

Design and Access Statement



95 Northumberland Avenue

Introduction

This design and access statement is in support of a planning application for:

- 1- change use for a C3 residential house to three apartments, 1 x 2 /3 bedrooms apartment on the ground floor, 1 x 1 bedroom apartment on the first floor and 1 x1 bedroom apartment on the second floor

A range of considerations are described further in the following statement and the relationship between the existing building and consideration of street scape.



Planning History

Planning App No: -150460

Rear extension measuring 6.0m in depth,

Decision: Refused 23/04/15

Planning Application No: 22/1180

Proposed ground, first floor side and rear extension.

Decision: Approved 02/02/23

Planning App No: -PL/24/0518

Full planning permission

Decision: Refused 22/9/2024

Planning App No: PL/25/0984

Removal/variation of conditions

Proposed ground, first floor side and rear extension. [Variation to condition 3 of planning consent PL/22/1180].

Decision: Approved 09/7/2025

Planning application No: PL/25/0553

Certificate of Lawfulness - Existing Use or Development

Decision: Approved 24/2/2026

Planning Policy considerations:

This planning application is for conversion of a C3 property to be used as 3 apartments there are other properties that are used as apartments within 95 Northumberland Avenue (adjacent building)

The proposed change of use provides 1 x 2/3-bedroom apartment on the ground floor that can be used for a family with direct access to the garden.

There are 1-bedroom apartments on the first and second floor. All kitchens stack up to minimize any noise being transmitted to bedrooms. With bin and cycle stores at the front of the property

The proposed application will have minimal no change to street scene.

The site is located outside a conservation area.

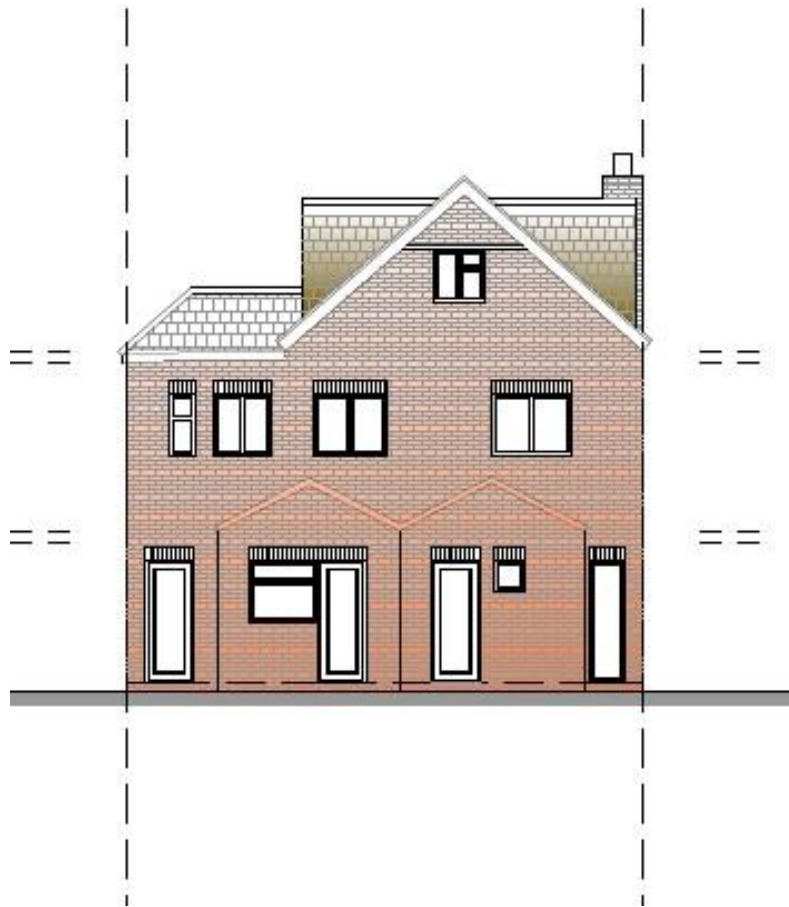
The building is not listed building or have impact upon any listed buildings.

Design – 95 Northumberland Avenue

- The design presented is a two-storey façade to Northumberland Avenue adequately set back from the road in line with adjacent buildings. There are no proposed changes on the first or second floor.
- The front entrance door will remain unchanged.
- The ground floor will have a three-bedroom apartment with access to rear amenity space.
- There are other residential properties within Northumberland Avenue that are used as apartments.



