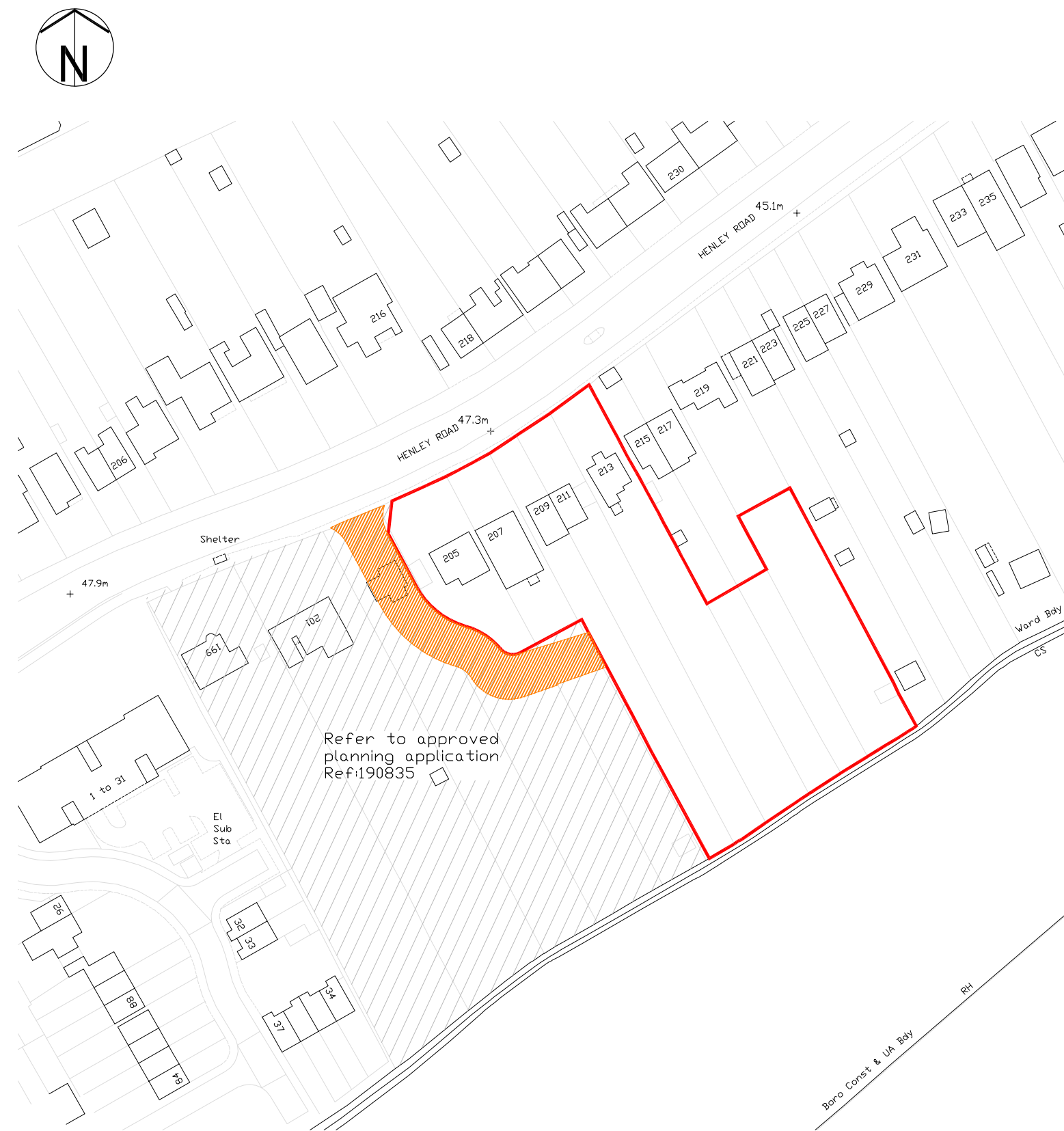




## Design & Access Statement

205-219 Henley Road, Caversham, RG4 6LJ





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## 1.0 Introduction

This document has been prepared by Bowman Riley on behalf of Henley Road Land Ltd, to support the full planning application for the development of a new C3 Retirement Living Scheme. The application site includes the curtilage of 205 - 213 Henley Road and part of the rear gardens of 215 - 219 Henley Road.

