

**78 Tilehurst Road, Proposed Extension and Conversion to Form 2 No. 2 bed & 2 No. 1 bed
Apartments**

Design & Access Statement



Introduction

This statement accompanies a full planning application, seeking permission to extend and convert a 4 bed dwelling house fronting onto Tilehurst Road into 4 apartments. An additional storey plus a roof level extension is proposed, along with a ramped wheelchair accessible access to an enclosed stairwell at the front of the property.

Appearance

The existing 2 storey house is largely obscured from view from the street, with the ground floor level being approx. 3.5m below the Tilehurst Road. Adjacent, to the West, is a substantial Victorian villa, arranged over 4 storeys.

The proposed building shall be approx. 1.5m lower in height in relation to the adjacent villa as well as the adjacent buildings along the Tilehurst Road heading West. The front gable addition accommodating the proposed stair access would reflect the bays and gables of the neighbouring buildings. A contrasting red clay facing brick band is proposed with facing brickwork above matching the existing dwelling, coupled with contrasting brick soldier courses above the openings. A welsh blue slate roof finish is proposed, matching the adjacent villas.

Access

Pedestrian access from Tilehurst Road is currently via steps down leading to the entrance door, with vehicle access from the parking bay to the garage forecourt at the rear via steps up to the rear garden and side passageways.

It is proposed to retain the existing parking bay along with the garage utilised as a bicycle store, accommodating at least 8 bikes. Two disabled access parking bays are proposed to a highway layby across the frontage, with pedestrian and wheelchair access to the entrance of the building via a ramp leading directly to the 1st floor level, which shall be arranged to accommodate wheelchair use.

Landscaping

The existing shrub planted verge sloping down towards a retaining wall across the frontage of the property shall be altered by replacing the stepped access with a ramp leading to the upper ground floor level, with black metal guard railings. Two ornamental trees shall be planted to the frontage including a rowan and silver birch. The rear garden area serving the lower ground floor apartment shall be retained as existing.

Drainage

Foul Water shall be drained via the existing connection to the mains sewer. Surface water shall be drained to the existing soakaway to the rear of the property.

Affordable Housing Contribution and CIL

Two independent estate agent valuations accompany this application in relation to the 1 and 2 bed flats formed by extending the building. It is understood that a financial contribution towards the provision of affordable housing equating to 5% of the GDV shall be secured by way of a S.106 agreement.