

Design and Access Statement

Proposed Conversion of Semi-Basement (Lower Ground Floor) into 2-Bed Flat

46 New Lane Hill, Reading RG30 4JP

1. Introduction

This statement supports a planning application to convert the lower ground floor (semi-basement) of 46 New Lane Hill into a self-contained two-bedroom flat. The property is a two-storey dwelling with lower and upper ground floors. The proposal complies with the Residential Conversions SPD (March 2023), Local Plan (2019), and Building Regulations.

2. Site and Surroundings

The property is located at 46 New Lane Hill, Reading RG30 4JP, within a residential area. It is a detached house with two main floors (lower and upper ground). The surrounding character is mixed housing. The property benefits from external amenity space and sufficient parking provision.

3. Proposal

The proposal is to convert the lower ground floor into a self-contained two-bedroom flat. The upper ground and above remain as a separate dwelling. The scheme ensures adequate space, light, access, and amenity in compliance with SPD requirements.

4. Design Considerations

Internal Space: The flat meets national space standards with an efficient layout.

Light & Outlook: All habitable rooms have windows with dual aspect and acceptable outlook.

Noise: Enhanced acoustic insulation and stacked layouts minimise disturbance.

Amenity Space: The flat will have direct access to private garden space (>25 sqm).

Parking & Storage: On-site parking, secure cycle storage, and bin facilities are provided.

Family Accommodation: Provides a 2-bedroom unit, fulfilling SPD family-sized requirement.

5. Access Considerations

The flat has an independent entrance at lower ground level. Inclusive access principles and Part M of the Building Regulations will be observed. Fire safety and escape routes will comply with Building Regulations.

6. Impact on Neighbours and Area

The proposal respects the character of the area, with no significant external alterations. The scheme avoids overlooking, overshadowing, or loss of privacy, while contributing positively to housing provision in Reading.

7. Policy Compliance Checklist

Checklist 7 (H8): Property size – Compliant

Checklist 8 (CC8, H8): Space standards – Compliant

Checklist 11–12: Light, ventilation, basement suitability – Compliant

Checklist 9–10: Noise and layout – Compliant

Checklist 5 (H10): Amenity space – Compliant

Checklist 25 (H8): Family accommodation – Compliant

Checklist 14–18: Parking, bins, cycles – Compliant

Checklist 1–6, 23: Character, neighbour amenity, fire safety – Compliant

8. Conclusion

The proposed conversion of the lower ground floor at 46 New Lane Hill into a two-bedroom flat fully complies with Reading Borough Council's planning policies. It delivers high-quality family accommodation, respects neighbour amenity, and maintains the area's character. Planning approval is respectfully requested.