The proposals are to construct two standalone apartment blocks that will provide 60no. Retirement living apartments with a mixture of 1 and 2 bedrooms. The scheme also includes several communal spaces such as lounge areas, terraces, external gardens, and on-site car parking.

The access to the site will be via a continuation of the new access road from Henley Road currently under construction as part of the adjacent permitted development. Additional pedestrian access points are to be provided from Henley Road, with the inclusion of a link bridge to provide a level access for residents.

The document is to be read in conjunction with the accompanying planning application drawings and a suite of other supporting documents dealing with the following matters:

- Landscape
- Town Planning
- Flood Risk
- Trees
- Transport
- Sustainability
- Air Quality

### 1.1 Project Team

**BOWMANRILEY**

Bowman Riley - Architecture & Design

**SOLVE**  
planning

Solve - Planning Consultants

**Knowles**

Knowles Construction Ltd

**mode**

transport planning

Mode - Transport Consultant

**enplan**

enplan - Landscape Design



## 2.0 Context

### 2.1 Site Context

The application site is off the A4155 Henley Road which links Reading to the southwest and Henley to the northeast. The site is within Reading Borough Council. It has an area of 6260m<sup>2</sup> and comprises the house and gardens of nos 205 - 207 Henley Road which are to be demolished and redevelopment of land to the rear of nos 205- 219 Henley Road.

Henley Road is predominantly residential in character with the original form of development comprising large detached properties with long back gardens. Recent consents have seen development to the rear of the existing dwellings. In particular, the site adjacent to the consented scheme for a large C2 care home development and the large residential development at Ruskin Court which extends from Henley Road into the rear of the site.

The principle of this form of development with a larger block of development to the front that is built into the landscape, with a lower block to the rear is acceptable as it has been established with previous planning permissions on adjacent and surrounding sites.

The development must also be considered in the context of the recent planning permission on the adjacent site, and from where access into the application site will be gained. This recently consented development consists of a three storey block of development to the front with a two storey link connecting to another three storey, block to the rear. The current proposals replicate the form and scale of the adjacent development that was considered acceptable on the adjacent site.



2.2 Local Context

The site is well located for access to facilities and services in the local area as well as for public transport access into Reading Town Centre.

Key

- Doctors Surgery
- Supermarket
- Dentist
- Pharmacy
- Pub / Food



2.3 Transport Links

As shown in the adjacent extract from the Reading Revised Parking Standards and Design document, you can see the proposed site is located within Zone 3 defined as;

“Variety of land uses, within 400m walk of high frequency bus services”

A Transport Statement is submitted with this planning application. This report concludes:

- The location of the site is accessible for pedestrians, cyclists and public transport users and integrates with the surrounding residential area and a ‘Premier’ bus service operates on Henley Road. The site is therefore in line with NPPF and Reading Borough Core Strategy accessibility and sustainable travel policies.
- A site access junction off Henley Road in accordance with Reading Borough Council’s Geometric Design Guidance for Residential Accesses is permitted. The site access road past the care home site would continue east to also serve the proposed development.
- The design of the site road would be in accordance with Reading Borough Council’s Geometric Design Guidance for Residential Accesses. The road would also serve potential further development to the east of the site.
- The net increase in vehicular flows on the local road network compared with the permitted nine house scheme would not give rise to a material impact on existing traffic and safety conditions.
- The level of car parking proposed for the site is in accordance with the required level of parking indicated in Reading Borough Council’s Revised Parking Standards and Design document and is in excess of the local Census car ownership levels.
- The site can be satisfactorily serviced by refuse vehicles which would enter the site, turn around within the development and leave again in a forward gear.

