

DAVIS PLANNING LTD

Chartered Town Planners

DESIGN AND ACCESS STATEMENT

104 London Street, Reading, RG1 4SJ

Layout: The layout of the proposal respects the layout of the existing building which is Grade II listed. The proposed change of use can be accommodated within the building with minimal internal alterations. The existing 1no. one bedroom flat on the ground floor is proposed to be subsumed into the new use for communal facilities including a common area, kitchen and bathroom. In terms of the small HMO, a bedroom is proposed on the front section of the ground floor, with a further bedroom on the first floor and two bedrooms on the second floor. A bedroom will be retained in the former flat providing 5 bedrooms in total. A kitchen and bathroom are also proposed on the first floor, providing for acceptable living conditions in conjunction with the communal facilities on the ground floor referred to above.

Use: The proposal is for the change of use of the building from offices and a flat to a small HMO use. The existing flat at the rear will be subsumed into this new use. This is consistent with the buildings historic use.

Amount: As stated above, the proposal is for a small HMO (five rooms, 6 occupants).

Scale: The proposal does not involve any extensions, and the scale of the building is unchanged.

Appearance: No alterations are proposed to the external appearance of the building.

Landscaping: The site is currently devoid of any landscaping and there are some opportunities to incorporate additional planting at the rear by way of planning conditions.

Access: The HMO would be car free which is appropriate given the highly sustainable location within central Reading. An independent cycle store is provided at the rear of the property.