



# **Design and Access Statement**

*for*

**Proposed New Dwelling**

*at*

**Land to the Rear of 155-159 Whitley Wood Lane, Reading, RG2 8PW**

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Ref: HD-2884

## **INTRODUCTION**

The proposed development is for the demolition of existing buildings (B8) and the development of 4no new semi-detached dwellings (C3). A new access is proposed by way of Salford Close. Existing access from Whitley Wood Lane is to be used for off-road parking provided for 155 Whitley Wood Lane.

## **LOCAL AREA**

The site lies within the defined settlement boundary of Reading and in a built up residential area with dwelling of mixed styles and periods. There is good local amenities and transport links.

## **LAND USE**

The site is currently occupied under B8- Storage and Distribution. We propose to change the use class to C3-Dwelling Houses.

## **LAYOUT**

Existing site layout comprises detached storage buildings and storage crates accessed from Whitley Wood Lane. We propose to maintain this access and provide off-road parking for 155 Whitley Wood Lane. Access and parking for 159 Whitley Wood Lane is established and will remain unaltered.

The proposed layout follows the building line for Salford Close, the new dwellings face north-east with rear garden backing onto the existing houses of Whitley Wood Lane.

Rear amenity space for both 155 & 159 is proposed to be reduced to accommodate adequate space for rear amenity for the new dwelling. Retained space for no. 155 is 447 sqm and for no. 159 is 330 sqm. We have provided a minimum of 38m between the rear of the dwellings on Whitley Wood Lane and the rear of the proposed new dwelling.

## **ACCESS**

Access into the site will be provided by extending Salford Close. 2no off-road parking spaces are provide for each dwelling, a level threshold access will also be provided into each property. The design of the houses will be to the standard of Category 1: Visitable Dwellings, in accordance with Building Regulations Part M.

## **SCALE**

The scale and size of the development is in keeping with the site & is within an area of mixed character. Ridge & eaves heights have been kept to a minimum with staggered building positions.

Total floor area for an individual dwelling is 88.1m<sup>2</sup>, broken down as a ground-floor area of 44.7m<sup>2</sup> and a first-floor area of 43.4m<sup>2</sup>.

## **LANDSCAPING**

The site is currently hard surfaced, with a concrete driveway access and tarmac at the rear. The existing concrete driveway will be removed and replaced with grass for garden of no. 155.

Rear gardens for the new dwellings will have paved patio areas with paved side access, and grass. Each house will have a garden shed, which will also be used for cycle storage. Boundary treatment will be fenced with either vertical boarded fencing or timber panel fencing, both 1.8m tall.

## **APPEARANCE**

The appearance will be a simple handed semi-detached 2 storey design with matching floor levels and ridge heights. The buildings have been positioned back from the road allowing for access and off-street parking.

Materials chosen will be a combination of those used in the surrounding site context, for example: multi-red facing brickwork and interlocking concrete roof tiles.

The buildings have a traditional appearance as found with many nearby properties and new developments.

## **SUSTAINABILITY**

The use of efficient construction and sustainable materials and design will be considered, along with running and long-term maintenance of the development.

Design and construction will comply with Building Regulations and SAP, EPC calculations.

Where feasible, local materials will be used to minimize transit implications to site and local tradesmen will be contracted to provide employment and business to the local area.

## **CONCLUSION**

We have considered National Planning Policy Framework (NPPF) in conjunction with Reading Council Core Strategy and Local Plan.

We have considered size, shape, appearance and access and conclude that the development has been designed in accordance with these conditions.