



DESIGN & ACCESS STATEMENT

47 PARKSIDE ROAD, READING RG30 2BT

18034 DA01 | MARCH 2024 | TT/TML

THE
HARRIS
PARTNERSHIP

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01

INTRODUCTION

1.1 INTRODUCTION

This Design and Access Statement has been prepared by The Harris Partnership on behalf of Gables Homes Ltd, in support of a Full Planning Application, seeking consent for two new detached family homes to the rear of an existing residential unit with associated parking and garden space. This application relates to the west portion of the garden at 47 Parkside Road, Reading RG30 2BT.

The aim of this Design & Access statement is to describe how the design has developed with an awareness of the site context and surroundings, as well as the principles highlighted by Reading Borough Council's Planning Policies.

This statement has been prepared in accordance with the 'National Design Guide', CABE's guidance 'Design and Access Statements - How to Write, Read and Use Them', and the 'National Model Design Code'.

Application Description:

"Detailed planning application for two new three bed residential dwellings with associated gardens and parking."

02

CONTEXT

2.1 OVERVIEW

Located to the West of Reading, to the East of Prospect Park, the site lies within the Southcote Ward of the City of Reading. The site is to the rear of a 0.27acre corner plot at the junction of Wingrove Road and Parkside Road.



Figure 1: Site Context Aerial (Aerial Image Base: © Google Earth, Diagram Overlay: © THP)

2.2 IDENTITY: HERITAGE

HISTORY

The site would have originally been developed in the early 1900s as part of the suburbs development along Parkside Road where large detached residential buildings were provided on the west side of the road with large front gardens and long wide rear gardens.

A section of these properties were developed as a form of Mews including Wingrove Road, Hollins Walk and Shires Head which all have a similar appearance. The majority of the properties along Parkside Road have reduced gardens and have developed the backland areas for additional residential units.

CONSERVATION AREA

The site is not within a Conservation Area. The the closest is Downshire Square Conservation Area which is over 680m to the East.

There are no Listed or Locally Listed Buildings in close proximity to the site though the buildings in the Wingrove Mews area have a distinctive character.



Figure 2: Views of the Site and Wall at the Rear of 47 Parkside Road - THP



Figure 3: Aerial of the Site and Surrounds -NTS (© Google Maps)

2.3 IDENTITY: APPEARANCE



Figure 4: Example Facade for Wingrove Road and Hollins Walk Terraces (© Google Street View)

GENERAL APPEARANCE

The properties on Wingrove Road, Hollins Walk and Shires Head all have a very distinctive appearance. They are formed as two storey properties in a series of terraces with generous front gardens and similar sized rear gardens. The properties have white rendered walls and red/brown clay tiled pitched roofs. Each property has a front door with a small lead covered concave pitched or straight pitched roof supported by thin columns. All windows are white framed casements with faux Georgian bars (each six

or eight pane). Some have french patio doors at ground floor level and some at first floor with black finished metal juliette balconies or window boxes. A number are also equipped with black finished faux external shutters at first floor level. Some of these properties also front Parkside Road.

The other properties on Parkside Road are individual in design with no consistent building material or style.



Figure 5: 47 Parkside Road (© Google St View)

2.3 BUILT FORM

URBAN FORM, DENSITY & SCALE

The majority of buildings in the area surrounding the site are two residential storeys in height with a few houses also having habitable attic space. The area is typical of an early 20th century suburb with additional densification in the form of rear garden developments.

The proposals site is the rear garden of a two-storey single family dwelling with a converted attic. The existing adjacent dwelling has a hipped roof structure with a ridge height of 7.8m and an eaves height of 5.2m, this is fairly typical for the area.

In proximity to the site, Parkside Rd has an enclosure ratio of approximately 1:5.

The relationship between number 47 & 43 across Wingrove Road has an enclosure ratio of approximately 2:3.

LEVELS

The site is relatively flat with no notable difference in levels from the back of the existing residential property to the West boundary or between the North and South boundaries. This is also in line with the immediate surrounding area where levels are similar. The ground level for the terrace of properties on Wingrove Road is relatively level in line with the level at the boundary of the site and in line with the level at the ground of the existing property on 47 Parkside Rd.



Figure 6: Context Urban Form, Density and Scale (3D View © Google Earth)

2.4 MOVEMENT & NATURE

MOVEMENT

The site sits less than 2km East-South-East of Reading Town Centre and approximately 800m from Reading West train station. The no. 33 'Royal Blue' bus can be taken in both directions from approximately 100m North of the site, on Tilehurst Rd.

There are a number of cycle network routes in proximity to the site, and although these are not well linked with the wider borough, the roads in the neighbourhood are generally wide and level, allowing for cyclists to utilise the road network.

