

Tilehurst Cobbler, 25 School Road, Tilehurst RG31 5AR

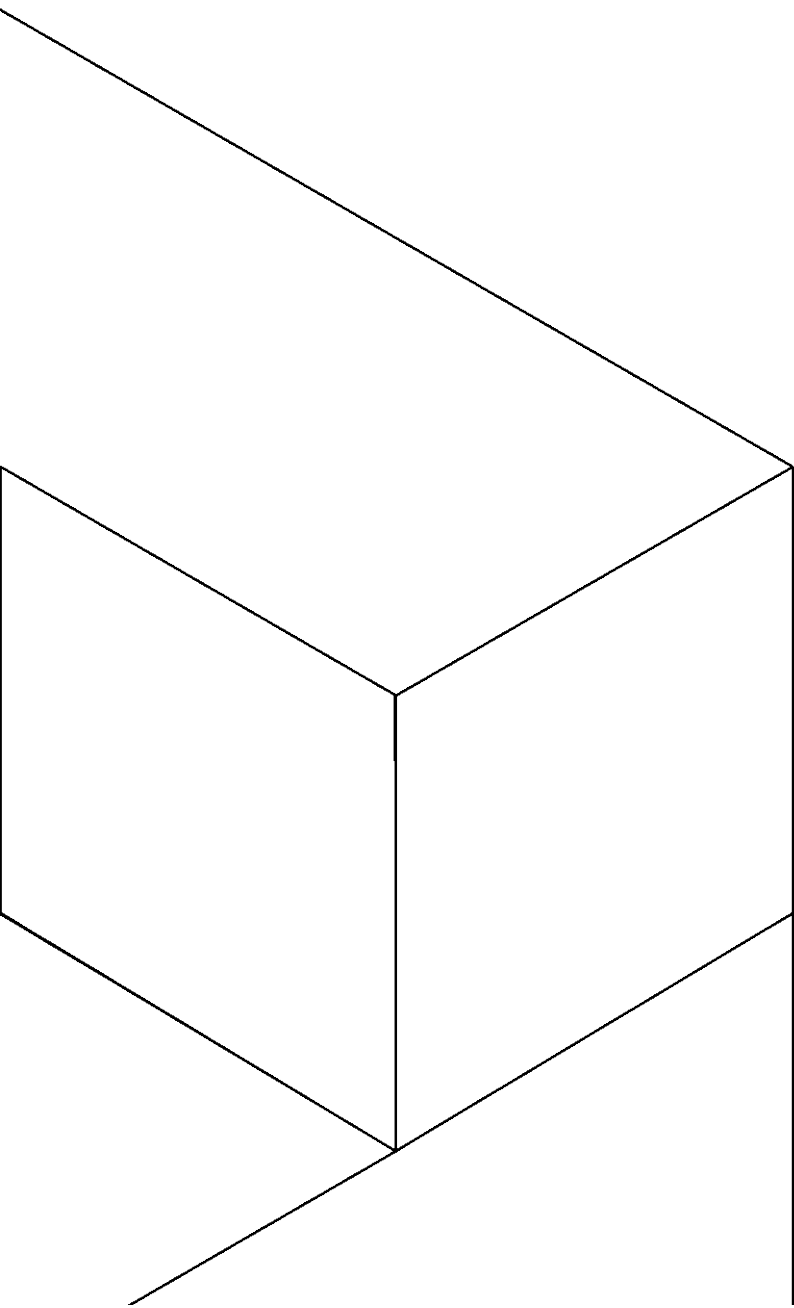
**Design, Access & Planning
Sustainability Statement**



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A collaborative of architects
and designers with an agenda.

The Wine Store, Brewery Court,
Theale, Reading RG7 5AJ

+44 (0)118 380 0328
design@colonyarchitects.com

Contents

1. Introduction
2. Location, Context, Character
3. Proposal, Use, Access & Design
4. Sustainability
5. Community Involvement Statement
6. Conclusion

1. Introduction

- 1.1. This design and access statement has been prepared by Colony Architects on behalf of Mangit Gill to support a planning application to propose a single person studio behind the retail unit No25 School Road, 'Tilehurst Cobbler'. A dormer is proposed to be added to the dwelling over the shop as well as internal rearrangements including a separate front door to allow residents to access the flat above and bypass the shop.
- 1.2. Tilehurst Cobbler, formerly known as 'Tilehurst Shoe Repairs', was originally founded to provide footwear and leather repairs. The floor above the shop is currently a flat that is rented out. To access this flat, residents must pass through the shop.
- 1.3. A key reason for this application is the residential unit is accessed via the shop and leased separately. This represents a huge fire and security issue.
- 1.4. The extent of the application boundary includes is outlined below in fig.1.



