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Design & Access Statement

Proposed 2 semi-detached 2 bedroom dwellings to the land rear of
No. 14 & 16 Wantage Road

14 & 16 Wantage Road
Reading
RG30 2SE

By Hayden Cooper

Sunday, 25th October 2020

Proposal

The existing site of No.14 & No.16 Wantage Road wish to develop two semi-detached dwellings to the rear land accessed by Wilson Road, that runs parallel to the property owners. By dividing the existing amenity space the land owners intend to construct two semi-detached units that are both 2 bedrooms dwellings with parking and access.

Development & Appearance

Wilson Road, that the new units will be located off, consists of Victorian terraces housing to the west side of the road. Whereas to the east consist of majority semi-detached units and various terraced dwellings further south down the road from the proposal development. Our proposal is to blend within the characteristics of the east of Wilson Road.

The appearance of the new concept is sympathetic to the area, retaining a ground floor bay window as per the surrounding properties. The roof structure also to be a gable end within keeping of the Victorian facade that is Wilson Road.

Accessibility

Although Wilson Road is very limited with street parking with permit parking holders only. The design proposal we have achieved the parking requirements for a unit of 2 bedrooms, which is one parking space per unit. The width of the either site is 5.2m, allowing a further additional parking space of the residence also.

Bin collection is also accessible from Wilson Road.

Summary

In summary, due to the design proposal being sympathetic to the Victorian style and characteristics of the road I believe the proposal to be favourable for permission. Parking requirements for off street parking is also achieved whilst retaining a suitable 2 bedroom units.