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Document Title: **DESIGN & ACCESS STATEMENT**

Project: **REFURBISHMENT & CHANGE OF USE**

Site Address: **196 OXFORD ROAD, READING, RG30 1AA**

Client: **INFO-SITE LIMITED**



Fig.1: View of 196 Oxford Road from the street

prepared by

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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 refurbishment and change of use to 196 Oxford Road in Reading. The application is submitted on behalf of applicants Info-Site Limited.

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

- Weston & Co Architects drawings: 17005-PL-1, 17005-PL-2, 17005-PL-3, 17005-PL-4, 17005-PL-5, 17005-PL-6, 17005-PL-7, 17005-PL-8, 17005-PL-9.

2.0 The Site Location & Context

The application site is located one kilometre west of Reading's town centre next to the Post Office on the corner of Salisbury Road and Oxford Road, one of Reading's main arterial roads. The site is also located on the opposite side of Oxford Road to Reading West Station.

Local context surrounding the site is a mix of commercial and residential uses, with a mix of single family houses, flats and some houses in multiple occupation. There is a mix of other uses in the immediate vicinity of the site along Oxford Road including independent and chain restaurants, healthcare facilities, shops, supermarkets and other commercial units.

196 Oxford Road was originally built as a dwelling house, it is currently used as a House in Multiple Occupation licensed for 10 occupants. The building is not listed and the site is not located within a conservation area.

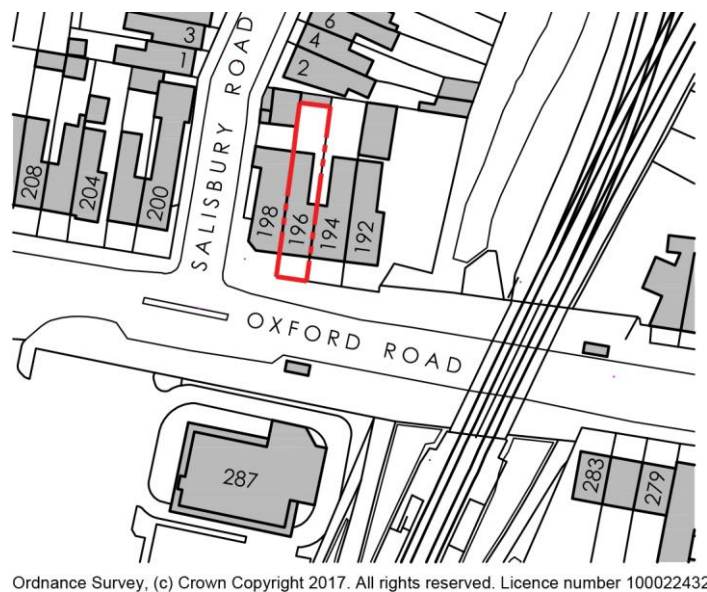


Fig.2: Location plan extract from drawing number 17005-SKP-1. Application site highlighted by red line

3.0 Use

The site is currently used as a large House in Multiple Occupation (sui generis) licensed for 10 occupants. It is proposed to change the use of 196 Oxford Road to 3no. Dwelling Flats (C3a use) with associated bin storage. The scheme proposes 2no. two-bedroom flats and 1no. studio flat. On the Ground Floor, Unit 1 will benefit from private amenity space.

The proposal seeks to contribute to a mixed and sustainable community by providing housing for individuals taking part in 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, which can currently be occupied by up to 10 people.

4.0 Amount

The existing HMO (sui generis) use building has a gross internal area of 171.2 square metres, the scheme proposes to provide a gross internal area of 177 square metres of Dwelling Flats (C3a) floor area. The proposed 5.8 square metres net gain in gross internal area is provided by the First-Floor extension to the rear of the building. The proposed floor area accommodates 3no. self-contained residential units.

The proposal provides Unit 1 with 35.3 sqm of private amenity area. Unit 2 and 3 will have access to local publicly accessible amenity spaces. The closest publicly accessible green amenity space being the Oxford Road Community Garden which is a 2-minute walk from the application site & is located to the south of Lidl supermarket. Alternatively, the publicly accessible Victoria Park also provides green amenity space, which is a 7-minute walk from the site.

Storage area for 2no. 360 litre wheelie bins for general refuse and 2no. 360 litre wheelie bins for mixed dry recyclables is proposed at the front of the property, within 10 metres of the public highway.

There is currently no provision for on-site car parking and it is not feasible to propose on-site parking within our scheme. It is proposed for each of the 3no. residential units to benefit from the allocation of a single space within Reading Borough Council's parking scheme resulting in no adverse effect to the local parking constraints.

5.0 Layout

The proposed Ground Floor accommodates Unit 1's rear Garden, 2no. Bedrooms, Shower Room, a spacious Kitchen and Lounge/Dining. The proposed First Floor accommodates studio Unit 2, which has a subdivided Bed area and comfortable Shower Room, Kitchen and Living area. The scheme proposes the entrance to Unit 3 on the First Floor, as well as Bedroom 1, W.C. and Kitchen/Living/Dining, the Second Floor accommodates Unit 3's Bedroom 2 and Bathroom.

The proposed layout of 196 Oxford Road aims to make the best use of the existing building. The small addition of the First-Floor rear extension provides a more comprehensive layout to the First Floor, creating a comfortable subdivided Bed area within studio Unit 2. The scheme also proposes the removal of certain partitions to provide better quality accommodation to the proposed 3no. residential units.

Due to the constraints of the existing building's layout it has not always been possible to propose common room types above and below each other. To mitigate any noise disturbance between the proposed residential units suitable acoustic upgrade to the floors will be proposed in compliance with Building Regulations.

6.0 Scale

The proposed new First Floor rear extension is designed to follow the existing rear building line of the property, whilst also following the ridge line of the existing First Floor rear extension. There is therefore no material alteration in scale proposed.

7.0 Landscaping

The scheme does not propose any changes in Landscaping of the site.

8.0 Appearance

The minimal alterations to the appearance of the building are proposed to the rear. The First-Floor projection to the rear is designed to be in keeping with the existing house, proposing a pitched lean-to roof with natural slates and facing brickwork walls to match existing. The proposed changes to the rear and side elevations will create a congruous appearance to the property that is in keeping with the building and the immediate context.



Fig.3: Proposed rear elevation from drawing number 17005-SKP-8



Fig4: Proposed side elevation from drawing number 17005-SKP-9

A new glazed external door is proposed to serve Unit 1's Dining/Lounge and provide access to the rear garden. New windows are proposed on both side and rear elevations to accommodate the scheme's internal layout at the rear. The alterations proposed to the rear of the building enhance the appearance of the rear and side elevations.

The front elevation remains unchanged.

9.0 Access

The site is in a very sustainable location due to its proximity to public transport provision, a wide range of local amenities and employment opportunities. Reading West Station is directly on the opposite side of the road to the property, giving access to the national rail network. Reading Buses route numbers: 15, 16, 17 and 143 are all less than a minute walking distance from the site. In addition, the proposal site is less than a 5-minute walk to many nearby amenities and commercial uses on Oxford Road. Reading town centre is a kilometer away from the site offering employment opportunities, and a wide range of retail and leisure amenities.

There are no material alterations proposed to the pedestrian or vehicular access to the application site.