

Design and access statement.

59 Gloucester Road, Reading, RG30 2TH

Contents.

1. Introduction and site.

- 1.0 Introduction
- 1.1 The site
- 1.2 The brief
- 1.3 The provider
- 1.4 The site parameters

2. Design.

- 2.1 Area available for development
- 2.2 Context constraints
- 2.3 Design constraints

3. The proposal.

- 3.0 The proposal
- 3.1 The site strategy
- 3.2 The house designs
- 3.3 Materials

4. Pre-application and Design Review Panel.

- 4.0 Pre-application process and the design review panel

- 4.1 Building scale and height
- 4.2 Site plan
- 4.3 Materials

5. Viability.

- 5.1 Viability

6. Transport.

- 6.1 Transport

7. Access.

- 7.0 Access

8. Trees and ecology.

- 8.0 Trees and ecology

9. Planning policy.

- 9.1 Relevant extracts from Local Plan

10. Visualisations.

11. List of accompanying documents.



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1. Introduction and site.

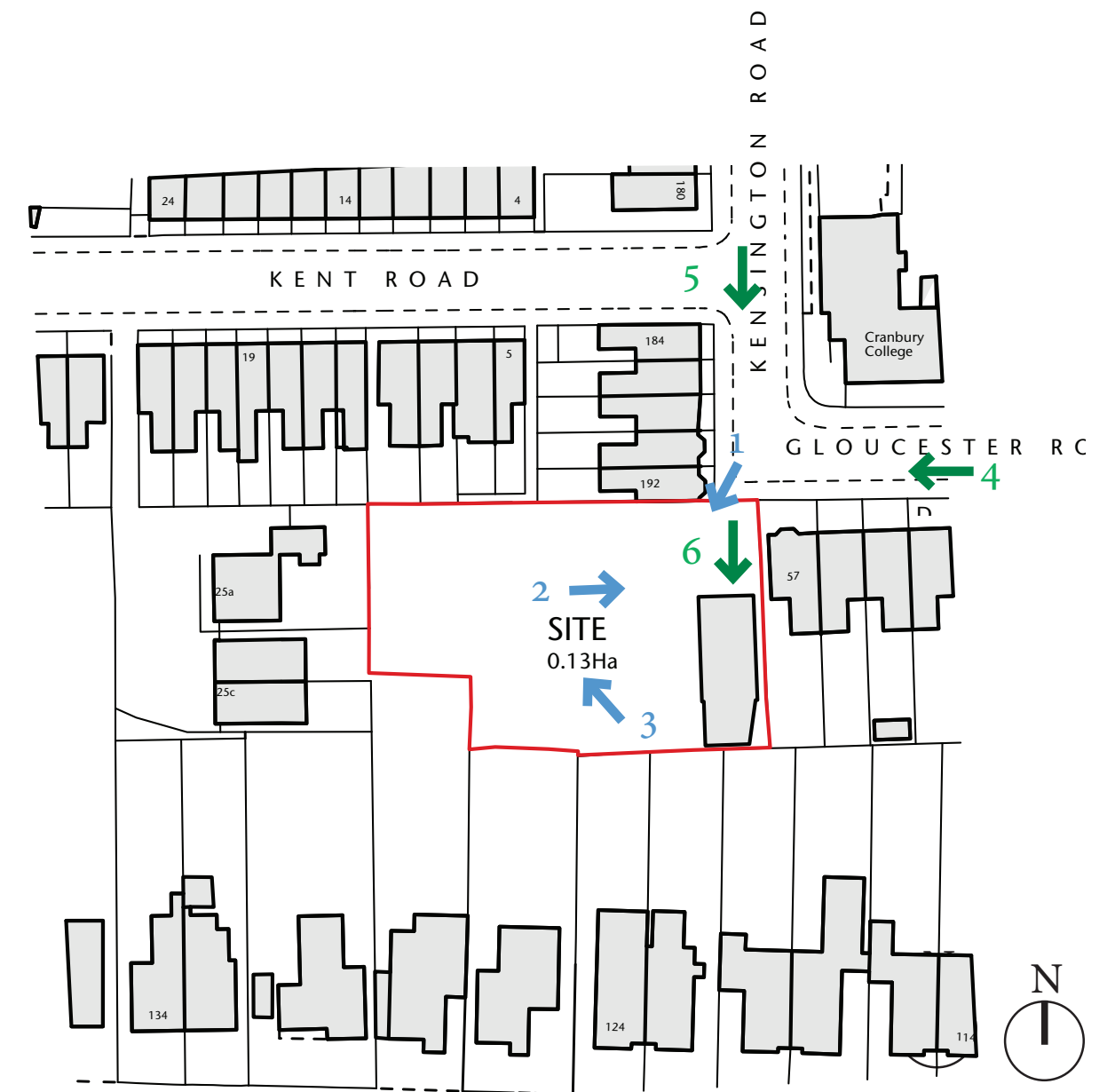
1.0 Introduction.

These notes accompany an application for full planning permission for two new detached houses on a site in central Reading.

A preliminary version of the project was submitted to Reading Borough Council as a pre-application enquiry in July 2020. It was subsequently presented to the RBC Design Review Panel. The detailed feedback from the planning officers, the pre-app consultees and the design panel members has been responded to in full and all the additional surveys and reports specified as required in the pre-app response have been undertaken and are submitted herewith. How the proposal has been amended in response to the RBC feedback is covered in detail in the Pre-Application Process section of this statement.

1.1 The site

The site of a third of an acre is currently occupied only by a small single storey Edwardian building of approx. 70sqm, which sits tight to the eastern boundary. This was once an adult learning centre, then a nursery, and is now a photographic studio. The rest of the site is open ground, steeply sloping from south to north, bound on all sides by residential gardens. The space is unkempt but not inaccessible; it is littered with the remnants of play equipment left from its use as an external play space for the nursery. There are some small, self-seeded saplings on the site; these trees have been surveyed along with any that might be affected by the proposal in neighbouring properties.



