

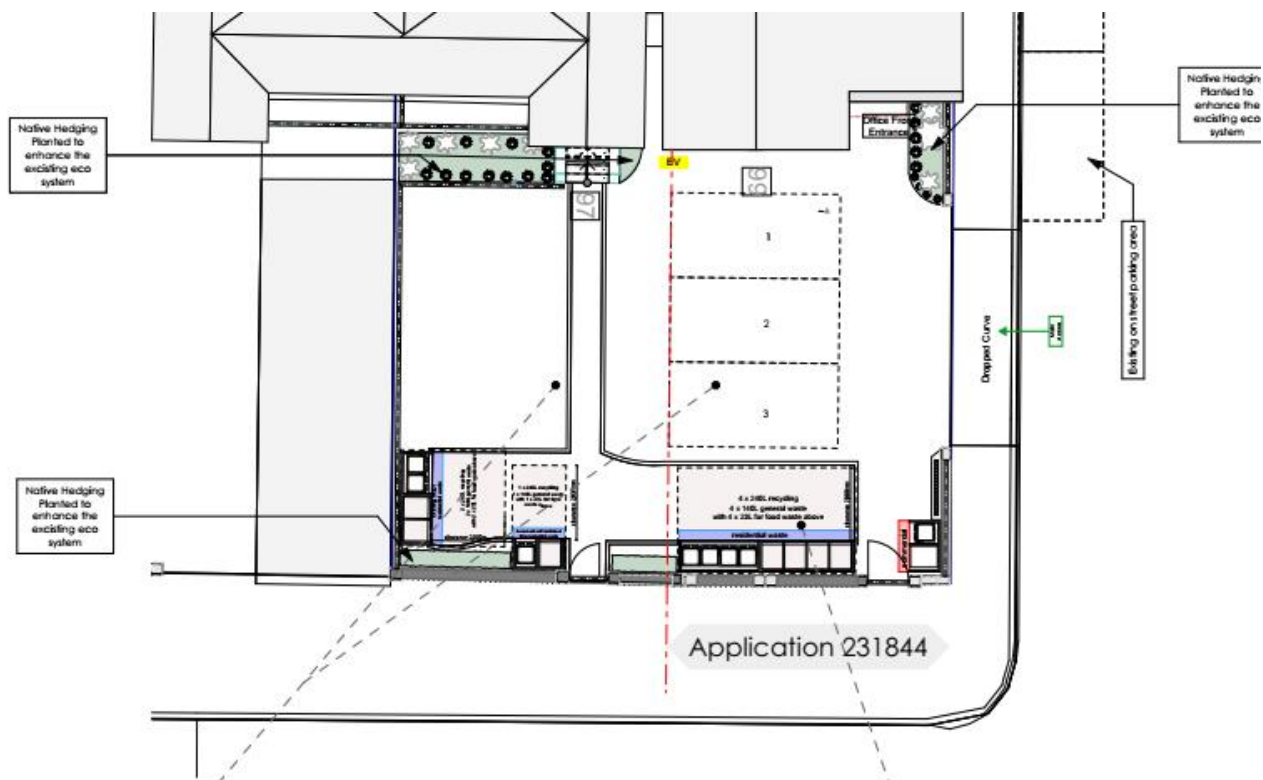
The Courtyard, Edinburgh Road, Reading Berkshire RG30 2UA

Planning & Heritage Statement

97 London Road Reading RG1 4PL

Project Ref 9309-24

Date. August 24



1.0.0. History

97, London Road : Lawful use application approved for Basement flat ref 172282. The ground & first floors accommodate 4no bedsitting rooms under an HMO licence. This building is a Grade II listed as detailed within the Historic Listing, this includes no 95 to the west.

Listing Text

LONDON ROAD

1.

5128

(North Side)

Nos 95 and 97

SU 7273 7/516

II GV

2.

Mid C19 pair. Eldon Square type Italianate. 2 storeys stucco on brick. Band over ground floor. Slate roof with projecting eaves. 4 windows including gabled end breaks over porches. 1st floor paired narrow round headed sashes, in centre a grooved panel. French casements ground floor to verandah between outer breaks, cast iron guard and standards, tented canopy painted in alternate stripes. End bays have slight projection for round headed doorways and windows above which have dentil cornice and pediment capping. Recessed doors.

Listing NGR: SU7272273114

99 London Road consists a corner plot to Fatherstone Road which recently obtained a lawful use certificate for 2no flats on the ground floor ref. 162285/172286. There is also an office on the ground floor. The current application Ref. 231844 Conversion of building to consist of 4no 1 bed flats (C3) ground floor office (Class E) & 2no short term let units (C1).

Alterations to roof including 2x gables to East elevations & 2x dormers on West elevation. Rear ground/first floor extensions, external door & window alterations.

2 bedsits & an office exist on the first floor & two further bedsits on the second floor. All benefit from HMO licences.

Amenity space is located to the rear with a parking space used by the owners only.

There are several parking spaces on the frontage of 99, London Road for the offices only.

1.1.0. The site & its surroundings

It is adjacent to The Wigwam Nursery & surrounded in the main by reasonably substantial residential properties many of which are flats & HMOs.

The site is close to London Road which is the main A4 into Reading & The Berkshire Hospital.

To the North & running parallel to London Road is Kings Road which houses Reading College, further to the east there are numerous shops, takeaways & cafes.

There are good bus routes into Town although it is an easy walk into the Town centre.

1.2.0. The Proposal

The proposal is to block pave the frontage together with the restoration of the brick boundary walls incorporating planting.

1.3.0. The Design

The design will match that of the paving within 99 London Road which is about to be approved.

1.4.0. The Layout

The layout is as shown on the plans.

1.5.0. The Scale

There is no change in the scale.

1.6.0. Landscaping

Landscaping is proposed as shown on the plans.

1.7.0. Appearance

The appearance is as shown on the drawings.

1.8.0. Refuse Storage

Formal refuse storage is proposed in the rear as shown on the site plan. There are already refuse stores on the London Road frontage for the existing buildings as shown on the site plan.

1.9.0 Parking

No off street parking is proposed on site as it is a highly sustainable area on the fringe of the Town centre. Parking is shown on no 99 London Road.

6.0.0 CIL

CIL form enclosed.

7.0.0. Conclusions

The paving, landscaping & restoration of the boundary walls will have a positive impact on the character of the Listed Building & is in keeping with that already agreed re 99 London Road.

The design is in keeping with the surrounding properties.
