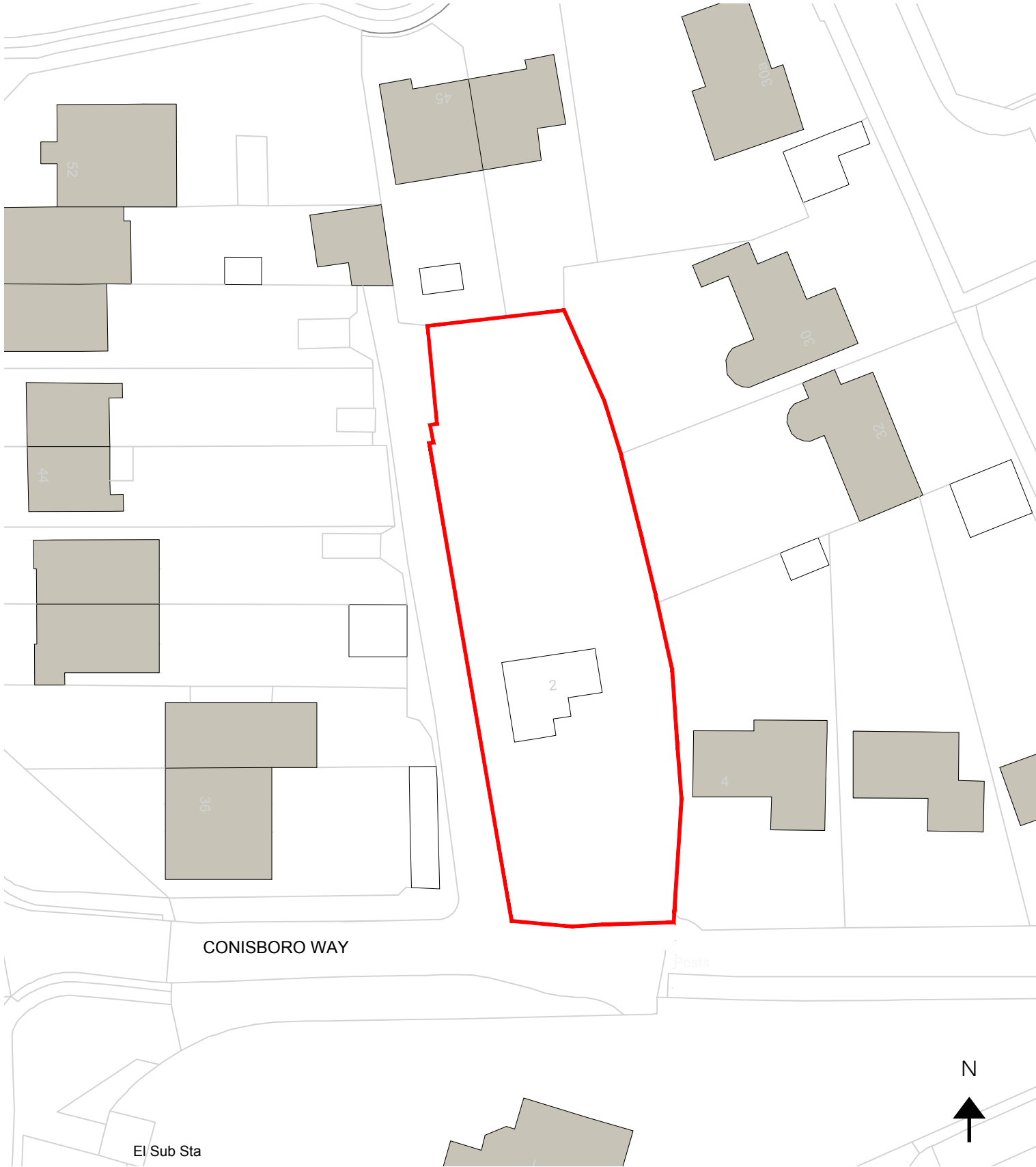


2202-2 CONISBORO WAY PLANNING / DESIGN & ACCESS STATEMENT

2 Conisboro Way, Reading, RG4 7HT

March 2023

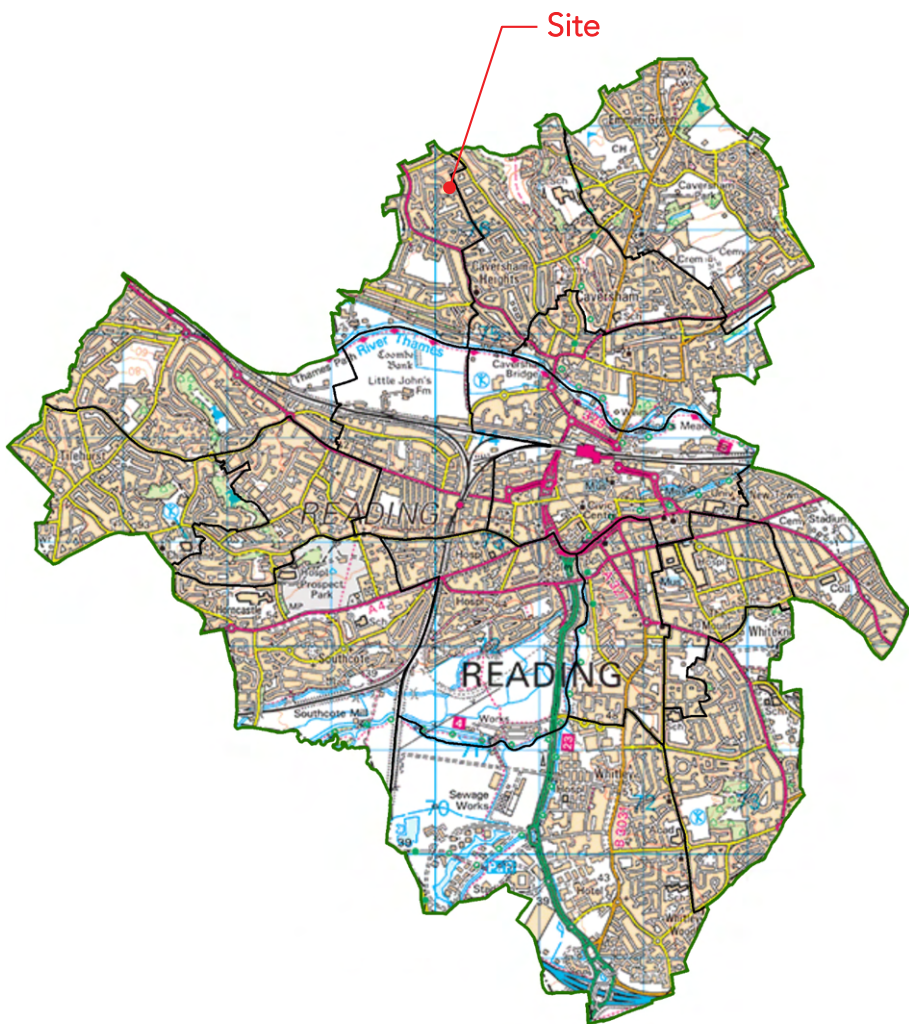
Introduction

Project Name	2202- 2 Conisboro Way
Site Location	2 Conisboro Way, Reading, RG4 7HT
Client	Mark and Sapna Odlin
Current Stage	Planning Submission
First Issue	March 2022
Introduction	This report has been prepared to support the planning application for a new build replacement dwelling and annexe building which is entirely ancillary to the main house. The existing site includes a single storey house which is to be demolished to make way for the proposals. This is a self build project for the applicants, Mark & Sapna Odlin, who will use the new house as their family home.
JDRM Architects is a trading name of JDRM Architectural Design LLP © This report and it's content are the property of JDRM Architectural Design LLP and protected by the Copyright, Designs and Patents Act, 1988.  CONISBORO WAY El Sub Sta Posts N Site Location Plan Scale: 1:500 @ A3	

