

# 45 PARKSIDE ROAD

- DESIGN AND ACCESS STATEMENT -





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January 2023  
Design and Access statement  
45 Parkside Road, Reading, RG30 2BT.

# 1. INTRODUCTION

## 1.0 INTRODUCTION

This DAS document has been prepared to set out the Proposed Extension at 45 Parkside Road, Reading, RG30 2BT. The development is seeking to improve and upgrade the accommodation of the existing dwelling and extend the dwelling single storey at the rear. The Proposed Development has been informed and prepared by the following team:

### Outset Think – Architects

This DAS is compliant with the Development Management Procedure (England) 2015, and the Planning Practice Guidance 2014 (PPG, Paragraph 031, reference ID 14-031-20140306). The DAS illustrates the design principles and concepts that underpin the application proposal and address the requirements set out in the PPG website ‘Making an Application’. Specifically, responding to the PPG requirements ‘What should be included in a DAS’, A Design and Access Statement must:

**(a)** explain the design principles and concepts that have been applied to the proposed development; and  
**(b)** demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development’s context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly. Design and Access Statements must also explain the applicant’s approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

This document is therefore structured in the following way in order to meet the requirements set out above:

In **Section 2.0**, we have set out our understanding of the context, assessing the site’s immediate and wider context in terms of physical characteristics.

**Section 3.0** outlines the relevant planning policy context.

Outlined in **Section 4.0**, is the design evolution, which sets out the design constraints and opportunities, the conceptual approach and explores a number of design options.

**Section 5.0** details the design response, which is the subject of this detailed planning application. Here we describe the scheme under the Layout, Use, Amount, Scale, and Appearance sub-headings suggested in DCGL Circular and sets out some of the technical strategies of specific aspects of the design.

Landscaping is outlined in **Section 6.0**

**Section 7.0** sets out the accessibility aspects of the design. A suite of application documents support the application and this document should be read in conjunction with these reports.

## 2. CONTEXT

### 2.1 LOCATION PLAN

2.2 SITE PLAN



2.3 EXISTING SITE PHOTOS



## 2.5 WIDER CONTEXT

Generally, the street is characterised by two-storey dwellings with a mix of render finishes, shades of brickwork, and timber cladding.

Three to four apartment building can be found opposite of 45 Parkside road.



# 3. PLANNING CONTEXT

## 3.1 PLANNING POLICY

The planning policy context in which the Proposed Development will be examined is as follows (the Development Plan):

The application has been assessed against the following policies:

National Planning Policy Framework;

National Planning Policy Guidance;

PRBC Local Development Framework  
Core Strategy 2008 (Altered 2015)  
CS7 Design and the Public Realm  
CS24 Car/Cycle Parking

ENV24

DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY  
PLANNING DOCUMENT Adopted, March 2021

CC3: Adaption to Climate Change

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN12: Biodiversity and the Green Network

EN14: Trees, Hedges and Woodlands

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging

The Reading Climate Emergency Strategy 2020-25

As well as the above, the following documents and the policies and guidance contained within these will also be material considerations:

The National Planning Policy Context (2019)

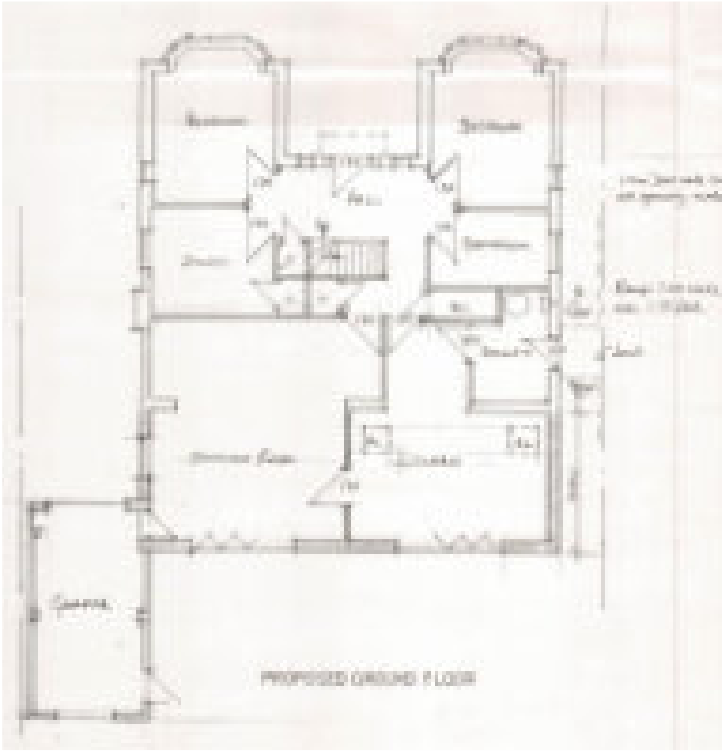
Planning Policy Guidance (PPG online 2019)

Sustainable Design and Construction 2011 SPD

### 3.2 RELEVANT APPLICATION

Generally, there have been a few applications on Parkside road for residential extensions and the development of new dwelling houses.

