

Reference: 25013.9.1_DAS_26.06.26

Project: Alterations and Refurbishment to House in Multiple Occupation

Site Address: 97 Addington Road, Reading, RG1 5PZ

Document Title: Design & Access Statement

Date: 26/06/2026

1.0 INTRODUCTION & CONTEXT

This design and access statement is written as a supporting document for a Full Planning Application with Reading Borough Council for alterations and improvements at 97 Addington Road, Reading, RG1 5PZ.

Material elements of the proposed development include: demolition of existing rear dormer, followed by construction of new front and rear dormers, replacement of all windows and full refurbishment, including internal layout modifications of the existing House in Multiple Occupation (HMO).

The proposals are being submitted on behalf of Turner Property Limited who are the property owner. The applicants are seeking approval for these minor alterations to significantly enhance the condition of the existing HMO.

This statement is to be read in conjunction with the following drawings:

- 25013-PL-1 Location & Proposed Block Plans
- 25013-PL-2 Existing Floor Plans
- 25013-PL-3 Existing Elevations
- 25013-PL-4 Proposed Floor Plans
- 25013-PL-5 Proposed Elevations



Fig.1: Photograph of 97 Addington Road from the street.

2.0 USE

The existing use is a small House in Multiple Occupation (C4 use class), there is no change of use proposed.

3.0 AMOUNT

The existing gross internal floor area of the HMO is 120.4 square metres.

The proposed gross internal floor area of the HMO is 124.3 square metres.

The 3.9 square metre increase in gross internal floor area is a product of the roof dormer extension and removal of chimney breasts.

The number of bedrooms is proposed to increase from five to six as a result of the proposed layout improvements and dormer extensions.

4.0 SCALE

There is no material change in scale proposed to the existing HMO.

5.0 LAYOUT

There are no material changes proposed to the overall site layout.

The following minor alterations to the HMO layout are proposed, involving:

- Enlargement of existing basement level kitchen
- Relocation of basement level W.C.
- Propose new shower room at ground floor level
- Propose new shower room position at first floor level
- Propose additional bedroom at second floor level

6.0 APPEARANCE

Minor external appearance alterations are proposed, involving:

- Constructing pitched roof dormers to the front and rear to create congruous appearance with the neighbouring properties.
- Installing a glazed bi-folding doorset to the basement level communal lounge space, providing a better connection with the rear garden.
- Replacing all the existing UPVC casement windows with high quality UPVC sliding sash windows similar to the neighbouring properties at numbers 99 and 101 Addington Road.
- Remove the non-original first floor bathroom window facing the street and in-filling with facing brickwork to match existing.

7.0 LANDSCAPE

There are no material changes to landscaping proposed.

8.0 ACCESS

There are no material changes to access proposed.

8.0 CONCLUSION

The development proposals within the application should be approved on the following basis: all the alterations to the existing HMO are minor in nature, do not present any adverse harm to neighbours privacy, and are consistent with the appearance of the neighbouring properties.