

**Design & Access Statement to support application for the change of use from
Class E to Class C3 (1no 1B 1P) flat on the ground floor rear at**

74, School Road Tilehurst Reading RG31 5ST

Project Ref. 9329-24

Date – 02-07-24

1.0.0 Purpose of Application

The purpose of this application is a change of use from class E to class C3 relating to the vacant ground floor area. Rear part only.

The Building was until recently occupied by the National Westminster Bank.

The whole building is now vacant.

1.0.1 History

A Class MA application was recently submitted but since the recent boundary changes the site is now within the Article 4 area restricting a prior approval application.

1.1.0 The site & its surroundings

The site is situated on the north side of School Road within the popular Tilehurst Village centre close to Dunstall Close which provides vehicular access to the rear of the property.

Directly behind the rear service area there is a small public car park.

Almost opposite is the Tilehurst Precinct.

Victoria Recreation ground is a short walk away.

There are good public transport routes through Tilehurst into Reading Town Centre & further afield.

The first floor of no 72 School is already converted to residential flats as I believe other first floor areas are or have been converted as the commercial premises become vacant as the first floor commercial areas become surplus to requirements.

1.2.0 The Proposal

The proposal is to convert the ground floor to provide 1no Studio 1P flat of 47sqm complying with the National Standards.

Access will be from the rear. A small defensible garden area is provided directly behind the flat of 5sqm.

Car parking is available to the rear. Bin & cycle stores are provided as shown on the site plan.

1.3.0 The Design

The design utilises the existing space well creating good sized rooms with good levels of light & ventilation for the living & bed area.

1.4.0 The layout

The layout utilises the rear section for the living & bed area with the kitchen & bathroom area within the central section.

1.5.0 The scale

The scale is appropriate having regard to the floor area & location.

1.6.0 Landscaping

There is limited scope for landscaping within the rear amenity area via raised & garden pots rather than planting in the ground.

1.7.0 Appearance

The appearance is basically as exists today.

1.8.0 Refuse Storage

Refuse storage is provided to the rear via Metrostor containers as shown on the site plan.

1.9.0 Parking & Cycling

No parking is proposed as the three parking spaces are allocated to the first floor & commercial premises. The site is located in a highly sustainable location.

Cycle storage is provide within the rear service area via the Metrostor containers.

There is also space to store a cycle within the ground floor entrance to the first floor as occupiers may not trust the security of the outside storage.

1.9.1 Amenity

There is a small outside amenity available with this scheme. The flats are located in the village centre. Victoria Recreation Park is a short walk away.

2.0.0 Noise

The rear flat will not be subject to any road noise & there is no noisy plant close by.

The external joinery is currently double glazed upvc which will provide a DB level of 34Db when shut. Trickle vents are incorporated to the frame.

School Road although a through road is not a busy main route through Reading such as the Oxford Road or Bath Road. As such the noise levels will be low from traffic.

There are no commercial premises close by that operate mechanical flues.

4.0.0 CIL

Cil form is enclosed

6.0.0 Affordable Housing:

We are proposing to convert the first floor to provide 2 no 1 bed flats which will attract a 10% (5%) payable contribution towards affordable housing. The applicant will pay the councils reasonable legal costs in the preparation of the relevant s106 agreement.

5.0.0 Conclusions

This scheme provides another opportunity to provide 1 no good sized 1 bed 1P flat in a very popular Tilehurst location close to all local amenities.