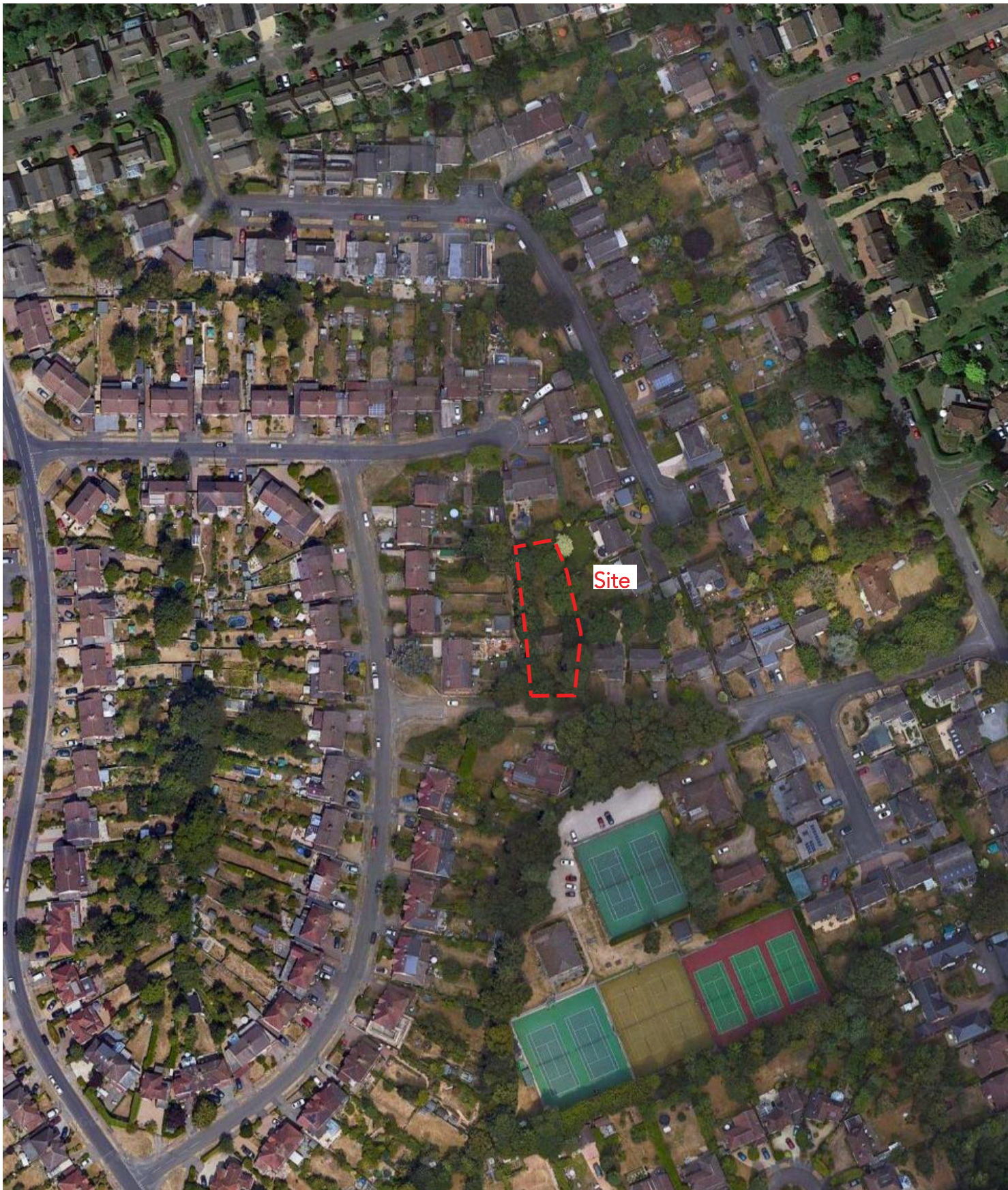
Location

Site Location The site is located in the Caversham area of Reading and is reached via Geoffreyson Road from the west. Conisboro Way itself is a short road with access to one other house and a track leading to garages behind houses on Geoffreyson Road.

The site is accessible by bus from the centre of Reading via stops on Conisboro Avenue or Upper Woodcote Road.



Map of Reading showing site location



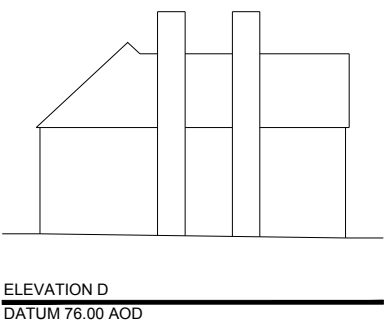
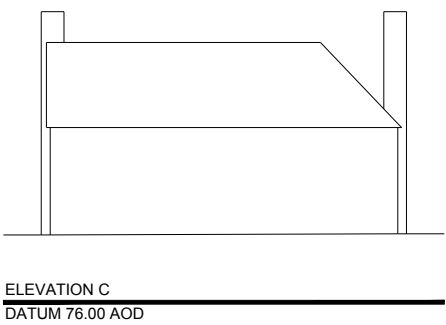
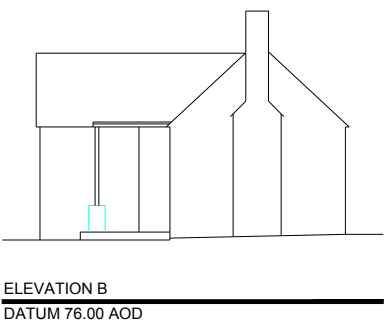
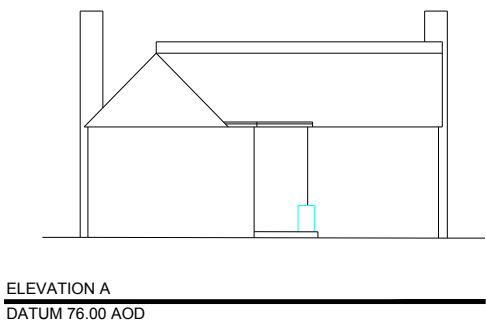
Aerial photograph showing the wider context

