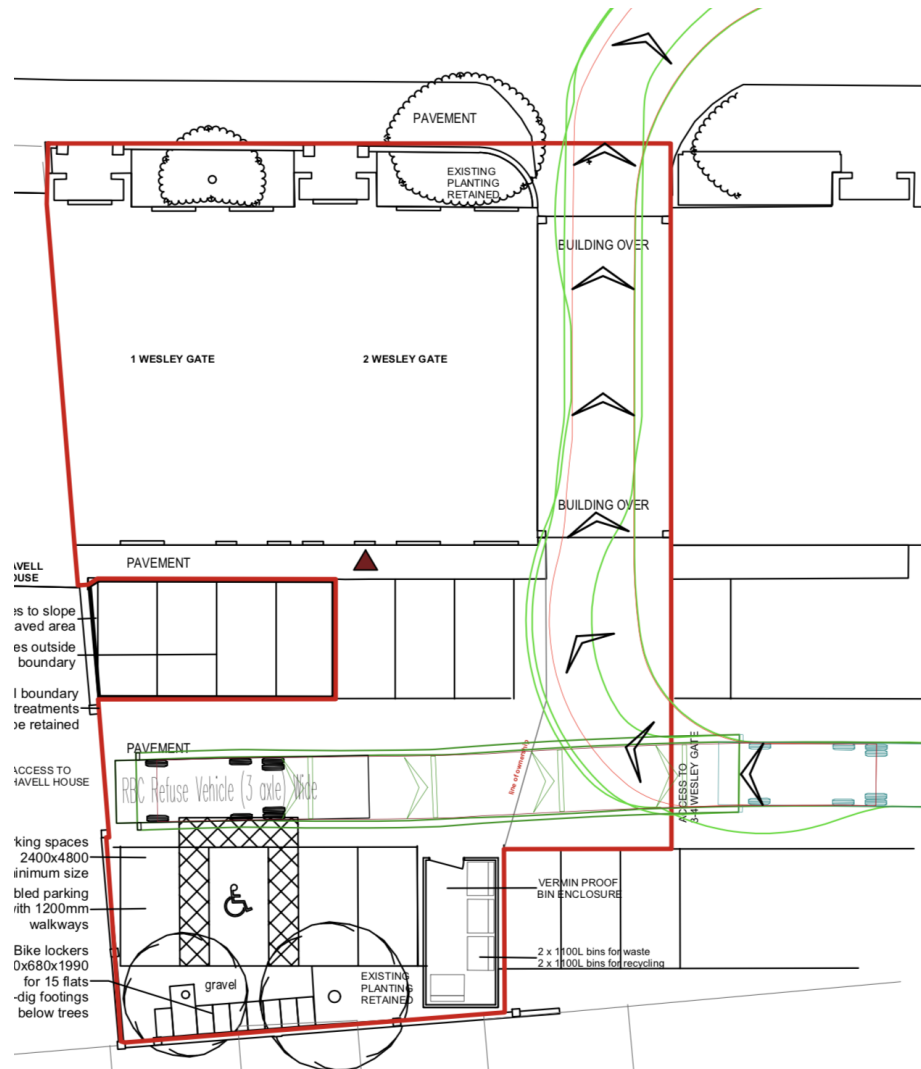
No change in floor area or accommodation within this application.

Consultation

Although applicants are normally encouraged to engage with the local community, local groups and ward councilors prior to submission, we do not propose to do so as this submission is so similar to elements covered within the one approved next door, where we did not receive objections from local residents or groups.

No objections are expected from units 3-4, as these are currently being converted for residential use. The only issue raised at approval 172162, was around impact on the conservation area and listed church and also the vicarage next door, which clearly is now not a concern due to this site being further away from these buildings, and also following the same design rationale for the changes.

Proposed block plan from the current PD application; within this application we request the same layout to be approved for the bin store and bicycle stores



Conclusion

This application follows largely the same principles of design to changes previously approved within the application for a roof extension at units 3-4 Wesley Gate.

This application is for external changes to deal with the conversion of the existing building to residential use, which is already approved for 15 flats.

If anything this application should be very straightforward as the development would impact less on the listed building and conservation area adjacent to no's 3-4, and as it would be in line with the proposed development next door.

The original application raised some concerns about symmetry between the two parts of the building being lost, however it was accepted with a roof extension, which is a much more significant change than any of the changes proposed within this application.

We have shown in elevations that the impact of the proposal on the street views, amenity and character are insignificant, and that proposals provide a simplified more modern, and understated character, which would provide a positive contribution to Queens Road.

The proposal has been carefully designed to limit the impact on the street scene by its reduced ridge height and increased set back from the front elevation.