

Design and Access Statement Relating to

Two storey rear conversion and loft conversion with flat roof rear dormer to
form a studio flat retrospective

At

Flats c and d
Hartland Court
Hartland Road
Reading
RG2 8BP

1.0.0. Preamble

A design and access statement is a report accompanying and supporting a planning application to illustrate the process that led to the development proposal, and to explain and justify the proposal in a structured way.

1.1.0. The Site / History

The site is on the left hand side towards the bottom of Hartland Road when approaching Basingstoke Road.

The site equates to 367 square metres

1.2.0. The Development

The development is to convert the existing two storey fully glazed balconies at flats c and d (photographs attached) to more habitable accommodation for flats c and d at Hartland Court with materials matching the existing.

The development is to convert the roof space with a flat roof dormer to achieve spacious accommodation for an additional studio flat to provide much needed individual living space in the area.

Council Tax has been paid on the studio flat since it has had building control approval from Reading Borough Council.

1.3.0. Landscaping

The site is flat with access to additional parking at the rear of the property.

1.4.0. The Access and Highway Matters

There is parking for three vehicles at the front of the property.

1.5.0. Ecology

There are understood to be no ecological issues on this site.





