

Ref: 18017.9.1_DAS_19.04.04
Date: 04/04/2019

Document Title: **DESIGN & ACCESS STATEMENT**

Project: **ALTERATIONS & EXTENSION**

Site Address: **7 CHRISTCHURCH GARDENS, READING, RG2 7HA**

Client: **TURNER ESTATES**



Fig.1: View of 7 Christchurch Gardens 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 proposed development involves a single storey rear extension to accommodate an improved communal living area and internal alterations to provide 8no. en-suite bedrooms.

This statement is to be read in conjunction with the following Weston & Co Architects drawings: 18017-PL-01, 18017-PL-02, 18017-PL-03, 18017-PL-04, 18017-PL-05, 18017-PL-06, 18017-PL-07, 18017-PL-08.

2.0 The Site Location & Context

The application site is located opposite Christchurch Court, one-mile south from Reading Town centre and within Reading Borough Council's 'Christchurch Conservation Area'.

A 2.5-storey, semi-detached Victorian house occupies the site which benefits from a generous front drive and rear garden.

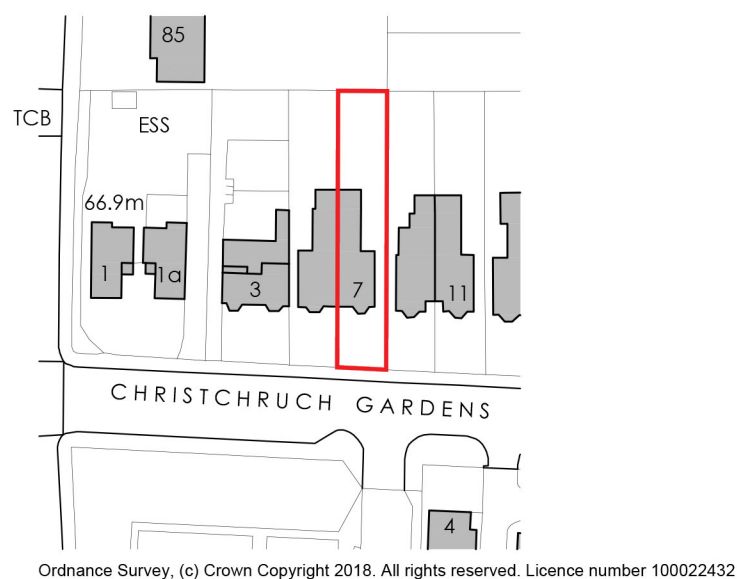


Fig.2: Site Location Plan extract from drawing number 18017-PL-01

3.0 Use

There are no proposed changes to the existing use as a large House in Multiple Occupation (sui generis).

The property has been vacant since the last tenants vacated on 30th June 2018.

4.0 Amount

The existing gross internal area is 216.6 sqm, it is proposed to enlarge this to be 232.8 sqm, the additional area is created by the single-storey extension & splayed dormer to bedroom 8.

No changes are proposed to the existing car parking provision at the front of the property or shared amenity space at the rear.

A secure and sheltered cycle store for 4no. cycles (0.5 per bedroom) is proposed at the rear of the garden.

5.0 Layout

The proposals seek to modernise the existing HMO, improving the existing layout of the 8no. bedrooms and poor-quality communal areas and upgrading the quality of accommodation in each bedroom.

The scheme proposes to replace the existing unattractive flat roof extension with a glazed gable, vaulted ceiling extension to create high quality communal lounge, kitchen & dining with plenty of natural light.

All bedrooms remain in their existing locations and are proposed to be refurbished and provided with en-suite shower rooms. A communal WC is proposed on the ground floor and a shared laundry room facility on the first floor.

