

DESIGN AND ACCESS STATEMENT

**RETROSPECTIVE PLANNING APPLICATION TO CONVERT A HOUSE TO 2 NO FLATS
(1 X 3 BEDROOMS + 1 X 1 BEDROOM) WITH AMENDMENTS TO REAR SINGLE STOREY
STRUCTURE, AT 42 BATTLE STREET, READING, RG1 7NU**

Planning Portal Ref:	-		
Our reference	433 / Design Statement / P1		
Status:	Design and Access Statement		
Issue/Rev:	P1		
Date	10 th July. 2018		
Prepared by:	AM		
Checked by:	EU		

**DESIGN AND ACCESS STATEMENT
RETROSPECTIVE PLANNING APPLICATION TO CONVERT A
HOUSE TO 2 NO FLATS WITH AMENDMENTS TO REAR SINGLE
STOREY STRUCTURE AT 42 BATTLE STREET READING, RG1 7NU**

Introduction

This statement has been prepared on behalf of the owner of 42 Battle Street, Reading, RG1 7NU. 42 Battle Street is a 3-storey terraced house having basement, ground floor, first floor and loft.

Currently the house is being used as 2 self-contained dwellings for more than 10 years. Basement is 42A and acts as a 1-bed self-contained unit having hall, living, bed, kitchen and bath. Ground, first and loft come under 42 and act as a 3-bed self-contained unit having hall, living, kitchen, W.C., 2 bedrooms on first floor and loft includes bed, study and bath.

The applicant is the new owner of the property and both flats 42 and 42A come under one title deed. Applicant is not fully sure if there is a need / no need for a planning application as the property is already registered for 2 self-contained dwellings. Overall to avoid any confusion, applicant has preferred to seek a retrospective planning application for 2 dwellings under full planning application.

This Design & Access Statement has been prepared to support the retrospective planning application for converting the existing dwelling to 2 no. flats (1 x 3 bedrooms + 1 x 1 bedroom).

Topography

Battle Street in Reading is in the South East region of England. 42 Battle Street is a terrace property. The properties on Battle Street lie on flat land as shown in Figure-01 and Figure-02 attached below.



Figure-01



Figure-02

Current Use

Currently the property is in residential use. Basement as 42A includes hall, living, bed, kitchen and bath. The ground floor as 42 contains hall, living, kitchen and W.C. First floor has 2 bedrooms and loft includes bed, study and bath. Please refer to Figure-03 and Figure-04 for the Existing Plans.

The property is currently empty for internal decorations work.

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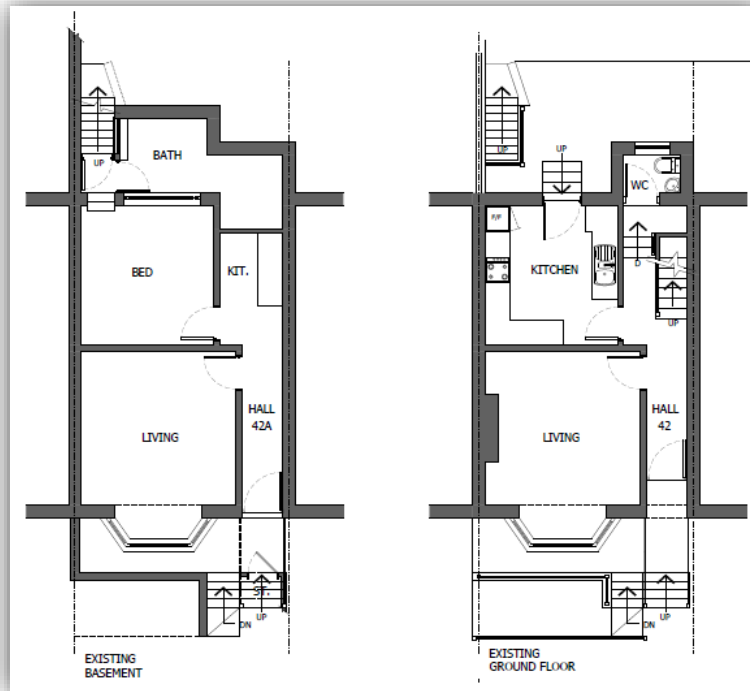


