



81 Hamilton Road, Reading, RG1 5RB

**Proposed material change of use of the existing dwellinghouse to a 8x bedsit
HMO**

Design Statement

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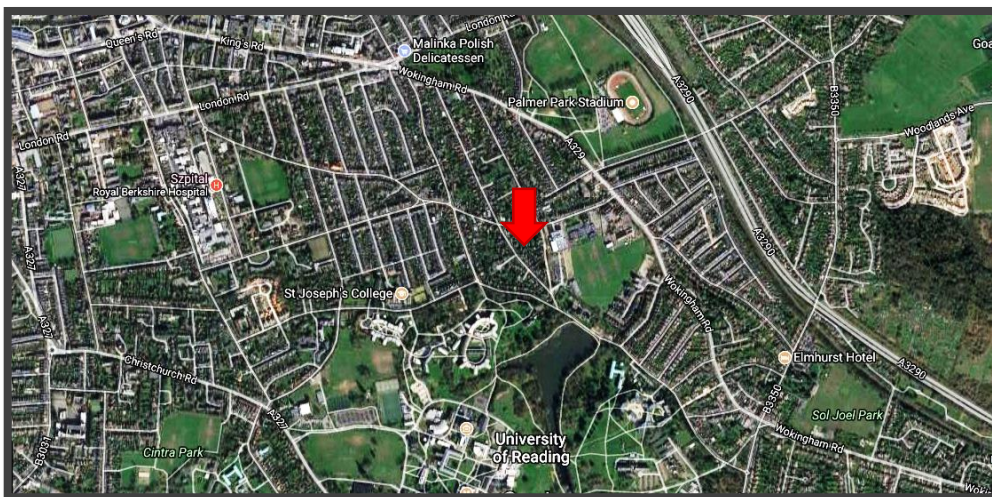
1. Introduction

1.1. Preface

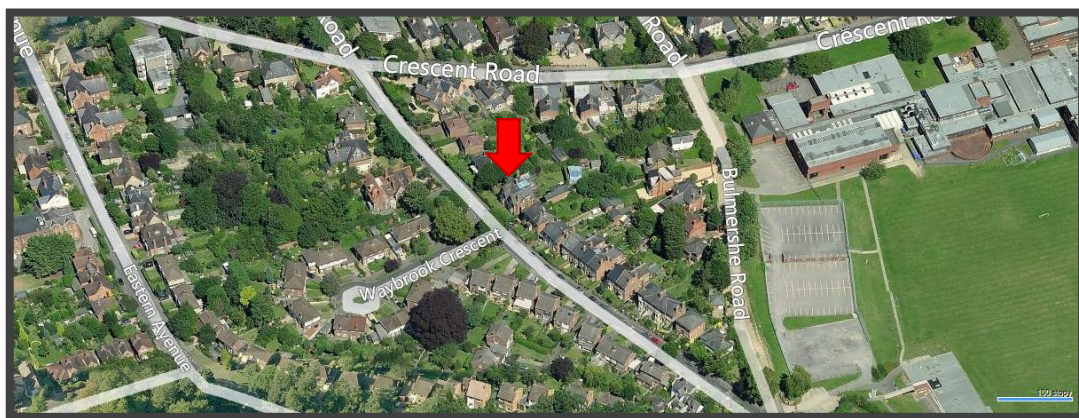
This design statement has been prepared in support of a Full application for change of use of the existing dwellinghouse to a 8x bedsit HMO.

The following statement covers the subject and information required for submission as set National Planning Policy Framework and Reading Borough Council guidelines. This document will outline the application site history and the design strategy for the proposed development. It should be read in conjunction with the submitted drawings.

1.2. Site Location



1. Aerial photograph



2. Bird's eye photograph



The application site is located on Hamilton Road within the South Park Conservation Area to the east side of Reading, approximately 1.3km from the town centre. The site is occupied by a large traditional building, two storey outbuilding with a greenhouse in the back garden. The application site constitutes about 800.0m² and the host dwelling includes approximately 191.0m² internal area.

2. Appraisal - Background

The proposed site is situated within the South Park Conservation Area, formally designated on the 28th of April 1988, following the 1976 planning policy document. The South Park Conservation Area comprises an essentially mid to late Victorian and Edwardian suburb of Reading, mainly focused on Eastern Avenue and Hamilton Road, which run north-south between the main Wokingham Road (A329) east out of Reading to the north and to and across Crescent Road to the south. The Conservation Area is generally, a fully built up urban area composed of continuous frontages of 2-3 storey buildings with front gardens to the back of pavement edge, albeit with a prevalence of large properties on large plots. The nearest public open space is Palmer Park available to residents for informal and formal recreation. Application property no. 81 Hamilton Road ("Rosehill") is a 2 storey detached villa with gabled slate roof, projecting bracketed eaves and decorative verandah with curved roof (partially removed to accommodate later bay).

