

Ref: 18008.9.1_DAS_19.01.02
Date: 02/01/2019

Document Title: **DESIGN & ACCESS STATEMENT**

Project: **HOUSE ALTERATIONS & REFURBISHMENT**

Site Address: **71 ALEXANDRA ROAD, READING, RG1 5PS**

Client: **TURNER ESTATES**



Fig.1: View of 71 Alexandra Road 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 development involves the demolition of rear terrace roof and external fire escapes, refurbishment and internal layout changes to accommodate larger communal living accommodation and provide 8no. en-suite bedrooms, along with associated bin and cycle stores.

This statement is to be read in conjunction with the following Weston & Co Architects drawings: 18008-PL-1, 18008-PL-2, 18008-PL-3, 18008-PL-4, 18008-PL-5, 18008-PL-6, 18008-PL-7, 18008-PL-8, 18007-PL-9, 18008-PL-10.

2.0 The Site Location & Context

This site is located on Alexandra Road, between Addington Road and Lydford Road, one-mile south-east from Reading town centre and within Reading Borough Council's 'Alexandra Road Conservation Area'.



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Fig.2: Site location plan extract from drawing number 18008-PL-1

The property is a 2.5-storey Victorian semi-detached house in multiple occupation with a small basement, also benefitting from an attached garage.

3.0 Heritage Statement

The application site is in a Conservation Area and the property is typical of the semi-detached Victorian houses built in this area in the late 19th century. The OS Map below shows Alexandra Road as a tree-lined road, not yet developed between 1877 and 1879.



Fig.3: Extract from 1877-1879 OS Map.

No. 71 Alexandra Road is highlighted on the OS Map below from 1899. The developed road in the map below shows the existing property was built sometime between 1877 and 1899.



Fig.4: Extract from 1899 OS Map.

Many decorating details on the property can be found on other buildings on Alexandra Road, including string courses, red & grey brickwork detailed with white brickwork surrounds and ornamental clay and terracotta ridge tiles. No. 71 Alexandra Road is also mentioned on Reading Borough Council's Alexandra Road Conservation Area Appraisal as being a duplicate house design, Nos. 73/75 Alexandra Road being a duplicate of Nos. 69/71 Alexandra Road presumably built by the same builder.

4.0 Use

The property is currently used as a large house in multiple occupation (sui generis), arranged with 8no. separate tenancies / bedrooms and is licensed with Reading Borough Council to accommodate a maximum of 9 persons. It has been confirmed by the local authority HMO Team that the property has been licensed as a large house in multiple occupation since licensing was introduced in 2006.

Planning was historically granted for the property to be converted into 6no. self-contained flats on 24th January 2008 (application ref: 07/00963/FUL). This approved application confirms the existing use of the property at the time as an established large house in multiple occupation (sui generis). Please see Appendix 1.0 for Planning Approval Notice for application reference 07/00963/FUL. It is clear that the building layout described by the existing floor plans submitted for the last planning application is the same that exists today due to the planning permission never being implemented. The application ref: 07/00963/FUL established the existing use as a large house in multiple occupation (sui generis) since the change of use was never implemented there is no proposed change to the existing recognized planning use as a large house in multiple occupation (sui generis).

5.0 Amount

The existing gross internal area is 250.4sqm including the garage. The scheme proposes no enlargement in floor area, accommodating changes within the existing footprint. It is proposed to provide 135.7sqm of shared amenity space within the rear terrace/garden.

No changes are proposed to the existing car parking provision at the front of the property.

Secure and covered storage for 4no. bicycles is provided within the existing garage. There is storage space provision for 2no. 360 litre wheelie bins for general refuse and 2no. 360 litre bins wheelie bins for mixed dry recyclables, adjacent to the Alexandra Road Boundary.

6.0 Layout

The proposals seek to refurbish and modernise the property to offer an improved, rational layout with good quality communal living accommodation.

