

DESIGN AND ACCESS STATEMENT

APPLICATION: The application is for the conversion of an end terrace dwelling into three flats.

SITE: 2A Randolph Road
Reading
RG1 8EB

This Design and Access Statement has been prepared in accordance with Section 42 of the Planning and Compulsory Act 2004 and Circular 1/2006 to supplement the submission of the above planning application. In addition, the CABE guidance on Design & Access Statements have also been used in the preparation of the scheme documentation

The design concepts involving this planning application are as follows:

USE.

The application site is currently part single and part two storey building, the first-floor level has been used as a one bed flat for a period and the ground floor was converted to a restaurant, but was never used.

The application proposes to convert the building into three self-contained flats. The building is to be re-modelled internally, with some modest alterations to the exterior. The proposed development is on a brownfield site; the proposals make the most efficient use of the available land.

AMOUNT.

The application proposes the creation of three number flats. The application proposes alterations to the building to facilitate the use and there will be a modest increase in floor space to provide an internal staircase to first floor rather than an unsightly existing staircase to the front of the building.

LAYOUT.

The application proposes the use of the building as flats to the ground and first floor. There is a modest increase in floor area and alterations to the current building so as to improve the current layout.

The proposed units will provide much needed high quality residential accommodation and will contribute to the housing requirements for the area at large.

SCALE.

The overall form of the building has not been altered as such the elevations will predominantly be unaltered.

LANDSCAPING.

Currently the building forms part of the street there is the ability to have modest outside space to the ground floor flats. We would also consider given the location of the flats e.g. it is reasonable to make use of the wider facilities on offer.

APPEARANCE.

The most visible alteration to the building is the removal of the unsightly metal staircase to the front of the building and constructing a modest side extension to provide a secure, covered staircase and entrance to the first floor flat.

These very modest alterations to the external appearance of the building have been informed by the current character and appearance of the current and surrounding buildings. The alterations proposed to the elevation greatly enhance the current quality rear elevation.

The proposed alterations are informed by, and in keeping with the surroundings. The proposed alterations would represent a visual improvement to the appearance of the building and have no harm on the visual amenity of the wider area. It should also be noted that other properties within the immediate vicinity have also been converted to multiple flat units.

ACCESS.

The site is located off Randolph Road where opportunities to encourage means of travel other than by private car is relatively high. The application does not propose any alterations to the existing access, or car parking arrangements. There currently is no on-site car parking to the residential unit. Arrangements have been made within the design to provide secure cycle storage for the upper flats within the building on the ground floor (annotated upon the plans)