BACKGROUND, CONTEXT & DESIGN DEVELOPMENT

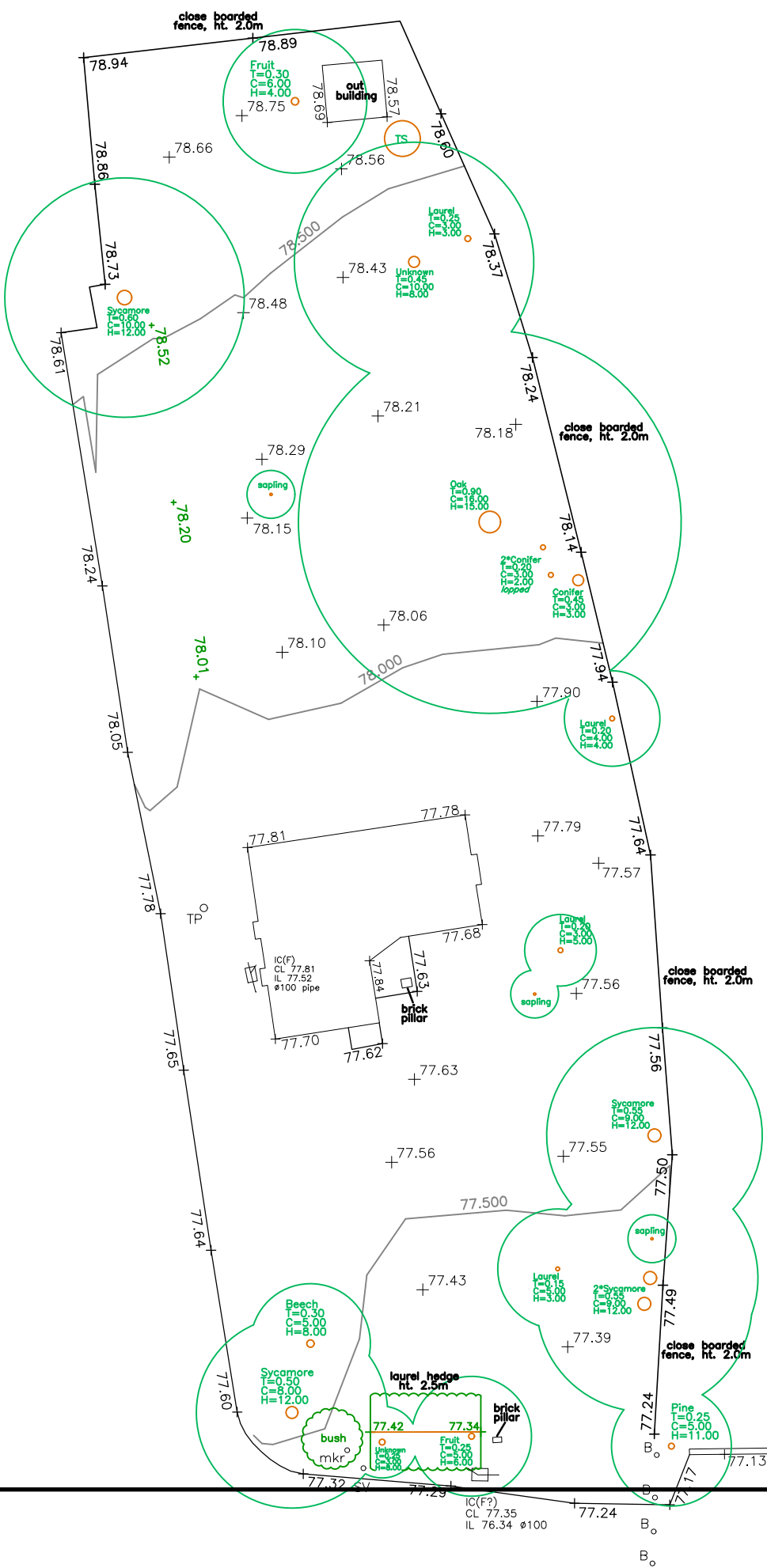
Existing Site Survey

A full topographical survey of the site has been undertaken to confirm existing site levels and relationships with the surrounding area.

This included outline elevations of the existing building.



Existing elevations of the house. Scale 1:200



