



Design, Access and Planning Statement

64 Kings Road
Reading

24012
March 2026

24012 64 Kings Road, Reading



Fig.01 View of the site

1. Introduction

This Design and Access Statement and Planning Statement has been prepared in support of a full planning application for the conversion of the ground and lower ground floors of 64 Kings Road, Reading, from a restaurant (Use Class E) to 6 no. self-contained residential flats (Use Class C3).

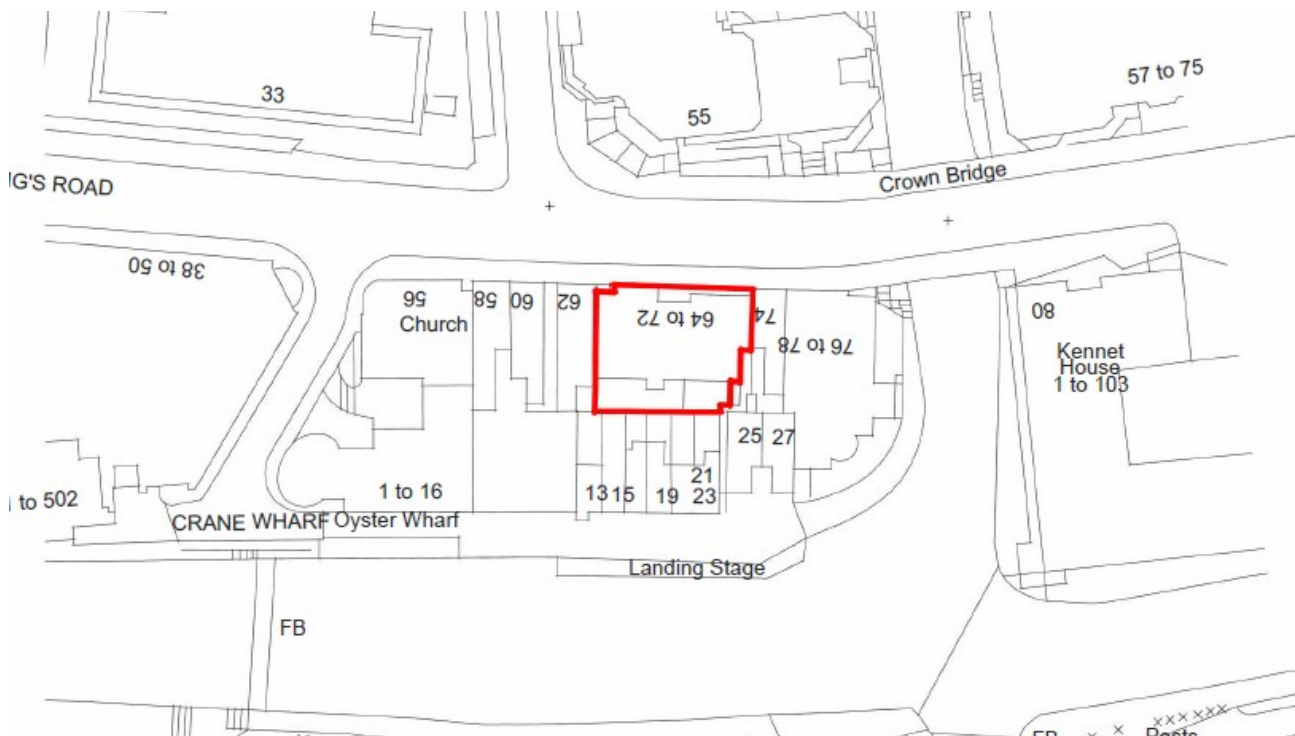


Fig.02 OS Block Plan



24012 64 Kings Road, Reading

The report outlines the design rationale, access considerations, and planning justification for the proposed development.

2. Site Description and Surroundings

The application site is located on Kings Road within the urban area of Reading. The site forms part of an existing building within a mixed-use area comprising residential, retail, and commercial properties.

