

Planning & Heritage Statement

Land to the rear of 97-99 London Road Reading RG1 4PL

Project Ref 8716-18

Date. July 2018



1.0.0. History

97, London Road : Lawful use application approved for Basement flat ref 172282. The ground & first floors accommodate 4no bedsitting rooms under an HMO licence. This building is a Grade II listed as detailed within the Historic Listing, this includes no 95 to the west.

Listing Text

LONDON ROAD

1.

5128

(North Side)

Nos 95 and 97

SU 7273 7/516

II GV

2.

Mid C19 pair. Eldon Square type Italianate. 2 storeys stucco on brick. Band over ground floor. Slate roof with projecting eaves. 4 windows including gabled end breaks over porches. 1st floor paired narrow round headed sashes, in centre a grooved panel. French casements ground floor to verandah between outer breaks, cast iron guard and standards, tented canopy painted in alternate stripes. End bays have slight projection for round headed doorways and windows above which have dentil cornice and pediment capping. Recessed doors.

Listing NGR: SU7272273114

99 London Road consists a corner plot to Fatherstone Road which recently obtained a lawful use certificate for 2no flats on the ground floor ref. 162285/172286. There is also an office on the ground floor.

2 bedsits & an office exist on the first floor & two further bedsits on the second floor. All benefit from HMO licences.

Amenity space is located to the rear with a parking space used by the owners only.

There are several parking spaces on the frontage of 99, London Road for the offices only.

1.1.0. The site & its surroundings

The site is located directly behind 97-99 London Road which is owned by the Applicant`s.

It is adjacent to The Wigwam Nursery & surrounded in the main by reasonably substantial residential properties many of which are flats & HMOs.

The site is close to London Road which is the main A4 into Reading & The Berkshire Hospital.

To the North & running parallel to London Road is Kings Road which houses Reading College, further to the east there are numerous shops, takeaways & cafes.

There are good bus routes into Town although it is an easy walk into the Town centre.

1.2.0. The Proposal

The proposal is to construct on the rear of the site adjacent to The Wigwam Nursery a three storey building housing 2 no 1 bed flats on the ground floor & 2 no 2 bed flats on the first & second floor. The second floor will be contained partly in the loft space.

1.3.0. The Design

The design has been considered having regard to the immediate surroundings & the most appropriate solution was to design a building in a similar vein to The Wigwam Nursery but on a smaller scale.

1.4.0. The Layout

The layout stacks similar rooms over each other between flats with only bedroom accommodation within the second floor. The rear windows overlook only the very rear of the gardens to 95 & 93a London Road which are not single family dwellings & the rear of the Nursery.

1.5.0. The Scale

The scale is appropriate having regard to the adjacent buildings. The proposal does not in my opinion adversely affect the setting of the Listed Buildings 95-97 London Road as the rear elevations of these buildings are completely hidden by the rear addition on 99 London Road. The proposed building also lays to the North & will therefore not shadow the existing buildings in London Road.

1.6.0. Landscaping

Landscaping will be provided on the frontage behind a dwarf wall & railings. The rear amenity areas will be laid to lawn & patios.

1.7.0. Appearance

The design is in a similar vein to that of the Nursery but on a smaller scale, it is proposed to use similar materials incorporating a Flemish bond on the front elevation with sash upvc conservation window set back 100mm & stone cills. The roof will be formed in natural slates with timber bargeboards.

A dwarf wall with railings will be incorporated on the front boundary.

Solar panels are proposed on the southern elevation.

1.8.0. Refuse Storage

Formal refuse storage is proposed in the rear as shown on the site plan. There are already refuse stores on the London Road frontage for the existing buildings as shown on the site plan.

1.9.0 Parking & Cycling

No off street parking is proposed on site as it is a highly sustainable area on the fringe of the Town centre.

Secure cycle store is proposed in the rear amenity area which is safe. 4 no.

1.9.0. Amenity

Dedicated amenity areas have been allocated to the proposed flats, no 99 & 97 where access is available. As the flats are on the fringe of the town centre it cannot be expected to comply with the 25sqm per flat. The amenity areas are both convenient & reasonably private although it will be more of a visual amenity than used in my experience.

2.0.0. Flooding

The site location is not in or close to any identified flood zones.

3.0.0. Noise

The site is located away from any major through roads, and as such is unlikely to be subjected to heavy traffic noise; however, the building will be provided with double glazed windows and will have a good level of air tightness assisting the sound insulation properties.

4.0.0. Pollution

If there is an air quality issue with this site Whole house ventilation will be installed into each flat.

5.0.0. 106 Contributions

DM6 of the SDPD 2012 requires a financial contribution of 5% of the GDV. The Applicant is willing to enter into a 106 Legal agreement for an agreed sum

6.0.0 CIL

CIL form enclosed.

7.0.0. Conclusions

The site consists a reasonable gap on the frontage of Fatherstone Road which in our opinion is capable of development without detriment to the surrounding properties or their amenity.

The proposal does not affect the setting of the Listed Buildings no 95-97 as the principal elevation is fronting London Road with the rear elevation hidden by the rear addition to 99 London Road.

The design is in keeping with the surrounding properties.