Fig 1. - application boundary

1.5. The statement will furthermore review the design and planning context, with a particular focus on the Reading Local Plan and National Planning Policy Framework (NPPF), to demonstrate why the proposal should be considered acceptable.

2. Location, Context & Character

2.1. Tilehurst Cobbler is located on the southern side of School Road, in central Tilehurst, which is to the west of Reading.

2.2. The site is outside of any Conservation Area and not near any listed buildings.

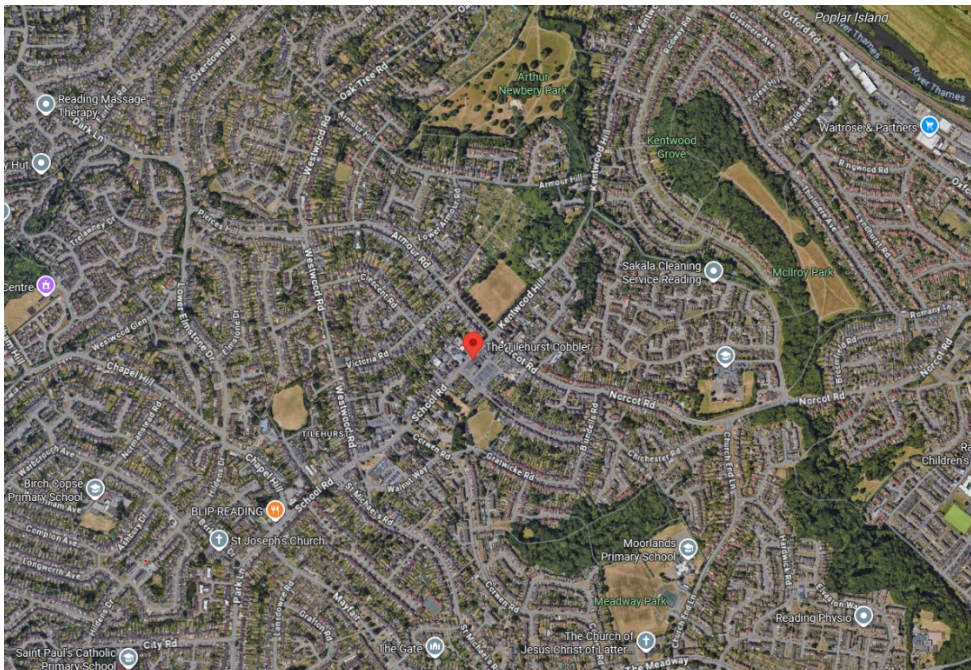


Fig 2 - Site location relative to the Reading West region

2.3. The site lies along School Road, which is the main commercial zone within Tilehurst, offering a mix of commercial, residential community services and amenities. It is an extremely sustainable location and supportive of new dwellings within the town and local centre.



Fig 3. Front façade of Tilehurst Cobbler as seen from School Road

The Existing Property



Fig 4. Rear view of Tilehurst cobbler including the corrugated metal shed originally used as a cold store

2.4. The application site has a total red line area of 121.3sqm.

3. Proposal, Use, Access & Design

Proposal, Use & Amount

3.1. The proposal is for the creation of a single-person studio at the back of Tilehurst Cobbler, the creation of a dormer on the existing roof of Tilehurst cobbler as well as internal rearrangements.

3.2. The new studio will have a GIA of 37.0sqm. The shop will have a new GIA of 39.8sqm. The residential flat on the first floor and above will have an increased GIA of 66.8sqm. The total GIA of proposed residential will come to 103.8sqm. Refer to fig 5.

Element	Existing Use	Existing GIA	Proposed Use	Proposed GIA	Change
Tilehurst Cobbler Shop	Class E(c) (iii)	42.9 m ²	Class E(c) (iii)	39.8 m ²	-3.1 m ²
Tilehurst Cobbler Flat	C3 residential	38.8 m ²	C3 residential	66.8 m ²	+28.0 m ²
Rear Outbuilding	Ancillary to shop	14.0 m ²	Demolished	0.0 m ²	-14.0 m ²
Rear Studio	N/A	N/A	C3 residential	37.0 m ²	+37.0 m ²
Total Residential	C3	38.8 m ²	C3	103.8 m ²	+65.0 m ²
Total Non-residential	Class E	56.9 m ²	Class E	39.8 m ²	-17.1 m ²
Grand Total	N/A	95.7 m ²	N/A	143.6 m ²	+47.9 m ²

Fig 5. Table to show GIA of existing and proposed including use class and change

3.3. The new dwelling to the rear, represents an opportunity to more efficiently use this site, to create a much needed dwelling.