Planning applications have been refused in the area due primarily to over-development of the site and overlooking, contrary to policies HSG 5 (Residential design standard), HSG 9 (Location of a residential development) and CUD 14 (Standards of design in development).



#### 53 PARKSIDE ROAD

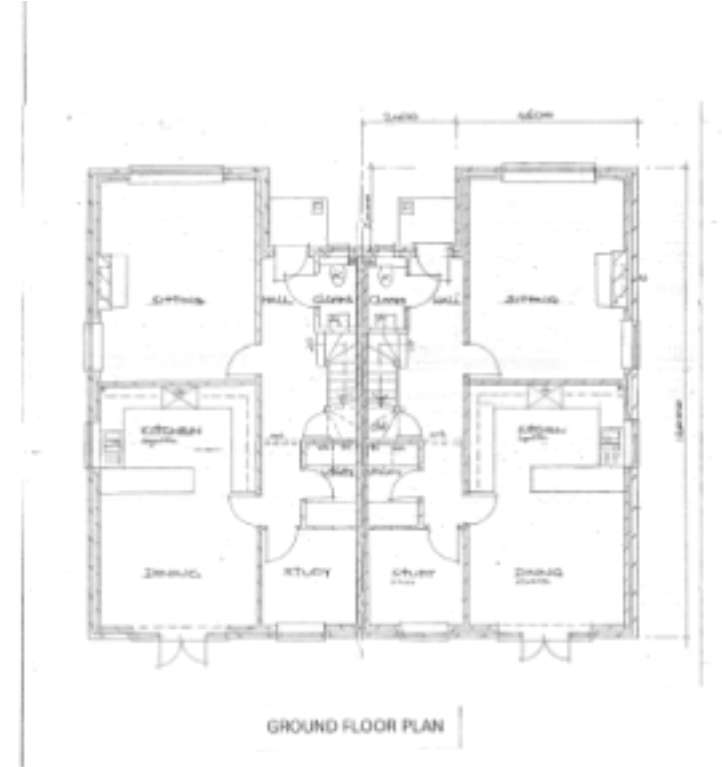
##### APPROVED

Rear extension including enlargement of existing rear dormer.

