

Royal Court, Kings Road, Reading

Design and Access Statement



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1.0 Introduction

- 1.1 This is a full planning application for the conversion of lower ground level from a dis-used restaurant to 1 x 1 bed room flat, 2 x 1 bedroom studios and 1 x 1 café
- 1.2 The application site is in the king's road, within walking distance of the town centre and a major bus route to town centre, Wokingham and London. Accordingly, this statement considers the design principles behind the development, and how the proposal would preserve and enhance the character and appearance of the Area whilst not harming the building. It also considers access arrangements for the scheme, and how it relates to the rest of the property.

2.0 Site Description

- 2.1 As stated above, the application site is located within the Kings Road, one of the principal routes into and out of central Reading. The lower ground floor which is the main part of this application is part of six storeys, building is partly set back from the road facing Kennet and Avon canal. It is within the site of another building, but both buildings have their own separate access. The building was constructed between 1986 and 1988
- 2.3 The lower ground which this application relates to, was used as a restaurant from 1988 until 2011, with the advent of Oracle and concentration of bar and restaurant in the town centre, and lack of commercial viability the restaurant was forced to close down.
- 2.4 Back in 2011 the premises was occupied by squatters and finally in 2013 police raided the premises and evicted the squatters as, the premises was used for various type of illegal activities, ever since the premises has been boarded and not in use. Part of the premises was granted to be used as shisha café for a period of six months a year whilst the outside temperature is suitable with recreation area outside to be used.

3.0 Scheme Proposals

- 3.1 The application is a full planning application seeking planning permission for the conversion from A3/A5 restaurant to three residential units, with a café. The residential units would consist of n 1x one bedroom flat and 2 x one bedroom studio.
- 3.2 The proposed change of use reflects the current use of the building, with upper floors stacking up with similar lay outs, with a very minor changes.
- 3.3 External elevation of the building will only be effected by minor changes mainly due to installation of / or replacing the windows on the lower ground floor , all other floors shall remain the same , Bi fold glass doors would be introduced in place of existing windows to give a better view across the foot path to the canal.
- 3.6 To the rear, there is an existing Bin and cycle store that was built when originally the building was constructed.
- 3.7 There shall be one parking spaces allocated to the one bedroom flat and one parking space for loading and unloading for the cafe.

- 3.8 There are some planters within the boundary of the site that will be maintained and re-invigorated.

4.0 Access Arrangements

- 4.1 The site is located within the Primary Core Area as identified in the Adopted Revised Parking Standards and Design SPD, 1 space is provided per flat. Under this proposal no parking will be allocated to the studios. Cycle storage is proposed to the rear. The site is on a major route for public transport such as buses and coaches into and out of town and close proximity to rail station

- 4.2 There is a bus stop some 50m to the west of the site, whilst the town centre and rail station are a short walk away, being around 1km from the site. There are also cycle paths nearby, particularly along the Kennet and Avon Canal. The site is thus in a highly sustainable location, easily accessible by a range of modes of transport.

5.0 Sustainability

- 5.1 Upon planning permission being granted , the conversion shall comply with BREEAM good standard .

6.0 Conclusion

- 6.1 The design maintains and retains all original character and features of the building, the proposed development stacks up in the same manner as the original building with improvement on better Bio fold doors replacing windows, on the lower ground Floor
- 6.2 Currently the building has been empty for considerable length of time, as there are no other uses for the space, as Oracle has become the focal point for bars and restaurants, the Restaurant has been empty since 2013 and has been subject to anti-social behaviour .By allowing the change of use, the area will be re-invigorated and minimise the vandalism, as well as bringing the empty space to a good residential use

Appendix

Site photos



