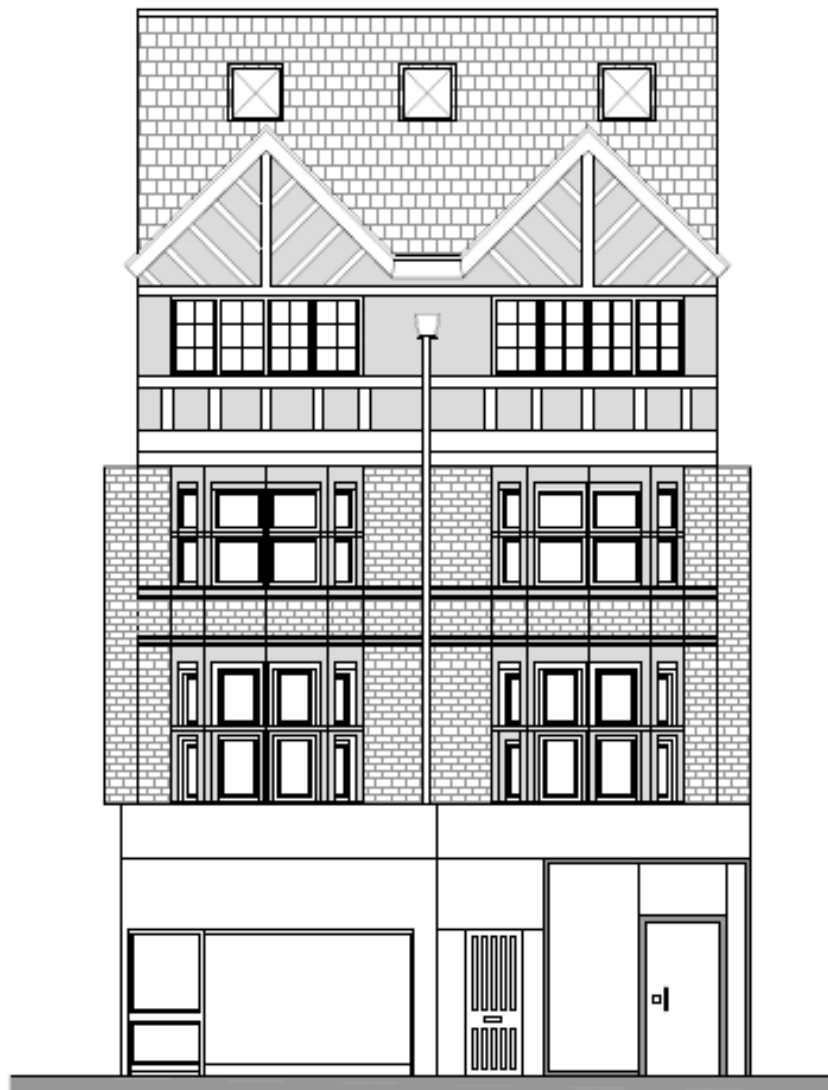


Design and Access Statement

Proposed Loft Conversion from Loft space to dwelling house (C3) , containing 1 x 2 bed flat, (one two bedroom flat).

Ground, First, Second, Third floor to remain as existing residential and retail space.

Site: 22-24 Cross Street, Reading



Proposed Development at 22-24 Cross Street

1.0 Introduction

- 1.1 The following statement has been prepared in support of a Full Planning application for the proposed Loft Conversion to residential use (C3) , containing 1 x 2 bed flats. Ground floor to remain as retail space with first, second, third floor to remain as residential space.
- 1.2 The statement addresses the details of the proposal, set out by Reading Borough Council. The residential proposal has been developed in accordance with a previous planning application at the site, and addresses issues in accordance with the Council's relative policies.
- 1.3 The site and its surroundings will be examined in this document, and how the proposed development will address the relevant site constraints. It will demonstrate how the proposal will take into consideration the immediate built environment, local transport services and character of the area, respecting the amenities of the neighbouring residents.

2.0 Site & Surroundings

- 2.1 The proposed site is located in Cross Street in the town centre of Reading. It is positioned between the two main retail high streets of Friar Street and Broad Street.
- 2.2 The site is within walking distance of an extensive public transport system leading around and out of the town centre, including various bus routes and Reading Train Station. Its location also means that all services and facilities needed by the potential residents are within walking distance.
- 2.3 The site features no amenity space but it is within a 5 minute walk to Forbury Gardens and within easy transport links to the numerous parks and gardens within the town.
- 2.4 The surrounding area is predominantly retail and high street outlets at ground floor level with mainly residential units above. In recent times there have been a high number of residential conversions due to the low demand for older offices. This is the reason for the present application.
- 2.5 The immediate built environment features a large number of extensions and conversions. The majority of properties along Cross Street have extended the ground floor to enlarge the commercial floor space. The immediate neighbours all been converted mainly to one bedroom and studios that the proposed aims to replicate.

