

DESIGN AND ACCESS STATEMENT

In support of an application for interior alterations and external repairs.

Flat 3,
Balmore House,
Newlands Avenue,
Caversham,
Reading,
RG4 8PU



Architect: PNW Studios Ltd
34 Campbell Road
Twickenham
Middlesex
TW2 5BY

Date: July 2025

1.0 Design and Access Statement.

This Design and Access Statement is set out using the paragraph headings recommended for design and access statements.

2.0 Use

This application covers Flat 3 on ground floor. The proposals do not change the planning use class of the building which remains Planning Use Class C.

3.0 Amount

The proposals do not increase the amount of floor area to the building.

4.0 Scale

The scale of the building is unaffected by the proposed works as there are no new additions to the building.

5.0 Layout

There are a few changes to the layout of the building.

Two partitions between rooms are relocated to increase the size of a bathroom and a bedroom. A utility cupboard is removed to increase the size of a bathroom.

6.0 Appearance

There will be no major alterations to the appearance. Most proposed works are repair and redecoration, and there will be a proposed deck to the existing terrace area.

7.0 Landscaping

The existing terrace will be refurbished with new decking.

8.0 Access

There is relatively new handrail provision installed where there are level differences. These existing fixtures will be retained.

9.0 Conclusions

The layout changes will improve the scale of the internal rooms and the proposal also provide a general repair and refurbishment to existing internal fixtures that are around 30 years old. The external appearance of the building will receive a general repair and remain mostly unchanged.

The access to the flat remains unchanged from existing circumstances.