Parkside Rd itself is subject to parking restrictions with dedicated parking bays indicated between areas of double yellow lines. Parking bays are restricted to 2hrs between 10am-4pm with no return within 2 hours. The Hollins Walk/Wingrove Rd area has limited on street parking areas and is mainly carless with cars restricted to garages and a number of dedicated car parking areas accessed off Parkside Road / Wingrove Road with well defined pedestrian routes through to the residential properties.

The pavements around the site are generally in good condition and at least 1.5m wide on at least one side of each residential road.

The existing site has no dedicated parking spaces or garage but the front garden adjacent to Parkside Rd has a low kerb and break in the boundary wall/landscaping to allow four vehicles to park in front of the house.

NATURE

Less than 200m to the west is the large Prospect Park with wide open green spaces as well as other facilities including a miniature railway, tennis courts & 5-a-side football pitches.

The roads around the site are heavily characterised by mature trees alongside extensive tall hedges and shrubs. It is hard to see many of the properties along Parkside Road due to the mature landscaping between the properties and the road. The rear garden for 47 Parkside Rd extends for 35m from the back of the existing residential property and is 17.7m wide. The landscaping consists of garden lawn with some established trees and shrubs but no noticeable formal layout.

The site itself is a domestic back garden with a lawn and tree cover as detailed in the accompanying Arboricultural Report.

The site is in Flood Zone 1, approximately 2km South of The River Thames and approximately 1.6km North of The River Kennet.

The rear gardens of the Hollins Walk and Parkside Road residents average an area of approximately 59m² each.

PUBLIC SPACES

Delineation of Public and Private space is carried out on Parkside Rd by the use of low level brick walls and established hedges. Within the Wingrove Rd area grassed lawns and low brick

walls or white fence posts with chain links mark areas that are semi-public and fences or high perforated brick walls denote the areas that are private.

Footpaths and roads are formed using black tarmac with raised kerbs to denote safe pedestrian areas.

There is no specific notable idealism in relation to public furniture in the form of lamp posts, sign posts or other road side furniture.

2.5 USES



USES

The majority of the buildings in the surrounding area are residential, either single family homes or flats.

To the Southeast of the existing house at 47 Parkside Road is a YMCA facility, further down the road is a care home and supported living facility, with another care home also near by.

- Residential Dwellings
- Public Park
- Ecclesiastic
- Commercial
- Welfare, Health & Social Care
- Site
- Existing House

2.6 ADDITIONAL CONTEXT

HOMES & BUILDINGS

The existing house is serviced as a domestic property by Reading Borough Council, who collect general waste and recycling on an alternating weekly service; food waste is collected once a week.

As existing the house has a 35m long rear garden. The front of the property is mostly hard landscaped in the form of pea gravel with established landscaping to the borders including several mature trees.

There is no designated cycle storage on site but the existing house does benefit from a large shed in the rear garden suitable for cycle storage.

RESOURCES

There are no renewables currently in use on site.

LIFESPAN

The existing garden offers an opportunity to increase the density of residential use without overdeveloping the land but maintaining adequate garden amenity for the existing residential building and surrounding properties.

It can be seen in various places along Parkside Road that the majority of the original (shown red) long gardens of the detached properties have been reduced and backlands developed (shown orange).

The overall feel of Parkside Road is therefore of backland development.