Existing Site Photos

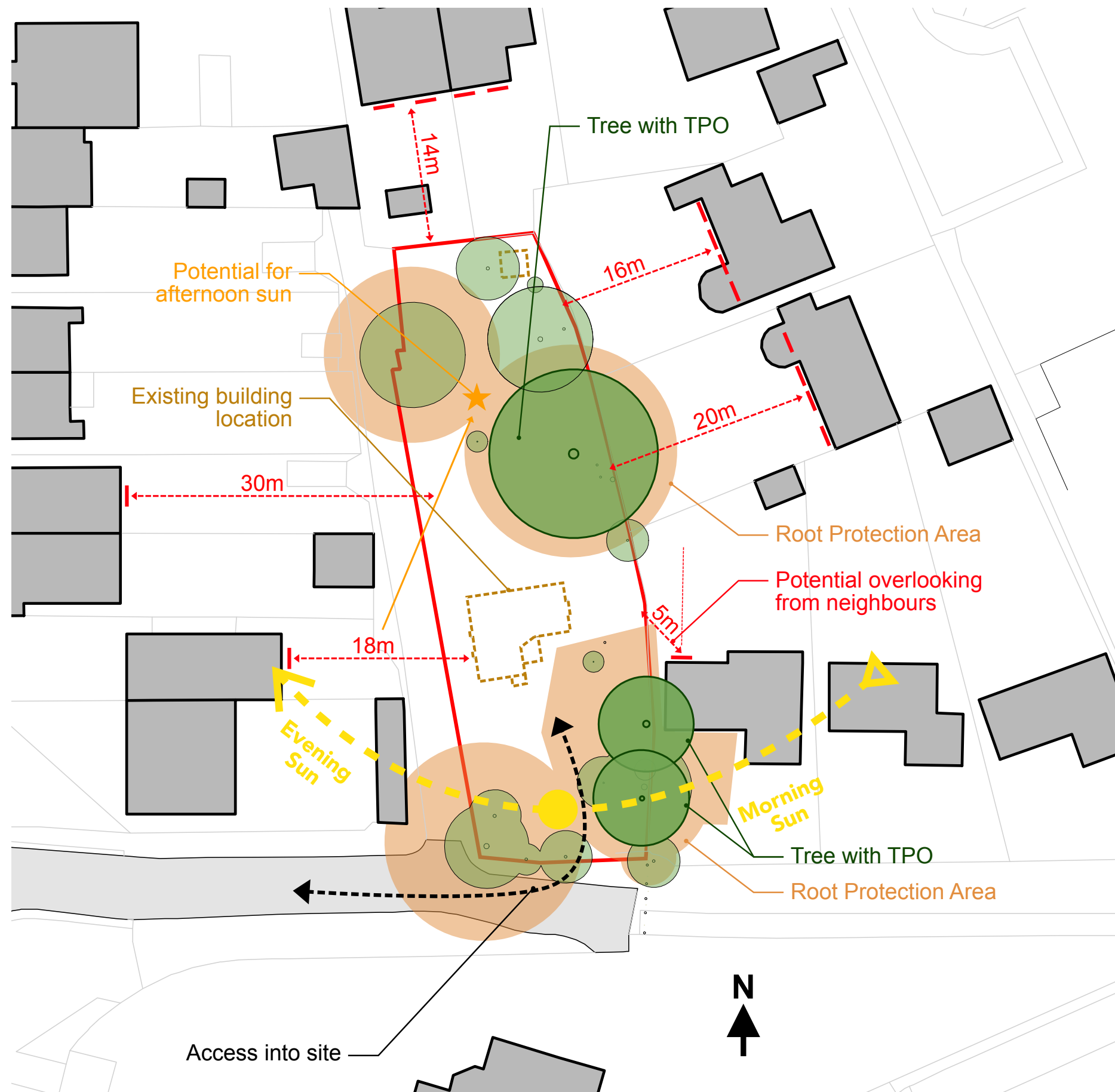


Site Analysis - Constraints and Opportunities

The site occupies a deep strip to the rear of houses, away from the street frontages of Queensborough Drive and Geffreyson Road. Access is from Conisboro Way at the south edge of the site which is currently unpaved.