A number of the surrounding dwellings have been converted into flats and HMO's, as a result of market demand in the area for such units. The proposal's building is currently used as a single four bedrooms dwelling. The site is a considerable area and is occupied by a detached building in size and purpose that suits its surroundings. The dwelling's appropriate density can be demonstrated by the functionality of the site, providing adequate car parking, bin/bike storage, facilities and operation without nuisance or disturbance to the surrounding dwellings. There is significant existing area of soft and hard amenity space to the rear. In general, all these features contribute to a site appropriate for residential HMO use.

3. Design Statement

3.1. General concept

The overall aim of the proposal is to make efficient use of the existing site and its assets, help to resolve borough's existing housing issues and meet the housing target for housing through the above proposal. The application property is characterized with a very sustainable location and the proposed development itself would improve the character and vitality of the area and quality of the environment.



3.2. Transport and access

The proposed site is located at the south-eastern end of Hamilton Road, in between Crescent Road and Whiteknights Road. Given close proximity from Wokingham Road (about 350.0m) and from Whiteknights Road (about 200.0m), the application property benefits from an extensive bus service including routes 4, 9, 13, 14 and 17 with frequent links to Reading and Wokingham Town Centre and Reading University Campus.

The application dwelling's close vicinity to Wokingham Road provides vehicle access to the A329 & A4 and links with the M4 for towards the east to London and Wales to the west. The broad road networks around the site also provide huge choice and possibilities of cycle routes and walking paths in and around the area, from local amenities on Wokingham Road to Reading Town Centre, which include wider range of services.

No. 81 Hamilton Road benefits from an access situated on the right hand side of the property, directly off of Hamilton Road. The car park for 3 cars will be located to the rear of the dwellinghouse.

3.3. Appearance and Character

No external changes to the appearance or fenestration of the existing building are proposed and the proposed change of use would not involve any impact on the internal layout of the property.

The rear and front garden is proposed to be adjusted for the parking standards and will be landscaped to a good standard.



3. External appearance to be retained.



3.4. Parking

The site will provide a minimum of 2 parking spaces (in accordance with the Reading Parking Standards study, which requires minimum of 0.25 space per bedroom). It is accepted that no road parking permits are to be granted for this planning application. The application dwelling's location also benefits from a very sustainable situation for public transport services and walking/cycling to all local amenities. It can be found in more detail in the appraisal above the various transport options available to the proposed tenants at the site.

3.5. Cycle storage

It is proposed to provide bike storage in the outbuilding in the rear of the property. This will allow for secure and covered storage for up to 8 bicycles in accordance with the Councils Parking Standards and Design SPD.

3.6. Waste storage and collection

The bin store would be located to the rear of the application property and would be maintained and operated by the management company. Reading Borough Councils existing collection service removes the waste from the site. Communal waste is taken out by the management company and the resident's personal waste is taken to the bin store by themselves. Travel distances to the bin store would not exceed 30.0m. The bin store is located in a significant distance from the main highway, therefore no unacceptable detrimental impact to the character of the Conservation Area would occur.

3.7. Private-public amenity space

There is an existing significant green space to the rear of the property along with a hard standing area, that will allow to commence all necessary garden activities. Along with amenity space at the property, the site is within a walking distance from the Palmer Park, which includes extensive recreational areas.



4. Rear garden



3.8. Community safety

Hamilton Road is considered as a well-lit residential road. Access to the property is found via a locked front gate, and the building's entrance is through locked double front door. Within the property each bedsit has a locked door, so two levels of security are in place. The rear car park has a security gate positioned in the southern corner of the application property. The bike storage is lockable as well.

3.9. Use and amount

The proposed application is for planning permission for a 8 bed HMO, which would replace the existing extremely large single dwelling. The proposed scheme is a result of analysis of the residential density in the surrounding area, where can be found much larger HMOs. No. 27 Hamilton Road is currently used as 11 separate flats (planning approval under reference 161779) or adjacent building no. 83 Hamilton Road, which comprises over 10 separate and independent residential units.

It is useful to note that within the last three decades RBC has approved applications very similar in use and intensification to the proposed. The number of potential residents at the similar sites has varied between 10 up to 16. The proposed application is significantly below those numbers, therefore the proposal is considered to be most respectful to the rich character of the Conservation Area.

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