#### 53 PARKSIDE ROAD



#### 57 PARKSIDE ROAD



#### 23 PARKSIDE ROAD

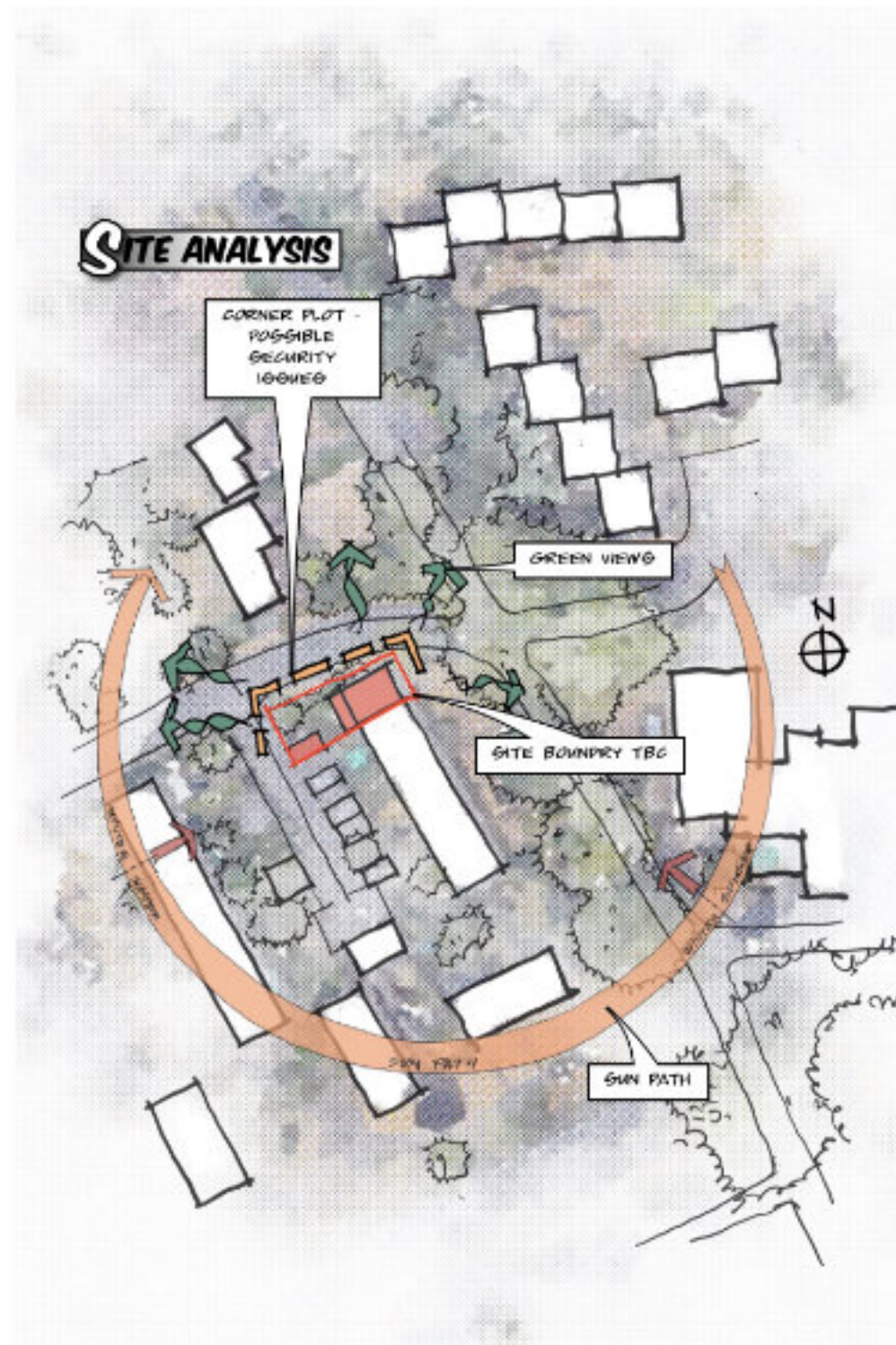
##### REFUSED

Erection of 4 x 1 bedroom flats and 4 x 2 bedroom maisonettes in two blocks with 8 parking spaces on site including cycle and bin storage on land to the rear of 23 Parkside Road



#### 23 PARKSIDE ROAD

# 4. DESIGN PROCESS



## 4.1 INTRODUCTION

The development is seeking retain the overall appearance of the existing dwelling and extend the dwelling a single storey at the rear.

The general finish, off-white render will be retained and a vertical timber cladding will be introduced for the extension matching similar finishes on the street. The timber cladding is found as a precedent finish at Marlborough House, 34 Parkside Rd

IN THE NEXT FEW PAGES ARE A FEW OPTIONS INITIALLY EXPLORED.

