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Document Title: **DESIGN & ACCESS STATEMENT**

Project: **CHANGE OF USE**

Site Address: **226 WOKINGHAM ROAD, READING, RG6 1JS**

Client: **TURNER ESTATES**



Fig.1: View of 226 Wokingham Road from the street

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1.0 Introduction

This Design and Access statement is written as support for a planning application with Reading Borough Council for the change of use to 226 Wokingham Road in Reading. The application is submitted on behalf of applicants Turner Estates.

This statement is to be read in conjunction with the following information:

- Weston & Co Architects drawings: 16018-PL-01A, 16018-PL-02, 16018-PL-03, 16018-PL-04, 16018-PL-05, 16018-PL-06, 16018-PL-07, 16018-PL-08A, 16018-PL-09A, 16018-PL-10.

2.0 The Site Location & Context

The application site is located 3 kilometers east of Reading's town centre on the corner plot of Green Road and Wokingham Road, one of Reading's main arterial roads.

Local context surrounding the site is predominantly residential in use with a mix of single family houses and flats as well as some houses in multiple occupation. In addition, there is a mix of other uses in the immediate vicinity of the site, including healthcare facilities, a religious institution and commercial units on Wokingham Road towards Reading town centre.

226 Wokingham Road was originally built as a dwelling house, most recently it has been used as a clinic with consulting rooms by physiotherapists, however the site has been vacant since 1st September 2016. The building is not listed and the site is not located within a conservation area.



Fig.2: Location plan extract from drawing number 16018-PL-01A. Application site highlighted by red line

3.0 Use

The site is currently vacant but was previously in use as a physiotherapy clinic (D1 non-residential institution use). It is proposed to change the use of 226 Wokingham Road to a 9no. bedroom House in Multiple Occupation (sui generis use).

The proposal seeks to contribute to a mixed and sustainable community by providing housing for individuals contributing to the local economy, on a well located residential area with plenty of amenities nearby.

In accordance with Reading Borough Council's Core Strategy Policy CS18 and policy DM4, safeguarding amenity, the change of use does not propose an intensified use of the building. The proposal enables a building originally designed as a dwelling house to become of a residential type use again.

The scheme provides for suitable on-site car parking, provision of amenity space, cycle and bin storage. The proposed single storey rear extension follows the existing rear building line of the property and assists in providing good quality shared kitchen accommodation.

4.0 Amount

The existing D1 use building has a gross internal area of 203.7 square metres, the scheme proposes to provide a gross internal area of 219.4 square metres of sui generis (large HMO) floor area. The proposed 15.7 square metres net gain in gross internal area is provided by the single-story extension to the rear of the building.

The existing car parking area accessed from Green Road, is to remain unchanged providing 3no. car parking spaces. The parking space provision for a 9no. bedrooms HMO is in accordance with Reading Borough Council Car Parking Standards of 0.25 per bedroom. The inclusion of the terrace at rear will allow enough separation between the cars and the dwelling to reduce any detrimental effect to views out of rear windows.

The scheme proposes a 9no. bedroom HMO (sui generis use) with generous shared communal facilities. The bedrooms are sufficiently served with a bathroom on each floor and each bedroom has the use of a spacious Kitchen/Dining/Lounge room, Laundry room and shared external amenity space on the rear terrace and front garden. The size and standard of the accommodation proposed exceeds the standards set within Reading Borough Council's HMO Management Pack and the Housing Executive HMO Standards.

Currently the bins are stored between the building and the site's eastern boundary and rolled out to the public highway for collection. The proposal includes a bin store at the rear of the site with provision for 2no. 1100 litre bins, to provide for the storage and collection of separate general refuse and mixed dry recyclables.

Currently there is no provision of cycle storage within the site. A secure and covered cycle store is proposed at the rear of the site, adjacent to the proposed bin store. The store is suitable to accommodate 4 cycles.

Suitable shared external amenity space is proposed to be provided at the rear and within the front garden in accordance with policy DM10. The privacy of the proposed HMO and its garden is to be improved with the planting of a laurel hedge along the western boundary.



Fig.3: Proposed site plan extract from drawing number 16018-PL-06

5.0 Layout

The proposed layout of 226 Wokingham Road aims to make the best use of the existing building. The small addition of the single-storey rear extension provides a more comprehensive layout to the ground floor, creating a spacious open plan kitchen/dining/lounge. The scheme also proposes the removal of certain partitions and built-in furniture to provide better quality accommodation to the potential 9no. residents.