Currently the site has several mature trees including trees subject to TPOs. Further information on the existing trees is given on the next page.

Overlooking distances to neighbouring windows are generally above 16-18m to the boundary meaning this should not be a significant constraint to development. There is a risk of oblique overlooking at the eastern boundary, however this has been overcome through careful window orientation and screening in the proposals.



Site Analysis - Topography, Tree and Vegetation

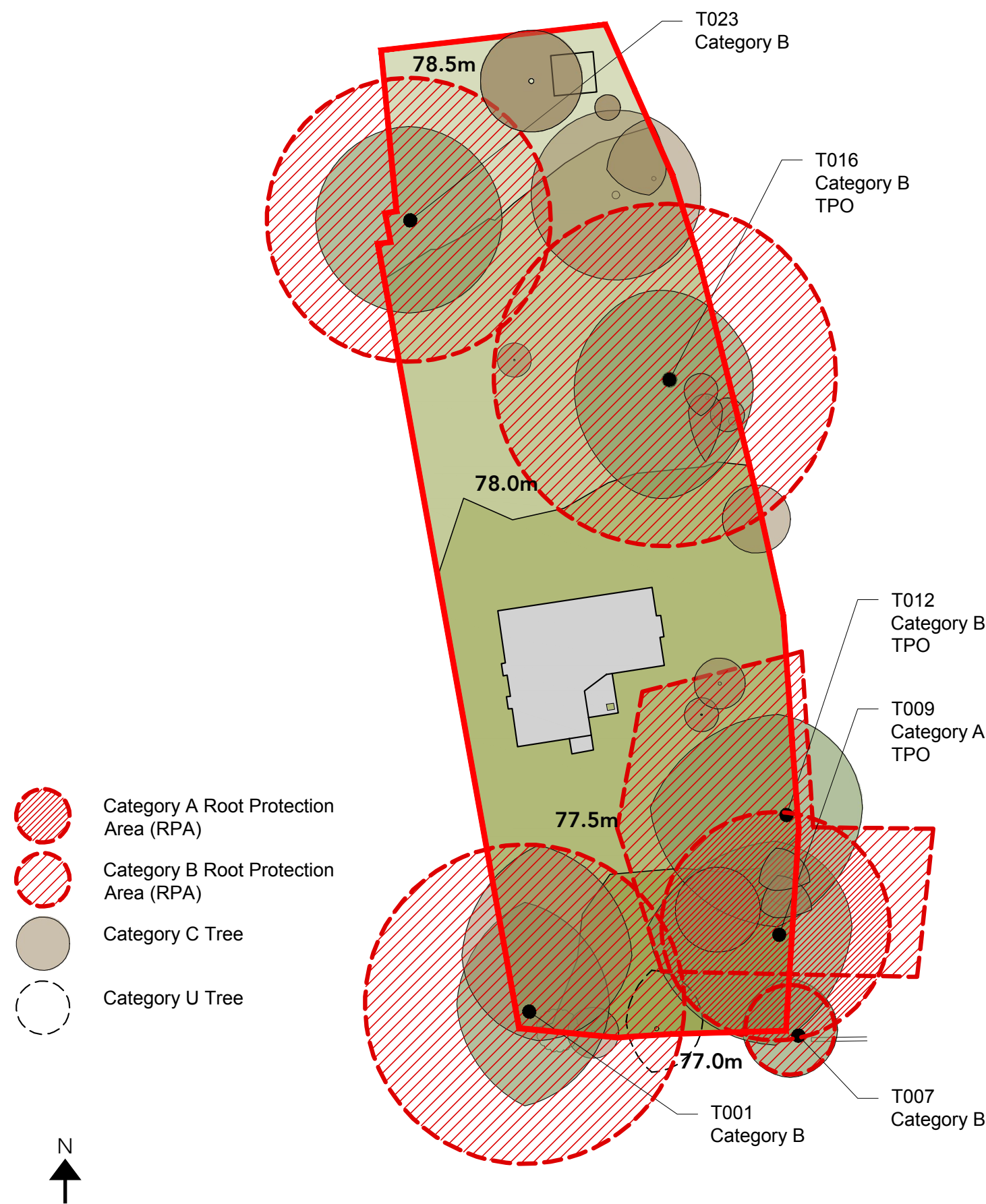
The topography of the site is relatively simple, the ground levels increase by approximately 1.5m from south to north. The level change is relatively consistent and there are no significant sudden changes of level in the existing topography.