The surrounding built form is varied in scale and character but generally reflects a dense urban environment. Kings Road is a principal route through Reading, with good access to local services, facilities, and public transport.

The application relates solely to the **conversion of the existing ground and lower ground floors**, with minimal alterations to the building envelope.



Fig.03 Google Satellite View



24012 64 Kings Road, Reading



Fig.04 Google Satellite View

3. Proposed Development

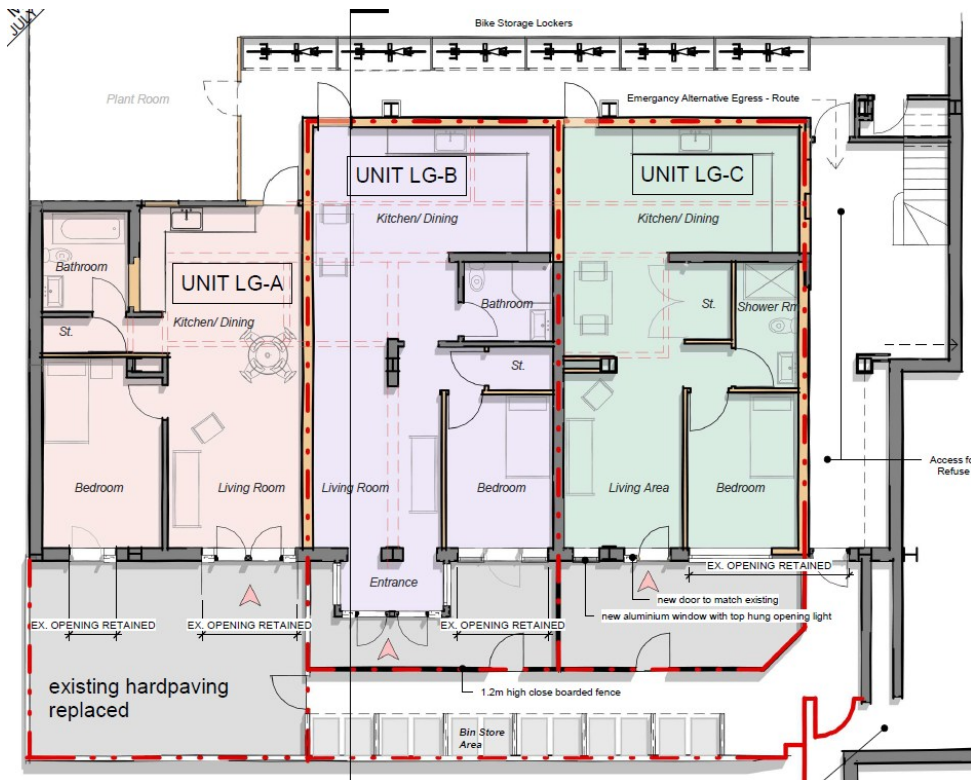
The proposal seeks planning permission for:

- Change of use from restaurant (Use Class E) to residential (Use Class C3)
- Formation of **6 no. self-contained flats**, comprising:
 - 3 flats at ground floor level
 - 3 flats at lower ground floor level

The development does not include extensions or significant external alterations, instead making efficient use of the existing building.



24012 64 Kings Road, Reading



4. Planning Policy Context

National Policy

The National Planning Policy Framework (NPPF) supports:

- The effective use of previously developed land
- Delivery of new homes in sustainable locations
- High-quality design and good standards of amenity

The proposal aligns with these objectives by reusing an existing building within a sustainable urban location.