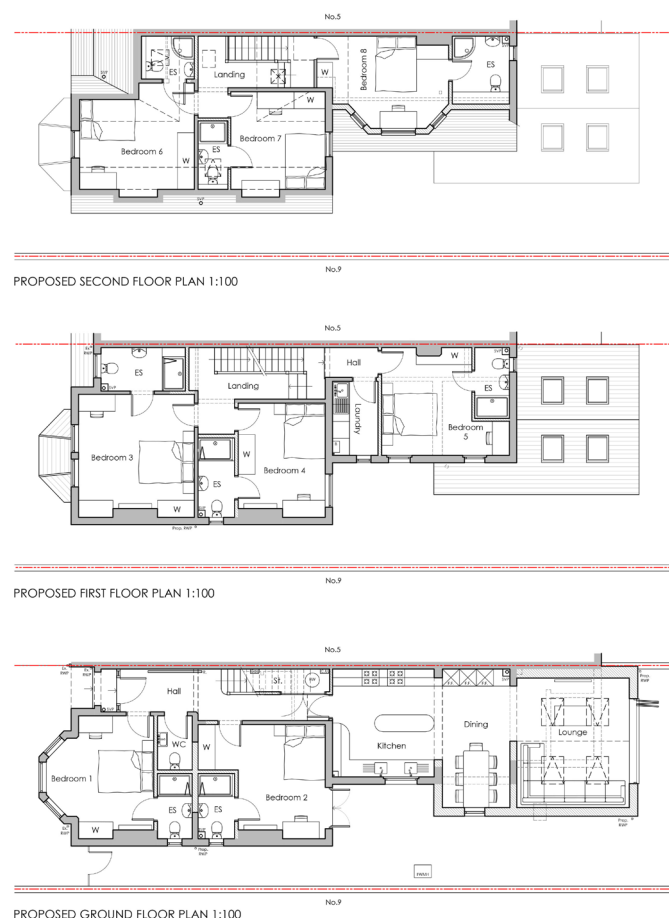


Fig.3: Proposed Plans, extract from WCA drawing 18017-PL-06

6.0 Scale

There are no material scale alterations proposed, with the only enlargements comprising of a dormer & ground floor extension.

7.0 Landscaping

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 be in-keeping with the building's original features and materials, respecting and enhancing the appearance and character of the conservation area.

Conservation rooflights are proposed to the main roof to provide natural light and ventilation to the en-suites of bedrooms 6 & 7. All external SVPs are to be removed and relocated internally to enhance the building's appearance.

The proposed extension is to be constructed in brickwork to match existing. The proposed dormer is to be clad in hanging slates to match the existing roof finish.

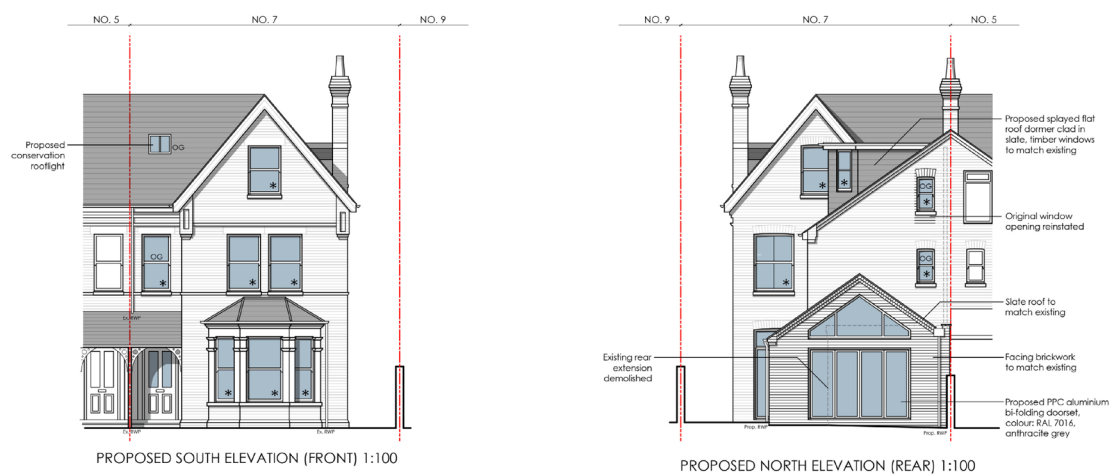


Fig.3: Proposed Plans, extract from WCA drawing 18017-PL-06

9.0 Access

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