A new external stepped access is proposed to the basement lounge which also provides natural light.

Ground floor bedrooms 1 and 2 are proposed within existing bedsit locations benefitting from en-suite shower rooms. A WC is proposed with access directly from the Hall. The open/plan communal Kitchen/Dining/Lounge area is proposed at the rear with access directly to the rear garden, the existing basement stairs are proposed to open up onto this area.

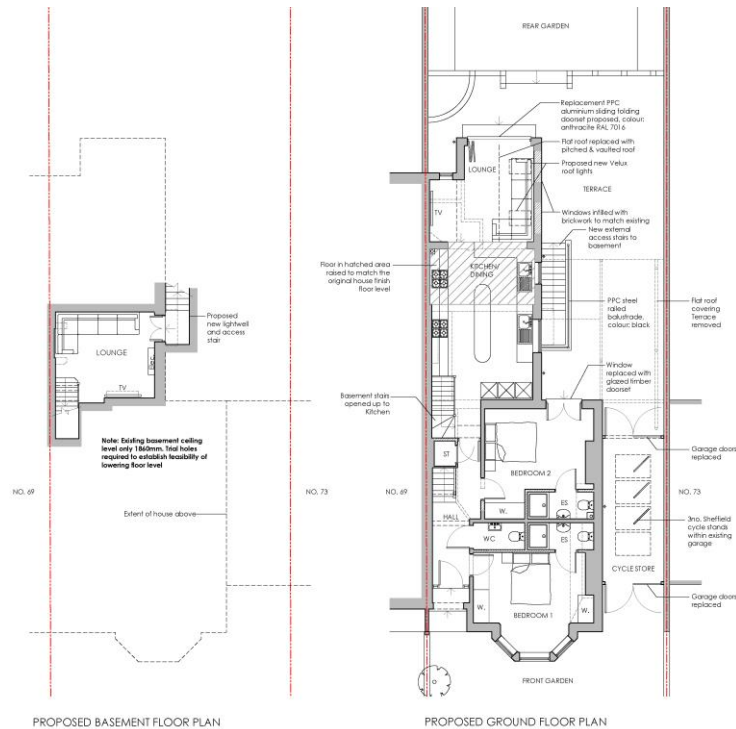


Fig.3: Proposed Basement and Ground Floor Plans extract from 18008-PL-07.

On the first-floor bedrooms 3 and 4 are proposed within existing bedroom locations and benefitting from en-suite shower rooms. Bedroom 5 is proposed in the rear projection adjacent to a proposed laundry room.

On the top floor bedrooms 6 and 7 remain within existing bedsits 7 and 8 locations, both benefitting from en-suite shower rooms. At the rear is proposed bedroom 8 along with a plant room.