1. Entrance to site



2. Looking West at side elevation of 57 Gloucester Road

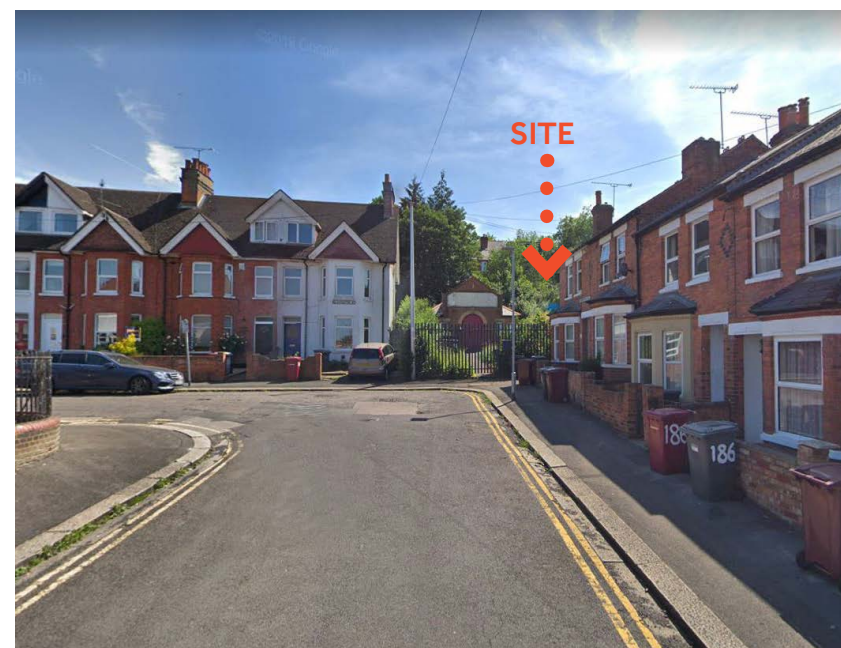


3. Looking North on site at back of Kent Road houses

59 Gloucester Road, Reading, RG30 2TH



4. Looking West down Gloucester Road



5. Looking South down Gloucester Road



6. Existing studio on site (North facade)

1.2 The brief

The new owners of the site are a family who have lived in the area for several generations, have outgrown their current home (on a road adjacent to the site) as they have increased in number, and are keen to self-build a new home to accommodate them all and stay local. This site presents them with an opportunity to do this and more; the studio means they can work on site and the site area allows for them to finance the new house by disposing of some of the site for another house.

The ambitions of the family who own the site extend beyond this. They wish to build houses:

- that achieve Passivhaus certification and are as sustainable as possible
- that use modern methods of construction to achieve an excellent build quality as swiftly as possible with minimal local disruption
- that are of the highest design quality
- that use natural, sustainable building materials that are low carbon

They want the houses built to be best practice examples of modern building methods. They are motivated to “do their bit” to help with Reading’s (and the country’s) tough but necessary carbon targets.

1.3 The provider

To achieve their aims they have first secured a site in a highly sustainable location (in which they are already members of the community), with all local services and access to public transport within walking distance. Next, they have commissioned a local, Reading based company, who can design and build the house to the stringent standards they have set.

That company is Kiss House Limited. Kiss House is an award-winning business based in central Reading that is the first housebuilder in the country to offer modular Passivhaus-certified houses as their standard product. More information on these houses can be found here:

<https://www.kisshouse.co.uk/houses/>

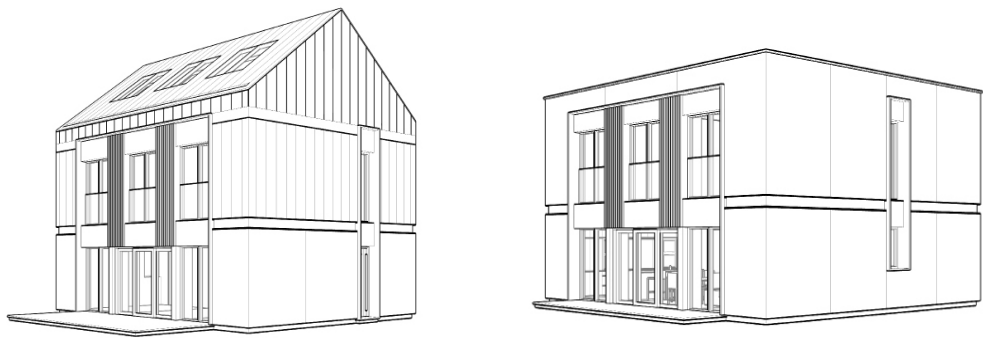
Kiss House manufactures their houses locally. Their innovative system uses a significant volume of UK wood stock and significantly less concrete and steel than most alternatives.

This married with the certified Passivhaus status of their houses means that they are low in embodied carbon and low carbon in use. The Reading DRP said they were very excited to see such high-quality housing coming to Reading, on a site that needs to be developed.

This planning application is being made by Kiss House Limited on behalf of the site owners.