- 3.4. The Tilehurst Cobbler shop retains 4.9sqm of courtyard space, for services and external storage.
- 3.5. The existing ground floor shop, workshop, kitchenette and WC are to be retained. The existing first floor residential flat will be retained and reconfigured as part of the proposal. Internal alterations will rationalise the layout, including rearrangement of the existing living and bedroom, while the proposed dormer will provide additional usable floorspace at roof level. The property will increase in size and be modernised with improved to modern standards with respect to energy, room sizes and acoustic separation from the shop below.



Fig 6. Rendered view of proposed single-person extension and rear facing dormer taken from Lemart Close.

Access & Layout

- 3.6. The single-person studio shall be accessible from the rear of the property along Lemart Close. The residential flat shall be accessible from a new private entrance at the front of Tilehurst Cobbler, along School Road.

Character, Appearance & Materials

- 3.7. External changes of the front elevation include a new private entrance door and skylight installed into the roof. External changes to the rear elevation include the proposed single-person studio of brick construction with a front door and window facing Lemart Close. The proposed dormer will be a slate hung dormer with two windows overlooking Lemart Close.

Overlooking and impact on neighbouring properties

- 3.8. There are no neighbouring properties that would be negatively impacted by the conversion of the ground floor, new and existing windows all face rearwards, and there is no new view to residential properties nearby, and the high proportion of the ground floors are commercial, which is less sensitive to overlooking.

Amenity & Refuge

- 3.9. Bins are currently stored at the rear of the property, and the proposal does not intend to amend this. The bins will be slightly relocated and housed within a new structure on the drive.

Highways & Parking

- 3.10. The rear yard has space for one parking space; this will be retained for use by the commercial unit only, consistent with the existing arrangement.

- 3.11. There will also be provision for the storage of cycles in this area.

4. Sustainability

- 4.1. The statement illustrates how the design accords with the sustainable development objectives of the National Planning Policy Framework.

4.2. The statement also illustrates how the scheme complies with Reading Borough Council policies and how the development includes sustainable design principles. Sustainable construction is a key local and national policy objective. Aside from energy efficiency, sustainable construction encompasses other important considerations such as material selection, waste and water efficiency. These issues will be commented on in detail in the sections that follow. However, in brief the scheme will endeavour to;

- Provide for a well-designed layout which provides for a safe, healthy, accessible and attractive place for residents to live.
- Maximise opportunities to connect to local public transport and cycling/walking routes to reduce the need to travel by car.
- Encourage social cohesion and reduction in crime and the fear of crime through adherence to secure by design principles.
- Seek to provide energy efficient homes to help address the effects of climate change that go over and above building regulation targets.
- Provide for an efficient use of the site.
- Provide sufficient opportunities for recycling, of on-site material during construction and waste created by future residents.

Materials

4.3. Significant amounts of energy and natural resources are consumed in the production, transportation and disposal of building materials. Two issues are of significant importance in the procurement of materials: the environmental impact of materials and the sourcing of materials. The contractor must be dedicated to taking pro-active measures in addressing these issues.

4.4. Timber products are only sourced from suppliers who can adequately demonstrate and provide appropriate evidence that the supplied material is responsibly and legally procured from a sustainable source. In all instances suppliers must present Chain of Custody or FSC certificates demonstrating compliance prior to the purchase of materials.

Pollution

4.5. The urban location of the site means there will be no significant air or water quality risks arising from the scheme post construction. Therefore, measures will be targeted to reduce water and air pollution during the

construction phases. Below are a sample of the measures to be undertaken by site operatives;

- Where dust is generated in small quantities through the normal construction process, such as the cutting of bricks and, where significant volumes are required, specialist cutting equipment will be used i.e. brick saws which have dust suppression built in through the use of water jetting onto the cutting surface.
- If cutting is required on a lesser scale i.e. the cutting of pipes, bricks, blocks, paving slabs, chases etc. during installation or laying of these materials. This will be carried out in a part of the site which is considered the most appropriate at that time and, away from any sensitive receptors.
- Waste containers and skips will be covered.
- Regular deliveries will prevent the stockpiling of unnecessary materials on site, but where unavoidable materials will be secured and covered where necessary to prevent pollution.
- Hard surfaced roads will be constructed as soon as possible or at the earliest time that the build programme allows.