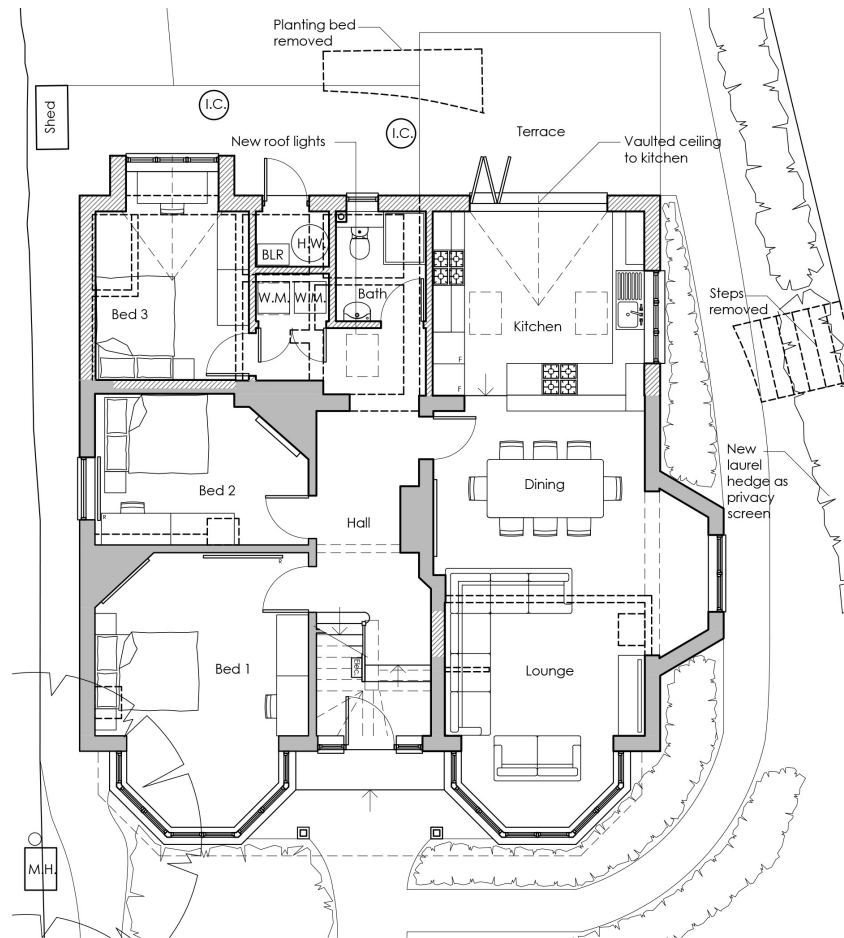


Fig.4: Proposed ground floor plan extract from drawing number 16018-PL-06

The proposed ground floor accommodates 3no. bedrooms, spacious kitchen/dining/lounge, Shower room, Laundry and a boiler room. The proposed first floor accommodates 4 no. bedrooms and a Bathroom. The second floor provides 2 no. bedrooms and a Shower room

6.0 Scale

The proposed new rear extension is single-story and designed to follow the existing rear building line of the property, whilst being subservient to the main massing of the house. There is therefore no alteration in scale proposed.

7.0 Landscaping

The scheme proposes the removal of steps on the western boundary allowing pedestrian access to the site from Green Road. To address issues of privacy and overlooking the proposal replaces the steps with a laurel hedge.

It is requested that the requirement of any detailed hard and soft landscaping design be reserved by condition to a potential approval.

8.0 Appearance

The minimal alterations to the appearance of the building are proposed to the rear. The single storey projection to the rear is designed to be in keeping with the existing house, using a pitched lean-to roof with plain tiles and facing brickwork walls to

match existing. The changes proposed on the rear and side elevations will create a harmonious appearance to the property that's in keeping with the area.



PROPOSED SOUTH WESTERN ELEVATION

Fig.5: Proposed rear elevation from drawing number 16018-PL-09A

Glazed sliding, folding doorset with a glazed gable is proposed to serve the communal kitchen and provide access to the rear terrace. A projecting bay window with glazed gable is also proposed to bedroom no. 3. The alterations proposed to the rear of the building enhance the appearance of the rear elevation.

The front elevation remains unchanged.

9.0 Access

The stepped pedestrian access on the western boundary is proposed to be removed. The site will remain accessible from Green Road through the existing vehicle access at the rear of the site, which remains unchanged.

Access to the application site from Wokingham Road remains unchanged and unaffected by the proposed change of use.