1.1 An example of a Kiss House (dark timber option)



1.2 Kiss House supplies a range of customisable homes suitable for a range of different contexts

2. Design.

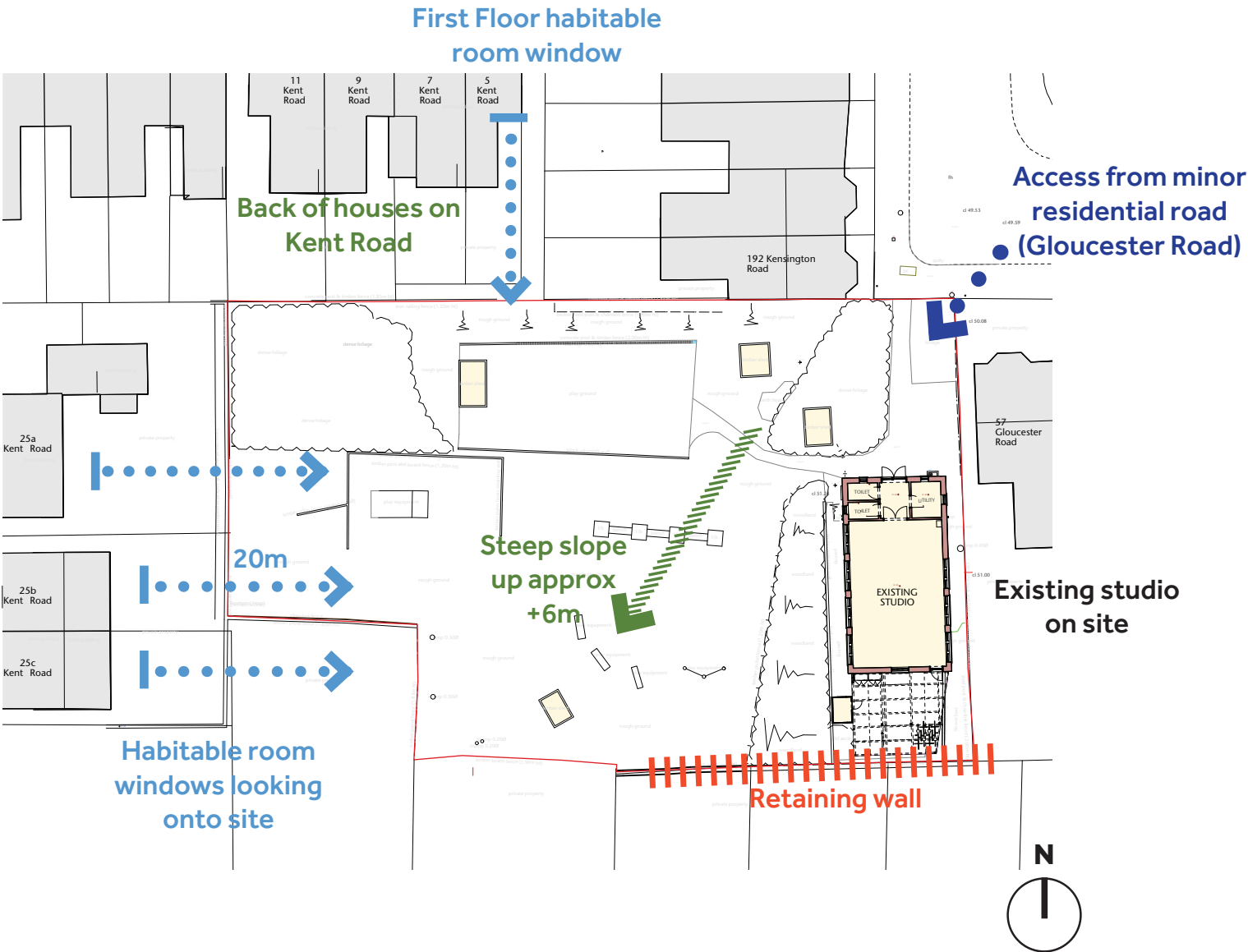
2.0 Design

2.1 Area available for development

As described above, the site strategy is to build two new family homes on the site. Since the location is in the centre of Reading and close to all services, it is highly sustainable and suitable for high density development. The design team has tested different layouts to see if more houses can be fitted on site, but there are tight parameters that restrict the actual area suitable for development:

- The steep slope of the site means houses cannot be built close to the southern boundary; there needs to be a bank with a retaining wall along this edge to create a level area for development; building close to this boundary is not viable
- The proximity of existing houses and their gardens to the north and west boundaries means any new housing cannot be built too close because of the need to keep at least 20m separation between windows, and to ensure that where there are no windows, there is no unacceptable intrusion on the sunlight and daylight to the existing houses
- There needs to be adequate garden space, access and parking for the houses and the studio

The result of meeting these parameters is that the actual area for development is pulled well in on the north, south and west boundaries, and two houses therefore become the reasonable maximum scale of development. This is covered more fully in the sections below which run through the relevant Local Plan policies in turn.



2.1 Important constraints and opportunities to consider on the site

2.2 Context constraints

The houses in the immediate context adjacent to the site are consistent in scale to the north and east: they are Victorian terraces with pitched roofs, generally two-storey to Kent Road and Kensington Road. There are larger three storey houses adjacent on Gloucester Road with the top floor in the roof. To the west there are more modern 21st century houses, two semi-detached one detached, but with a similar massing and scale as the others in the context.

On the south side of the site are the long gardens of the Victorian villas on the Tilehurst Road. These houses have a larger scale to them with four floors on their rear as the topography falls steeply away. They are visible from the site but are further away than the smaller, tighter, closer houses on the other three sides of the site. Because they are elevated, at a distance, and partially screened by trees, they feel less a part of the immediate context. It is therefore the smaller, closer houses on the east, west and north of the site that have informed the scale of the proposed new houses.



2.2 2 and 3 storey Victorian terraces on Gloucester Road and Kensington Road



2.3 Mix of angle and directions of pitched roofs of Victorian terraces on Kent Road

2.3 Design constraints

The site is not in a Conservation Area.

There is a mix of styles locally: adjacent to the site there are Victorian terraces plus more modern houses on the west boundary. All the houses have pitched roofs but otherwise are finished in a variety of styles and materials. The terraced houses are generally built of the deep red brick, which is characteristic of Reading as a whole, with a fair proportion of them being rendered or painted, and the terrace on the north side of Kent Road is built in a grey brick with plentiful buff brick detailing and pale stone lintels and sills.

The houses do not all date from the same period: although the terraces were clearly all built in the same Victorian era, there are interwar houses interspersed as well as the 21st century houses already referenced. The houses can all be dated by the changes in style: the interwar houses have a very different "Metroland" treatment to the Victorian sub-Gothic.

Directly opposite the site entrance, occupying the whole city block, there are the flat-roofed buildings of Cranbury College from the third quarter of the twentieth century. These buildings are part red brick however the scale and strong horizontality are of a very different flavour to the housing in the area, marking this out as a large institutional complex.

The site itself is glimpsed through the narrow entrance only, so whatever is built will have little substantive impact on the public realm. All in all, the area is a mix of various styles, shapes and sizes of houses and other buildings, with no single or unified style or form.



2.3 Existing materials on surrounding streets

3. The proposal.

3.0 The proposal.

Taking account of all the parameters listed above, and all the feedback from the RBC officers and the RBC Design Review Panel, the proposal is as follows:

3.1 The site strategy

There will be two houses of similar size and design with variations in finish and detail. They will each be 4-bedroom, 2-storey houses with pitched roofs. As such they will be similar in size and type to the immediate context but detached to address the particular circumstances of site dimensions and constraints of light and privacy to neighbours. This combination of 2 x 4-bedroom houses is the reasonable and viable maximum possible density on the site.

