

DESIGN AND ACCESS STATEMENT FOR:

**CONVERSION OF EXISTING UTILITY/STORAGE
ROOMS INTO A 1 X 1 BED DWELLING**

100 SCHOOL ROAD, TILEHURST
READING, RG31 5AU
Pre-Application Ref.: PL/24/1138

Location

School Road lies in the centre of Tilehurst Village, close to a range of services and transport links including Main Bus Routes, and within walking distance to amenities such as Park Lane School, Victoria & Blagrove Recreation Grounds. The area has a variety of Building typologies including Semi-detached, Terraced housing, and Flats of various ages. Close by there are examples of recent development E.G.: Residential Flats at 114-116 School Road.

Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework (2023)

The following NPPF chapters are the most relevant (others apply to a lesser extent):

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed and beautiful places

Reading Borough Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development

CC2: Sustainable Design and Construction

CC3: Adaptation to Climate Change

CC5: Waste Minimisation and Storage

CC6: Accessibility and the Intensity of Development

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

CC9: Securing Infrastructure

EN12: Biodiversity and the Green Network

EN14: Trees, Hedges and Woodland

EN15: Air Quality

EN16: Pollution and Water Resources

H1: Provision of Housing

H2: Density and Mix

H3: Affordable Housing

H5: Standards for New Housing

H10: Private and Communal Outdoor Space

H11: Development of Private Residential Gardens

TR1: Achieving the Transport Strategy

TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging

Access and Parking

The Title of the existing property includes the use of 2no. Parking spaces within the Car Park area to the rear of the premises (HM Land Registry Title Number BK150656, 2019); and the proposed dwelling with thus be afforded the use of 1no. Designated Parking Space or secure cycle storage positioned within this area to be agreed; (due to the small scale of the proposal, restricted width of Car Park access (2.05m) and given the proximity of the proposal to sustainable Transport links, including Main Bus Routes, the Provision of Secure Cycle Storage (TR5) along with a modest area of external amenity space to include sitting-out area and clothes-drying facilities as indicated (H10) may be preferred to retention of the existing Parking Space.

Design, Access, and Energy/Sustainability

(a) Design

The Proposal will include internal alterations of the existing Ground & First Floor to provide 1 x 1 Bed Flat, with no proposed alterations to the Front (Street facing) Elevation, and the addition of an access Door to the Rear of the Building.

The Development will remain within the existing Building Envelope, maintaining the existing character and street scene, with replacement windows to the Front Elevation selected to maintain the Existing Proportion and Style of the Existing Windows whilst providing greater energy efficiency and Sound Insulation to the proposed dwelling.

(b) Sustainability

Policy CC3 of the Adopted plan sets out criteria for meeting Climate change. Compliance with policy TR5 (Secure Cycle Storage) has been provided. Amongst other measures included in this scheme will be:

- Water efficient fittings to the Bathroom and Kitchen
- Replacement Windows (where indicated) with double glazed units to improve efficiency

Residential Amenity

The current layout makes use of the existing window positions and openings; any overlooking of private amenity areas will be mitigated by the use of obscure glazing/screening where applicable.

Due to the location of the Dwelling in relation to School Road, measures will be taken to mitigate the traffic noise and ensure an acceptable noise environment for occupants; The internal noise level within a dwelling is dependent on the level arriving at the external façade, the sound insulation properties of the dwelling, (wall, window, roof/ceiling construction) the volume of the room and any furnishings present.

BS 8233:2014 indicates typical Traffic noise levels expected from from busy roads (up to 50km/h traffic speed) as 58-68db, as well as guidelines for acceptable levels of noise (7.7.2 Internal Ambient Noise Levels for Dwellings); Living Room 35dB.

Therefore sound insulation measures such as Internal Gypframe Sound Insulation to the Road facing elevation, as well as Glazing specification of Double Glazed Units min. R_{TRA} 25db (Value taken for 4mm pane, 6-16mm air gap, 4mm pane from Table 4 of BS 12758:2011) will ensure the building envelope meets the above criteria in mitigating external traffic noise and providing an acceptable sound environment to the dwelling (CC8).

Flooding and Drainage

The application site does not give rise to concerns in regards to flooding or drainage. The site is not located within Flood Zone 2 or 3. The existing surface water systems are already in place and there is no proposed alterations to Roof area/design affecting this. The Existing Foul system is also in place and there are no significant alterations planned.

Standards for New Housing

The minimum gross internal floor area for a single occupancy 1 storey dwelling is 39sqm. The current layout as proposed complies with the above requirement for Policy H5.

Conclusion

The proposal makes a good use of the existing building in a sustainable location well related to key facilities and transport links.

A financial contribution towards affordable housing in accordance with Policy CC9 will be made and the applicant formally agrees to this requirement.