

Heritage Statement February 13, 2024

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RG46SR

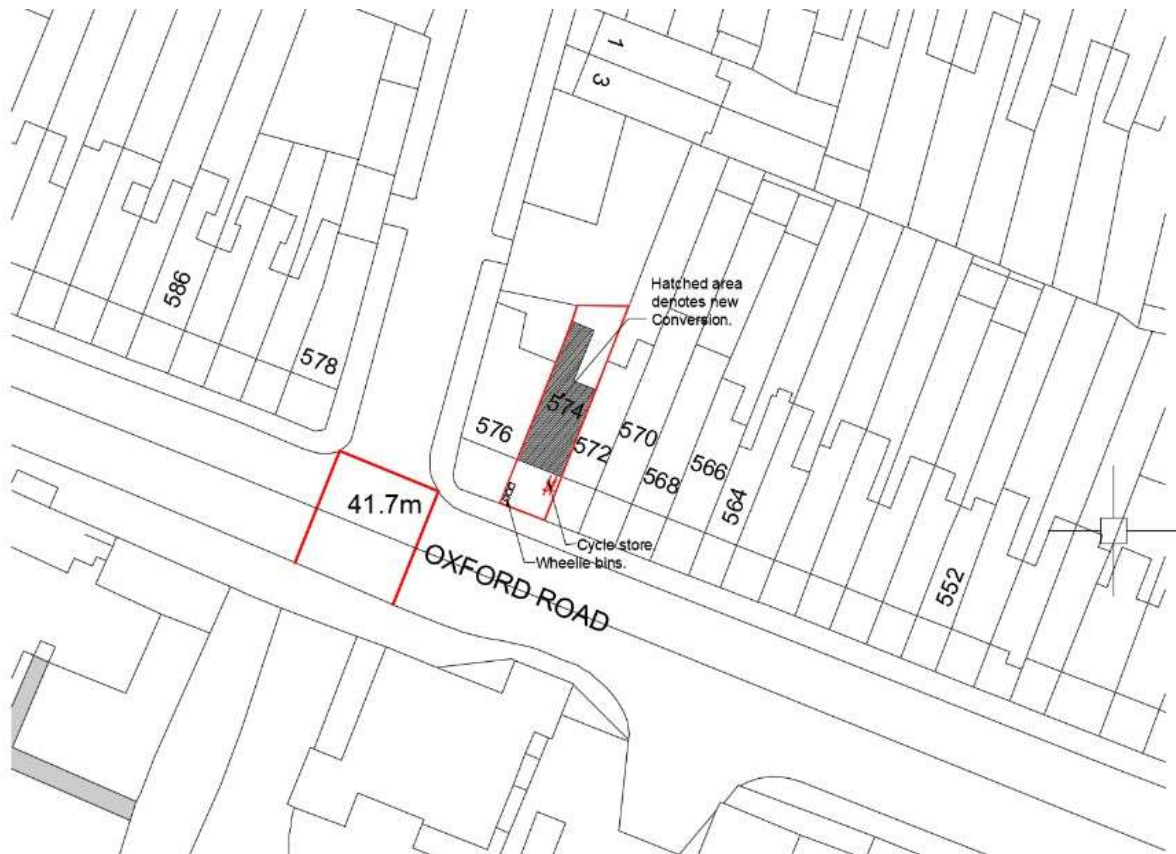
0044-7821 111602

574 Oxford Road, READING, Berkshire, RG30 1EG

Site Location and Description

The application is located to the rear of 574 Oxford Road. The site comprises of a Mid terrace building . Army reserve centre is located on the opposite side of the road. The site has been subject to previous applications to deliver housing on the site.