The houses will be orientated to ensure there is no unacceptable impact on neighbours:

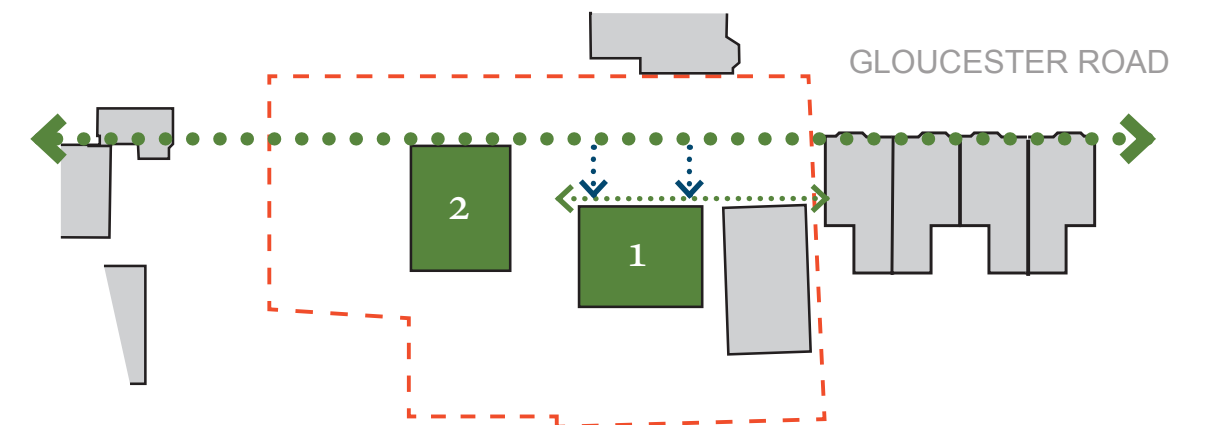
- House no. 1 is set back in line with the studio to allow for the necessary dimensions for parking on the forecourt and to provide reasonable separation between it and the rear

of No.192 Kensington Road, with no habitable rooms facing in that direction to ensure no invasion of privacy. The rear then faces due south with a garden cut into the slope and a bank up to the rear curtilage line

- House no. 2 needs to be at right angles to house no. 1 because the site narrows so the garden is to the west. It needs to stay 20m. away from 25a, b, c Kent Road, so there is adequate separation between the rear windows in both properties to ensure protection of privacy. The house also needs to maintain a reasonable gap to the rear of the Kent Road houses to the north, privacy is not an issue here because the side windows can be obscured, however we need to ensure that the new house is not too intrusive on the view and daylight of the Kent Road houses



3.1 View down Gloucester Road showing continuation of terraces



3.2 Position of two houses in line with existing streetscape

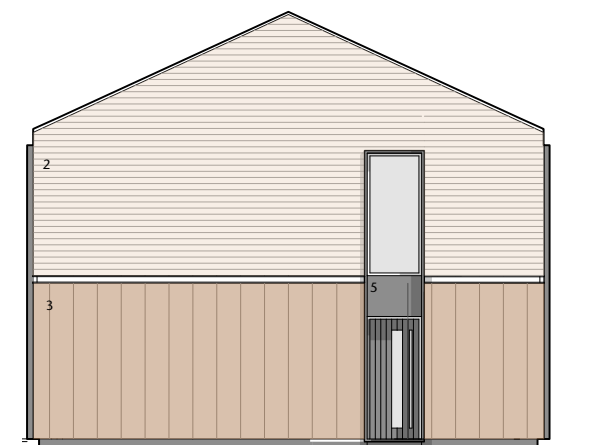
3.2 The house designs

The proposed houses have simple rectangular footprints with relatively shallow-pitched roofs sloping down symmetrically to front and back from a central ridge. There are no rooms in the roof: these were removed after the pre-application feedback to enable the ridge to be lowered a substantial distance. The flanks of each house are gabled with few openings: just a single slot containing one first floor window and a ground floor door or window. The front and back elevations have a single large recess which contains all the doors and windows in each façade.

These simple forms fit comfortably in the context but also are important to achieve Passivhaus certification and enable Modern Methods of Construction. Passivhaus requires a simple envelope without numerous projections. Off-site precision manufacture requires buildings to have orthogonal plans which are organised as optimal compartments for transport.

The result is two houses that are sensitive, simple, classic, pure and unfussy shapes. They are at once familiar and new:

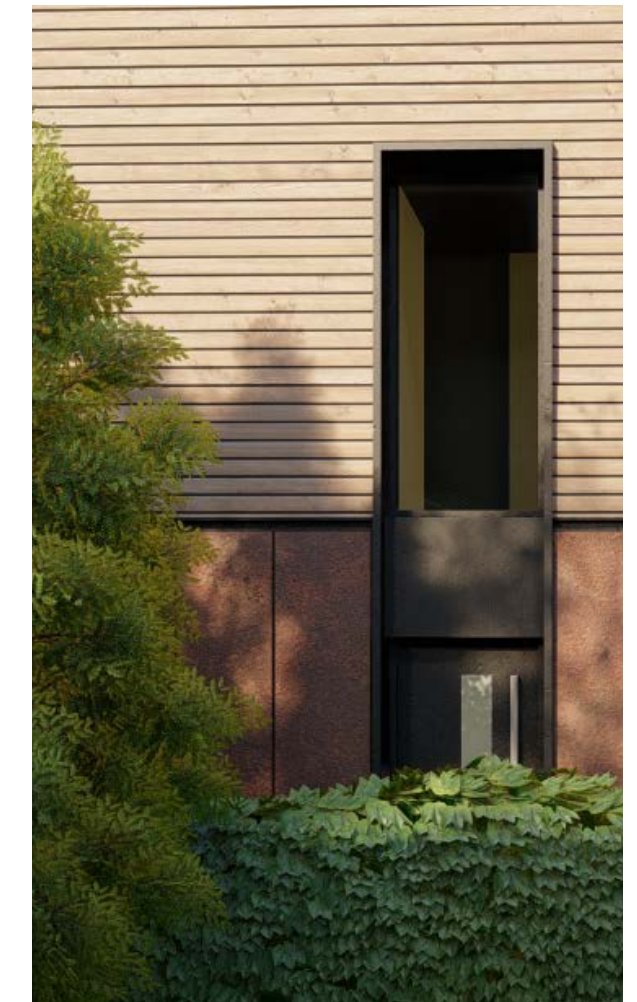
- turned at right angles to each other offering a sense of enclosure to the small parking forecourt
- sitting comfortably between the existing houses without imposing on them
- referencing the gable ends of the immediate neighbours in their own gables
- sitting comfortably beside the existing gable-ended studio building