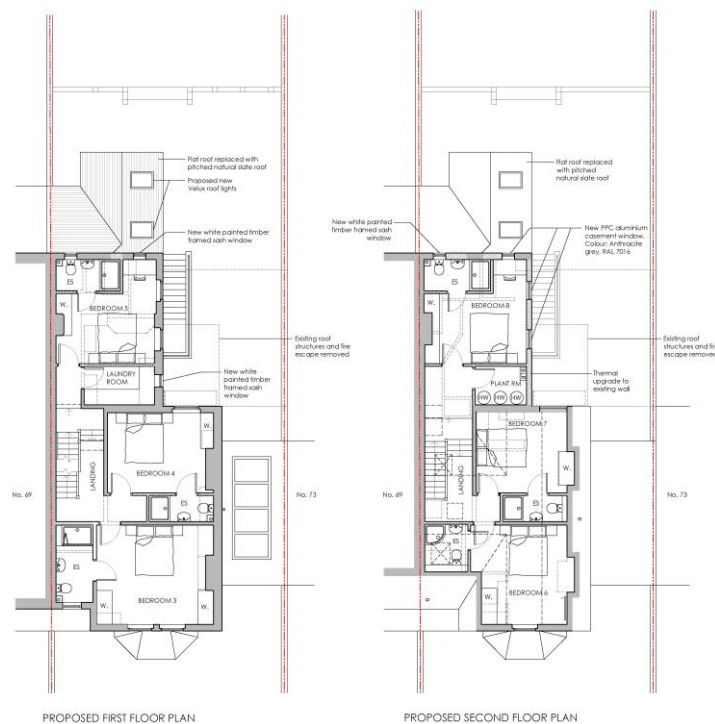


Fig.4: Proposed First and Second Floor Plans extract from 18008-PL-0.

Suitable acoustic upgrade to the floors will be proposed in compliance with Building Regulations where it has not been possible to stack similar room types (bedroom 5 over communal area).

7.0 Scale

There are no alterations in scale proposed

8.0 Landscaping

There are no material alterations in landscaping proposed

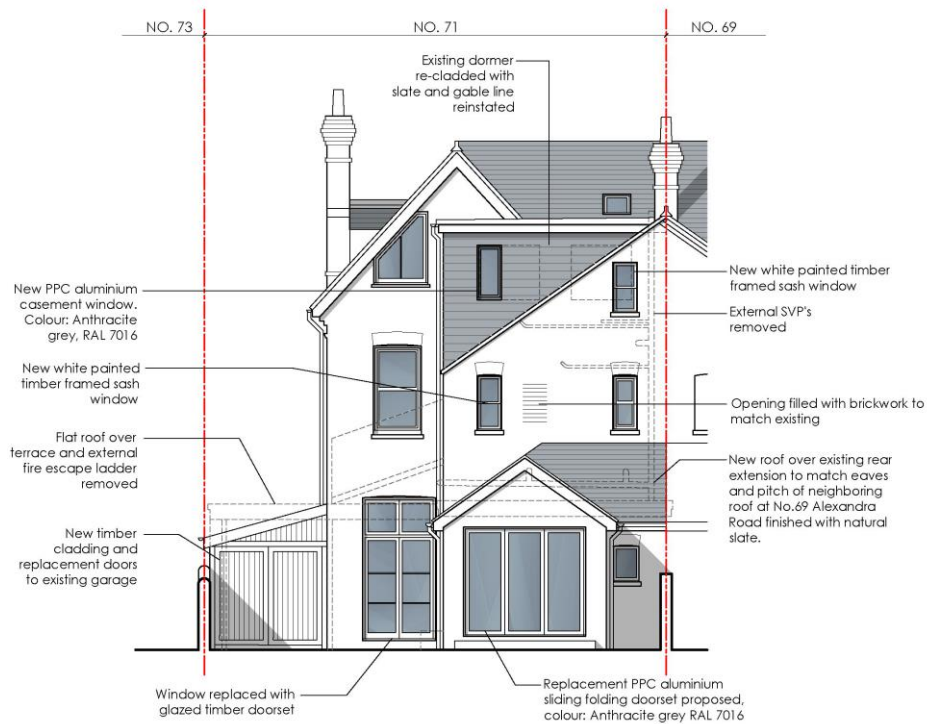
9.0 Appearance

All external alterations are designed to enhance the appearance of the existing building and be in-keeping with the character of the conservation area.

The flat roof to the covered rear terrace and existing Bedroom 8's external fire escapes are proposed to be removed. The flat-roofed one-storey rear extension is proposed with a new gable and natural slate pitched roof, eaves height and pitch to match the neighbouring roof at no.69 Alexandra Road. The rear dormer is proposed to be re-clad in natural slate, with the line of the original gable re-instated in appearance.



Fig.5: Rear of 71 Alexandra Road view from rear garden.



