

York Road, Reading

Design Report

by Gouldstone and Co.

for Blue Infinity Property

August 2025

Gouldstone and Co.

3 Wesleyan Place
London
NW5 1LG

e : david@gouldstoneandco.co.uk
w : www.gouldstoneandco.co.uk

t :07762751219



1.0 Introduction

The project is the opportunity to provide two new homes in place of an existing, under utilised warehouse building.

The site is located on York Road, very close to the centre of Reading. The station and a range of local amenities are nearby making the site an ideal location for two new one bed houses.

We have proposed changes to the external envelope of the building as submitted as a separate application. These include a new small extension to the side of the existing two storey warehouse building. The new extension replaces a poor quality single storey covered area to the side of the warehouse.

The new extension is setback slightly from the road frontage and provides the new front door to one of the houses. At first floor there is a terrace to provide a secondary amenity space for the house.

The existing warehouse is divided approximately in the centre of the plan to provide two homes. Each house has generous living space on the ground floor and the bedroom, bathroom and study space on the first floor.

The house on the right hand side has a rear ground floor courtyard to provide amenity space.

2.0 Location

The existing warehouse is located on York Road between Newport Road and Caversham Road. The warehouse is two storeys tall with the first floor open to the pitched roof above.

The existing warehouse is treble aspect with windows in the front, rear and side facing elevations. The warehouse backs on to the rear garden of 6 Newport Road. The access to the warehouse is directly from the York Road frontage.

Next to the site is a two storey commercial building with parking to the rear.

The shorter return streets in the wider area often have similar buildings on them with a variety of these buildings being recently converted to residential use.



Site



Site



2.1 Location

The existing warehouse is around 6.5m tall at the central ridge location with the roof sloping down to around 4.9m at the eaves.

The house that faces our site has a two storey rear extension that sits close to the flank elevation of our site. The main part of the neighbouring house is 2.5 storey tall.



2.2 Site

Opposite and below are a range of photos taken inside the warehouse. The warehouse is typical of the age and is constructed from brickwork with a timber floors and roof.

The ceiling height at ground floor is around 2.45m with a taller ceiling height in the first floor where the roof form left exposed.





2a, 2b and 2c Randolph Road



5a, and 5b Randolph Road



3 and 3a Randolph Road



70 York Road

3.0 Precedents

On the shorter return streets in the surrounding area there are a number of very similar buildings. Traditionally these would all have been non-residential buildings built at the same time as the surrounding terraced housing.

In recent years a number of these buildings have been converted to residential use. They are shown opposite and below on the site map.

5a, and 5b
Randolph Road

2a, 2b and 2c
Randolph Road



3 and 3a
Randolph Road

Site

70 York Road



4.0 Proposal, Ground Floor

The existing warehouse building is divided into two new dwellings with a new party wall running approximately down the centre of the plan.

At the front part of the building the party wall follows the ridge line to ensure that the existing openings at ground and first floor can be used for each new dwelling.

The existing warehouse large doors at ground floor level are replaced with fixed timber panelling at lower level and windows above.

A new extension replaces the poor quality single storey covered area to the east of the building. The new extension is setback from the street frontage and provides the new front door to this house.

The new extension will be constructed of red brick to match the existing building.

The house on the right hand side has a rear courtyard space to provide a secondary aspect and amenity space at ground floor.

The main living / kitchen spaces are provided at ground floor.



4.1 Proposal, First Floor

The stairs for both houses are located to the rear of the plan. This helps to increase the amount of light reaching the rear of the ground floor plan.

Both houses are one bed houses with the bedrooms located at the front of the plan. The existing openings are retained for the street facing elevations with Juliet balconies installed in the openings and new glazed doors.

All new windows will have acoustic glazing to provide good levels of sound proofing. The majority of the internal finishes will be kept white or light coloured to increase the internal light levels with open balustrade to the stairs to also help increase the amount of light reaching the ground floor.

The new extension is has a small street facing terrace at first floor. This allows a secondary aspect from the bedroom.



5.0 Front Elevation

In the exiting building we are retaining all the existing openings.

At ground floor the existing large doors are replaced with fixed timber panels at low level and windows above. At first floor the existing doors are replaced with new glazed doors and Juliet balconies.

The new extension is finished in a red brick to match the existing building with the new pitched and hipped roof in a similar roofing material.

The new doors and windows in the new extension will be designed to match the doors and windows in the existing building with the terrace also having a metal railing to the front to match the Juliet balconies.

