

Full Plans Application for Change of Use Design and Access Statement.

Site Address: 20 Coley Hill, Reading RG1 6AE.

Date: 25 April 2019.

Contact Details:

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1 Assessment of site's immediate and wider context.

20 Coley Hill is located to the south-west of Reading town centre, within walking distance of 900 metres from Broad Street; and set within the Russell Street / Castle Hill Conservation Area on the southern edge.

Properties on east side of Coley Hill range from two to five storey terraced dwellings finished in red brick or brick and render with stone cill, render to window jambs, window head, string course; eaves gutter or parapet walls. Timber sash windows, timber doors, brick or rendered boundary wall, slate roof covering, brick walls and railings to the elevation retains traditional character.

Properties on west side of Coley Hill are a mix of traditional and modern, terrace, semi-detached and detached dwellings finished in red brick, render, tile hanging, eaves gutter, rendered gable wall over bay windows; off street parking to integral garage or on frontage. Windows, doors and roof coverings also varies to reflect the different time of construction.

2 Detail measures taken in respect of Community Involvement and Consultation.

Discussions have taken place with immediate neighbour, however, more widespread consultation to form part of formal planning application.

3 Evaluation of information obtained from steps 1 and 2 above.

Set within the Russell Street / Castle Hill Conservation Area, as part of the proposed design, we intend to minimise the impact on the public realm by designing alterations visible from the public highway to be sympathetic with the character of 20 Coley Hill and its neighbouring buildings.

4 Design

Conversion of detached property to two, two-bedroom self-contained flats; one flat occupying the ground floor and the second flat occupying first floor and proposed loft conversion.

Lean-to garage and conservatory on south and west elevations, respectively; to be demolished and replaced with bedroom and entrances porch on south elevation, both extensions visible from the public realm. Sky lights to be introduced on north and west elevations as part of loft conversion and redundant windows/doors opening and vents bricked-in with bricks to match existing.

Dilapidated metal pedestrian gate, larch lap fence panels and timber vehicular gate to be removed from front entrance frontage.

4 (a) Amount

Building's amenity space is to be increased, by reduction of area of the buildings footprint currently occupying the curtilage. This is to be achieved by the demolition of existing garage and conservatory, and replacement with a single storey bedroom and entrance porch extensions occupying a smaller site area.

4 (b) Layout

Internal alterations to incorporate former coal store, together with the removal of chimney breasts on ground and first floors to increase internal floor area. Chimneys to north elevation proposed to be removed and openings made good with roof tiles to match.

Level approach to entrance landing will provide level access to ground and first floor flats entrance.

Ground floor flat with its own entrance door affords access to new bedroom extension (Bed 2), enlarged bedroom (Bed 1), bathroom, WC, kitchen/lounge and dining room.

Upper floors flat entrance gives access to entrance hall and stairs to first floor; first floor landing provides access to bedroom (Bed 2), family bathroom, dining room, kitchen/lounge and stairs to loft extension. The loft incorporates main bedroom with en-suite.

Rear garden sub-divided for dedicated external amenity space, to included fenced areas, decking to benefit from the sun's aspect from south to west orientation. Brick walled and concrete barrel roof air-raid shelter to be retained and used as an external garden room. Timber shed in each rear garden to provide gardening equipment and cycle storage for each flat.

Frontage to provide off-street, dedicated car parking space for each flat, utilizing existing dropped kerb vehicular access and proposing a new vehicular access; low brick wall and railing

4(c) Scale

Single storey bedroom and entrance porch extension proposed to south elevation; pitched roof to bedroom and porch with roof tiles to match existing.

4(d) Landscaping

Porous paving proposed to north footpath from side security gate to rear gardens, rear garden laid to lawn with chain-link fence and timber decking.

Front garden to include level approach for entrance landing in tarmac, laid to gradient to discharge surface water into existing gully and porous paving between car parking spaces. New low brick wall and railing boundary feature proposed between drive access points.

4(e) Appearance

Facing bricks to single storey extension and garden wall (visible from the public realm) shall be in red brick to match existing, tiles to pitch roof shall match existing.

Replacement windows shall be in white plastic, with fenestration to south and east elevations to match existing, subject to buildability, we will endeavour to incorporate existing leaded glass to windows on south elevation within replacement double glazed units (alternatively, stained glass to form part of double glazed units) and specify part glazed, panelled entrance door incorporating stained glass.

4(f) Use

Use shall remain unaltered as residential.

5 Accessibility

The following publications and documents were consulted in the writing of this Statement and used as guidance in the design of the building/development:

- ✓ Equality Act 2010
- ✓ Building Regulations; Approved Document M, Access to and use of buildings
- ✓ DD 266:2007 Design of accessible housing – Lifetime home – Code of Practice.