PROPOSED EAST ELEVATION (REAR)

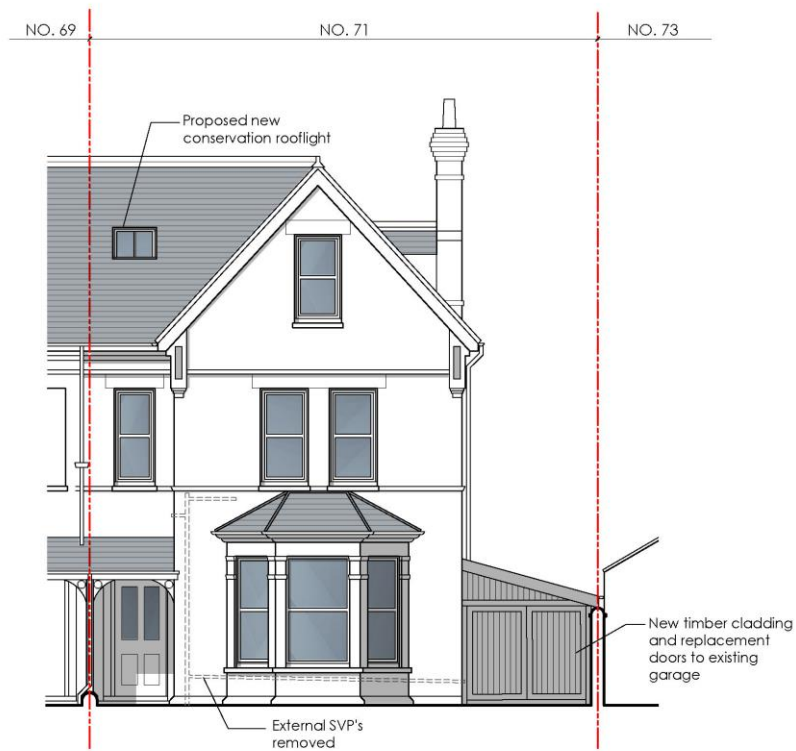
Fig.6: Proposed East Elevation (Rear) extract from drawing 18008-PL-9



PROPOSED SOUTH ELEVATION (SIDE)

Fig.7: Proposed South Elevation (Side) extract from drawing 18008-PL-10

A proposed conservation rooflight for bedroom 6's en-suite and the replacement of the garage doors will be the only changes proposed to the front elevation.



PROPOSED WEST ELEVATION (FRONT)

Fig.8: Proposed West Elevation (Front) extract from drawing 18008-PL-9

10.0 Access

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

11.0 Appendix 1.0

DEADLINE



1/5

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER
1995)**

APPLICATION FOR FULL PLANNING PERMISSION

To: R Wood
C/O Bryant And Associates
63 Lime Avenue
Camberley
Surrey
GU15 2BH

Application No: 07/00963/FUL

Applicant: R Wood

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use from House in Multiple Occupation to create 6 self-contained residential units

At: 71 Alexandra Road Reading Berkshire RG1 5PS

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date:

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Head of Planning & Building Control

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Application At: 71 Alexandra Road Reading Berkshire RG1 5PS

Application No: 07/00963/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.
Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. No dwelling shall be occupied until space for vehicle parking and turning has been provided in accordance with the approved drawing. This area shall not thereafter be used for any purpose other than parking and turning.
Reason: To ensure that the development is provided with adequate parking and turning facilities; to reduce the likelihood of roadside parking which could be a danger to other road users; and to ensure vehicles enter and leave the highway in forward gear.

RBLP TRN12 - Car Parking
RBLP TRN13 - Off-Street Servicing
3. The residential development hereby approved shall not be occupied until the Council has been notified in writing of the full postal address of the units. Such notification shall be addressed to the Council's Planning Manager (Implementation) quoting the planning application reference specified in this Decision Notice.
Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential development hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with adopted RBLP policy TRN12.
4. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential development hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential development for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential development.
Reason: In order that the prospective occupiers are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with adopted RBLP policy TRN12.

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Head of Planning & Building Control

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5. In connection with the implementation of this permission no demolition and construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission.

