

**Design & Access Statement to support application for the change of use from
Class E to Class C3 (2no 1B 1P) flats on the first floor 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 first floor area.

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 first floor to provide 2no 1bed 1P flats of 43sqm & 44sqm complying with the National standards.

Access will be from the rear to the existing internal staircase.

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.

1.4.0 The layout

The layout is well designed siting kitchens together with the bedrooms remote from the adjoining flat.

1.5.0 The scale

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

1.6.0 Landscaping

There is no scope for landscaping in this instance.

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

1no parking space is proposed for each flat with 1no car parking space allocated for the Class E ground floor premises.

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

There is also space to store 2no cycles within the ground floor entrance as occupiers may not trust the security of the outside storage.

1.9.1 Amenity

There is no 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 2 will not be subject to any road noise & there is no noisy plant close by.

The front flat 1 is situated on the main School Road but is set back & on the first floor.

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 2no 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 2no good sized 1 bed 1P flats in a very popular Tilehurst location close to all local amenities.