

Design & Access Statement on behalf of

Royle Berkshire Developments Ltd

78, Basingstoke Road

Reading RG2 0EL

Project Ref 9310-24

Date. Jun 24



78 Basingstoke Road Reading.

1.0.0. Introduction

No 78 Basingstoke Road is currently a 9 room Sui Genus HMO & is licenced by Reading Borough Council. The property has been in Sui Genus HMO use in excess of 10 years.

1.1.0. The site & its surroundings

The property is located on the west side of Basingstoke Road in the middle of a row of 10 Victorian terraced properties over 3 storeys.

Many of the properties in this location are either HMOs or have been converted into flats. The property is close to local amenities, on a main bus route into Reading Town Centre.

The area is a mixture of houses/flats/HMOs & commercial properties.

1.2.0. The Proposal

The proposal is to;

1. Two small rear extensions to provide additional area to rooms 1 & 3 on the ground floor.
2. To relocate the stairs throughout
3. To create small dormer extension to the rear to enable better use of the second floor accommodation, particularly to the rear.
4. To provide better bathroom accommodation
5. To provide kitchen accommodation to each room.
6. To provide an external store in the rear garden.

1.3.0. The Design

The front elevation is unaffected.

The rear elevations are to incorporate a small flat roof dormer which will be the continuation of the existing one & a further two pitched roof dormers on the rear addition.

1.4.0. The Amount

The number of rooms is unchanged.

1.5.0. The Layout

The layout is altered to provide better internal accommodation so that the rooms can benefit from their own kitchens.

4no bathrooms are proposed

1.6.0. The Scale

The scale is basically changing very little, with only small single storey rear additions & small additional dormers on the rear addition.

1.7.0. Appearance

The external appearance from the front elevation will remain unchanged.

The rear elevation will incorporate 2no single storey additions & loft dormers, which we believe are all in keeping with the character of the Victorian house.

1.10.0 Access

Access is as exists at present

1.11.0. Flooding

The site is within flood zone 1 and is not close to flood zones 2 or 3.

1.12.0. Transport/ Parking Policy

There is availability for 1no off street parking which is existing.

1.13.0 Bin & cycle storage

Bin storage is provided at the front as exists today

The rear storage shed will be capable of storing cycles.

1.14.0. CIL

A CIL form is enclosed.

1.15.0. Conclusion

The Applicant is proposing to completely refurbish the property & with these additions & alterations should be supported to provide ongoing low-cost residential accommodation.