Proposed Site

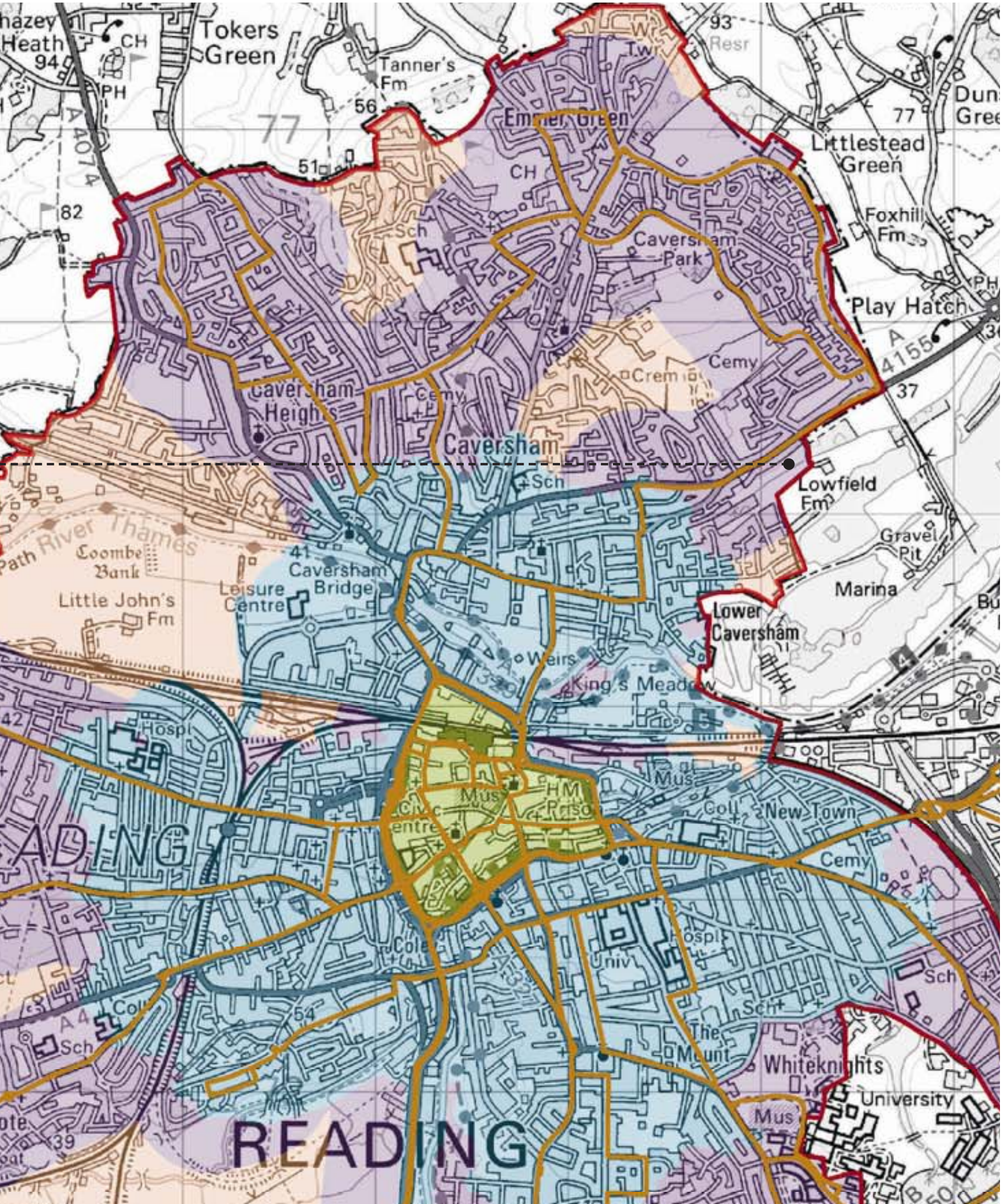
- Zone 1
- Zone 2
- Zone 3
- Zone 4
- High Frequency Bus Routes

**Zone 1, Central Core Area:** Primarily retail and commercial with the best transport hubs.

**Zone 2, Primary Core Area:** Areas directly surrounding the core area, well served by public transport

**Zone 3, Secondary Core Area:** Variety of land uses, within 400m walk of high frequency bus services.

**Zone 4, Wider Urban Area:** Mostly open space and residential, some support by direct bus services and other less accessible by public transport. Areas are generally not within walking distance of a railway station.



2.4 Aerial Views



Aerial Image 1: Image showing site boundary in red and adjacent boundary for 82 unit care home.



Aerial Image 2: Recent photo showing adjacent scheme under construction.



