

**Proposed Change of use of rear extension to a One Bed Studio
At No 2 Waverley Road, Reading**



Client: Olivia Hutton & Michael Revell

Design & Access Statement

Introduction, Site Location and Description

This design & access statement has been prepared in support of a planning application for the proposed change of use of the extended part of the house set to the rear of the building. Currently the property is used as a six bedroom HMO, with the extension empty.

The extension was originally used as habitable space, prior to the conversion of the house to HMO.

It is intended to bring the extension to use as a one bedroom Studio, (Refer to drawing A-1010)

The property is located at the Junction of Tilehurst Road and Waverley Road, off of the roundabout that lies between these roads.

The building itself fronts Waverley Road to the east elevation, where it has access from there, with access also from Tilehurst Road

The site is the land adjacent to the rear of the existing house where the house was extended at or around 2001, replacing an existing garage at the time.

This created a courtyard area between the house and the extension, and a remote area of garden towards the end of the plot, which is gated and separates the original drive which is used by the property.

The dwellings in this mature part of Reading are bay fronted semidetached three storey buildings that are a mix of rented and converted

There is no enlargement of the property being proposed, and the alterations relate only to create separation from the main house and minor internal re-planning of the layout to the “extension” to create the habitable spaces as part of the new apartment.

The setting of the plot is ideal as there is access from the pedestrian gates off Tilehurst Road, access from the driveway and the gated access to the rear.

The proposals are for a self-contained unit and do not impact neighbours, and do not affect or limit the existing amenity to the property.



Aerial view of the site and its setting



Birdseye view of the site and its setting

Access

The site is located approximately 2 miles from Reading town centre which is well located for access to the main facilities including shops, pubs and restaurants, banks and post office, and the railway station with regular services to London, Basingstoke, Newbury and major towns between., useable from either Reading West which is a short walk from the site, otherwise Tilehurst station or the main station in Reading

There are bus stops on the Tilehurst Road within 50m from the application site with regular services to the town centre, and to the west towards Tilehurst, with the Asda Supermarket, that has on its complex a chemist, gym, cash machines and food outlets.

Bus routes 30 and 33 are operated by Reading Buses providing an approximate journey time of 20 minutes to Reading Station during weekdays.

Hard and Soft Landscaping

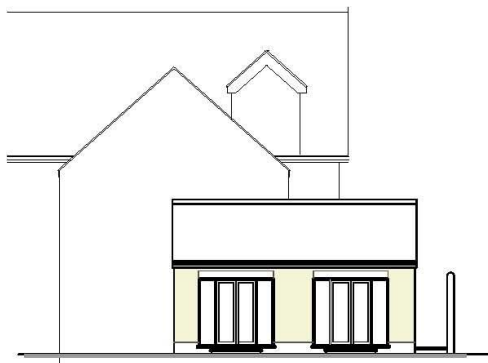
The property benefits form established gardens and hard landscape areas, and there is no alteration intended as part of the proposals to alter grounds that already exist. The areas of garden are to continue as communal areas, and no segregation is required or proposed to allow use by all occupants.



Appearance and Scale

The proposed change of use of part of the existing building will not affect the footprint of the building and relates to minor internal changes with location of partitions to arrange the living, sleeping and washing/cooking spaces for a comfortable one-bedroom unit.

There are large French doors to the part of the buildings affected, and one of these to the eastern elevation (courtyard elevation) is to be reduced in size to allow arrangement of furniture and more accessible ventilation to the bedroom area.

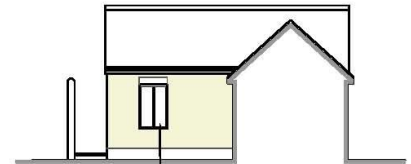


ELEVATION TO REAR
(WESTERN)

1 m 0 10 m
SCALE 1 : 100



SECTIONAL ELEVATION
TO REAR (EASTERN)
Existing



SECTIONAL ELEVATION
TO REAR (EASTERN)
Proposed



ELEVATION TO TILEHURST ROAD
(SOUTHERN)

1 m 0 10 m
SCALE 1 : 100

Areas and density

Photographs



View from Tilehurst Road



View from courtyard



Main house from Waverley Road

Planning History

There has not been very much alteration to the property at No 2 Waverley Road other than the replacement of the garage to the rear with an extension used as part of the house. Where this planning application relates to. This part of the building is currently empty, It is intended this part of the building to be used as a self-contained studio

Planning reference: 011146 approved on 19/03/2001 for Single storey extension and demolition of garage

Parking/Cycles/ Bins

Parking is currently available off -road on the driveway to the rear of the application site and it is not intended to offer or apply for on street parking permits due to the good transport links.

No on street parking is required with both the current use and of that proposed.

Cycles can be securely stored in the walled and gated garden that has hard landscaped areas

Bins are stored at the rear of the property

Biodiversity and Protected Species

The existing building is extensively used in its present form and is unlikely to have an effect to protected species.

There is no intention to alter or disturb the roof areas of the building.

Sustainability

Conclusion

The submitted plans and elevations demonstrate that there is no impact on design, access or amenity, there is no impact to neighbours or the immediate surroundings and street scene, with a self-contained plot that is well concealed within a walled and gated property with mature planting, and would seek support to allow the change of use proposed to part of the ground floor rear element.