

PLANNING, DESIGN AND ACCESS STATEMENT

Change of Use of Lower Ground Floor from D1 use to C3 residential use to provide 1no Two Bedroom flat and 2no One Bedroom Flats

Havell House, 62-66 Queen's Road, Reading RG1 4AZ

Introduction.

Havell House is located on Queen's Road in the centre of Reading. The building is currently in office use from upper ground to third floor. The lower ground floor is in D1 use. The upper floors of the building have Prior Approval for conversion to residential use. This application seeks permission for residential use of the lower ground floor

Use and Amount

The current use of this part of the building is D1 (optician and optometrist). The proposal is to provide 3no flats in C3 Residential use.

1no Two bedroom, four person flat. 70m²

2no One Bedroom, One person flats 39-40m²

Layout

The stair, core and existing plant rooms are proposed to be unchanged. The layout provides the two bedroom flat on the front elevation with the two one bedroom flats on the rear elevations. All flats make use of the existing windows onto the light wells.

Scale and Appearance

The proposals make no changes to the external appearance of the building above ground. At lower ground floor level, full height glazing and doors are proposed into the light well to maximise the possible daylighting to the rooms.

Landscaping.

No significant changes are proposed to the landscaping. The existing car park to the rear of the building will be retained and bin storage will be located therein.

Access & Highways

The existing access to the building is mostly unchanged with the upper ground floor entrance to the building onto Queen's Road and the rear car park. A bin store is proposed to provide refuse and recycling storage for the whole development. A two tier cycle store is also proposed, which provides up to 20 spaces, over one per dwelling for the completed scheme.

In order to provide the cycle parking, a single parking space has been lost. Other than that no change is proposed relating to highways or vehicular access to the current situation.

Planning Policy

CS14 There is a high demand for housing in Reading and the council are seeking to provide 521 dwellings per annum. The proposal makes use of an existing building in a sustainable location to provide new residential accommodation and makes a small contribution towards this target.

CS15 The development provides a mix of dwelling sizes in a sustainable location. While parking exists on site, which would be useable for residents, the central location means occupants needn't be reliant on the private car. Cycle parking is proposed for this development as well as the Prior Approval conversion of the upper floors of the building.

CS16 The development is below the threshold for provision of affordable Housing

Submitted Documents

A flood risk assessment has been provided to accompany this application. This is because the Prior approval decision dated 5 November 2015 (application 151452) cited flood issues as being one of the reasons to refuse this development. It is understood the flood data has subsequently been updated and the site is now in Flood Zone 1. The submitted report goes into more detail on this matter.

Reviewing the council's validation checklist, we have concluded that no other Local List items apply to this application, other than this statement itself.

Conclusions

The proposals provide new dwellings in a sustainable location. With the Prior Approvals in place for the upper floors of the building, this application will bring the building into fully residential use and avoid any conflicts between different uses within the same building.