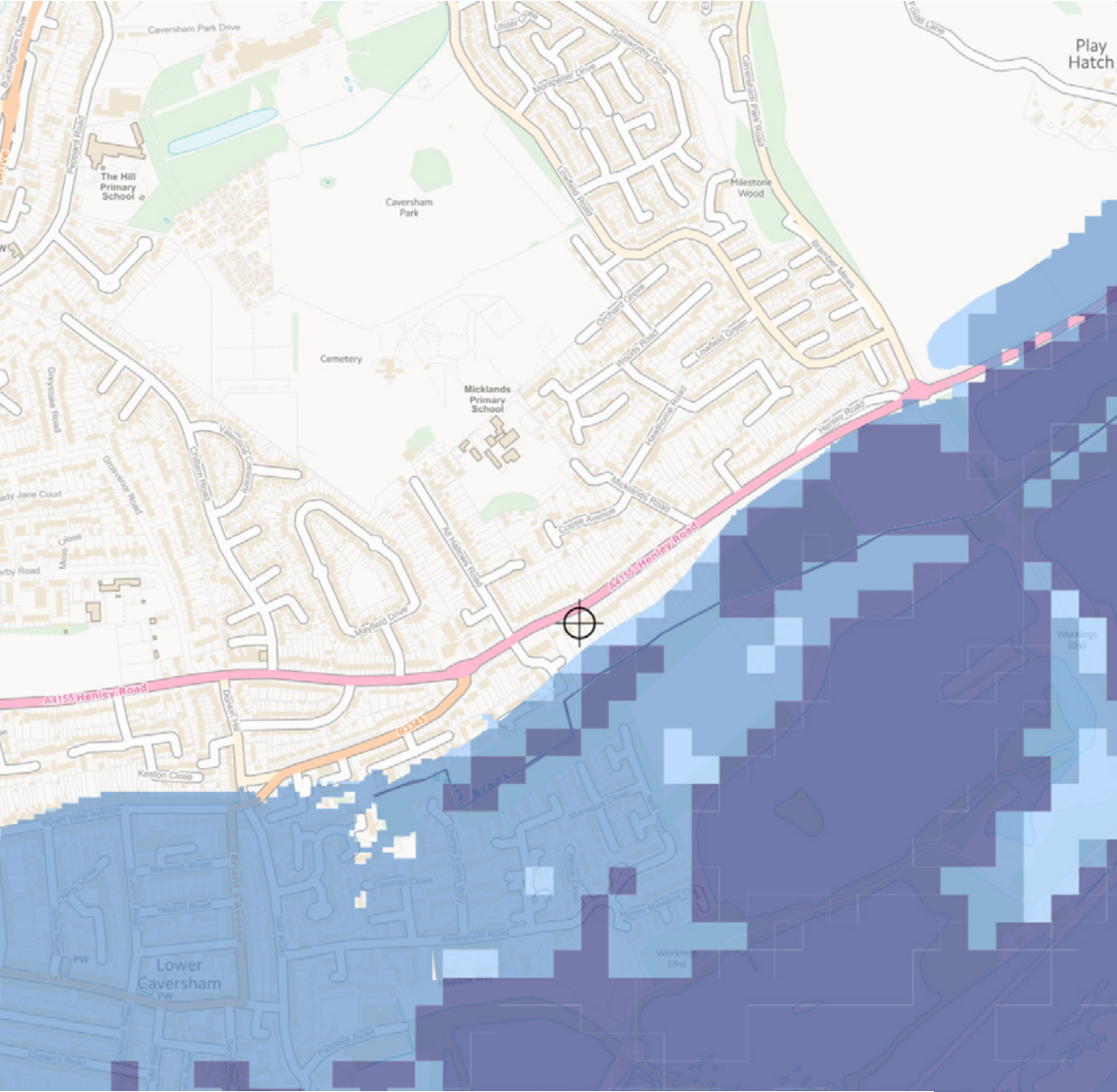
Aerial Image 3: Recent photo showing adjacent scheme under construction.

2.5 Sun Path Analysis



The location of the apartment blocks have been positioned and oriented to maximise the benefit of the south facing elevations. The communal spaces, external terraces and roof terraces are all south facing.

2.6 Flood Risk



Extent of flooding from rivers or the sea

● [High](#) ● [Medium](#) ● [Low](#) ● [Very low](#) ⊕ Location you selected

The southern part of the site lies within Flood Zones 2 and 3 due to its proximity to Berry Brook which is runs along this boundary. This has been reviewed by the Environmental Consultant and the buildings have been designed to mitigate any potential impact on the site and its surroundings. Refer to the environmental report for further details.