3.0 Planning History

3.1 The previous planning applications

30 August 2019	191091	Discharge of condition 7 of planning permission 171742.
30 January 2019	181827	Rear dormer roof extensions to create two self-contained C3 flats.
01 March 2018	171742	Change of use to residential (C3) on first, second and third floors to create 6 x one bedroom flats with alterations to fenestration and gable roof alteration to existing rear four storey projection.

4.0 Proposed Development

Loft Conversion

- 4.1 The proposed loft conversion is for 1 x 2 bed flat.
See Layout below:

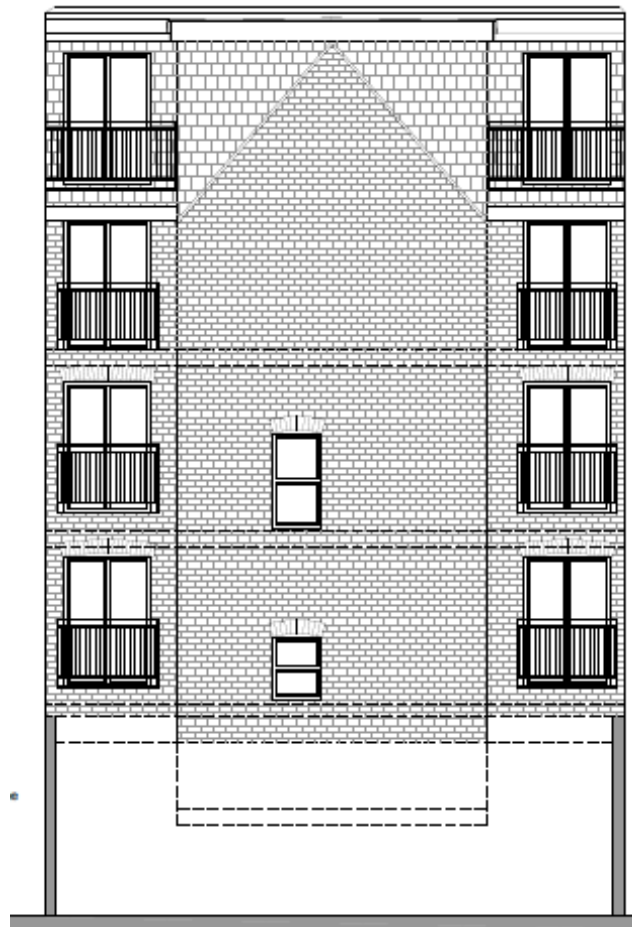


Fourth floor dormers to be added

- 4.2 On the proposed development, the gable end shall include two dormers added one on either side as well as dormers in to the rear.

This is to improve natural light and head room in the fourth floor space.

All the flats enjoy natural lights, and in most cases are double aspect with windows at the front and rear. With Velux windows at the front and Juliet Balconies to the rear.



5.0 Noise

- 5.1 Along with glazing improvements, it is also proposed to have a mechanical ventilation system to bring fresh air into the dwellings. Acoustic ventilators will be installed to the facades that will limit the passage of sound through the system.

- 5.2 A noise assessment will be carried out at the construction stage. The secondary glazing, new glazing and acoustic ventilator specifications will be advised by the sound engineer in order to achieve the 'Good' standard for internal noise levels as recommended by Breeam. This information will be issued to the Council when gained.
- 5.3 It should be noted that, however the acoustic measures proposed will remove any potential concerns from these.
- 5.4 A sound test between the dwellings and to outside will also be carried out on completion of the development in order to gain building regulation approval in accordance with part E of the approved documents and relative British Standards.

6.0 Waste Disposal

- 6.1 A discussion with Reading Borough Councils waste disposal team. The existing converted residential units along Cross Street adopt a collection system once a week where bags are deposited on the street for an early morning collection. It is proposed that the new units adopt the same system.
- 6.2 The once a week collection system works as there is only 1x2 beds unit added and therefore the waste build up is limited throughout the week. There is a separate waste storage area on site on Ground Floor Mezzanine with an area of 6.5msq (1.8 x3.5)
- 6.3 It is also proposed to install waste disposal units within the new kitchens to dispose of any leftover food. This will reduce the build-up of any potential smells within the rubbish bins. There will also be individual recycling compartments that will be built within kitchen units occupiers will be instructed to dispose of separately meaning the actual landfill waste build up will be minimal.

7.0 Cycle Storage

- 7.1 The council has indicated that . Due to the town centre location and building layout, residence are advised to use cycle facilities provided within less than 100 metres of the property, no residence parking are to be requested .
- 7.2 The Planning Officer previously deemed that contributions can be made to the provision of cycle storage in the town centre.

8.0 Sustainable Design

- 8.1 The Proposal will take into consideration issues of sustainability, energy conservation and renewable resources in accordance with the Councils Sustainable Design and Construction document , as suggested by Breeam report.
- 8.2 The development will adhere to the latest version of Building Regulations adopting the many energy conservation regulations in the form of heat transfer, electrical and water use etc.

9.0 General

- 9.1 Section 106 shall be agreed with RBC during the full planning process, and any other contributions as required.