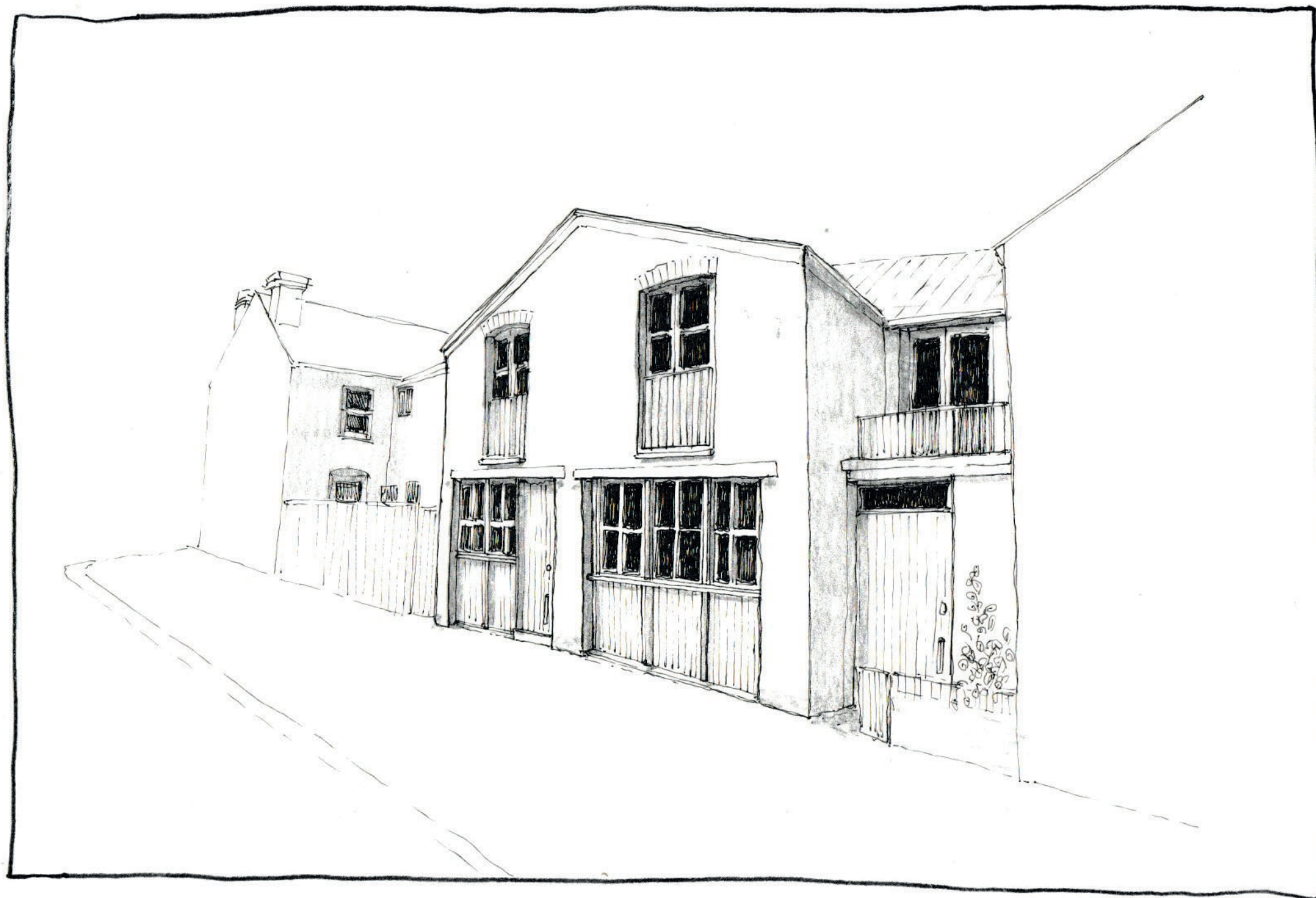


6.0 Elevation and Courtyard Precedent

Opposite are examples of traditional older light-industrial buildings where the larger ground floor doors have been replaced by low level timber panelling and windows above. These sit in the same opening as the previous larger doors.

Below are precedent images of smaller rear courtyard spaces. This space adds light and amenity space to the rear of the house on the right hand side.





Basic sketch view of the proposal looking along York Road

Gouldstone and Co.

3 Wesleyan Place
London
NW5 1LG

e : david@gouldstoneandco.co.uk
w : www.gouldstoneandco.co.uk

t :07762751219