

PLANNING, DESIGN & ACCESS STATEMENT

**HADWYN HOUSE
FIELD ROAD
READING
RG1 6PP**

Introduction

The proposals are to erect a new mansard roof on the existing office building and to create additional office space within the roof-space. The proposals also include re-modelling of the building's exterior façade to enhance its appearance within a predominately residential street-scene.

Amount

The proposals are to create an additional 186m² of new floorspace which, when combined with the existing 427m², will result in a total of 613m² of Office E (g) (i) use.

Layout

The design rationale behind these proposals is to create a new mansard roof storey at roof level which will not only provide additional office space but will also allow the re-modelling of the exterior to better reflect the character of the existing street.

Scale

The property is currently a large two storey flat roof office block. The addition of the mansard storey, whilst increasing the buildings bulk will, with the alterations to the existing fenestration, provide a more pleasing scale to the property as a whole.

Landscaping

There are no requirements for additional as part of these proposals.

Appearance

The proposals include a re-modelling of the whole exterior to the property including alterations to the fenestration. The alterations include a new slated roof with lead dormers, rendered walls with stone detailing and traditional style window fenestration throughout. These alterations are designed to enhance the appearance of the building within its predominantly residential setting.

Use

The property will remain as office use (B1) and be occupied by the current owners, a large local employer who have made this building their headquarters for over 30 years.

Access

Both pedestrian and vehicular access to the property will remain unchanged.

Prepared by:

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