

Ref: 18007.9.1_DAS_18.10.15
Date: 15/10/2018

Document Title: **DESIGN & ACCESS STATEMENT**

Project: **HOUSE ALTERATIONS & EXTENSION**

Site Address: **57 ALEXANDRA ROAD, READING, RG1 5PG**

Client: **TURNER ESTATES**



Fig.1: View of 57 Alexandra Road from the street

1.0 Introduction

This Design and Access Statement is written as a supporting document for a Full Planning Application with Reading Borough Council. The proposed development involves extension of existing basement floor to accommodate communal living area with external sunken terrace, proposed internal layout changes to provide en-suite shower rooms, and construction of associated bin area and cycle stores.

This statement is to be read in conjunction with the following Weston & Co Architects drawings: 18007-PL-1, 18007-PL-2, 18007-PL-3, 18007-PL-4, 18007-PL-5, 18007-PL-6, 18007-PL-7A, 18007-PL-8A, 18007-PL-9A, 18007-PL-10A, 18007-PL-11A.

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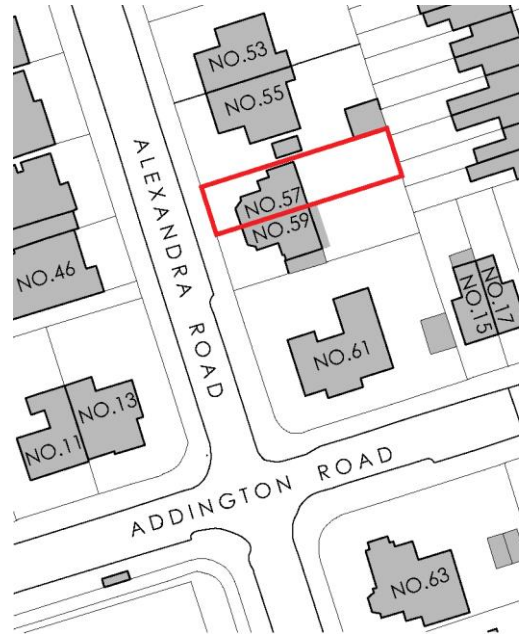
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Director: Christopher Weston BA(Hons) DipArch ARB, RIBA

2.0 The Site Location & Context

The application site is located close to the junction between Addington Road and Alexandra Road, one-mile south-east from Reading Town centre and within Reading Borough Council's 'Alexandra Road Conservation Area'.



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Fig.2: Site location plan extract from drawing number 18007-PL-01

The site includes a 3-storey Victorian semi-detached house and benefits from good-sized front and rear garden.

3.0 Use

The building currently houses 8 bedsits and is licensed as a House in Multiple Occupation for 10 occupants. It has been confirmed by the local authority that the property has been licensed as a large House in Multiple Occupation since 2006.

There are no proposed changes to the existing use as a large House in Multiple Occupation (*sui generis*).

4.0 Amount

The existing gross internal area is 196.4sqm, it is proposed to enlarge this to be 211.7sqm, the extra 15.3sqm is created by the basement extension. An area of 142.6sqm of shared amenity space is proposed within the rear garden.

No changes are proposed to the existing car parking provision at the front of the property.

Secure and covered storage for 4no. bicycles is proposed in the north eastern corner of the site. An appropriate bin store area is proposed adjacent to the street which benefits from a timber screen.

5.0 Layout

The proposals seek to modernise the existing HMO, improving the existing layout of the 8no. bedsits and poor-quality communal areas, upgrading the quality of accommodation for each bedroom.

The scheme proposes to enlarge the existing basement to provide communal Lounge/Kitchen/Dining and a sunken rear terrace to improve the communal living accommodation. The sunken terrace will be accessible from the basement through sliding folding doors and also from steps in the rear garden.

All bedrooms in the ground, first and second floors will be refurbished, retained in their existing locations and provided with en-suite shower rooms. The existing shared shower room on the first floor is proposed as a shared laundry room.

6.0 Scale

There are no material alterations in scale proposed

7.0 Landscaping

There are modest changes proposed to hard landscaping in the rear garden associated with replacing the existing terrace and introducing a secured and covered cycle store.

It is requested that any requirement for detailed landscaping scheme to be reserved as a condition to any planning approval.

8.0 Appearance

All external alterations are designed to be in-keeping with the building's original features and materials, respecting the character of the conservation area. Conservation rooflights are proposed at the front and rear to bring more light into the roof space circulation area and bedrooms 7 & 8.



Fig.3: Proposed West Elevation (Front) extract from drawing number 18007-PL-10

All external SVPs are to be removed and relocated internally to enhance the building's appearance. The existing terrace at the rear is proposed to be demolished and replaced by a sunken terrace, with black painted railings guarding the perimeter.



Fig.4: Proposed North Elevation (Side) extract from drawing number 18007-PL-10

The existing French doors at ground floor level are proposed to become a Juliet balcony, introducing a black painted steel-railed balustrade. The existing rear dormer is proposed to be refurbished and windows replaced with white painted timber casement windows. The sliding folding doors serving the basement are proposed in proportions sympathetic to the appearance of the original sash windows and centred on the windows above, enhancing the appearance of the rear elevation.

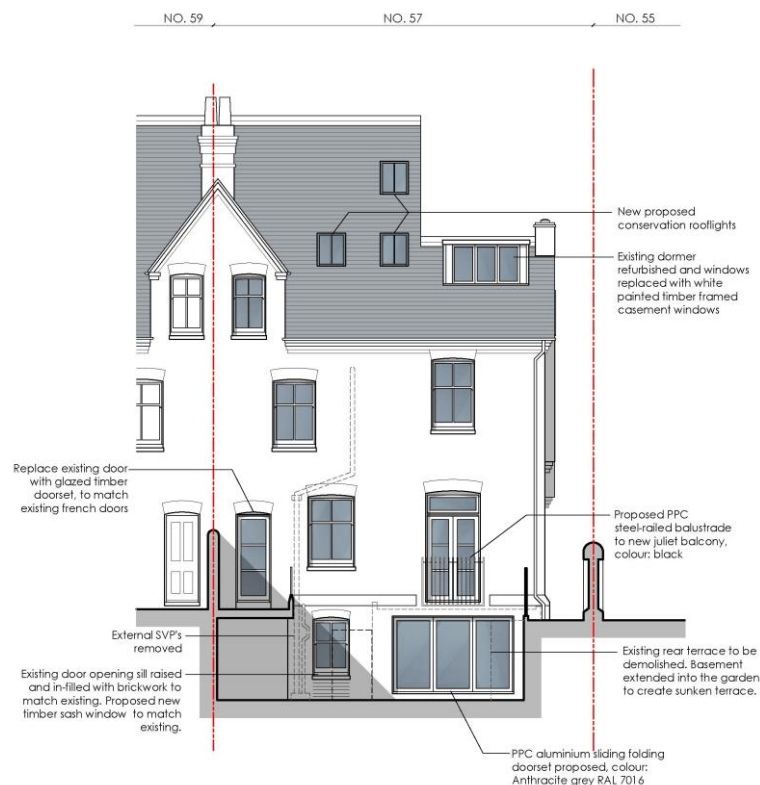


Fig.5: Proposed Section AA (Rear Elevation) extract from drawing number 18007-PL-11

9.0 Access

There are no material alterations proposed to the pedestrian or vehicular access to the application site.