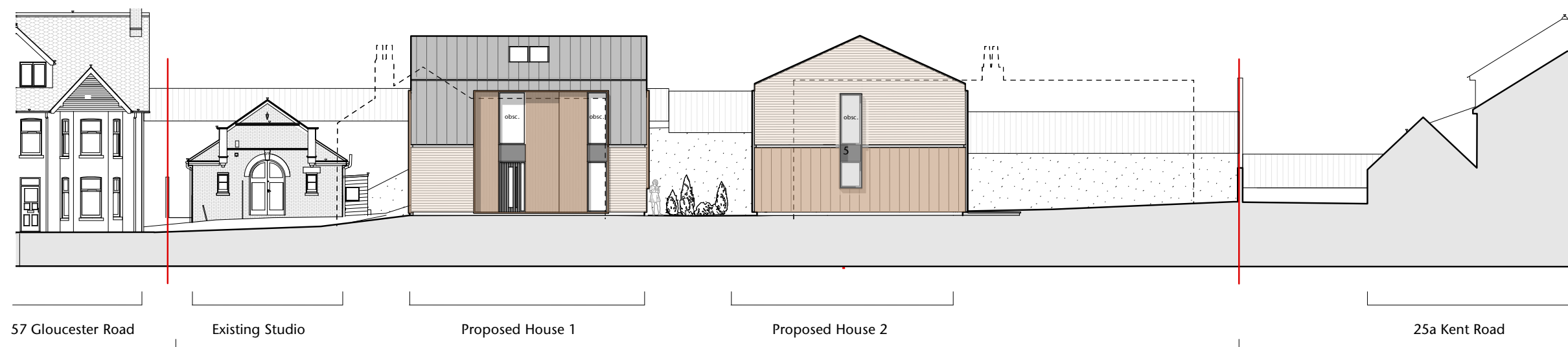
S Proposed South Elevation House 2
Scale: 1:100



E Proposed East Elevation House 2
Scale: 1:100



3.3 Timber and Weathering Steel



3.3 Materials

To establish the most appropriate materials for the context, an analysis of the site was carried out by Waygood Colour, a consultancy specialising in palettes for the built environment. We designed our material palette as a result of that study, plus application of the criteria outlined below.

The proposed materials for the houses have been selected according to the following criteria:

- To achieve a sensitive palette that blends and sits comfortably with the existing context without having to be the same
- The materials relate in mix, tone and hue to the context and each other
- They are natural and age gracefully
- Have their own inherent colour and texture rather than applied or synthetic pigment that will have issues of degradation, maintenance and be susceptible to changing tastes
- They can be applied in the factory and transported, precluding, for example heavy masonry and dry-fixed tiles
- They have as low embodied carbon / energy as possible

Proposed material palette

Roofs

Dark grey standing seam zinc (product "Anthrazinc").

- To reference and blend with the traditional grey roofing slates found locally

Walls

A mixture of horizontal and vertical timber boarding with a natural finish. "Corten" weathering steel, which has a permanent patina of orange-ochre rust.

- The timber references the setting of the site which is surrounded by gardens on three sides
- The weathering steel references and blends with the local dark red-brown bricks

Windows

Grey powder-coated aluminium.

The refined palette is subtle with a suitable range and depth to work sensitively to and complement the, context plus work well together. It also meets the critical criteria as outlined above.

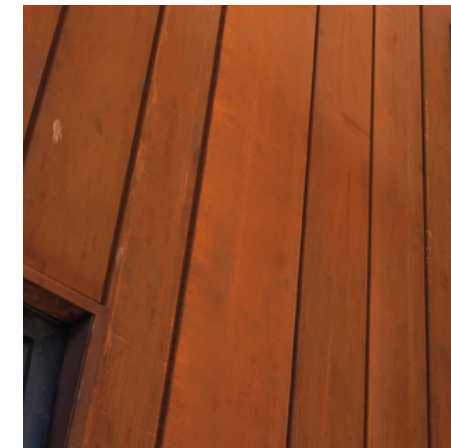
These materials will be applied to the two houses differently as suggested by the Reading DRP who felt it would provide visual interest. The walls of one house natural timber on the first floor and Corten steel below; the walls of the other zinc above and natural timber below. Similarly, the recesses of one lined with Corten steel and the other with timber. This mix creates a simple element of variety between the houses while maintaining a close bond between them and the context.



Standing seam Zinc



Natural timber



Weathering Steel



Black stained timber



Powder coated Aluminium

3.1 Precedent material images

4. Pre-application and Design Review Panel.

4.0 Pre-application and Design Review Panel.

The preliminary version of the project which was submitted to Reading Borough Council as a pre-application enquiry and to the RBC Design Review Panel was for two houses in similar positions to this application. Each house had 4-bedrooms with a third floor of accommodation within a roof that had steeper pitches and a higher ridge; plus there was a larger forecourt with 5 parking spaces.

The pre-application feedback from RBC included sections on transport, natural environment, ecology and affordable housing contributions; each of these is addressed in the later sections of this statement and in the accompanying consultants' reports. The feedback on the proposed house design can be summarised as follows:

- The principle of this site being used for residential development is acceptable
- The proposal acknowledges the tight parameters of the site and achieves a satisfactory density
- The modern contemporary design can make a

positive contribution to the built context

- The scale of the houses is too large, being in an elevated position relative to the neighbours to the north
- There is no objection to the proposed materials in principle with further information needed
- The privacy of the neighbours would be adequately protected

The feedback from the Design Review Panel was:

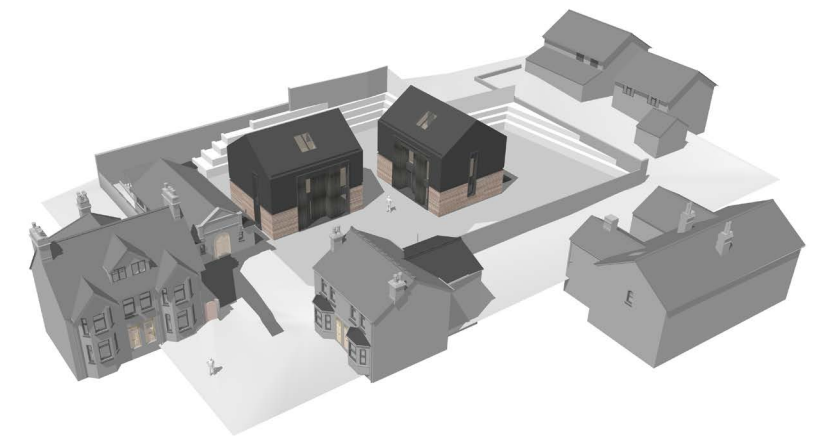
- Strong support for the proposal as an exemplar sustainable development with Passivhaus certification
- Presentation for the application must be accurate and include neighbouring properties
- Materials might respond to context somehow
- Investigate adjusting the site plan to give the houses more space by moving them closer to the north and west boundaries

