

R A M M U R T I D E S I G N L T D

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Design Statement
to accompany Planning Application submission for revised proposals following planning approval
under reference 170134

Proposed alteration and addition of entrance feature

at No 53-55 Argyle Road, Reading
RG1 7YL

for Mr Hansra

15th March 2024

Site Context and design requirements

The planning application seeks approval to provide an addition to the existing main entrances which were part of the existing building and approved via application reference 170134 in 2020.

Whilst working to implement the approved scheme, there have been many challenges to work with the existing building at basement level, where the scheme required the lowering of the ground levels within the basement floor to improve headroom and create useable spaces for the conversion to residential use.

The works required substantial underpinning of the foundations and the walls to allow the lowering of the floor to take place.

This work has been implemented but has produced difficulties in respect of surface water drainage particularly in the entrance areas, and it has been decided that to provide a covering over the area would mean that drainage can be dealt with at the carpark level as opposed to the lower and problem area, as the water would be stopped before getting to the lower section of the building.

The proposal is sympathetic to the building and would improve the two individual entrance points to a single and more secure entry.

The new covered area would be an infill to the new build over the cycle store and also the existing bay feature where although two window openings would require to be blocked up, there would remain sufficient windows to the affected rooms still.

It was felt that with the existing arrangement there was an element of loss of privacy when occupants entered the building, as the two windows faced directly over the steps into the building.

The new arrangement would overcome this issue as part of the new design.

Parking

Parking is not affected as the new covered area takes in the main part of the recess that was not into use for parking, and similarly vehicle manoeuvres are not affected by this proposal.

Loss or gain in development.

There is no gain in habitable area other than the common use of the new entrance to the apartments. There is no loss in floor area in respect of the accommodation previously approved.

The scheme design and principle remains unchanged from the approved scheme.