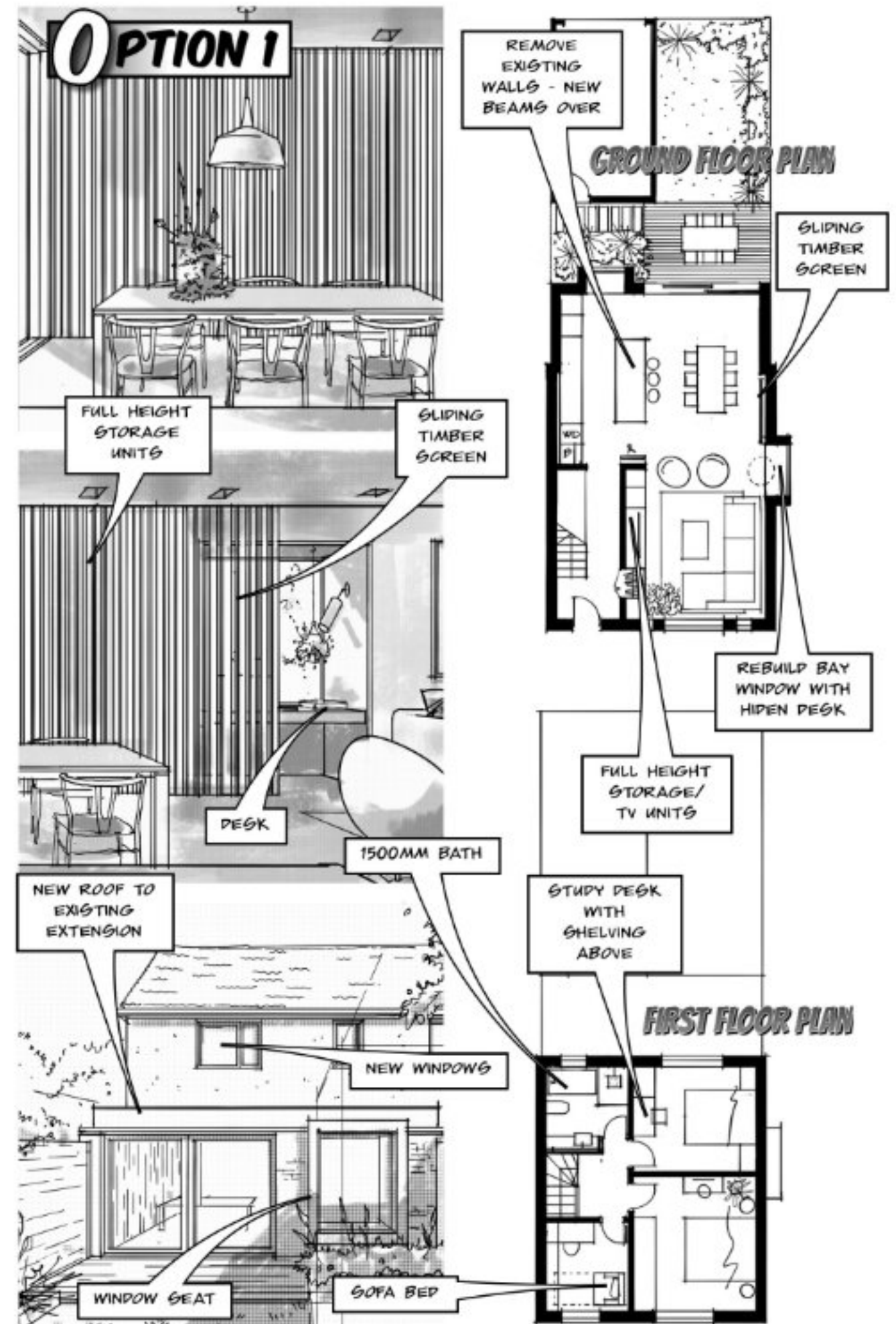
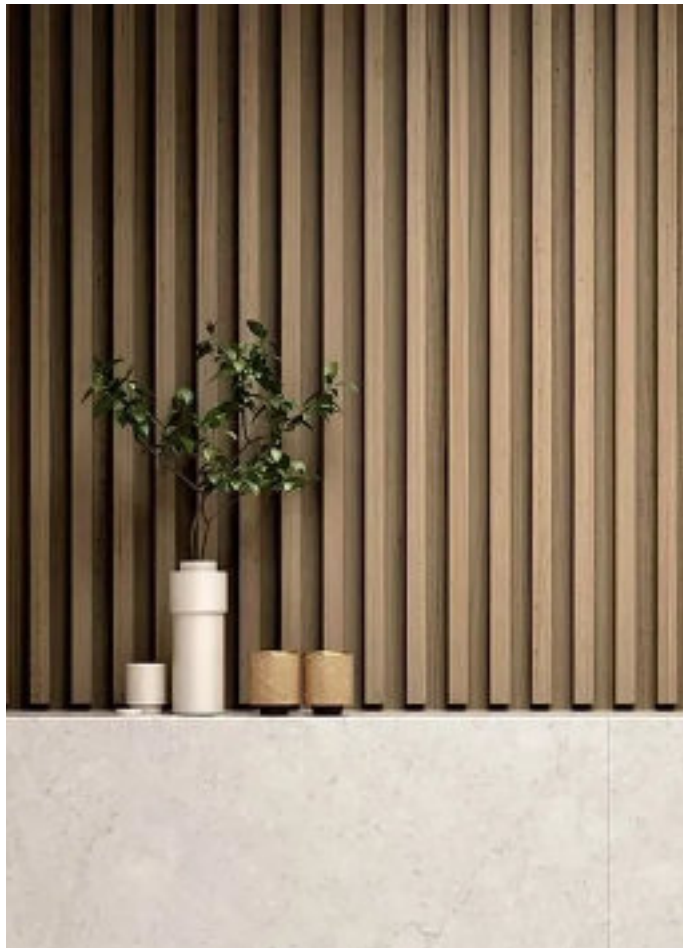


