

Design and Access Statement



17 Whitley Street, Reading

Introduction

This Design and Access Statement has been prepared in support of the certificate of lawfulness application at 17 Whitley Street, Reading, referred to 7a Whitley Street Reading.

The property consists of One retail unit (coffee shop) on the ground floor, 1x two one bedroom flat above the retail (coffee shop) unit with two one bedroom flats at the rear of the property

The flats have been in use since 2005, following the construction of an extension to the rear of the property back in 2004-2005

CONTEXT

The site lies on the Whitley Street, which comprises a mix of styles and uses. There are mainly two and three storeys mix uses shops, with flats above, whilst there are a range of architectural styles, by enlarge they are Victorian properties.

1.0 The site

1.0.1 The site is located on Whitley Street, Reading with rear access from Highgrove Street from rear

1.0.2 The total area of the site is 210 m² and this is indicated by the red line on the relevant application drawing.

2.0 Site Location – General area, Condition, Context and Character

On the ground floor street scene is a retail unit (coffee shop) with one residential flat on first and second floor. At the rear of the main building there are two separate flats with accessed from Highgrove Street.

The site is surrounded by varying type of buildings constructed over the last 100 years. The rear of the site has privately owned car park and a garage, with one car parking space

3.0 Current Use

This application is for certificate of lawfulness use for three flats, two one bedroom flats and one two bedroom flats. All accessed from rear ground level.

4.0 Planning History

Application No 950266- Ground and First Floor Extension to Rear- 11 Jan 96

Application 050522 –Ramp to comply with disability discrimination act requirements for access to the post office-15 August 05

Application No 090282- Installation of Cashpoint machine into existing post office shop front- 06 April 09

5.0 The metrics of the buildings as follows:

Total site area is 210m

Footprints of the proposed residential unit is noted on the drawing:-1020 – Existing Plans

6.0 Drainage

Foul drainage will be connected to the existing public sewer

7.0 Proposed Site Works

The proposed application will make no changes to the ground floor front elevations and exterior of the building at the rear.

The apartments are well proportioned, in size.

8.0 Justification Statement

The front façade of the building is of great interest will be maintained on ground first and second floor with rear remaining unchanged , all flats have access from rear of the site and the design sits in context to its neighbours.

10.0 Waste

General household Waste will be disposed of through bins stored at the rear of the property. They will be collected and emptied by the Reading borough council.

11.0 Parking

The site is situated within main bus routes (No 5,6, 6A,7) site is also close to Reading town centre, it is envisaged that, the new occupiers of the flats are not offered parking will use public transport and a folding bicycle, and parking is for the use by the coffee shop

12.0 Conclusion

Due to changes in retail business environment, There are no other uses for such facilities , other than residential units We are pleased to present this development for your consideration, which will provide a two bedroom apartment and two one bedroom apartments in a sustainable location close to town centre. The scheme has good access to public transport as well as all other services within walking distance.