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SUPPLEMENTARY STATEMENTS

in respect of proposals to construct a two-storey rear extension and convert an enlarged existing HMO to form a 6-person HMO above a self-contained basement flat at

**48 Watlington Street
Reading
Berkshire RG1 4RS**

Project ref: 1183
June2017

1. AFFORDABLE HOUSING STATEMENT

1. NUMBER OF RESIDENTIAL UNITS

The total number of residential units being proposed is two, with a potential occupancy of 9 persons.

2. NUMBER OF AFFORDABLE UNITS

Neither of the units is identified as an affordable unit, comprising the retention of an existing six-person HMO, and the formation of a new three-person basement flat.

3. PLANS

The proposed floor plan is shown on submitted drawing 1183/2d.

4. PROPOSED TENURE

The new flat and HMO are likely to be rented to tenants.

5. DESIGN QUALITY STANDARDS

The floor plans do not aim to satisfy Homes & Communities Agency or any other standards except those published by the local planning authority, and 'Technical Housing Standards – Nationally Described Space Standard' published in 2015 by the Department for Communities and Local Government.

6. CAR PARKING

The only existing provision for off-street car parking is on the front hardstanding, although its dimensions fall short of those recommended. However, it is likely to continue to be so used without obstructing the public highway or access to the house

7. DRAFT HEADS OF TERMS

In accordance with the requirements of the local planning authority's policy DM6 it would be proposed to commute a sum in lieu of providing affordable housing on site. This contribution is calculated as follows, based on the council's published Affordable Housing Supplementary Planning Document (July 2013). Para:4.2 of that Document states that 'Existing dwellings retained as single dwelling units as part of any scheme will not count against the affordable housing requirement', and that therefore the HMO is exempted.

Two independent valuations, attached to this Statement, were obtained from Adams Estates and WhiteKnights Estate Agents Ltd. respectively, who valued the proposed basement flat as follows:-

	<u>Adams Estates</u>	<u>WhiteKnights.</u>	<u>Average</u>
Basement flat:	£174950	£180000	£177475
Therefore the total Gross Development Value		=	£177475
10% of GDV:		=	£17747.50
LESS Registered Social Landlord's deemed contribution of 50%:		=	(- £8873.75)
Residual commuted sum		=	<u>£8873.75</u>

This amount is included below in the proposed heads of terms for a Section 106 agreement.

2. HEADS OF TERMS

1. OWNERSHIP

The applicant is the sole owner of the site, and an extract from the Land Registry is appended to this Statement.

2. APPLICANT'S SOLICITOR

The applicant's solicitors are Messrs **Montague Dexter** of 105 Oxford Road, Reading, Berkshire RG1 7UD; Tel: 0118 939 3999; Email: info@dextermontague.co.uk.

3. COUNCIL'S LEGAL COSTS

The applicant agrees to paying the Council's reasonable legal costs in the region of £700.

4. COUNCIL'S MONITORING FEE

The applicant agrees to paying the Council's standard Section 106 monitoring fee of £300 is noted.

5. CONTRIBUTIONS

From Supplementary Statement 1 above, this contribution would be **£8873.75**.

3. HERITAGE STATEMENT

The site is situated near the western edge of the Eldon Square Conservation Area, in particular falling within designated Character Area 2 and containing ‘...humble brick terraces...’. Note has been taken of the historical context of the existing house which originally formed part of the rapid expansion of Reading during the second half of the nineteenth century. The borough’s conservation area Appraisal observes that “Terraced houses in the Eldon Road Conservation Area served the employees of Huntley & Palmers whose factory was located a short walk away on the north side of the Kennet & Avon Canal”. While, alas, Huntley & Palmers are no longer based in Reading (a successor company having apparently relocated to Suffolk), it is anticipated that the proposals would provide moderately priced rented accommodation for the modern-day equivalents of their employees.

The Appraisal identifies the open space to the rear of Watlington House as a valuable “breathing space” within the town. The rear gardens to Nos.44 – 50 Watlington Street, including to the application site, are collectively contiguous with this open space and support that function. The proposal is to essentially maintain the rear garden to No.48 as generally soft landscaping extending the rear open space behind Watlington House, but to subdivide it to provide separate private amenity space for the HMO and new basement flat respectively.

Other features identified in the Appraisal as contributing to the historic character and appearance of Character Area 2 will be unaffected by the proposals. In particular the proposed external materials will match those existing, namely the existing brickwork wall to the upper front elevation, the stucco rendering to the rear and basement front elevations, and the slate roof. While the original windows have previously been replaced in pvc, those on the street elevation match the fenestration pattern of what were likely to have been vertically sliding timber sash windows, and these will therefore be retained, augmented by the altered basement window which is designed as an elevational improvement to echo the proportions of the original windows.

It is not proposed to substantially alter the front paving to what used to be the front garden at No.48 as it provides convenient hardstanding for refuse bins as well as a robust surface for access into the house and to the basement steps, while the original gates, front boundary railings and walls have long since been lost. The side boundary wall in front of Nos.48 and 46 will be retained, but the opposite boundary with No.50 would remain open, as existing.

The site is almost opposite the Polish Church of the Sacred Heart, built as the Church of St John the Evangelist and identified in the Appraisal as a Listed Building, one of two nearby churches with spires that are ‘...prominent landmarks in the conservation area and surrounding locality...’ each having ‘...a presence in Watlington Street ... ‘ and being ‘...a positive feature of the conservation area and further afield.’ The proposals would not affect either of these churches.

The site is an important and continuing reminder of its historical value as a dwelling for artisans', and is identified on the appraisal map as one of a number of buildings of townscape merit. This is expanded in the appraisal: "...commonly they will be good examples of relatively unaltered 19th century buildings where their style, detailing and building materials provide the streetscape with interest and variety. Most importantly they make a positive contribution to the special interest of the conservation area."

The current proposals do not substantially alter that street scene; important features in the existing house, such as chimneys, cornices, brick banding and surviving decorative stone mouldings, will be retained and repaired as found necessary. The existing two front-facing doorways, respectively one to the basement and the main ground floor entrance, are to be utilised for each respective proposed unit. The raising of the ground floor will result in a visible step below the main (ground floor) entrance door and a commensurate reduction in height of the fanlight above the door, but these alterations will occur without disturbing the proportions of the existing dominant arched form of the structural doorway opening.

Two storey extensions occur in all four houses within the affected terrace of houses, albeit of a modest scale. Although they are all visible from The Grove they do not detract from the overall scale of the terraced houses, all being clearly subordinate to their host properties. The proposed extension would not substantially alter that subordination, nor detract from the qualities of the surrounding Conservation Area by it being constructed of the same materials as already occur in the adjacent rear elevation to the host property.