Front Elevation (previously Approved)



Rear Elevation (Previously approved)

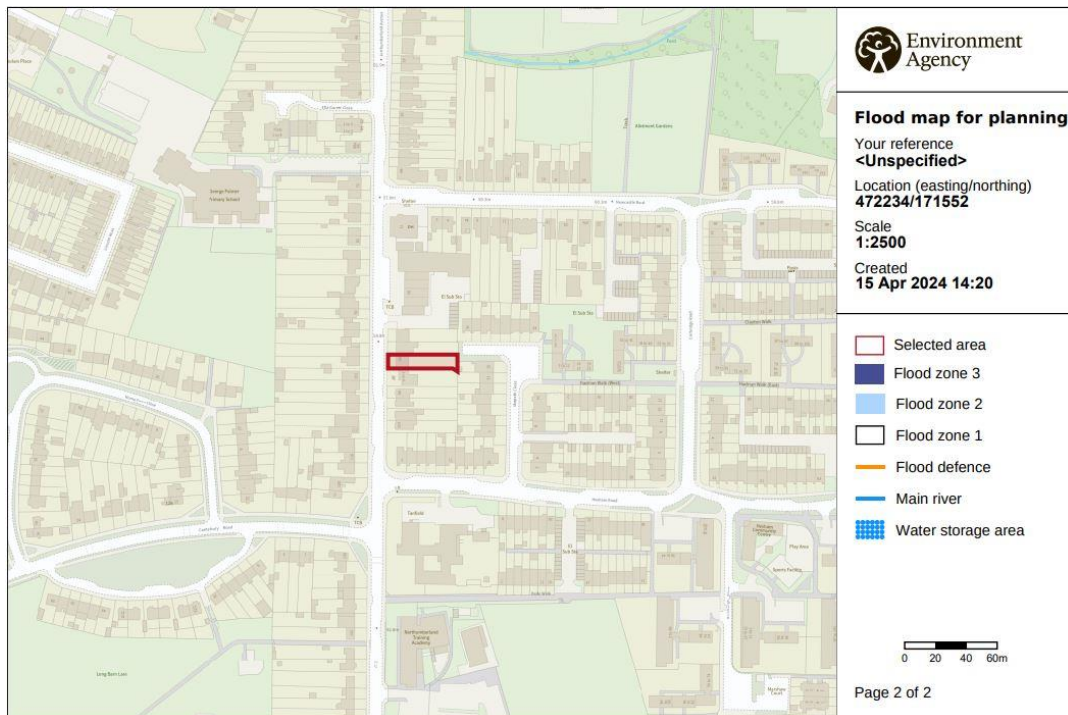
All existing frontages remain unchanged. Neighbouring properties in the image below shows the adjacent property to the right-hand side with a rear dormer and extension on the ground floor. The property to the left of the application is used as a block of 4 apartments. The image shows the property prior to construction of extension (approved planning) to the ground floor and dormer to the second floor.



Flood Risk

Searches with Environment Agency (website) indicates that the site is not located within a Flood Plain

- low risk of surface water flooding
- very low risk of flooding from rivers and the sea



Proposed Justification



Street Scene

This is a planning app for conversion of a residential property into apartments.

All neighbouring properties are residential with apartments to one side(right) and houses to the other (left).



The scheme makes good use of natural light and avoids excessive overshadowing.

In Accordance with the waste and recycling policies of the Reading Borough Council Waste Department, provision for waste and storage have been included within the development in line with the Council's requirements.

All other elements of the building such as drainage will remain unchanged.



Parking, Bin and cycle store:

There are 2 parking spaces at the front of the property with bin and cycle stores

Additional parking's are included on the rear of the property with access from Morpeth Close .

There are un -restricted parking spaces on the Northumberland Avenue, over and above parking within development. The poetry is located with a good public transport route with close walking distance to shops and amenity spaces.

Section 106 and CIL:

The applicant will undertake to pay both CIL and section 106 contributions. The amount to be agreed with Reading Borough Council.

Two independent valuations shall be provided for each flat.

Conclusion:

The proposed applicant will provide additional family accommodations and increases the housing stock. There are amenity spaces as well as parking, Bin store and cycle store.

This property has amenity to the rear garden with considerably close access to local amenity spaces.

With this planning application, the property will have a new lease of life, after 4 years of remaining empty, as the fabric of the property needed improvements.

The property is need of considerable updating, this planning application gives the opportunity to update the property and bring it to a good use.

The property is on an excellent public transport route with un-restricted parking spaces within Northumberland Avenue.

The proposed application represents high quality, contextual design, of which we believe the applicant, Reading Council and residents can feel is suitable.