4.6. The measures above will be implemented through induction and toolkit talks with all site operatives and the posting of literature and signs in the site compound.

Health and Wellbeing

4.7. The studio will have a large open living/dining space.

4.8. The principal living room will have sufficient glazing to allow natural light to penetrate the room, reducing the need for artificial lighting. Numerous studies have also shown this to be beneficial to the general health and happiness of occupants.

4.9. The property will benefit from a garden or private space for recreation. The property will also have a designated space for recycling facilities, at the rear of the property.

Energy Efficiency

4.10. The proposal follows the mantra of “Be-lean, Be-clean & Be-Green”,

- **Be-Lean – Use less energy**

Fabric first – a well-insulated and airtight envelope

Low-energy lights

Passive ventilation & controls of heat gain/loss

- **Be-Clean – Supply energy efficiently**

Ensure that energy strategy is optimum solution for the house design

Use a heat-recover (house ventilation) to save generated energy loss.

Create a well-insulated high thermal-mass building to store and slow release the energy created.

- **Be-Green – Use renewable energy**

Use Solar-gain (but not excessively)

4.11. During the technical stage of the project further SAP assessments will be carried out to ensure that this energy strategy is fed into the technical design and achieved on site and certified by building control with an EPC.

4.12. Listed below are some of the measures that will be incorporated into the detailed design of the scheme;

- Energy efficient lamps will be installed in every light fitting.
- The property will be naturally ventilated using efficient decentralised extract fans to ensure the internal living environment will be healthy and comfortable.

Overheating

4.13. The design has been well-considered to prevent the property from overheating and creating uncomfortable spaces that encourage the need for air-conditioning or mechanical ventilation. The scheme has a balanced proportion of windows and skylights with reasonable opening sizes to comply with Part O of the building regulations.

4.14. The following principles have been adopted to minimise overheating: -

- **Limit large areas for glazing** to minimise solar-gain by proposing a balanced level of glazing that allows good levels natural light (and less artificial lighting) without generating excessive solar gain.

- **Minimise large areas of glazing on the southern elevation,** the largest windows face exactly South-East, and excess solar-gains are blocked by the Co-operative Food building.
- **Opportunity for natural ventilation,** much of the Studio's natural lighting comes in through roof lights, which can be opened to provide a natural circulation of ventilation

Internet

4.15. A high-speed internet connection will be provided.

Water Efficiency

4.16. The new dwelling will use a maximum of 105 litres of water per person a day.

4.17. A Part - G water calculation will be supplied at the pre-construction technical stage of the project to confirm the specification of the design meets the criteria.

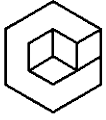
4.18. Surface water run-off from the front of Tilehurst Cobbler shall remain unchanged. Surface water run-off from the rear of Tilehurst Cobbler shall run along the existing guttering and down existing downpipes unto the studio roof where it flows along a gutter within the flat roof to a downpipe within the courtyard.

5. Community Involvement Statement

5.1. The community have not been consulted as part of the design process, but it is noted that the introduction of a well-designed contemporary studio and dormer will benefit the immediate area.

6. Conclusion

- 6.1. This Design, Access and Sustainability Statement demonstrates that the proposed single-person studio, dormer and internal rearrangements are an appropriate and sustainable development. The proposal brings vital private access to the residential flat as well as bringing crucial housing space to central Tilehurst without resulting in harm to the character of the site or its surroundings.
- 6.2. The scheme provides compliant internal accommodation with good levels of amenity, retains the existing ground-floor layout, and the development will not give rise to any unacceptable impacts on neighbouring properties in terms of privacy, outlook, or amenity.
- 6.3. The proposal accords with the objectives of the National Planning Policy Framework and relevant local planning policies by promoting efficient land use, high-quality design, and sustainable development. Energy efficiency, water conservation, sustainable materials, and responsible construction practices are integral to the scheme.
- 6.4. Overall, the proposal represents a modest, well-designed, and policy-compliant development that delivers high-quality accommodation in a sustainable location and is therefore considered acceptable in planning terms.



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