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Date: 19/04/2016

Document Title: **DESIGN & ACCESS STATEMENT**

Project: **PROPOSED ADDITIONAL STUDENT HOUSING UNIT**

Site Address: **HILLSIDE COURT, ALLCROFT ROAD, READING, RG1 5DJ**

Client: **TURNER ESTATES**



Fig.1: Aerial view of the site

prepared by



This document is to be read in conjunction with Weston & Co Architects drawings: 16006-PL-1, 16006-PL-2, 16006-PL-3A, 16006-PL-4, 16006-PL-5A, 16006-PL-6, along with Ian Keen Limited's Tree Constraints Plan drawing 8680/01.

1.0 Introduction

Turner Estates is seeking planning permission to build one additional student housing unit as an extension to Block C in the southwestern corner of the site. The additional unit will benefit from the use of all the amenities shared by the existing four student housing blocks.

There are no alterations to Hillside House proposed as part of this application.

2.0 The Site & Location

The application site is located within the curtilage of Hillside House on Allcroft Road. Hillside House and its garden were established and built in 1880 and enlarged in 1889 for the Palmer family, the overall site area is approximately 0.75 hectares. The building is listed Grade II and the site is located within the Mount conservation area.

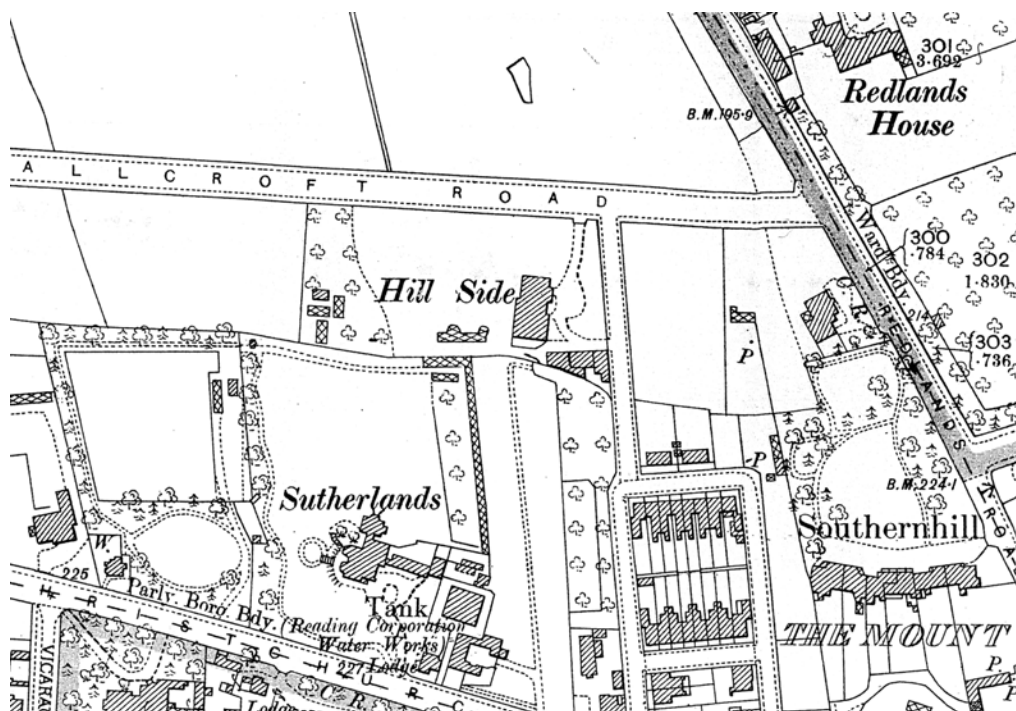


Fig.2: 1911 map indicating Hillside House & outbuildings prior to construction of Hillside Court student housing blocks.

Hillside House has been a student hostel since 1949 and was converted by Reading University for their use. In the late 1970's, the University built the four student housing blocks which comprise Hillside Court within the grounds of Hillside House. The whole site was acquired by Turner Estates in 2014 and is currently managed in a similar way to how the University had run the site.

In 2015 planning permission was granted for improvements to the four existing student housing blocks which were defined by planning application reference 150090. The focus of the application was to improve the standard of the housing accommodation, bin and cycle storage and the external landscaping. The works associated with application 150090 are now complete except for two of the three approved cycle stores. It was decided that the two stores identified by dashed lines on drawing number 16006-PL-3A would not be constructed as they would be significantly over-providing cycle storage spaces above Reading Borough Council's standards.

3.0 Use

The proposed extension to block C is to be student housing C2 use.

4.0 Amount

It is proposed to construct one additional eight-bedroom student housing unit with a net gain in gross internal floor area of 157.2 square meters.

The housing unit will benefit from the use of Bin Stores 1 and 2, identified on the accompanying existing and proposed site plan drawings, numbers 16006-PL-3A and 16006-PL-4.

The housing unit will benefit from the use of the secure and sheltered cycle store, identified on the accompanying existing and proposed site plan drawings, numbers 16006-PL-3A and 16006-PL-4. Should this application be approved there would be a total number of 118 student bedrooms within blocks A, B and C served by the existing cycle store. Reading Borough Council's minimum cycle parking standards are: 1 space per 5 students for C2 Hall of Residence use, therefore requiring 24 cycle spaces for the 118 students. The existing cycle store provides space for the storage of 30 bicycles and can therefore exceed this requirement.

There is currently no provision for car parking for the students occupying Blocks A, B, C and D. There is no additional car parking proposed serving the proposed student housing unit in accordance with Reading Borough Council's parking standards for C2 Hall of Residence use.



Fig.3: Proposed ground floor plan

5.0 Layout

The proposed additional housing unit is designed to be congruous with the existing block C, a similar floor plan is adopted which improves on the sanitary accommodation compared to the existing block C units.

Access to the proposed unit is adjacent to the front door to unit C4, where unit C5 is connected by a single storey building element which also creates an entrance canopy with its pitched roof projection.

The floor plan of unit C5 is designed with no window openings to the southern elevation in order to eliminate any overlooking issues with neighbouring housing plots on Lancaster Close.

The extent of the proposed building footprint is designed to keep clear of the root protection areas of the adjacent trees determined by Ian Keen Limited's Tree Constraints Plan drawing 8680/01. The extent of the root protection areas can also be seen plotted on the proposed ground and first floor plans drawing 16006-PL-5A.

6.0 Scale

The proposed new housing unit is designed to be of the same scale as the existing student housing blocks A, B, C and D.

7.0 Landscaping

There will be some minor alterations to the existing site involving an extension to the existing hard-standing footpath and construction of a retaining wall adjacent to the living room.

8.0 Appearance

The proposed unit C5 is designed to be congruous with the existing block C, to which it is an extension.

All of the external finishing materials and architectural details inherent to block C are to be replicated on the proposed unit in order to create a visually harmonious relationship.



Fig.4: Proposed east elevation

9.0 Access

Access to the application site is unchanged and not affected by this application.