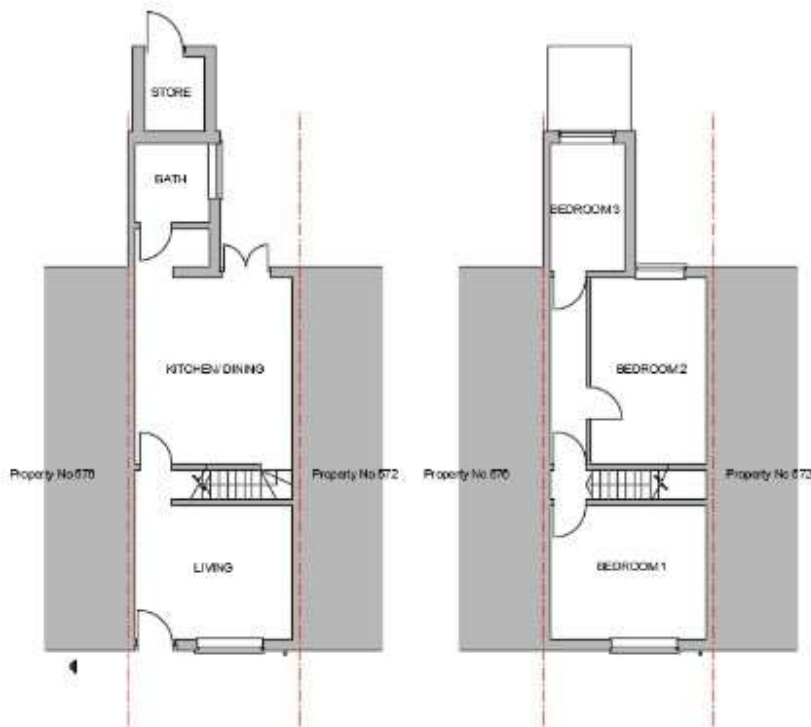


Highways Implications :

The site is unable to provide onsite parking spaces. The impact of not providing the required spaces cannot therefore be considered to have an unacceptable impact on highways safety resulting in severe harm to wider road network.

Principle of Development :

The principle of residential development in this location is established by Local Plan policy proposal seeks to deliver a 2 bedroom dwelling into a service apartment or retain the house as existing as a 2 bedroom terrace building subject to planning approval as set out in Figure 4.6 of Local Plan Policy H3 addressing the Boroughs density and mix requirements. The main issues for considerations are impact on highway safety, character and appearance of the area and residential amenity.



EXISTING GROUND FLOOR PLAN
SCALE 1 : 100

EXISTING FIRST FLOOR PLAN
SCALE 1 : 100



A Structural Engineer will provide sensitive repair details based on an on site assessment of the timber roof structure .

Additionally, the site is located nearby from a frequent bus service to the Town Centre, making this a sustainable location to access services and employment without the use of a private vehicle.

Character and Appearance :

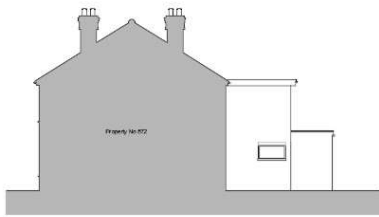
The principle elevation will maintain the character and appearance as existing in respect of materials, roof formation and window detailing. The design does not seek to replicate the opposite dwellings but is an appropriate response .

The development will maintain a good area of private amenity space for the dwellings and will not alter the relationship with existing in terms of loss of privacy, loss of light or overbearing effects. The two rear windows to serve the bathrooms, windows being fixed and obscured to bathroom windows.

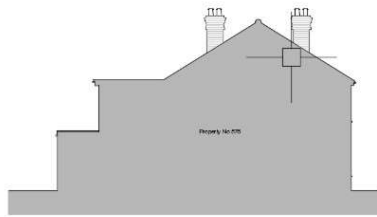
There are no trees affected by this proposal.



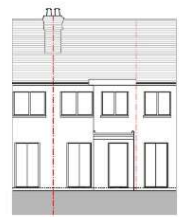
EXISTING SOUTH ELEVATION SCALE
1:100



EXISTING EAST ELEVATION
SCALE 1:100



EXISTING WEST ELEVATION
SCALE 1:100



EXISTING NORTH ELEVATION
SCALE 1:100

CIL :

The application will not come under CIL exemption and is therefore liable in accordance with the adopted charging schedule (Subject to planners approval and CIL Rates). If it doesnot work out then client's may retain this as a 2 bedroom House.

Conclusion :

This statement has demonstrated that the proposed development is acceptable in principle and makes efficient use of land in a sustainable location within the Borough where available land supply for residential development is limited.