Figure-03 Existing Basement and Ground Floor Plan

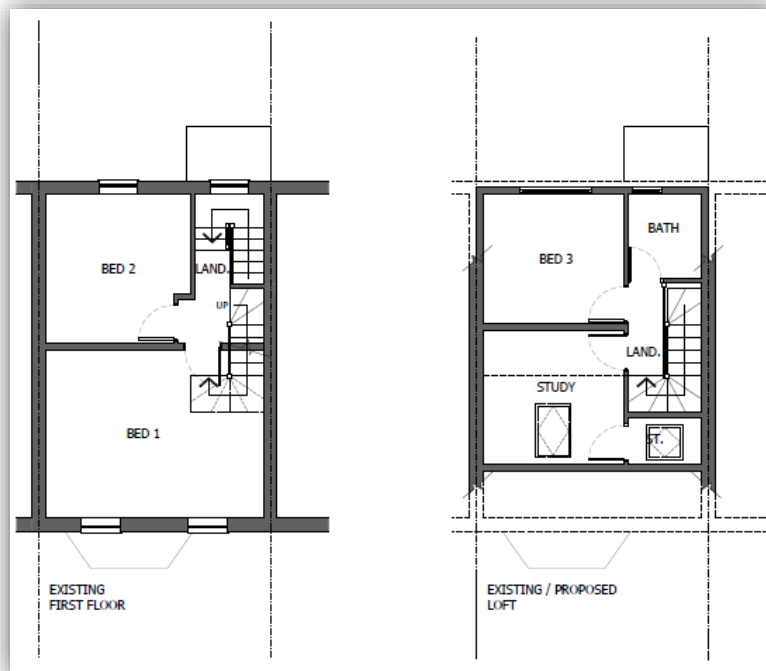


Figure-04 Existing First Floor and Loft Plan

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Proposed Design

There are not much proposed changes to the existing plans. Basement as 42A has been converted into Flat 2. Existing bath at the rear has been converted into shower. Kitchen has been extended to the existing rear wall.

Ground floor as 42 has been converted into Flat 1. W.C at the rear side has been changed to shower and its floor has been raised to the level same as ground floor. En-suite has been proposed with bed 1 on first floor whereas loft remains exactly the same.

Secured Bike parking for 2 bikes has been provided on the rear for 2 flats as shown in the below Figure-08

Rear Garden will be allocated as individual amenity spaces at the rear for 42 and 42A as shown in below Figure-08

The refuse and recycle bins are located on the front side so it is easy to collect the waste as shown in below Figure-08.

Main Services and Electricity Meters

All the main services for the basement (Flat 42A) and ground floor (Flat 42) are separate. The electricity meter for 42 was installed in 1994 and separate electricity meter for 42A was installed in 1998. Here is a proof of it as mentioned in the below attached email from Fiona Geddes.

From: "Geddes, Fiona" <Fiona.Geddes2@sse.com>
Date: 15 June 2018 at 16:47:04 BST
To: "'sandeep264@hotmail.com'" <sandeep264@hotmail.com>
Subject: Meter details

Dear Mr Grewal,

As per our conversation today, I can confirm that Electricity meters for 42 Battle Street, Reading, Rg1 7NU was installed 1994. Likewise 42 A Battle Street, Reading, Rg1 7NU Electricity meter was installed 1998.

I trust this information is helpful for you,

Kind Regards

Fiona

Fiona Geddes

Customer service advisor

Team Michael Mann

T: 0345 026 0654 Internal:53565

E: Fiona.Geddes2@sse.com

Tom Johnston House 3 Hunt Hill Cumbernauld G68 9LL

www.sse.com

E-mail from Fiona Geddes

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Parking

42 and 42A are already acting as separate dwellings. We will not apply for any further permit of off-street car parking. However we have provided secure bike shed for 2 bikes for 42A.

