

Design and Access Statement

Relating to

A change of use application from class E (offices) to class C3 (6x 1 bed-1person residential units)

at

**Unit 1, Cutbush Court
Danehill
Reading
RG6 4UW**

for

Dr. Satinder Dhani

Prepared by

Stones Architects Ltd
50 Coldharbour Lane
Hayes
UB3 3EP

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Project ref: 2024.056

Description of Existing Site

Design and Access Statement to support a detailed Planning Application for the **change of use application from class E (offices) to class C3, to provide 6x 1 bed-1person residential units** at the application site.

The site is located on Cutbush Court at the start of a small commercial area in Earley, Reading.

The area outside Cutbush Court is almost entirely residential in nature, with the addition of public amenities including a hypermarket, a leisure centre and a daycare.

The site is not located within an area of special character, conservation area or any other such areas of special interest. There are no listed buildings in the site's immediate vicinity either.

Existing survey drawings are enclosed with the planning application.

Planning History

The application site has no previous planning history, however there are relevant neighbouring applications as follows:

Ref	Description	Address	Decision	Date
181141	Prior approval submission for the conversion of existing office to 6 residential flats	Unit 2 Cutbush Court, Danehill Earley RG6 4UW	Prior Approval- Approve	14/06/2018
170086	Prior approval submission for the conversion of existing office to 6 residential flats	Unit 3 Cutbush Court, Danehill Earley RG6 4UW	Prior Approval- Approve	28/02/2017

Brief

The applicant wishes to change the use of the offices into residential as there is no demand for office spaces of this nature.

Design

The new layout of the building comprises of internal alterations to provide 6x 1 bed-1 person units. The gross internal floor areas all comply with the nationally described space standards, 37m² with showers. In some cases, storage areas have been shown in the common parts, for the units to work.

The site has sufficient car parking spaces and room for bicycle parking spaces, if further information on this aspect is required then specialist consultants can be appointed by the applicant or planning conditions can be applied to any forth coming consents.

Most of the alterations to the site are to the internal arrangements to accommodate the change of use. There are no significant external changes apart from the replacement of an existing door on the east elevation with a new obscure window and the reduction of the existing opening height to accommodate this revision.

Planning

The relevant class that allows such conversions is class MA.

We urge the case officer to discuss the application with the Architects throughout the process in order to streamline the decision process.

The application drawings are listed in the appendix.

Access

The existing street access will be retained with ground floor access to the building from the north elevation. The existing parking will be retained.

Existing arrangements for refuse/recycling collections to continue.

The new proposals will comply with the Building Regulations current at the time of commencement.

Appendix A

List of documents submitted with the application.

Drawing no.	Drawing title
S01	Site location plan
S02	Existing ground, first, second floor and roof plans
S03	Existing Elevations
C01	Proposed plans and elevations
C02	Proposed Elevations

ends