Proposed off white render finish

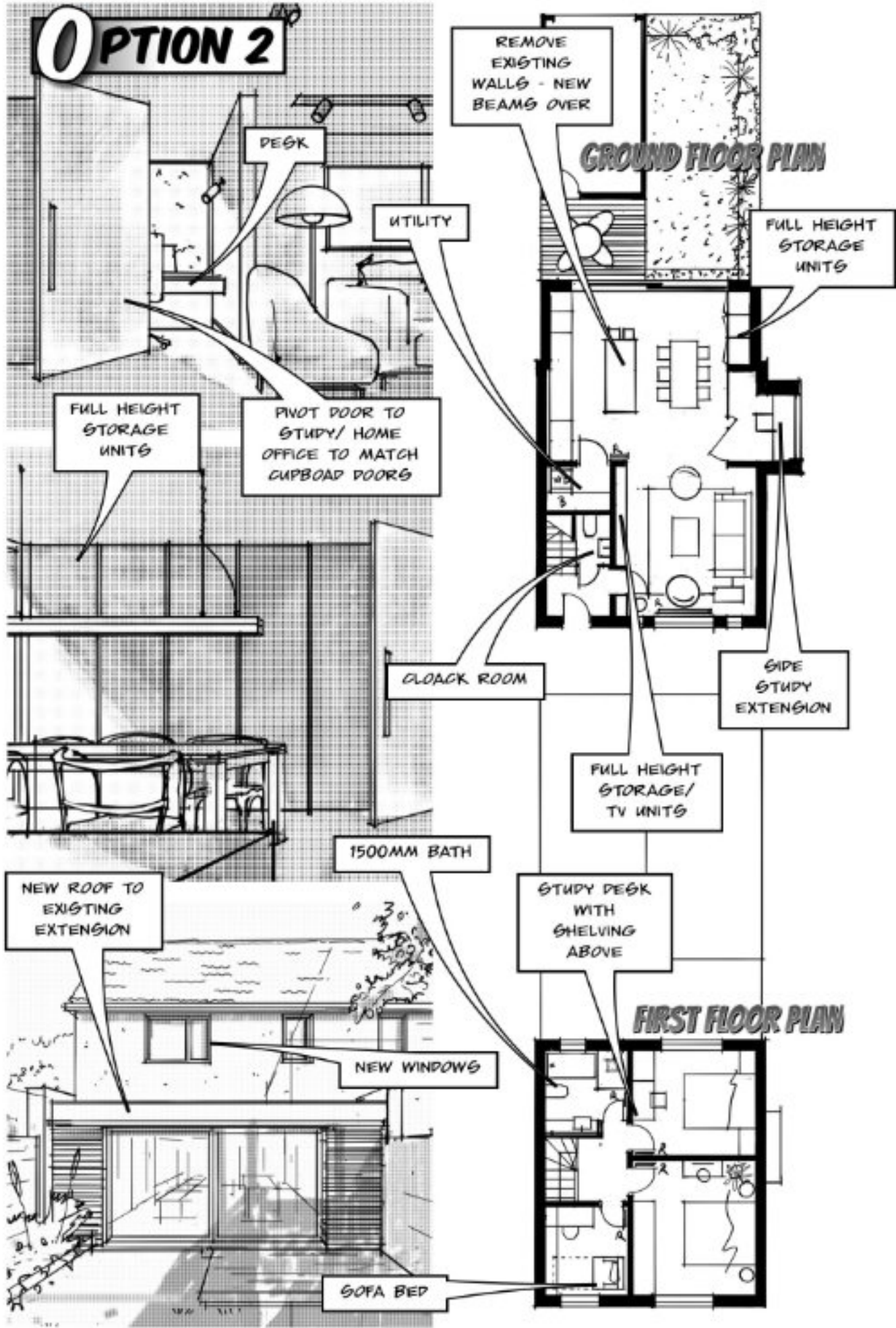
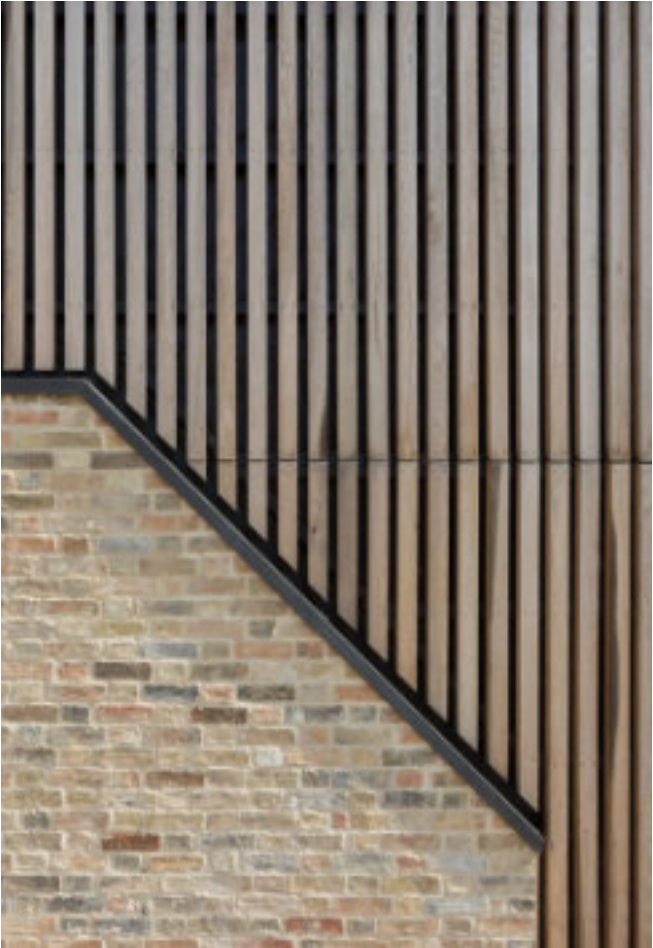


