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DESIGN & ACCESS STATEMENT

in respect of proposals to form two new houses at

16 Kentwood Hill, Tilehurst, Reading, Berkshire RG31 6DE

1. ENVIRONS

The site is located in central Tilehurst on the eastern side of Kentwood Hill running northwards towards Tilehurst railway station, Purley on Thames and Oxford Road, one of the main routes from Reading town centre to Oxfordshire and beyond. It lies just north of the junction of Kentwood Hill and Norcot Road directly leading to Reading town centre and industrial estates in the Battle area.. Kentwood Hill is a northerly continuation of School Road, the latter linking the site via the A4 trunk road to the M4 motorway.

Behind the site to the east lies a residential estate centred on Kentwood Close to which the site is connected via an access driveway serving a garage court. There are also schools, places of worship, educational and health establishments close by in Norcot Road and School Road, mostly within walking distance. The neighbouring property immediately south of the site are the grounds of the non-residential social Tilehurst Club containing its clubhouse. Further south along Kentwood Hill are three-storey residential buildings with front dormers.

Kentwood Hill itself lies on a bus route giving public transport access to Reading town centre, to Tilehurst railway station, and to the commercial and social facilities in central Tilehurst further south along School Road and east along Norcot Road.

2. THE SITE

16 Kentwood Hill ['No.16'] is currently occupied by a two-storey end-of-terrace house that was converted to two one-bedroom flats some time ago, and is separated from Kentwood Hill by a front garden area. Part of this has hard-surfacing for parking vehicles, accessed from Kentwood Hill by a crossover with dropped kerb. The hard surfacing extends to the side of the original house and to a generous rear garden beyond. Some mature trees are located along the rear boundary, from which there is rear pedestrian access to a driveway between Kentwood Close and a block of garages. .

Along with the other houses in the terrace, No.16 is generally of traditional construction with loadbearing brickwork surmounted by a pitched plain tile roof. This two-storey building is conjoined to its neighbour at No.18, with which it shares a rear part single- part two-storey outrigger.

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3. PROPOSALS

It is proposed to form a rear extension to the existing house, to convert its loft to habitable use with a new rear dormer, and to convert the two extended existing one-bedroom flats into a single four bedroom seven person house.

It is further proposed to form a three storey house conjoined to the south elevation of that house on part of the site previously occupied by the side hard standing. This new house would have three bedrooms for four occupants.

The existing garden would be divided between the two new houses, each with two car parking spaces accessed from Kentwood Hill via existing and new crossovers, this being characteristic of many of the houses in Kentwood Hill (Nos.26, 34a-40, 48 and 50) as well as the neighbouring Tilehurst Club.

The enlarged house would have a habitable area of over 134m², and the newbuild house 91m². These areas exceed those in the national Technical Standards of at least 121m² and 90m² respectively for 4B7P and 3B4P 3-storey dwellings.

4. ACCESS

4.1 Specific Access Issues

The proposed development is situated on a broadly level site that is unlikely to provide unusual difficulties for those with mobility problems.

4.2 Access from Existing Transport Network

Located on a bus route, the site is very close to public transport links to commercial facilities in Reading town centre, central Tilehurst, to southerly destinations along the A4 trunk road and M4 motorway, and to Oxfordshire along the A329 trunk road. It is within walking and cycling distance of local commercial, religious, health, educational and social establishments in central Tilehurst.

4.3 Access Points and Layout

The new houses would have vehicular access from Kentwood Hill to the front of the site, and pedestrian access from Kentwood Close to the rear.

4.4 Maintenance of Access

The access points would be paved with robust materials requiring minimal maintenance.

5. DESIGN

The aims of the design are:-

5.1 To provide good quality self-contained residential accommodation in accordance with the Council's policies and the nationally adopted Technical Standards that seek to maintain space standards while restricting impact upon public resources;

5.2 To provide good quality accommodation that is affordable for key workers in the borough in accordance with its Core Plan.

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5.3 To maintain the prevailing relative residential density in the immediately surrounding area;

5.4 To respond to government policy seeking to better utilise underused urban sites by upgrading existing residential provision;

5.5 To bring an existing site into improved economic use without undue detriment to its surroundings, thereby maintaining the quality of the surrounding area in a sustainable way and in the long-term public interest.

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