Neighbouring Properties

All neighbouring properties 36, 38, and 40 have already been converted to 2 dwellings, one in basement and 2nd flat to upper floors. The evidence for conversion to 2 flats for neighbouring properties can be found from council tax register as attached below in the image.

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EE 22:05 92%  mycounciltax.org.uk		
35, BATTLE STREET, READING, RG1 7NU	B	£1421
BST FLAT 36, BATTLE STREET, READING, RG1 7NU	A	£1218
FLAT 1 GND FLR 36, BATTLE STREET, READING, RG1 7NU	A	£1218
FLAT 2 TOP FLR 36, BATTLE STREET, READING, RG1 7NU	A	£1218
37, BATTLE STREET, READING, RG1 7NU	B	£1421
FLAT 1 BST 38, BATTLE STREET, READING, RG1 7NU	A	£1218
FLAT 2 38, BATTLE STREET, READING, RG1 7NU	B	£1421
BASEMENT FLAT 40, BATTLE STREET, READING, RG1 7NU	A	£1218
FLR 1 40, BATTLE STREET, READING, RG1 7NU	A	£1218
42, BATTLE STREET, READING, RG1 7NU	B	£1421
BASEMENT AND GROUND FLOOR FLAT AT 44, BATTLE STREET, READING, RG1 7NU	B	£1421
FIRST FLOOR FLAT AT 44, BATTLE STREET, READING, RG1 7NU	A	£1218

Evidence by the Council Tax Register

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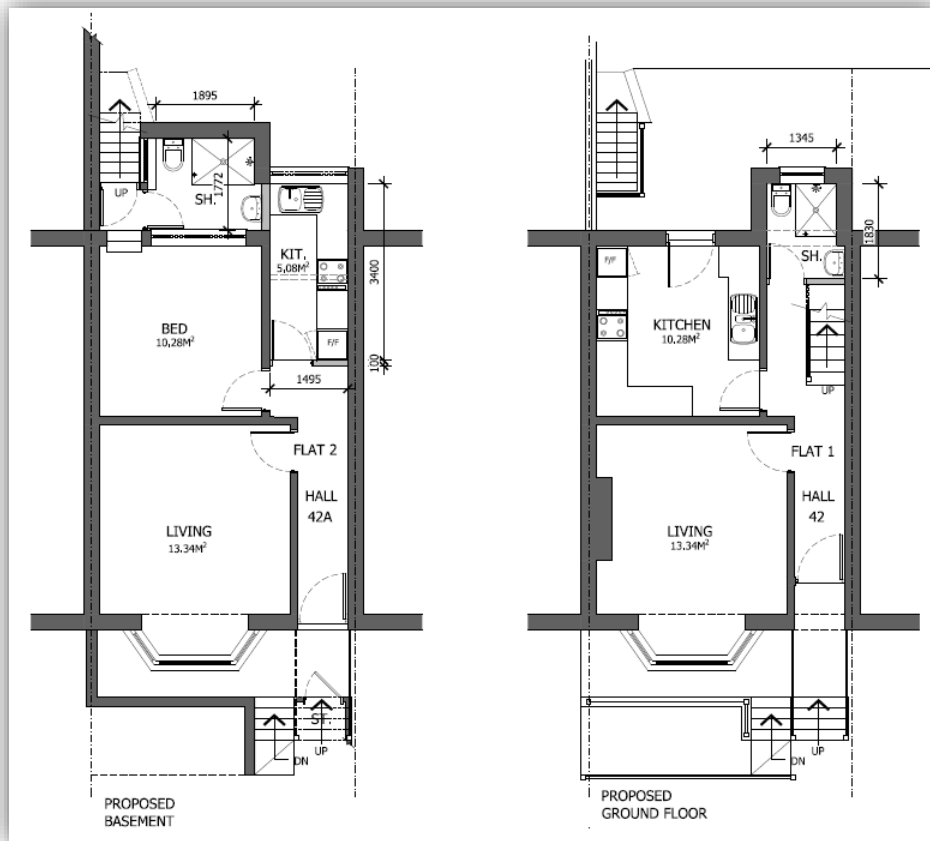