Proposed horizontal timber cladding

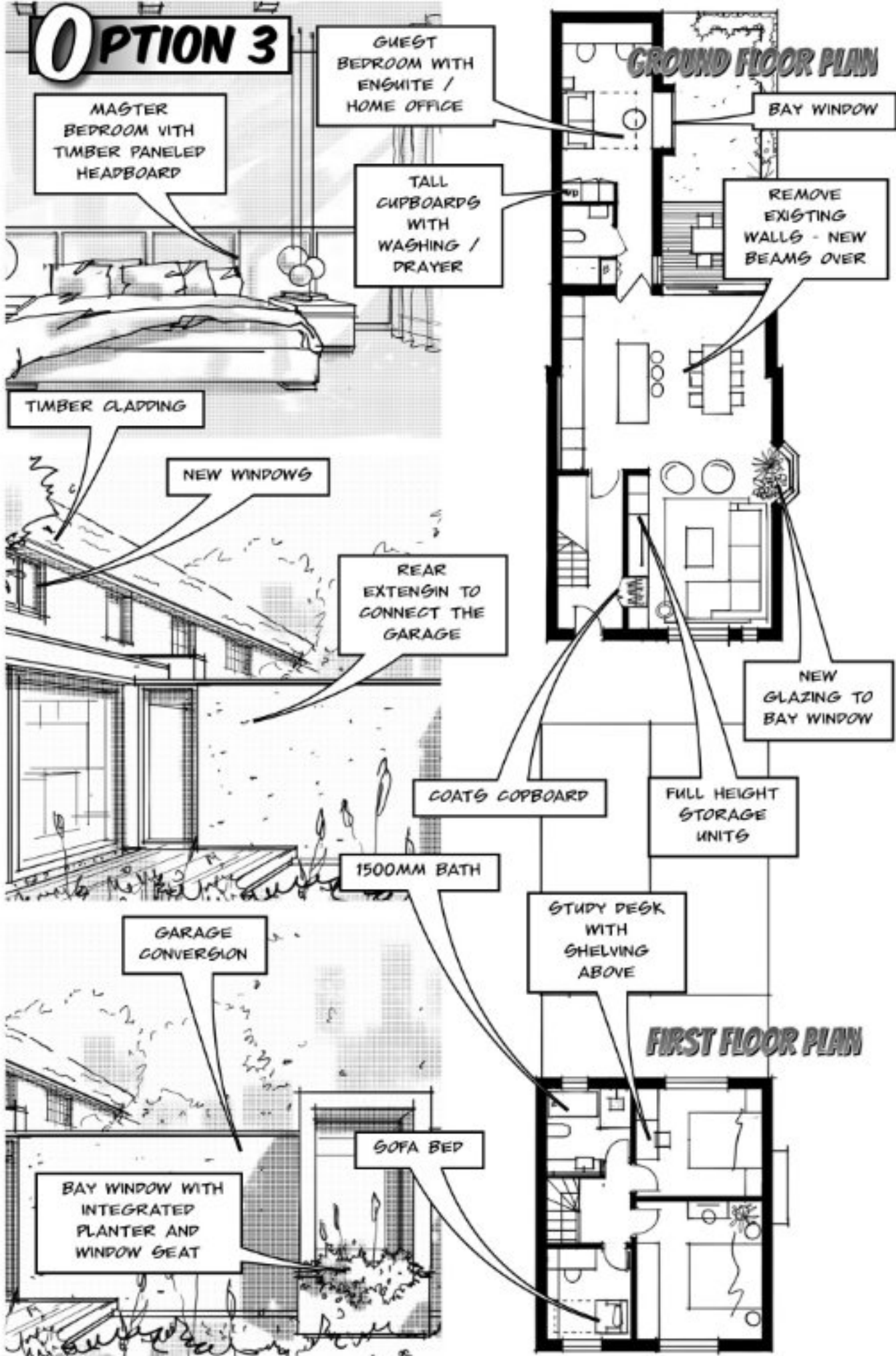
# MOOD-BOARD



MOOD-BOARD



MOOD-BOARD



# 5. DESIGN RESPONSE

## 5.1 CONCEPT

### IMPACT ON THE EXISTING DWELLING:

The appearance of the extensions has been considered in relation to the existing house and designed in a sympathetic way and subservient to the host dwelling. In terms of bulk and massing, the new extension is small and subservient to the main dwelling. FIG 1

### SIZE AND SCALE:

The extensions complements the existing dwelling representing only a 5% increase in GIA and a 5% increase in dwelling massing.

The proposed roof line the extension is 2935mm.

### OUTDOOR AMENITY

The extension's footprint replaces the existing conservatory and represents a tiny percentage of the overhaul garden. Also, the extension does not impact at all the outdoor amenity at the back of the house.

### IMPACT ON NEIGHBOURING PROPERTIES

### BOUNDARIES

The extension is in line with the boundaries and 250mm from the side wall of neighbour extension.

