

Design & Access Statement in respect of 10 Eldon Road Reading RG1

4DA

Date. Nov 24

1.0.0. The site & its surroundings

Eldon Road is situated south east of the Town Centre of Reading and south of the River Kennet. It runs north south between Kings Road and London Road that each run perpendicular. The project sits with Character Area 1 of the Eldon Road Conservation Area which contains large prestigious stone residences including 10 Eldon Rd. Number 10 is Grade II Listed with no. 8 Eldon Road as a pair of semi-detached properties.

Conservation Area Character Area 1 contains the majority of the Conservation Area's listed buildings and is characterised by tall detached or semi-detached residences faced with Bath stone and set back from the highway with long rear gardens. Many of these former houses have been converted to flats, offices or professional uses. The property sits on the west side of the road on the corner with St Johns Road and is part of a row of 19th century buildings, nearly all Listed and dating from the same period as Eldon Square.

The east side of Eldon Road is less intensively developed and contains a large brick pair (nos 1/3) and a large stucco pair (nos 11/13) on either side of a c1900 row of three terraced houses built in Bath stone. St Johns Road is a secondary road containing two storey Victorian working class terraced housing. The property is set back from the highway slightly by a short front garden and low perimeter wall that is likely to have had railings historically but no longer present. There is no separation at the front between no. 8 and no.10.

The building is 3 storeys high plus a semi recessed basement with the ground floor plan being elevated from the street. The property entrance addresses the side road of St Johns Road. The property is dressed in ashlar stone with quoins and projecting bay windows to the front ground floor and basement. The windows are painted timber sash windows. The main roof is a pitched slate roof with a centrally placed chimney and a large overhang with painted timber soffit and brackets.

To the rear of the property is a large area of low-quality tarmac for parking and a small access stair to the basement and an elevated timber decking area. There is a large tree in the rear car park with close proximity to the boundary with no.8. It obscures a large proportion of the rear elevation.

No. 10 Eldon Road was recently used by an NHS doctor's surgery but is currently vacant. The last use of the building was for a Doctor's Surgery which we believe has been in existence since around 2001. The surgery has recently relocated due to the building now being unsuitable for this use i.e. no parking, stepped access into the building to name a few.

A letter is attached below From Dr. Nadeem Ahmed confirming they have relocated.

The building is now vacant with little interest within the Class E use.

Melrose Surgery

73 London Road, Reading, Berkshire, RG1 5BS

October 10, 2024

Mr Chris Krzak

Owner

10 Eldon Road

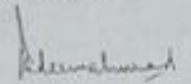
Reading, RG1 4DH

Dear Mr Krzak,

I can confirm that, as the senior partner of Melrose Surgery, with consent of the other partners, requested an early termination of lease, much before its term. This was because we found 10 Eldon Road, Reading, RG1 4DH, where our branch surgery was located, to be no longer fit for purpose for a GP Surgery.

I would like to thank you, once again, for listening to us and allowing us to leave the building before the end of the lease term.

Best wishes,



Dr Nadeem Ahmed

Senior Partner

Melrose Surgery, Reading

1.1.0. The Proposal

The proposal is to change the use of this building from Class E (e) to C3 as one dwelling which we believe is the most suitable use amongst adjoining adjacent residential properties.

This building could also be used within the new Use Class E without the need for a formal Planning & Listed Building Application.

The building has the benefit that it is located on a corner plot with vehicular access from Johns Road providing two off street parking spaces. The building also benefits from two elevations which are situated on the quiet St Johns Road & rear garden.

The building has not been the subject of any major internal alterations or modernisation with just modest partitions installed to facilitate the treatment rooms.

Refurbishment & maintenance has been kept up over the last 20 years which is evident via the Listed Building Applications on the Reading Borough Council Website.

There is a shortage of family housing in Reading & this Listed 4 bedroom house will provide this in a sustainable location in Reading.

1.2.0. The Design

The design is very simple, it only requires the removal of modern partitions & the re introduction of the room layouts as originally designed in the main. We have retained the partitions on the second floor to create two en suite bedrooms.

The building has the benefit of gas central heating which will be modernised.

All the external joinery will be retained & refurbished, secondary double glazing will be incorporated to the elevation fronting Eldon Road. Details of this system are detailed below.

1.3.0. The Scale

The scale of the building is not changing.

1.4.0. Landscaping

There is potential to create a private rear garden by adding a 2m close boarded fence where shown on Dwg PL-04. The area beyond this to the back edge of the footpath will be laid out incorporating a grey permeable block such as a Marshalls Drivesett Tegula Original in Pennant Grey with the removal of the existing Tarmac.

The concrete path will be recovered with a Marshalls Symphony Plus Natural slate paving.

All other features will remain as seen.

1.5.0. Bins

A bin area is shown on PL-04 & is within easy reach for collection & usage.

1.6.0. Cycle Store

A timber shed is proposed within the enclosed rear garden.

1.7.0. Parking

Two parking spaces are proposed on site as shown on Dwg no PL-04

1.8.0. Appearance

The appearance of the building will not alter.

1.9.0. Ecology

This application is for an owner occupier who wishes to purchase the property, convert & live there as a family home.

Therefore, the application is exempt from Biodiversity Net Gain.

The roof of the building is unaffected, therefore we do not believe a bat survey is required.

1.10.0. Planning Policy

OU1 New & Existing Community Facilities

Proposals involving the redevelopment of existing community facilities for non-community uses will not be permitted, unless it can be clearly demonstrated that there is no longer a need to retain that facility.

The doctor's surgery has terminated their lease early due to the premises not being fit for purpose in the 21st Century due to its historic design & layout, making it difficult to access the building & much of the facilities on lower & upper floors.

EM3; Loss of Employment land

This property is not located within the Core Employment Areas & the doctor's Surgery has been relocated to 73 London Road Reading RG 1 5BS & Alexandra Road which are both close by.

Housing H1- Provision of Housing & H2 Density & Mix

There is an acute shortage of family housing in Reading, this property is ideal for the conversion back into a family dwelling in this popular town location close to all local amenities.

H3- Affordable Housing

on sites of 1 – 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.

In all cases where proposals fall short of the policy target as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution.

A Viability has been undertaken to prove that this change of use to a dwelling would be unviable if an affordable housing contribution is made.

Therefore no Affordable contribution is being offered in this case.

H5- Standards for new housing.

The internal space standards are easily met in this case.

H10- Private & communal outdoor space

This proposed dwelling will be provided with adequate private rear garden space as shown on PL-04.

1.11.0. Sustainability

A sustainability statement has been prepared & is enclosed.

1.12.0. Noise

To reduce traffic noise on the Eldon Road Frontage secondary double glazing is incorporated to the front living & bedrooms.

The large masonry walls effectively reduce outside noise.

1.13.0. Conclusion

This application creates an opportunity to provide a character four bedroom family dwelling with parking & private rear garden within a sustainable location close to Reading Town Centre & all local amenities.

The Doctor's surgery has been relocated close by, therefore no local community facilities have been lost.

It is very important that this important building in Reading is not left vacant for too long as this is when the building starts to deteriorate.

As soon as the application is approved the applicant will complete the purchase & start the process of the conversion subject to any planning conditions being satisfied.