RBLP Policy HSG5 - Residential Design Standards
RBLP Policy NE 8 - Environmental Pollution

6. The covered bicycle storage spaces shown on the approved drawings shall be provided and equipped with secure cycle stands before occupation of the dwellings to which they relate. This area shall not thereafter be used for any purpose other than bicycle parking and storage.

Reason: To encourage travel by sustainable alternatives to driving a motor car in accordance with the Local Planning Authority's approved transport policies.

RBLP TRN4 - Cycle Routes
RBLP TRN5 - Cycle Parking

INFORMATIVES

1. Any incidental works affecting the adjoining highway shall be approved and licenced by the Council's Highways section at 2-4 Darwin Close, Reading, RG2 0RB, telephone 0118 9390138, before any development is commenced.
2. The occupiers of the residential units will not be entitled to an on-street car parking permit in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with adopted RBLP policy TRN12. The site is located close to local facilities, with frequent public transport services on nearby roads. Conditions 2 and 3 above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit.
3. A section 106 Agreement relates to this site which includes a requirement for financial contributions towards education improvements. A full copy of the S106 legal agreement is available on the Public Register held at Reading Borough Council.
4. The proposed development is considered acceptable in planning terms and in reaching the above decision the Local Planning Authority has taken account of the following development plan policy: HSG6 (Residential Conversions) of the Reading Borough Local Plan and House Conversions and Houses in Multiple Occupation (Supplementary Planning Guidance).

Date:

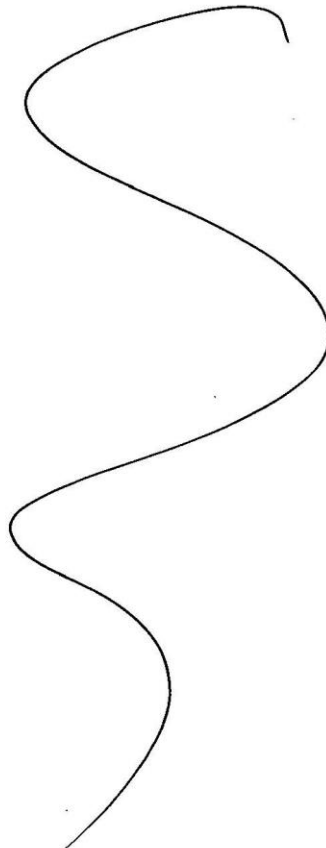
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Head of Planning & Building Control

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5. This permission relates only to the following plans and drawings received on 17 January 2008 ref: SK-01 Revision C subject to any further amendment as may subsequently be agreed in writing by the local planning authority.



Date:

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Head of Planning & Building Control

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NOTES

APPEALS

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. Appeals must be made using an official form which is obtainable from Customer Support Unit, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN Phone: 0117 372 8000. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted, otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
- (a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

- (1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -
 - (a) That there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended, And
 - (b) That the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.
- (2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
- (3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.
- (4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.
- (5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

- 76-(1) This section applies when planning permission is granted for any development that will result in the provision -
 - (a) Of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);
 - (b) Of any of the following (being in each case, premises in which persons are employed to work) -
 - (i) Office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
 - (ii) Premises which are deemed to be such premises for the purposes of that Act; or
 - (iii) Factories as defined by section 175 of the Factories Act 1961,
 - (c) Of a building intended for the purposes of a university college or college, or of a school or hall of a university;
 - (d) Of a building intended for the purposes of an institution within the PCFC funding sector; or
 - (e) Of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.
- (2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted -
 - (a) In the case of such a building or premises as are mentioned in subsection (1)(a)
 - (i) To sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
 - (ii) To the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code,
 - (b) In the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;
 - (c) In the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.
- (3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipe work) needing disposal. Under the requirements of the Control of Pollution Act 1974 and regulations made there under it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed. Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD Tel: 0870 8506506

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.