Figure-06 Proposed Basement and Ground Floor Plan

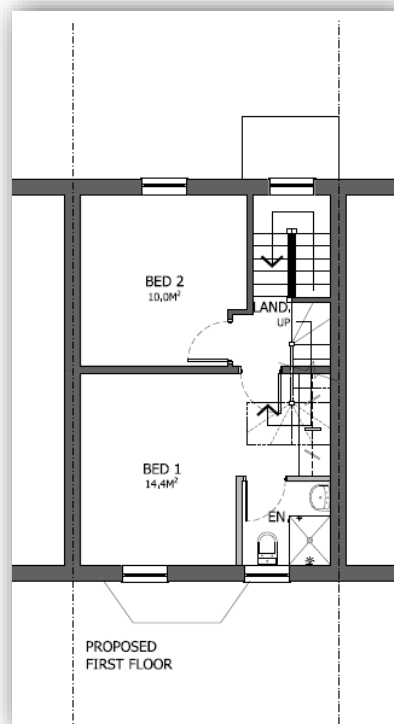


Figure-07 Proposed First Floor Plan

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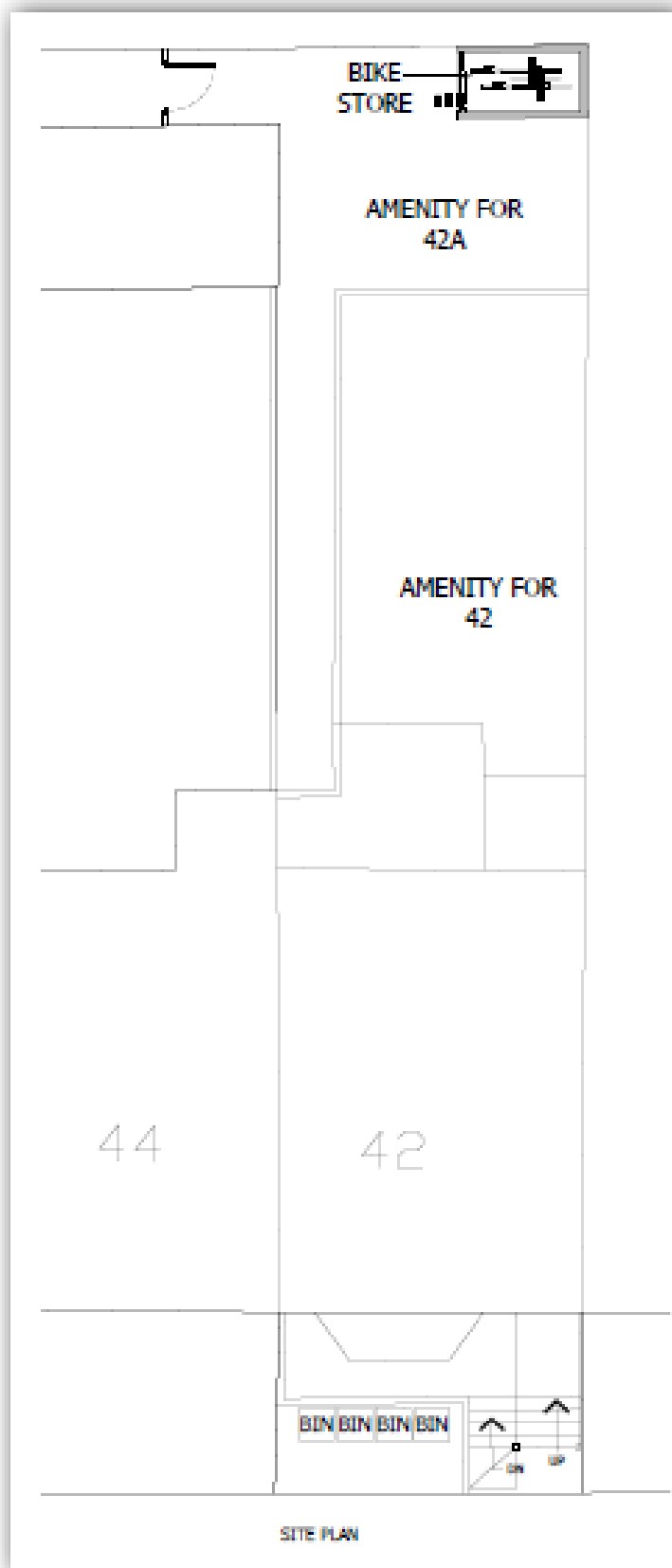


