

Design & Access Statement

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Project	Proposed Access Gates, 180 Upper Woodcote Road, Caversham, Reading, Berkshire
Job no.	14127
Date	September 2016
Revision	

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1.0 Introduction

- 1.1 Planning Permission was granted for a replacement dwelling on this site on 23rd November 2015 ref. 150980.
- 1.2 Planning Permission was granted for a 3 metre wide vehicular access gate and a 1 metre wide pedestrian access gate and a widening of the dropped kerb to the front of no. 180 Upper Woodcote Road on 16th June 2016 ref. 160719.
- 1.3 This planning application seeks permission to form a 4 metre wide vehicular access with a pair of gates to facilitate more convenient access for the larger private vehicles in common use.

2.0 Site Description and Context

- 2.1 The Upper Woodcote Road is a principal arterial route connecting Caversham and Reading with the South Oxfordshire countryside and the settlements of Wallingford and Oxford to the west.
- 2.2 The existing front boundary of the property is set back from the main carriageway of Upper Woodcote Road by approximately 5 metres. This frontage is made up of a pedestrian tarmacadamed pavement approximately 1.7 metres wide set within grass verges to both sides, The back edge of the pavement is offset from the front boundary by approximately 2.3 metres.
- 2.3 A tall mature hedge exists on the line of the front boundary which offers good screening and security from the road.
- 2.4 The access is located directly adjacent to the access to no. 178 Upper Woodcote Road which has an access of 4 metres wide between brick piers with corresponding dropped kerb onto the highway.



- 2.5 Access to other detached properties within close proximity of no 180 are characterised by gates of a similar width and stature.





3.0 Proposal

- 3.1 This development is for a large family dwelling in a sustainable location where the existing narrow access will be widened to facilitate the safe manoeuvring of vehicles entering and egressing the property. The amount of space within the site frontage is limited and in the eventuality of 3 cars being parked, space for turning to facilitate egress in a forward direction becomes more restricted. The increase in the vehicular access width from 3 metres to 4 metres will improve considerably this capability.
- 3.2 The proposal is for a pair of hardwood gates set within hardwood posts of 2 metres approximate height. The gates will have a slightly scalloped top and will be fitted with automatic door gear for effective and efficient operation on approach.
- 3.3 The solid gates together with the mature hedge on the front boundary will offer a greatly improved degree of security and privacy for the occupants of the dwelling.

- 3.4 The new gates will be set back from the pavement by approximately 3.2 metres, which ensures good pedestrian visibility on egress from the site.
- 3.5 The use of high quality materials from sustainable sources together with a simple but attractive design will fit seamlessly into the street scene where there are a number of properties with entrances of a similar proportion and design.

4.0 Summary

- 4.1 Planning permission has already been granted for a vehicular and pedestrian access with a cumulative width of over 4 metres. This proposal reduces the overall width by a small margin and improves considerably the ability for vehicles to turn and egress in a forward direction.
- 4.2 There are a number of other properties within close proximity to no. 180 with accesses of a very similar width and stature and as such the proposed access gates will provide further variety and be completely in keeping with the general street scene.