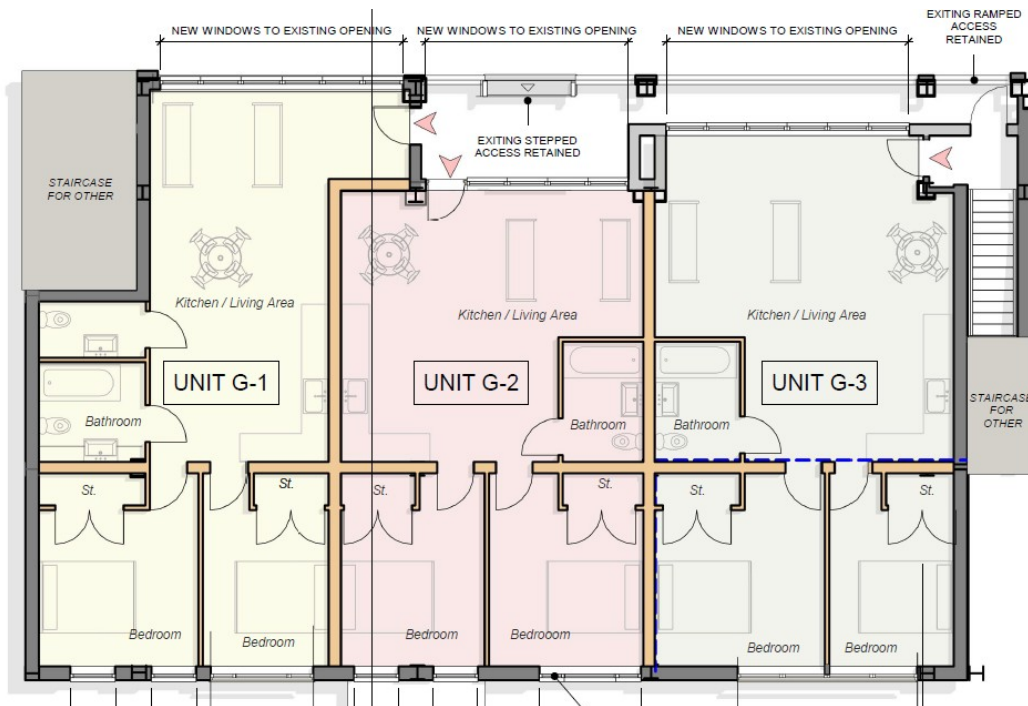
Local Policy

Reading Borough Council's planning policies seek to:

- Promote residential development in sustainable locations
- Ensure high standards of design and amenity
- Support the efficient use of land and buildings



24012 64 Kings Road, Reading



The site's location within the urban area makes it suitable for residential use, and the proposal is consistent with these policy aims.

5. Design Principles

5.1 Amount

The proposal delivers 6 residential units within the existing building envelope, representing an efficient use of space without overdevelopment.

5.2 Layout

The internal layout has been carefully designed to optimise residential quality:

- Ground floor flats benefit from **dual-aspect windows (north and south)**, providing excellent levels of natural light and outlook.
- Lower ground floor flats are arranged with **habitable rooms facing south**, maximising available daylight.
- Kitchens and bathrooms are positioned to the **rear/north side**, where natural light is more limited.



24012 64 Kings Road, Reading

This approach ensures that the most important living spaces benefit from the best environmental conditions.

5.3 Scale

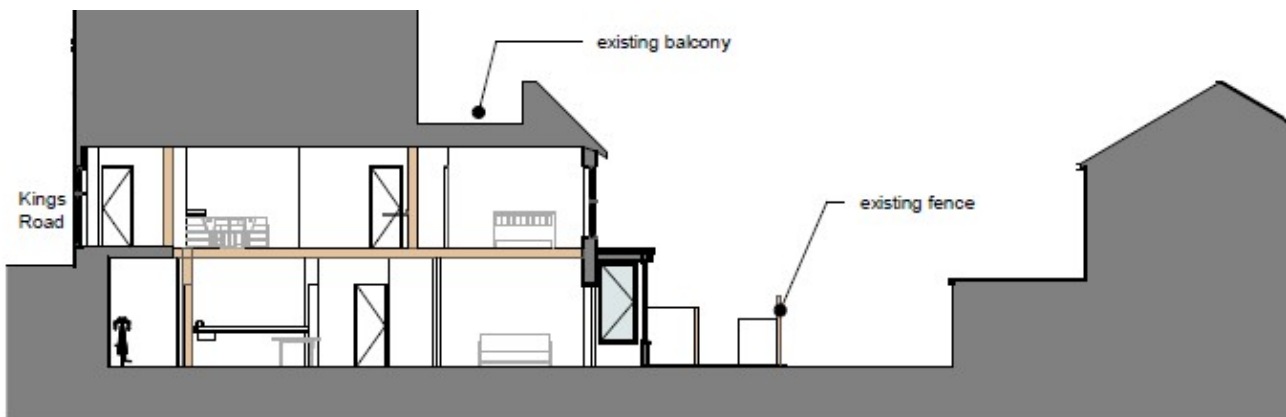
There are no changes to the scale or massing of the existing building. The proposal is therefore fully in keeping with the surrounding townscape.