Figure-08 Site

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Proposed Elevations



Figure-09 Proposed Elevations

Proposed and existing elevations are exactly the same except a window has been added to the basement at the rear for the kitchen and window on the ground floor for shower has been enlarged.

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The typical section showing heights has been attached below as Figure-10 for your convenience.

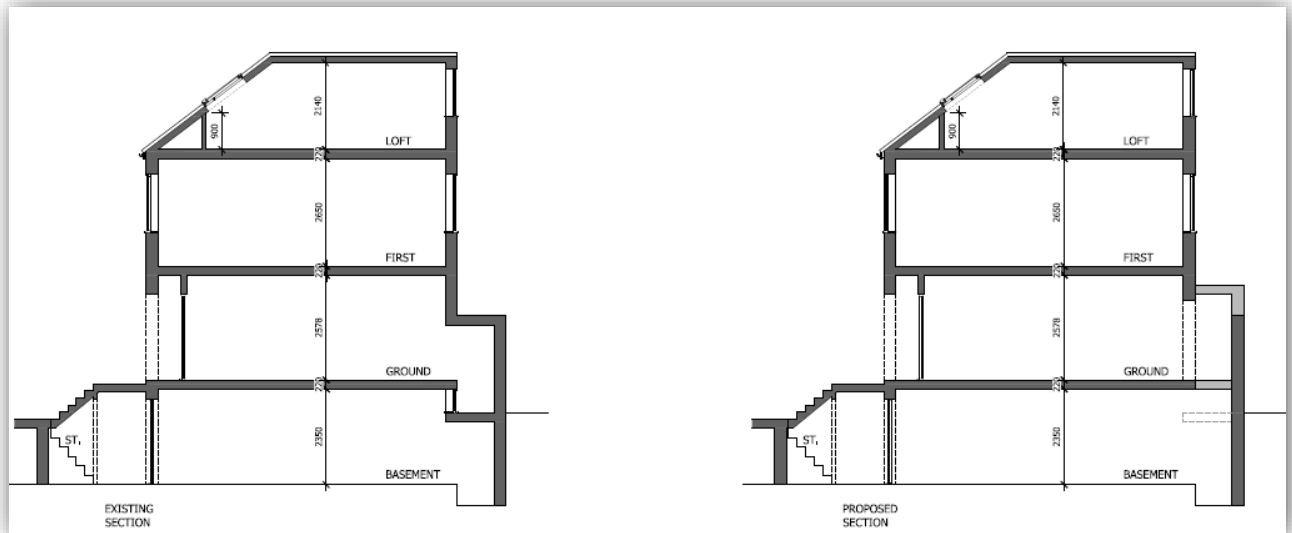


Figure-10 Typical Section

Conclusion

No matter what the field is; room for improvement is always there. Coordination at every stage will be done to attain the improved results. We hope that the proposals meet the planning requirements and falls up to your expectations. We appreciate your time and consideration and look forward to implement the plan by following the rules and regulations.

In case if you require any further information, please let us know. We would be honoured to assist you with that.