- Investigate more variety in treatment between the houses

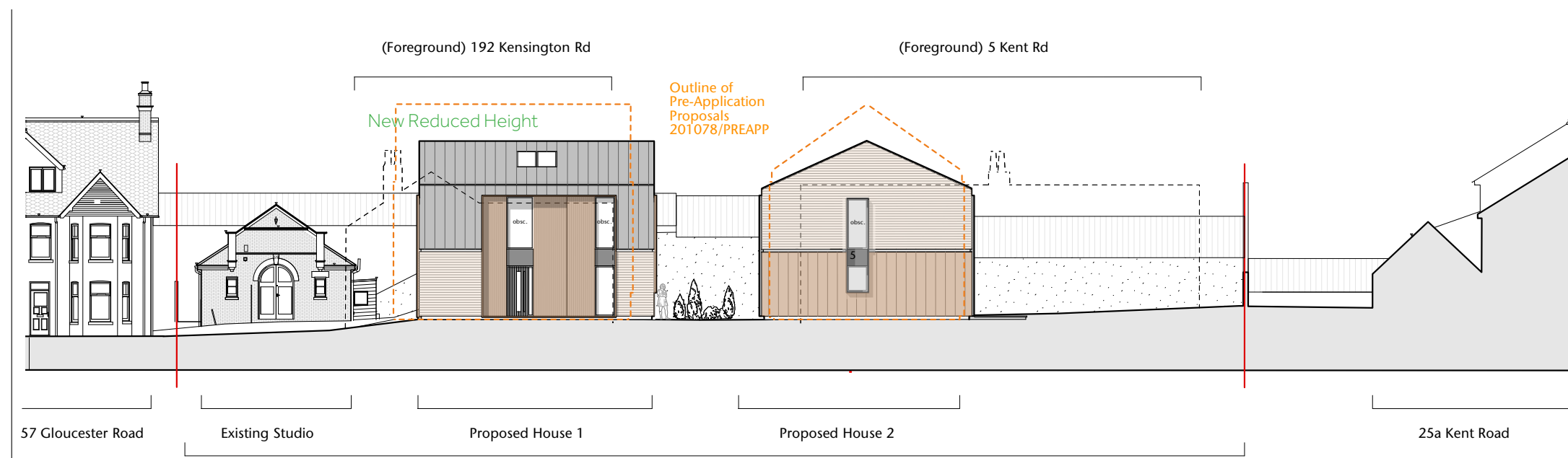
- Put the houses at the same ground level as the studio

- Further consideration of landscaping

The proposal now being submitted responds to all of this feedback thoroughly and fully, as follows:



4.1 Previous Pre-Application aerial proposal



4.1 Building scale and height

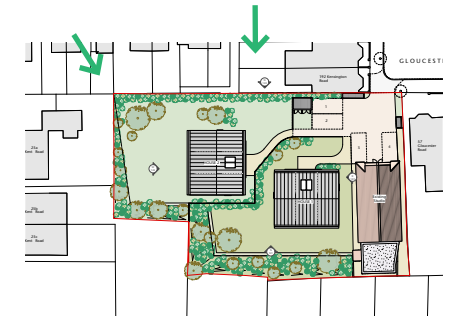
Both houses no longer have a third floor in the roof. They have reduced from 5 to 4 bedrooms and the roofs have gone from a steep pitch to a shallow pitch. This means the ridge lines and overall height of the houses have dropped by more than 1.6m, which is almost two-thirds of a full storey height; and the eaves have dropped by over 0.6m. The houses are now over 1m lower than the adjacent Gloucester Road terrace, and the relationship with the rear of the Kent Road houses is not too imposing.

4.2 Site plan

Although the Design Review Panel were relaxed about the proximity of the houses to adjacent gardens reducing, RBC officers were not. House no. 2 has not moved westwards or northwards. However, the new site plan feels more spacious because House no. 1 has moved westwards and southwards, and the reduced forecourt and enlarged gardens makes the site more domestic, with planting rather than hard landscaping between the buildings.

4.3 Materials

As described above, the material palette has expanded, and changed to make greater reference to the context. Also, there is now more difference in appearance between the houses with the materials being applied differently between them.



4.2 View from Kent Road Gardens looking South East



4.3 View from Kensington Road Gardens looking South

5. Viability.

5.0 Viability.

There is a substantial cost increase resulting from building these houses to achieve Passivhaus certification. RBC wish to encourage housing to be built this way: building sustainably with as low a carbon footprint as possible both during construction, and in use is a cornerstone of the NPPF and Reading's Local Plan. However, there is no financial incentivisation from national or local government to do so at present.

At the same time, RBC expect a substantial contribution to affordable housing from every new-build residential site regardless of size. The combination of this contribution with the build cost increment for Passivhaus will combine to render this site not viable.

A detailed viability study has been done which demonstrates this; it shows that to avoid the project making a financial loss the contribution must be reduced to zero. The viability report accompanies this application.

This means that the owners cannot achieve a low carbon development and Passivhaus certification if they must pay the affordable housing contribution and could not comply with any planning condition requiring it. The owners' admirable ambitions in this respect will be squandered and Reading will not gain a Passivhaus exemplar unless the contribution to affordable housing is waived.

RBC state the onus will be on the developer / landowner to clearly demonstrate the circumstances that justify a lower affordable housing contribution. The viability report provides the proof required.

If RBC wish to support this development in achieving Passivhaus certification and becoming RBC's first certified Passivhaus houses, the affordable housing contribution needs to be waived.

6. Transport.

6.0 Transport.

The application is accompanied by a transport statement which should be referred to for detailed analysis and justification of the proposal with respect to cars, bikes, and highways matters.

Key points are:

The site is in a highly sustainable location with access by foot, bike and public transport to all local and city amenities, so the number of necessary journeys by car can be low and there is no need for the maximum number of parking spaces detailed in the RBC guidance. A single car parking space for each house is sufficient, with a single space for the studio and a single visitor space: total 4.

The parking forecourt has been kept to the minimum comfortable size for cars to be able to enter and exit the site in forward gear. There is space to the rear of each parking space for cars to reverse out and then leave the site forwards: the cars in spaces 1 and 2 can both reverse into the space between spaces 3 and 4; the cars in spaces 3 and 4 can reverse into the area in front of spaces 1 and 2.

