

PLANNING, DESIGN AND ACCESS STATEMENT

Change of Use of Second Floor from Class E office use to C3 residential use to provide 4no One Bedroom flats.

Havell House, 62-66 Queen's Road, Reading RG1 4AZ

Introduction.

Havell House is located on Queen's Road in the centre of Reading. The building was previously in office use from upper ground to third floor. The lower ground floor was in D1 use. The upper floors of the building have previously had Prior Approval granted for conversion to residential use. Planning permission was also granted for the residential use of the lower ground and upper ground floors and more recently the third floor has also been granted permission for residential use. This application seeks permission for residential use of the second floor. The building is currently vacant.

Use and Amount

The current use of this part of the building is class E office. The proposal is to provide 4no flats in C3 Residential use.

4no 1 Bedroom, 1 Person Flats. Floor areas of 43m², 37m², 41m² and 39m².

These gross internal areas are consistent with the requirements set out in the Nationally Described Space Standards.

Layout

The stair, core and existing plant rooms are proposed to be unchanged. The layout provides 4no flats. Two on the front and two on the rear elevations.

Scale and Appearance

The proposals do not involve changes to the external appearance of the building, other than the replacement of the windows. The scale will not be changed. External changes to the building have been previously granted under application ref: 240085.

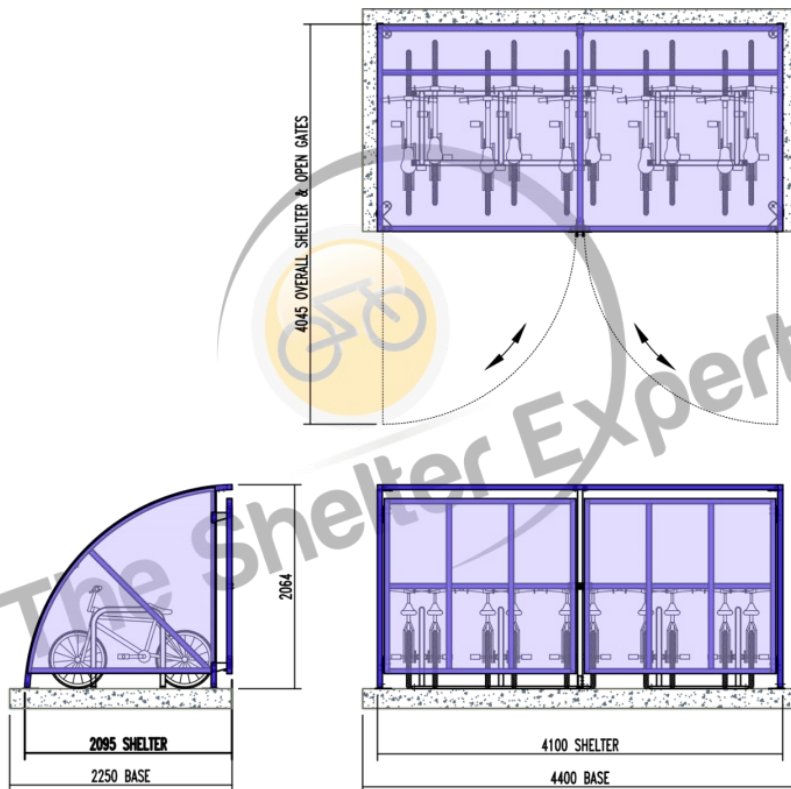
Landscaping.

No significant changes are proposed to the landscaping. The existing car park to the rear of the building will be retained and bin storage will be located therein.

Access & Highways

The existing access to the building is unchanged with the upper ground floor entrance to the building onto Queen's Road and the rear car park. A bin store is proposed to provide refuse and recycling storage for the whole development. A cycle store is also proposed, which provides up to 10 spaces, over one per dwelling for the completed scheme.

In order to provide the cycle parking, a single parking space has been lost. Other than that no change is proposed relating to highways or vehicular access to the current situation.



Proposed Cycle store

For refuse collection, the current arrangements will be continued with bin lorries entering the adjacent parking area to collect bins for the site as well as neighbouring developments.

Planning Policy

CS14 There is a high demand for housing in Reading and the council are seeking to provide 521 dwellings per annum. The proposal makes use of an existing building in a sustainable location to provide new residential accommodation and makes a small contribution towards this target.

CS15 The development provides new dwellings in a sustainable location. While parking exists on site, which would be useable for residents, the central location means occupants needn't be reliant on the private car. Cycle parking is proposed for this development as well as the Prior Approval conversion of the upper floors of the building.

CS16 The development is below the threshold for provision of affordable Housing

Sustainability

The conversion will enhance the energy efficiency of the existing building with the insertion of new windows to current standards and upgrading the insulation in the building to the roof and external walls.

The location of the building is highly sustainable with good access to the town centre and local amenities.

Flood Risk

The site is located within flood zone 1 with little risk of flooding. The proposals relate to the second floor of the building.

Conclusions

The proposals provide new dwellings in a sustainable location in accordance with policies CS14, 15 and 16.

PENTANGLE DESIGN

OCTOBER 2024