### OVERLOOKING, OVERSHADOWING AND OVERBEARING

The extension is single story and will have a minimal impact on the joining property at no 43

### THE NATURAL ENVIRONMENT

The extension's footprint represents a tiny percentage of the overhaul of the plot the dwelling occupies. There is no impact on the rear outdoor amenities of no.43

### THE STREET SCENE AND THE SURROUNDING AREA

### FENESTRATION

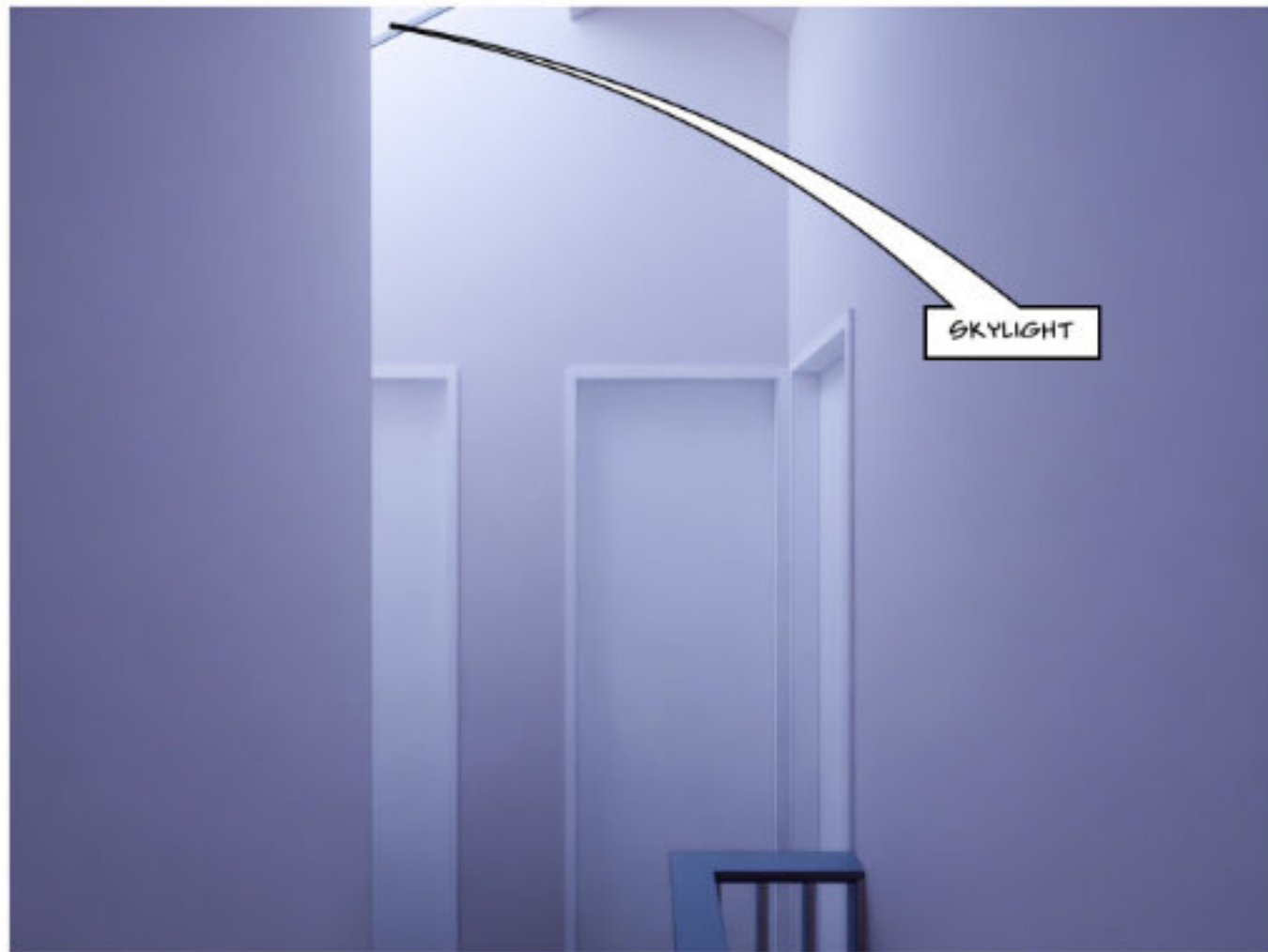
The proposed openings are in proportion to the host dwelling and similar in size to the neighbouring properties extension. The existing windows will be replaced with thermally efficient similar design windows.

The development enhances the street scene through high-quality design.

### CLIMATE CHANGE

The refurbishment of the house has also been considered against The Reading Climate Emergency Strategy 2020-25. The proposal improves the building fabric beyond the current Part L 2022 building regulations by adding additional Roof insulation, and improving the junction to minimise the cold bridging. A more efficient heating system will be introduced, and also solar panels will be added as well.





