

Design & Access Statement

on behalf of Mr N Joyner relating to the conversion of house in multiple occupation to 3x1 bed flats and 1x2 bed flats.

1.0.0 The Site / History

The site is located on Watlington Street, Reading, the site is ideally located to access Reading Town Centre and Major road network.

The site equates to 0/03 Hectares.

This is a resubmission of Full planning refused 141697 on 31st July 2015

1.1.0 The proposal is to remove the existing flat roof and build a parapet roof and reinstated chimneys as shown in drawings.

1.2.0 Landscaping

Hard and soft landscaping schemes will be provided.

1.3.0 The Access and Highway Matters

There is now access or highway matters.

1.4.0 Ecology

There are no ecology issues with this conversion.

1.5.0 Sustainable Design and construction

The flat will be constructed to achieve current building regulation standards.

1.6.0 S106 Agreement

The applicant will pay 5% of GDV contributions in regard to affordable housing and enter into a legal agreement with Reading Borough Council.

Valuations and title deeds to follow.

The applicant will also pay the council's reasonable cost in the preparation of the legal agreement