



PLANNING DESIGN & ACCESS STATEMENT

for premises known as

**273 Basingstoke Road,
Reading,
RG2 0HY**

for and on behalf of

SEP Properties Limited

June 2016

Johnson Fellows LLP
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Regulated by RICS

1.0 General

Johnson Fellows became involved with this project in April 2016 upon instruction by the owners of the building to conduct a measured survey and initial feasibility study into how the building could be re-developed.

Use	Suitability
Retail Use A1 / A2	Ground floor existing use as A2. First floor not suitable for A1 use due to poor access, and not large enough for A2 use. General issues around poor parking / access for A2 use on the site.
Restaurant use A3	Not suitable due to proximity due to poor parking on site, and limited opportunity for deliveries.
Residential use C3	Potential conversion of first floors in to residential use and scope for extending on to flat roof area. Potential for second floor extension due to height of existing pitched roof.

As part of the long term strategic aim for the property, Johnson Fellows have been instructed to prepare and submit a planning application to extend the first and second floor level to maximise the potential residential use on the site. By doing this, all construction works on the site would be able to be completed in one phase and minimise disruption to the area / occupants of the building.

2.0 DESIGN

The design of the scheme has taken into account the local context of the area. We have looked at the amenities and transport available locally and feel that the scheme is suitable for the level of development proposed. The design of each individual dwelling complies with Technical Housing Standards – Nationally Described Space Standards, with 4 one Person one bed flats.

The proposed external finishes are design to compliment the varied style of the surrounding buildings, and is designed to mimic a traditional mansard style with dark grey slate finish. This was felt to be a more suitable look for the extension of the building due to its prominent position on the corner of Buckland Road and Bassingstoke Road, as opposed to the massing of continuing the facing brick on the second floor.

3.0 USE

The proposed use for the extension would be entirely C3, which would tie in with the new existing use for the rest of the upper floors. The separate ground floor would remain A2 with any change being subject to a separate planning application and the requirements of a tenant.

3.0 AMOUNT

The proposed allows for 4no one bed flats, which are all serviced by the existing entrance on the ground floor. The bin store on the ground floor can accommodate 4no. 120 gallon bins, which is deemed to be suitable for the 8 persons under the previous application, and the 3 additional persons as per this application.

4.0 LAYOUT

The layout of the building will be fundamentally the same. The ground floor unit will be accessed via the existing shop front whilst first floor access will continue to be from the rear of the property (facing Buckland Road) as will all the proposed residential accommodation.

The ground floor has a natural divide with the toilet block separating what would most likely become the back of house. Each flat has an access corridor with a living / kitchen / dining room, bedroom and bathroom directly from the corridor.

5.0 SCALE

The proposed extension will create 135m² of new floor space, which will allow for three one bed flats, with flat 2 being entirely positioned within the existing floor space. The flat sizes are as follows –

Flat 1	- 41m ²
Flat 2	- 43m ²
Flat 3	- 44m ²
Flat 4	- 44m ²

6.0 APPEARANCE

The proposed external finishes are design to compliment the varied style of the surrounding buildings, and is designed to mimic a traditional mansard style with dark grey slate finish. This was felt to be a more suitable look for the extension of the building, rather than brickwork, which would struggle to match the existing style /colour, or render, which we believe would detract from the character of the surrounding building styles.

The windows as shown on the proposed plan are positioned to follow the existing building lines whilst also providing a functional position to the internal layouts. The external appearance will be dark grey, and sash windows will be used to continue the heritage feel of the area and the proposed extension. The extension to the first floor will continue the style

of the existing windows, and feature a sash style window. It is proposed that the new windows will be UPVC to improve thermal efficiency and reduce sound impact internally.

8.0 ACCESS – VEHICULAR AND TRANSPORT LINKS

Internally there would be limited access for disabled and people with limited mobility due to there being no facility for a lift, and no scope for the installation of lift. As the site has no parking, the occupants would need to rely upon public transport and I have listed the closest local amenities below:

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|--------------------|------------------------------------|
| A. Bus Stop | - 50m (Bassingstoke Road) |
| B. Train Station | - 3km (Reading or Reading West) |
| C. Public Car Park | - 80m (Morrison's public car park) |
| D. Food Shops | - 80m (Morrison's superstore) |