

DESIGN AND ACCESS STATEMENT

SITE:

**94-98 ADDISON ROAD
READING
BERKSHIRE**

PROPOSED DEVELOPMENT:

**CONVERSION OF EXISTING
OFFICE AND WORKSHOP
BUILDINGS TO RESIDENTIAL
DWELLINGS**

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**Ref: PHE/2676
January 2025**

CONTENTS

1.0 SITE ANALYSIS

2.0 DESIGN PROCESS

3.0 ACCESS STATEMENT

1.0 SITE ANALYSIS

- 1.01 The site lies within the town centre of Reading to the northwest of Reading General railway station and to the south of the river Thames just off the Caversham Road A4155.
- 1.02 The site is 0.043 ha in area and is occupied by a two storey end terraced building facing Addison Road with a side vehicle access to a courtyard which has a single storey and a two-storey building to the side and rear.
- 1.03 No 94 is the two-storey end terrace building constructed in the Victorian era and has been used as commercial offices. No 96 is a single storey building with metal sheet roofing and has been used a workshop for vehicle repairs etc. No 98 is the two-storey building to the side which also is part sited behind No 100 Addison Road and is used as commercial offices and a ground floor storage area. This building also has a metal sheet roof with shallow pitch. All the windows in this building face into the courtyard and to the rear of No 100 although these windows are of obscure glass with restricted opening.
- 1.04 All the existing buildings are in sound condition but need refurbishment, all these buildings surrounding the courtyard have been in commercial use and have recently been vacated. The courtyard area is constructed in concrete and used for parking for the tenants. The access on to Addison Road is also shared with No 100.
- 1.05 All the buildings in Addison Road and the surrounding area are old Victorian two-storey dwellings with only limited street parking for residents. Directly behind the rear buildings a new development has been constructed which incorporates the New Hope Community Centre and Vicarage along with new two and a half storey terraces houses facing Newport Road
- 1.06 As the site is within the town centre, it has excellent transport links with a main and local bus service. The main Reading General railway station is within easy walking distance to the east giving access to London and all other parts of the country.
- 1.07 The town centre of Reading has excellent shopping facilities and doctors and dentists etc. are also situated close to the town centre. Pubs and restaurants are also situated very close with the river Thames only 200 metres away along with the Richfield Avenue leisure centre. EP Collier Primary and Nursey school is also within 100 metres.
- 1.08 Considering all the amenities and transport links and other local facilities being close by, the site has potential for flatted development to contribute to the Borough's housing stock. Therefore, the site can be considered suitable for a sustainable development at a density that will suit the character of the area.

2.00 DESIGN PROCESS

- 2.01 The site is set within an established residential area of mixed two and three storey development and is in the defined settlement area of Reading
- 2.02 Residential development is acceptable within the settlement area and the Government's National Planning Policy Framework (NPPF) calls for Delivering Sustainable Development, with the emphasis on the importance of design quality and promoting locally distinctive developments.
- 2.03 Reading Borough Council Core Strategy and Local Plan documents also promotes the principle of development, providing there is no adverse impact on the character of the area.
- 2.04 The NPPF supports the principle of sustainable development. It calls for good design in that the context of the area should be considered, and that improving the character and quality of an area should be of importance.
- 2.05 All the relevant government planning policy statements and the Berkshire Structure Plan policies have been considered along with the retained Reading Borough Councils Local Plan policies in formulating this application.
- 2.06 This statement and accompanying application drawings should be read in conjunction with Neil Davis Associates Planning Statement.

2.07 The Use

The form of development uses the existing structures on the site and changes the use to residential although keeping a small existing office area. Therefore, the conversion of the buildings to residential use seeks to maintain the pattern and context of the residential area.

2.08 The Amount

The proposal is for the retention of part of the existing ground floor and first floor office space in No 98 Addison Road and part conversion to 2 No one-bedroom flats. To No 96 the workshop is to be converted to a two-bedroom flat whilst No 94 is to be converted to for a one-bedroom flat on the ground floor and a one-bedroom flat on the first floor. The development would make better use of this accessible site in the middle of the town centre, consistent with local and national policy.

2.09 The Layout

The layout, by way of orientation and positioning of the existing buildings, facing the road frontage, No 94 and into the existing courtyard Nos 96 and 98 should not unacceptably affect the amenity of the adjoining properties. The part retention of the offices in No 98, all with obscure glazing to existing windows maintains the status quo and minimising any adverse effect on

privacy etc. This orientation will also ensure that there is a good degree of surveillance in the public realm from the dwellings onto the road and courtyard, fostering safety and security.

2.10 The Scale

The existing buildings are No 94 two-storey, No 96 single storey and No 98 two-storey . The conversion of the existing buildings maintains the existing scale within the surrounding area.

2.11 The Soft Landscaping

There is no soft landscape planting on the site at present but there is scope to provide some planting areas to soften and enhance the courtyard in front of the existing buildings and to the rear of No 94 to screen the cycle store and bin storage area.

2.12 The Hard Landscaping

The layout consists of an existing concrete finished courtyard that is to be finished in new tarmac with a ramped footpath that will give level wheelchair access to the ground floor of No 94. Similarly, Nos 96 and 98 have wheelchair access to the ground floor.

2.13 The Appearance

The existing building of No 94 Addison Road is a character Victorian end terrace property. It is proposed to fit new Victorian style windows to existing window openings and create new windows on the side elevation, whilst adjust the main entrance to the building.

No 96 Addison Road will have new Victorian style windows and new pedestrian access door fitted in the front elevation.

No 98 will retain the existing office where the building is behind No 100 Addison Road with no change to the elevations. Where the building faces on to the courtyard new windows in a Victorian style are to be fitted to both ground and first floor flats.

The proposed conversions to the buildings will enhance the elevations and provide a much-needed use of life to the existing buildings. It will make a positive and sympathetic contribution to the streetscene and character of the area in a suitable sustainable development.

3.00 ACCESS STATEMENT

- 3.01 The existing buildings are situated on the east side of Addison Road on a slight bend all within the centre of Reading to the northwest of Reading General railway station. Access to Addison Road is from Randolph Road at the north end which is served by the A4155 Caversham Road.
- 3.02 The existing vehicle access and parking is gained from Addison Road and allows for the parking of approximately five vehicles for the existing offices. The conversion of the buildings to residential will reduce the need for parking of vehicles but the courtyard can provide parking for three cars, with a new surfacing of tarmac.
- 3.03 The existing access also allows for the servicing of the refuse bin area and a new secure cycle store to the rear of No 94 Addison Road.
- 3.04 There is good pedestrian and vehicle access into Reading Town Centre from where excellent transport links emanate, being bus routes to all destinations along with Reading General railway station with direct trains to London and further parts of the country
- 3.05 Disabled access to the building will be gained via tarmac footpaths with a maximum ramp of 1 in 12, to a level threshold at the main entrance door along with any change in direction, to allow assistance where necessary and provide an uninterrupted approach to the entrance.
- 3.06 Disabled circulation within each house is to comply with all current regulations and guidelines for disabled persons with the following specific requirements.
- Entrance doors to have a minimum clearance of 800mm
 - Internal staircase designed in full compliance with Building Regulations
 - Internal circulation spaces to comply with current Building Regulations disabled access.
 - All bathrooms and WC facilities to be designed for disabled access
 - All electrical fittings and controls of services etc together with ironmongery fitted at suitable height for disabled persons use.

All internal design requirements shall be in accordance with part M (Disabled) of the Building Regulations.