ILLUSTRATIVE INTERNAL VIEWS

## 5.2 ILLUSTRATIVE PERSPECTIVE CGI s



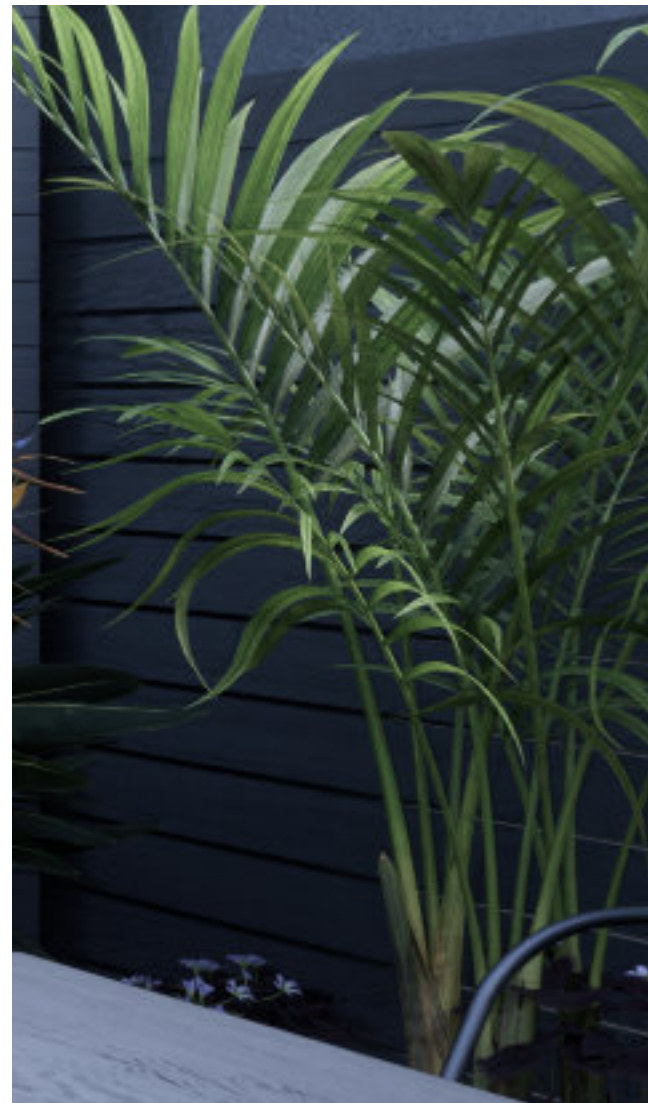
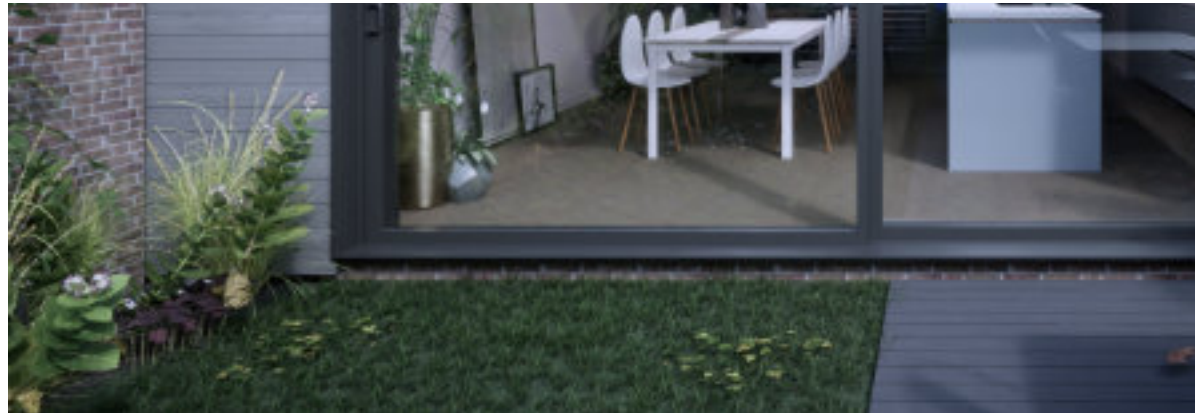
ILLUSTRATIVE REAR VIEW



## 6. LANDSCAPE DESIGN

Generally, the landscape has been design as an integral part of the dwelling design.

The rear boundary wall will be rebuilt and the rear garden will be laid to lawn with border planting and decking area between the garage and extension with potted plants scattered around the decking area.



Illustrative views of rear garden

# 7. ACCESSIBILITY

## 7.1 INTRODUCTION

Attached to this DAS are the additional documents and plans. This DAS to be read in conjunction with all drawings and the prepared documents.

## 7.2 CONCLUSIONS

The proposed design is rooted in the present but expresses the history of the place and the passage of time using beautiful, elegant, and traditional materials. The extensions emphasises honest materiality and craft, and the relation between indoor and outdoor space, through carefully selected, tactile, and handcrafted finishes. The proposed development minimises the impact on the surrounding properties.