5.4 Appearance

The external appearance of the building will remain largely unchanged. Any minor alterations (such as new windows or ventilation grilles) will be sympathetic to the existing building and surrounding context.

5.5 Landscaping

No significant landscaping works are proposed as part of the development. The scheme relates to an existing building in a built-up urban location.



24012 64 Kings Road, Reading

6. Access

6.1 Pedestrian Access

Access to the building will continue to be taken from Kings Road via the existing entrance points.

- Entrances are conveniently located and accessible from the public highway
- The site benefits from good connectivity to local services and public transport

6.2 Inclusive Access

The development has been designed with accessibility in mind:

- Ground floor flats provide **step-free access**, where feasible
- Circulation spaces within the building are designed to be functional and safe
- The scheme complies with relevant Building Regulations in relation to access

6.3 Servicing and Refuse

Refuse and recycling storage will be provided in a suitable and accessible location, with collection arrangements consistent with existing local authority requirements. The waste will be stored externally at lower ground level and wheeled out for collection as per the neighbouring properties.

6.4 Cycle Storage

Provision will be made for secure cycle storage to encourage sustainable transport choices.

6.5 Vehicle Parking

No vehicle parking is proposed as part of the development.

The site is located in a highly sustainable urban location with excellent access to:



24012 64 Kings Road, Reading

- Public transport services
- Local amenities and facilities within walking distance
- Established pedestrian and cycle routes

Given the central location and the nature of the development, the absence of on-site parking is considered appropriate and consistent with local planning policy objectives to:

- Reduce reliance on private car use
- Promote sustainable modes of transport
- Make efficient use of land within urban areas

Future occupants will have access to alternative transport options, and the inclusion of cycle storage further supports sustainable travel choices.

7. Residential Amenity

The proposed flats have been designed to provide a good standard of amenity:

- **Daylight:** Ground floor units benefit from dual aspect; lower ground units maximise south-facing light.
- **Noise:** Appropriate mitigation (e.g. acoustic glazing) will ensure acceptable internal noise levels.
- **Air Quality:** The removal of the restaurant use is expected to improve local air quality conditions.
- **Flood Risk:** Safe access and egress routes are provided, including escape from lower ground floor to ground level.



Overall, the scheme will deliver a satisfactory living environment for future occupants.



24012 64 Kings Road, Reading

8. Sustainability

The proposal represents a sustainable form of development by:

- Reusing an existing building (reducing embodied carbon)
- Locating new housing within a highly accessible urban area
- Encouraging sustainable modes of transport, including walking and cycling

Energy-efficient measures will be incorporated in line with current Building Regulations.

9. Planning Balance and Conclusion

The proposed development offers several clear benefits:

- Delivery of **6 new residential units** in a sustainable town centre location
- Efficient reuse of an existing building
- Reduction in noise and emissions associated with the existing restaurant use
- High-quality internal layout providing good levels of amenity

There are no significant adverse impacts arising from the proposal, and all technical considerations (including daylight, flood risk, noise, and air quality) have been satisfactorily addressed.

Accordingly, the proposal is considered to comply with national and local planning policy and should be supported.

