

393 London Road,

Reading

RG1 3PB

Proposed Change of use from a Licensed Home of
Multiple Occupation (HMO) to Self Contained Flats

Design and Access statement

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1) INTRODUCTION

393 London Road is a two storey mid terrace Victorian property, which also has habitable rooms within the roof space. The property has been used as a 9 room HMO since June 2008.

Pre-application advice was sought from the local authority, reference 180213/PREAPP in March 2018. Following this report, and subsequent conversations with the planning officer, amendments have been made to the proposals, to come in line with the Local Authorities report.

2) USE

The proposal is for a change of use from a HMO to provide 5 no self contained flats.

3) AMOUNT OF DEVELOPMENT

Generally, the development is restricted to internal alterations within the building. The proposal includes for the formation of a flat in a newly formed basement, with access from the front of the building.

4) LAYOUT

Access to all the flats would be from the front entrance on London Road. The rear garden is accessed, generally, from the rear path that runs behind the terrace block. Flat 2, to the rear of the property and the basement flat has direct access to the rear garden.

The basement would have a one bedroom flat, with the ground floor providing 2no single bedroom flats. At first floor level there would be a single bedroom flat to the rear. The remaining flat on this floor would have two bedrooms at second floor level, in effect a 'duplex' flat. It should be noted that the bedroom to the rear of the second floor has the benefit of a dormer. The front bedroom is served by 'Velux' type windows.

The Basement flat will have a ceiling height of 2.3M and will be provided with light wells and full height windows. The light wells will be rendered and painted white to create a light and airy setting. There are a number of basement flats/accommodation on London Road, within the immediate area.

Existing dormers serve the rear of the upper floors, giving sufficient height for habitation.

The building is located on London Road and has been used as a residence from the time of its first construction, continually, to the present day.

Refurbishment works would be subject to Building Regulations and all sound testing criteria along with ventilation measures would be adhered to.

There would be no further or increased exposure. However the introduction of insulation, double glazed window units and mechanical ventilation will improve the building.

My client would be happy to provide a close boarded fence to the front of the property, although this may not represent the remainder of the street scene and a laurel hedge or similar may prove to be more appropriate. I would be happy to discuss this particular point with the planning officer to provide an acceptable solution.

5) SCALE

The proposed development, in height and scale, is in keeping with the adjacent properties.

There will be minimum impact on the surrounding area.

It should be noted that there are a number of properties within the immediate locality, on London Road, have basement accommodation. (ie, 127, 129, 131 and 241 London Road)

6) LANDSCAPING

Existing pathways to the rear of the property will be relayed and the rear garden would be generally tidied up upon completion of the works.

The front hard landscaping would remain.

7) APPEARANCE

The property would retain its existing appearance.

8) ACCESS

Foot traffic will access the residential unit from London Road

Due to position of a Pelican crossing and barriers to the pavement, vehicular access would be impossible. However, it should be noted that there are a number of bus services that can be accessed within a short distance of the property

Screened refuse bins storage is to be located to the front of the building.

Secure bicycle racking for 3no bicycles will be provided to the front of the building, along with 3no to the rear garden.

9) CONCLUSION

We feel that the proposal is in keeping with similar developments within the area and its appearance will also be in keeping.

10) CRIME IMPACT ASSESSMENT

The proposal is within an existing residential area. The defined brick boundary walls will be retained. 1.8m height timber panel and concrete post fencing will be introduced to define the flat garden areas.

An intercom access system will be introduced to the main entrance area.

11) TRANSPORT ASSESSMENT

The property is off London Road, which has bus routes serving Reading, Wokingham, Bracknell, Twyford and Maidenhead.

12) THE SITE – CONTAMINATION ASSESSMENT

We believe the site has had continued occupation as a public house and residence since being built in the 1830's. It is considered that a contamination assessment is not required.