

Architectural Design & Access Statement

For Single Detached Dwelling

Land to the Rear of :-

126 Westwood Road, Tilehurst, Reading RG31 6PZ

This design and access statement supports the planning application for proposed dwelling on land to the rear of :-
126 Westwood Road, Tilehurst, Reading RG31 6PZ

Section 106 Contributions

Modus Construction intends to enter into a section 106 agreement for this development.

Principal of Development

The property lies within defined settlement boundary as shown on Reading Borough Council Local Plan and as such the development is acceptable in principal. Access to shops and other amenities is in walking distance of the site with a variety of facilities including a bank, supermarket. There are also passing busses to Reading and connections to local school.

The site is enclosed on three sides with 1.8metre close board timber fence and a substantial wall approx. 2.4metre high at the rear.

Careful consideration has been made to the location & orientation of the proposed property in relation to surrounding residential properties.

A secure cycle store constructed in timber will be provided to accommodate at least three cycles. Bin storage will be located within the site as indicated on the application drawing.

Proposals

This proposed accommodation comprises 2 bedrooms detached bungalow with total floor area 60.00M2

Highway Implications

The entrance to the site utilise the existing entrance from Westwood Road.

Materials

The access road to the new property will be hard surface to be confirmed.

Finishes :- Roof finish will be brown concrete plain roof tiles .

Walls will be red facing brickwork to blend with existing.

Windows & fascia, gutters & downpipes will be brown upvc

External Lighting

General lighting will be provided to the driveway located below the 1.8metres fence height to minimise effect on neighbouring properties.

Construction

All storage of plant & materials will be on the site. Materials will be unloaded within the site with banksman present to assist safe egress from the site.

Any dirt on the road will be cleared on a daily basis, or if excessive dirt is created by particular operation this will be cleared soon after the vehicle has left the site.

Planting Proposals

The access drive, parking & turning area will be hard standing.

Small patio area will be created with paving slabs. The remainder of the site will be laid to lawn.

Levels

The finished floor level will be approx. 250mm above the general ground level with paving to the front raised to form level access to the property.

Foundation

Traditional strip footing foundations are anticipated unless adverse ground conditions are encountered.

Drainage

Foul drainage will be connected into the existing drainage system.

Surface water drainage will be connected into new soakaway constructed min 5.0Metres from any building.