2.4 Local Character

The area has naturally evolved and expanded over time to keep up with the rising housing demand with various new developments and extensions along Henley Road.

The area is characterised predominantly by 1930s traditional style housing built in a mixture of red brick and render with recent developments expanding on this material palette. More recent developments have seen the introduction of new larger forms of development including the 4.5 storey Ruskin apartment block and recently approved 82 bed care home scheme to the west of the site that is currently under construction.

The main architectural features have been identified on the adjacent images that have informed the proposed development for this scheme.



1. The image above is a typical 1930s house with a more recent two storey side extension which is a common characteristic of properties along the northern side of Henley Road. This house is constructed with a red brick base and a white render upper floor which may have been applied at a later date in-line with surrounding properties.

They are hipped roofs with feature projecting valley gables and lower level lean-to additions.



2. The image above shows a more recent (2002) residential dwelling located on Ruskin. The building is 3 storey with a change of material at the upper level fronting onto the main road.

Feature window heads, sills and banding have been used throughout. Blank elevations have been broken down with contrasting feature brick patterns. As seen in the background, projecting feature gable valley roof principles have been adopted.



4. The image above is another typical 1930s house with a recent dormer side extension and wrap around roof. This house is constructed of completely red brick.



3. The image above shows how dwellings to the south of Henley Road have adapted over time with various extensions and additions to the properties.

Most of the properties take advantage of the sloping landscape to provide additional lower levels and external terraces that are south facing.

As seen above there is a variety of roof forms, scales, projections and materials between each property and they are not all uniform or symmetrical.

2.4 Local Character

The Ruskin development was constructed in 2002 and set the precedent for a larger 4/5 storey residential apartment block that is set into the sloping landscape with further development into the rear of the site.

As shown on the images opposite, the rear of the apartment block is predominantly 4 storey in height with an additional split lower ground level for undercroft parking and amenity spaces. The building is constructed using red brick, with uniform white upvc windows and projecting external balconies to a select number of apartments. The top floor is located within the mansard roof with a double pitch and feature projecting dormers that are a mixture of flat and pitched roofs.



### 3.0 Site Evolution & Existing Developments

Previous applications have set the general principle of residential development as acceptable in this location. More specifically, development of larger residential blocks has also been considered acceptable with planning permission granted for this form of development on the adjacent sites.

#### Previous Applications

This area has seen several approved planning applications in recent years relevant to this application as follows:

- 199-207 Henley Road - Demolition of 199-203 Henley Road and erection of 42 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road and landscaping. Resubmission of 161842 (170959)
- 199-207 Henley Road - erection of part four, part three and part two storey 82 unit residential care home building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping (190835).
- Land to the rear of 209-219 Henley Road – Erection of 9 dwellings to the rear of 209-219 Henley Road with access road and associated landscaping (190887) Approved 25 March 2020

#### 3.1 199-207 Henley Road - Adjacent Site Development



Initial Sketch Design

Initial design sketch showing a mix of apartments and semi-detached properties. It is worth noting that the development of the site has always allowed for future expansion to the east with the access road provided.



Approved Design 2017 (170959)

The design developed to have only one large apartment block to the north facing Henley Road with several semi detached residential properties to the south of the site .



Approved Design 2019 (190835)

The final design that is currently under construction is for one large C2 residential care scheme that defined by 3 connecting blocks that are between 4, 3 and 2 storeys.

The adjacent 82 unit residential care home scheme adopts the same design principles of the earlier Ruskin development by utilising the slope of the landscape to achieve a 4 storey building that has a 3 storey appearance fronting Henley Road. The proposed design for this project will look to use the same approach to maximise the sites potential.

The adjacent scheme uses a material palette to match the local context with red brick, high level render, stone banding, red roof tiles and a contemporary cladding material for focal points such as the main entrance.

The dormers located in the 2 storey link element have a flat roof matching elements of the Ruskin development and surrounding context.

A mixture of balconies and Juliet balconies are provided.

The form of the buildings are essentially rectangular in form with gable projections in places, varying the roof form and breaking up the overall massing.



Section B-B

-- -- Outline of approved planning application profile



South Elevation  
1 : 200



Henley Road - North Elevation  
1 : 200