At the pre-application stage the following comments were made on the proposed parking and access layout:

- The proposed new site access could cause noise and disturbance to the neighbours
- The proposed site access is not wide enough for cars to pass and allow for pedestrians and cyclists

- The parking spaces for 5 cars are directly beside the gable wall and garden of 192 Kensington Road, which is considered unneighbourly and harmful

These points have been fully addressed in the transport statement:

- The access is a shared driveway and nothing more: it is not a new carriageway
- Applying TRICS data, the predicted number of vehicles using it will be approximately one every 35 minutes
- As such it will not constitute a nuisance or danger to neighbours, and the access at the crossover does not need to be wide enough for cars to pass each other, so the 4m proposed is more than sufficient
- The reduction to 4 parking spaces means the forecourt no longer reaches as far as the garden of no.192 Kensington Road
- There will be a 900mm margin of planting (and bin store) between their gable wall and the forecourt parking area
- The forecourt will not now impose on the neighbour's garden or gable wall

Bike stores are provided for each house in the forecourt; they are completely enclosed and roofed with lockable doors. There is no change to the studio bike provision in the rear under cover, except that there will be an improved secure bike rack.

Bin stores for the houses and the studio are all in the forecourt within 15m of the access.

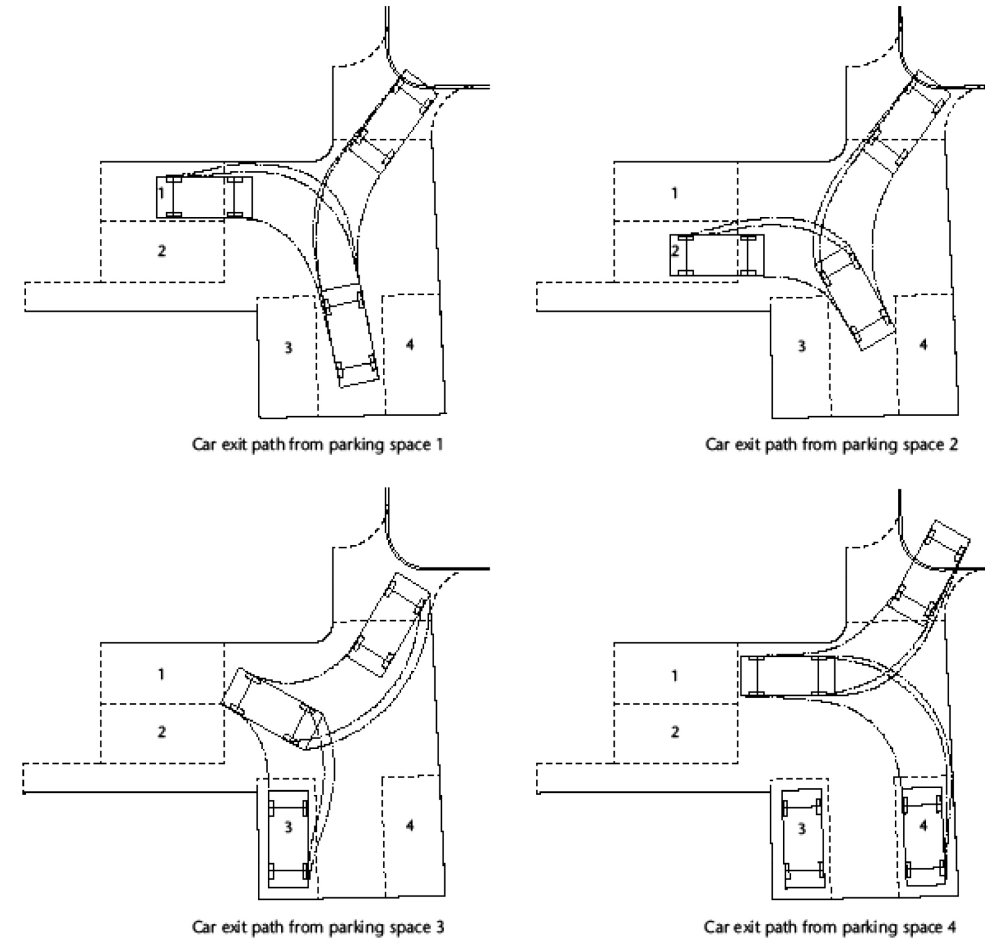
7. Access.

7.0 Access.

Access to and from the site is covered in the section on transport.

With respect to access to the houses themselves, both houses will be accessible to all irrespective of age, disability, ethnicity or social grouping.

The ground floor of each house has level access from the parking area and includes a Building Regulations Part M 'Category 3' Wheelchair Adaptable WC/ Shower Cloakroom.



8. Trees and ecology.

8.0 Trees and ecology.

The application is accompanied by a tree survey and an ecological appraisal which includes proposals for substantial biodiversity enhancement. The proposed planting to meet the recommendations is shown on site plan ref. 315-GLR-P-020-C which is part of the submission. These reports and the drawing should be referred to for detailed analysis, mitigation and amelioration measures.

Key points are:

- There are no trees of any value on the site; there are a few very young self-seeded saplings but nothing above a grade C2 using the criteria in BS5837:2012
- The survey includes three trees of grade B2: a cypress and two sycamores
- These are outside the site curtilage in neighbouring gardens and away from the proposed development
- With respect to ecology, there are no habitats of any ecological value above low / negligible
- No evidence of bats and no predicted impact on birds
- The grassland and scrub do support low biodiversity
- In order to present a net gain in biodiversity there will be substantial planting on site as part of the landscape plan
- This planting will comprise fruit trees and native shrubs as specified in the ecology report

9. Planning policy.

9.0 Planning policy.

These are the relevant policies in the RBC Local Plan and SPDs. The text explains how the proposal addresses each policy.

9.1 Reading Borough Local Plan 2036:

9.1.1 CC1: Presumption in favour of sustainable development

The proposal is for development in a highly sustainable location with access by foot to all local amenities: shops, schools, community centres, surgeries, hospitals, the city centre and all modes of public transport within the city and beyond.

The proposal is for new housing in a part of the country and city where there is huge demand for housing for the local economy to be sustained.

The proposal is for houses which will be genuine trail-blazing examples of low carbon buildings. See below.

9.1.2 CC2: Sustainable design and construction

The policy prescribes that residential development should conform with policy H5, which requires new houses to achieve a minimum 19% improvement over the 2013 Building Regs for emission rates. These houses will go much further than that and achieve Passivhaus certification. Passivhaus is accepted to be the most rigorous and stringent international benchmark for new housing. It is our understanding

these will be the first Passivhaus certified houses in Reading. They will act as beacons of sustainable construction exemplifying what can and should be done; showing how it need not be exceptional and can become the norm.

