

**DESIGN & ACCESS STATEMENT FOR THE DEVELOPMENT OF A 2-BEDROOM HOUSE ON SITE ADJACENT TO 5 WILSON ROAD, READING RG30 2RS. FOR MR. S. Poland and Mrs. J. Poland.
(Second Application)**

August 2020.

Introduction.

This application is similar to application 191775, being a resubmission for a new 2 Bedroom House on an empty plot in Wilson Road. The difference is in the site layout and simplification of the street elevation. The differences can be summarised by:- there is no off road parking space, this area has been decanted to the rear of the site to increase the garden area, the garden area is to be shared by both no. 5 and the new house, and rear access will be retained and shared by both properties.

The site is a vacant piece of land adjacent to No. 5 which is also owned by my clients. It has a road frontage of 8 metres.

Wilson Road is characterised by modest terraced and semi-detached 2-3 bedroom houses on the eastern side of the road. This side of the road has generally very shallow plots with limited back gardens, some barely 2.0m in depth. Refer to attached extract of the O.S. map.

The western side of the road is similar, except for the large Victorian school opposite the site (Wilson Primary School). This building dominates the central part of the street, and the houses have deeper rear gardens.

Generally it is a high density traditional suburban area in Western Reading but mainly built at the end of the Victorian period.

Various small infill sites along the road have been developed over the last couple of decades with small terraced and semi-detached dwellings. There remains only one other identified vacant plot on Wilson Road. It is a windfall site for a 2 bedroom house actively encouraged in the Local Plan. It makes efficient use of what is a limited quantity of housing land in the Borough.

The uses in the area are almost entirely residential.

Refer to attached photographs and map for more details.

Proposal and Layout.

My clients have identified a requirement for a small house in the area, principally for first-time buyer couples saving up for a deposit or for renting on the open market.

The site lends itself to a design solution that can satisfy this Brief.

The proposal is to build a modest 2-bedroom house with an internal floor area of 71 m. sq., this matches several recent infill sites developed on this side of the Wilson Road.

Plot depths along this part of Wilson Road generally are shallow, with limited dimensions. This is no different for the site.

The scheme has been designed to use the majority of the width of the site in compensation for the limited depth. Inevitably there is limited private garden space available, but Kensington and Prospect Parks are no more than five minutes' walk from the site and this should not present a problem for these new householders.

The pattern of development in the area reflects the planning restrictions that exist on the eastern side of the road, this site is no different..

Overlooking at the rear of the site, on the first floor, this has been reduced by the use of a single roof light, 1600mm. above the floor, for the bathroom.

Scale and Appearance.

The scheme has been designed as a two-storey building with similar eaves and ridge sites to its neighbours.

The roof will be covered with slates to reflect adjoining properties, and the design is further emphasised by using matching red brickwork, with contrasting blue brick band courses.

Access.

The house will use the road frontage for parking of any vehicles, matching the majority of houses along the road.

A designated secure bicycle storage will be located behind the kitchen with access to the side passage.

There is only a 3-minute walk to the bus stops in Oxford Road where there is a regular and efficient bus service into town and to the west to Purley, Tilehurst, Calcot and Pangbourne.

These buses include Nos. 15, 15A, 16, 17, and 143. This gives a regular service in and out of town with at least a 7-minute frequency.

In fact, the 17 bus service boasts to be the best bus service in the country.



Site Location showing nearby infill schemes.

• Sites recently developed for Housing