Contours on the adjacent site plan are set at 0.5m vertical intervals with lighter colours representing higher areas. The height measurements are given as distance above Ordnance Survey Datum.

The site includes a number of mature trees which will have been carefully considered in the design proposals. Three of these trees are subject to Tree Protection Orders (TPO) which means any works to the trees will require consent. These have been confirmed as T009, T012 and T016 on the adjacent plan.

A tree survey has been completed by Duckworth Associates to inform the proposals. This survey has identified five category B and one category A trees. Trees in category C are of less importance, and category U trees are trees of poor health or condition meaning they are unsuitable for retention.

A full arboricultural impact assessment and mitigation plan has been provided as part of this application to demonstrate how the existing trees will be protected and further consideration of this is set out in the landscaping section later in this report.

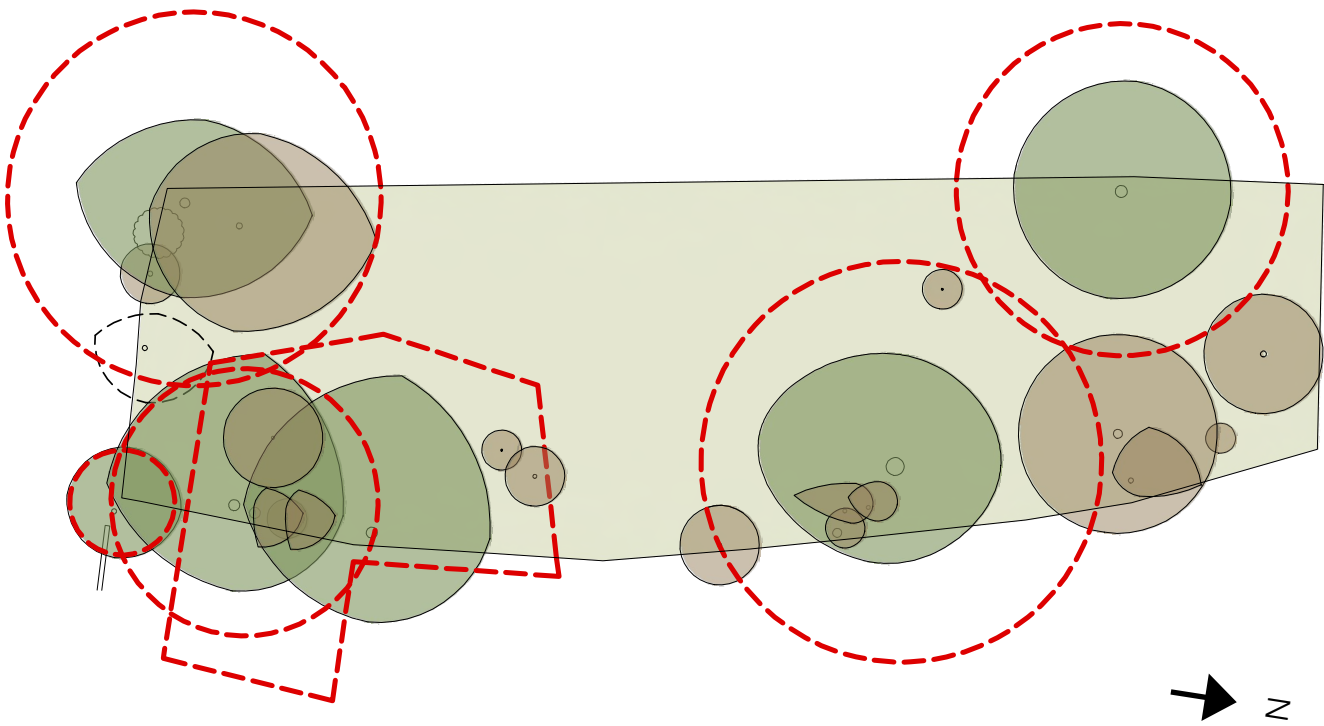


Design Development - Site Strategy

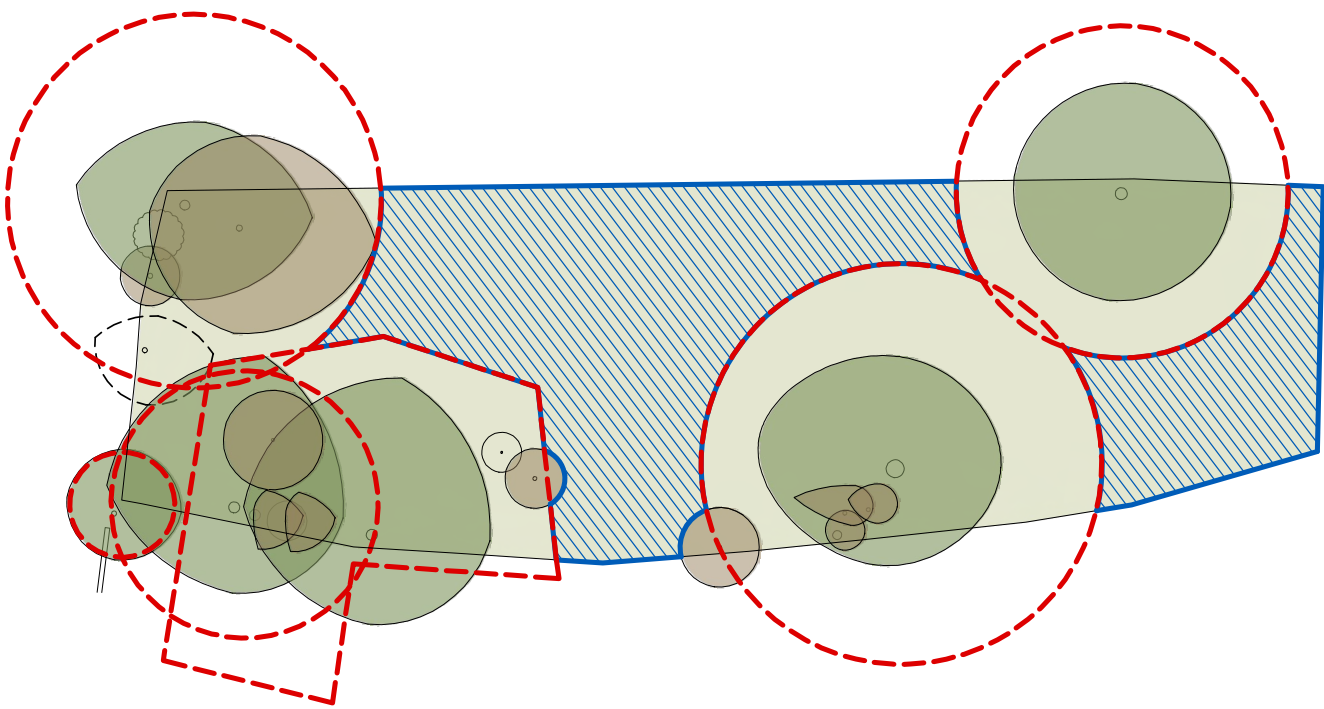
Introduction As set out in the earlier analysis, the defining and primary restriction to any development of the site is the presence of the existing mature trees and in particular those with tree preservation orders imposed on them.

Proposed Site Strategy The retention of the mature and high quality trees on the site was a essential aspect of the applicants brief. We have therefore developed a strategy where any new dwelling must not detrimentally impact the RPA of all the existing category A and B trees, this includes the three trees subject to TPOs.

This provides a clearly defined developable area of the site focussed along the western boundary with opportunities to expand the developable area to the full width of the site limited to a space between trees T012 and T016.



Existing site with root protection areas shown in red



Proposed Site Strategy Diagram, blue hatch denotes developable area.

Design Development - Initial Proposals

The limited developable area identified in the site strategy requires an unconventional layout that is a significant departure from the existing housing typology in the surrounding area. This early iteration of the scheme occupied the full width of the application site to accommodate the required spaces set out in the client's brief.

Fundamental aspects of the proposals were present from this early iteration, with the main living spaces having dramatic views out towards the feature trees that dominate the site. and the tapered arrangement along the western boundary to avoid any development within the Root Protection Area of the existing trees.