9.1.3 CC3: Adaptation to climate change

To achieve Passivhaus certification the new houses will necessarily be suitably oriented and shaded to maximise the benefits of solar gain, and to accommodate future climate change.

9.1.4 CC6: Accessibility and the intensity of development

This is a very accessible location and the proposal aims to be as dense as is reasonably achievable, as covered above.

9.1.5 CC7: Design and the public realm

The site has little if any impact on the public realm, with only a narrow frontage between two Victorian terraces. As such, it is an opportunity for architectural innovation as is strongly encouraged by the NPPF. The houses will be both innovative and sensitive to their context in their scale, fenestration and formal recognisability.

- The layout is legible with a pleasing sense of "leaky" enclosure to the forecourt and directly visible front doors

- The materials will be high quality, selected not only for aesthetics and warm tactility but also for longevity and the quality to age well with zero maintenance

- The height and massing will match the neighbours and the houses will sit comfortably in the context

Overall, the houses will be a contemporary interpretation of traditional house forms, distilled into pure and simple shapes with the openings carefully assembled into larger recesses with finer details and materials than the robust walls which frame them. They will be visually attractive and of a very high quality. They are designed by award-winning, Reading based housebuilder Kiss House; the UK's only provider who supplies Passivhaus certified houses as standard.

9.1.6 CC8: Safeguarding amenity

The proposed use is benign to neighbours. The small studio will stay, as it is in B1 use, and there will be two family homes with the normal level of domestic activity noise, light and no vibration, dust or fumes or antisocial activity at any time.

With respect to privacy, overlooking and access to sunlight and daylight:

- House no.1 has all its main living spaces at the rear looking south, where there are no houses anywhere nearby and no danger of negative impact on anyone else's privacy or light

- House no.1 has only a study on the ground floor and a bathroom on the first floor facing north towards the rear of the Kensington Road houses. The bathroom can have obscured glass to prevent any danger of overlooking
- House no.2 has all its main living spaces at the rear facing west. It is positioned 20m from the rear of the houses at 25a, b, c Kent Road to conform with this policy as an acceptable separation distance
- House no.2 has a narrow living room window at ground floor and a bathroom window at first floor facing north. These windows can have obscured glass to prevent overlooking
- To prevent undue negative impact on the sunlight and daylight to the rear of no.s 5 and 7 Kent Road, House no.2 is kept the same distance away from those houses as the two-storey part of no.25a Kent Road, which has a similar relationship to the rear of the Kent Road terrace

9.1.7 H1: Housing need

This development will contribute to addressing the pressing need for new housing in Reading and West Berkshire, in a highly sustainable urban location.

9.1.8 H2: Density and mix

The density is as high as is reasonably achievable given the tight site parameters.

The site is too small for any requirements on mix to be applied.

9.1.9 H3: Affordable housing

Policy requires that on sites of 1-4 dwellings a financial contribution will be made towards affordable housing elsewhere. The applicants consider that the additional costs of making any house achieve Passivhaus certification should be offset against the affordable housing contribution, in order to offer financial encouragement for zero carbon development, which is otherwise not going to happen. See the section above which references the viability assessment attached to this application.

9.1.10 H5: Standards for housing

- All the rooms in the interiors of both houses will exceed the national space standards
- The houses will exceed the higher water efficiency standards in the Building Regulations
- The houses will be Passivhaus certified and exceed the 19% improvement on the emission rates in the 2013 Building Regulations
- The houses will be accessible and adaptable in line with M4(2) of the Building Regulations Part M

9.2 Supplementary planning documents

9.2.1 Revised parking standards and design SPD

The site is within Zone 2, the Primary Core Area. The parking standards are:

- B1 — 1 parking space per 100sqm floor area
- C3 dwelling 4+bedroom — 2 parking spaces per dwelling

Although these are the standards, the SPD says that lower provision may be viable if it can be justified. RBC's pre-application response stated that a car-free development could be considered here. The accompanying transport report provides full analysis and justification for the proposed provision of one space per house with one guest space and one space for the B1 studio (total 4 spaces).

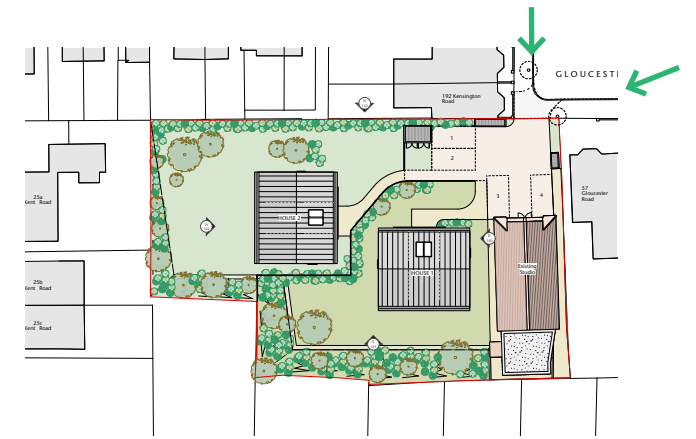
9.2.2 Sustainable design and construction SPD 2019

The requirements of the SPD are addressed in principle above in the relevant policy sections.

10. Visualisations.



10.1 Entrance to site looking South down Kensington Road



10.2 Entrance to site looking West along Gloucester Road

11. List of accompanying documents.

11.0 Drawing list.

315-GLR-P-001	Location Plan
315-GLR-P-002	Existing Site Plan
315-GLR-P-003	Existing Site Elevations North and South
315-GLR-P-004	Existing Site Elevations East and West
315-GLR-P-020	Proposed Ground Floor Plan
315-GLR-P-021	Proposed First Floor Plan
315-GLR-P-022	Proposed Roof Plan
315-GLR-P-023	Proposed Site Elevations North and South
315-GLR-P-024	Proposed Site Elevations East and West
315-GLR-P-025	Proposed Elevations House 1
315-GLR-P-026	Proposed Elevations House 2
315-GLR-P-027	Proposed Street Views
315-GLR-P-028	Proposed Neighbour View
315-GLR-P-029	Proposed Neighbour View 2
315-GLR-P-030	Proposed Entrance View
315-GLR-P-031	Existing Site Photographs
315-GLR-P-032	Proposed Elevations (Pre-Application Comparison)

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