

196 – The development of the
former Conservative Club
371 Gosbrook Road Caversham
Reading RG4 8ED
Design & Access Statement

For Erleigh Investments Limited

Rev 1

Date: 20th Oct 2016

Site Location

The site is located in Caversham, Reading. The site is central to the settlement boundary and is considered to be within a sustainable location by virtue of the surrounding facilities, employment, infrastructure and community assets.

Proposed Development

The proposed development is for the conversion and change of use of 371 Gosbrook Road (former Conservative Club), from D2 (Assembly & Leisure) to C3 (Residential)

This application is pursuant to application 151497 that converted a large portion of the D2 premises into D1 (Nursery). This application now converts the remaining parts of the D2 building to be converted into 2 x 1bed C3 residential units.

Design & Appearance

The appearance and design of the existing building remains very similar to existing. The key appearance changes include:-

- Removal of existing porch and plastic canopies over windows
- Alterations to the existing side access door to make a single door
- Lower of windows cills to first floor windows.

The other alterations to the building are internal where the building is sub-divided and a new staircases to serve the units.

Use & Amount

The proposed use of the existing building is D1 Assembly & Leisure. The total Gross Internal Area of the existing building is as follow:-

Existing GF area 20m²

Existing FF area 124m²

Total = 144 m²

The proposed works do not add any building form of floor area

The proposed schedule of accommodation is:

Flat 1: 1 bed – 72m²

Flat 2: 1 bed – 56m²

Communal areas – 16m²

The surrounding area is predominately residential and so the change in use from D1 to C3 should be considered as commensurate use class for the area.

Access

The proposed access for the new residential dwellings is via the existing side access to the former D2 building. The new dwellings share a common access lobby, where two front doors are served. The dwellings then have staircases up to the first floor where a bulk of the residential accommodation and main habitable rooms are positioned.

Parking

The scheme proposes a parking strategy that offers parking spaces for the new residential units. It is proposed, subject to consent from the highways department, that one dwelling will be allowed a parking permit as the previously restricted section of the road outside the service access to the building will no longer be required, thus a section of road side parking will be freed for general permitted resident parking. Both dwellings will utilise the nursery parking out of hours and on the weekends as this parking will be available.

Flood Risk Assessment

The property is within Flood Zone 3 and so a Flood Risk Assessment has been prepared by Peter Brett Associates to support this application.