

Planning Statement

29 Russell Street, Reading, RG1 7XD

In relation to the change of use of an 11 person Sui generis HMO house into 8 no self contained flats including some demolition to the rear & the construction of a four storey rear extension.



The Keen Partnership

The Courtyard
Edinburgh Road
Reading RG30 2UA
File: 8648

Site & History

29 Russell Street is a semi-detached residential large Sui Generis licensed HMO house which comprises of 9 bedrooms (11 persons) and rear garden. Located in a predominantly Victorian area with a mix of converted flats, single family dwellings & hotel directly to the north. The property benefits from a large private rear garden.

The attached property no 31 has recently been converted with a slightly smaller rear extension to provide 7 self-contained flats.

The site is situated in a highly sustainable area with good public transport links into Reading Town Centre, with good bus and bike route in and out of town with a 15-minute walk to Reading Train station.

Proposals

The proposal is to demolish the rear two-storey extension & construction a four-storey extension on the rear & partly to the north flank. The building is then to be internally remodeled to provide;

Basement –
2no 1 bed flats

Ground floor –
1no 2 bed flat & 1no studio flat

First Floor –
1no 2 bed flat & 1no 1 bed flat

Second floor –
2 no 1 bed flats

Basement access from the front garden
Bins & cycle stores.

This provides for a good mix of flat types within this building.

Air quality mitigation measures

As the property is located in The Air Quality Management Area whole house ventilation is proposed to the flats facing Russell Street to enable comfortable living without the need to open the windows to gain ventilation.

Scale

The size & scale of the rear extension takes into consideration the recently approved extension & conversion of 31 Russell Street which is now converted into 7 self contained flats. One will note that the proposed extension to 29 Russell Street is stepped back so that the 45° sight line from the rear bedroom windows of 31 is not obscured.

The Crown Lodge Guest House is situated directly to the north & as this is not a residential property I do not believe the 45° sight line is applicable.

One will note that many of the properties in Russell Street on this side of the road benefit from substantial multi storey rear extensions & therefore the proposal is not out of character.

This extension as did the rear extension of 31, will allow a larger addition to 27 Russell Street (the guest house) in the future.



Layout

With regards to the internal layouts the proposal achieves the stacking of like rooms over rooms apart from the rear first floor bedroom 2 of flat 6 which is under the living area of flat 8. This is due to the top flat being partly within the roof space. Additional sound insulation will be incorporated within this floor to reduce the impact & airborne sound transmission between the two units.



Sustainability

The external envelope of the building will be upgraded to comply with the current Building Regulations.

Vehicular and transport comments

This site is located in a sustainable part of Reading. There is a good bus and cycle route to and from Reading Town Centre. There is no off street parking available.

An informal comment was obtained from Darren Cook on 15th August 2015 relating to 7 units when he advised there was unlikely to be any transport objections. It is appreciated there are 8 units, but two 1no bed units rather than one larger 2 bed unit.

Cycle storage is provided at 0.5 per flat.
Formal bin storage is now provided.

Amenity

There is approximately 200sqm of private amenity area to the rear
The 1 bed basement flat no 2 is provided with private amenity/defensible space & all other flats have internal access to the rear garden which creates a safe & secure environment.

Affordable Housing

As the proposal is for 8 residential units it will not attract any contributions.

Regarding DM8:

The proposal to convert house into self-contained flats:

The proposal respects the physical character of the area and additionally would not harm the existing mixed and sustainable community.

Moreover, it respects the character of the house in terms of materials and design, as well as the character of neighbouring properties.

It does not present a large blank façade to public areas the changes;

The property converted has over four bedrooms and measures more than 120 sqm.

The bin storage is of an appropriate size and standard for the units proposed and is located on the ground floor level with easy access.

25% of the units formed are suitable for the family occupation.

Individual units provide appropriate minimum internal floor standards and headroom in accordance with the Council's adopted minimum internal floorspace standards.

CIL

A CIL form has been submitted with this application.