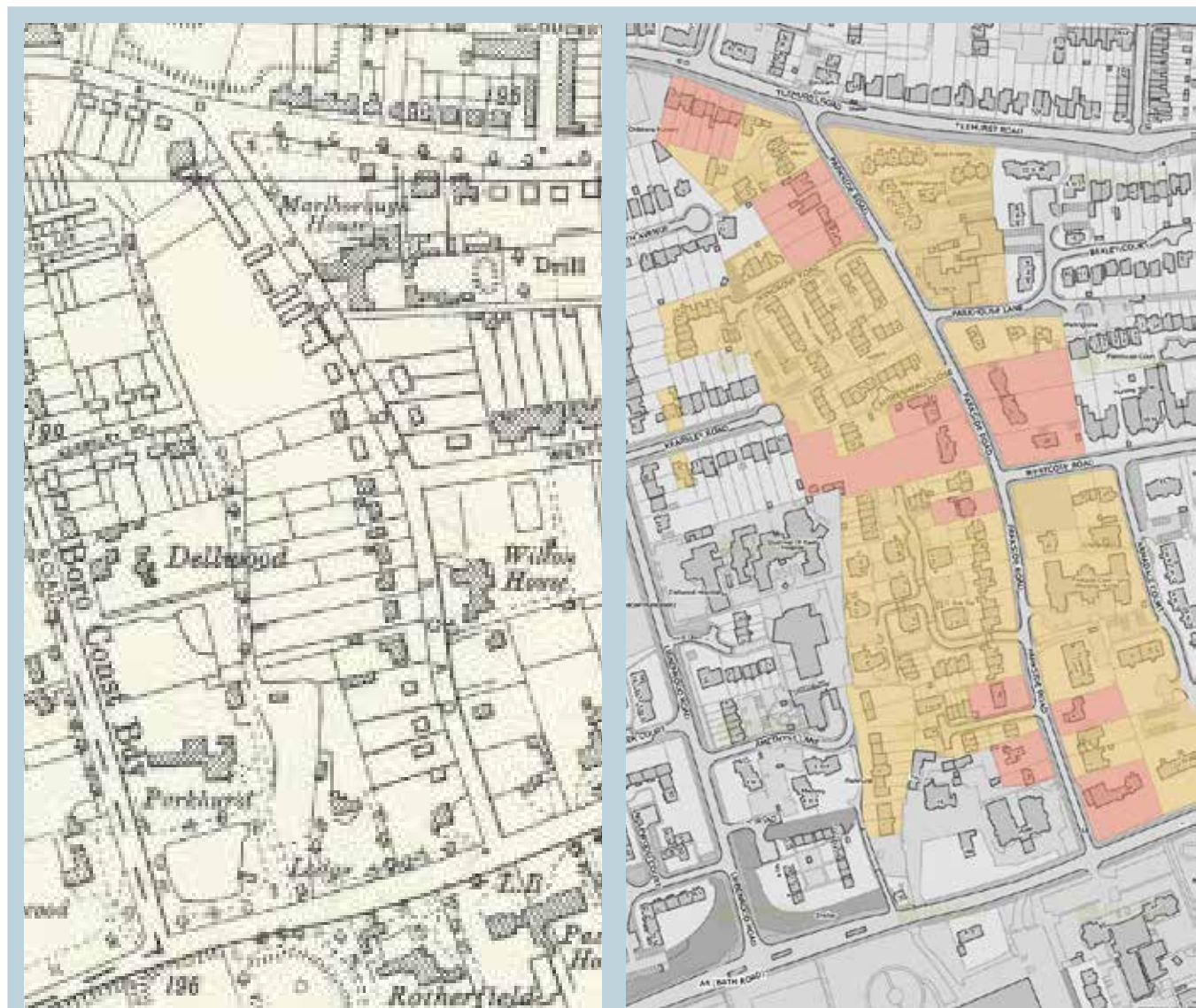


Figure 7: Map 1968 © Comparison to Current RBC Map with THP Original and Backland Plots Marked

03

PLANNING HISTORY

3.1 PRE-APPLICATION

In July 2023, pre-application advice was received from Reading Borough Council in relation to a proposal for three x 2-bedroom dwellings on the land to the rear of 47 Parkside Road, Reading (Ref: 230512/PREAPP).

The response cited Policy H11 and stated that the proposals;

- Would disrupt the character of the detached property 47 Parkside Road
- Would not provide meaningful soft landscaped amenity areas
- Would be a cramped overdevelopment of the site
- Would be dominant and prominent to views from the West
- Would provide gardens smaller than others in Wingrove Road
- Would reduce the garden for 47 Parkside Road which would not be appropriate with the spacious character of Parkside Road
- Would present 'a perception of' but not 'actual' overlooking of the garden for 49 Parkside Road

Acknowledges the scheme is designed with the characteristics of the Wingrove Road terrace but would be significantly further forwards with frontage dominated by parking - not green.

Suggest it might be more appropriate to look at a single dwelling, appropriately sited, scaled and landscaped.



Figure 8: Pre-Application Site Plan & Street Scene (© THP)

04 PROPOSALS

4.1 OVERVIEW



Figure 9: Proposed Site Plan & Elevations (© THP & Vector DC)

Taking into account the comments from the Pre Application, the site has been redesigned with two detached, 3-bed, 4-person properties. This allows the rear garden areas to be increased to twice their previous size and allows the parking on the frontage to be reduced, increasing the opportunity for soft landscaping more in keeping with the characteristics of the area.

The proposals allow for the rear garden at 47 Parkside Road to be retained at 205sqm which is generous in comparison to many of the garden sizes in the backland development areas.

The character of Parkside Road as seen in section 2.6 can be defined as predominantly that of backland / modern infill development. Most of the longer gardens have already been developed to the rear.

The views from the West would be from one of the areas of backland residential and would look towards similar backland residential development.

There would be no actual overlooking of the residential property at 49 Parkside Road.

The aesthetics of the properties have been designed to reflect the characteristics of the Wingrove Road development so can be seen to fit in with the existing architecture.

We feel that this scheme successfully addresses the concerns raised in relation to Reading Borough Councils Local Plan Policy H11 within the Pre Application.

4.2 IDENTITY

GENERAL APPEARANCE

The proposed two-storey detached properties have been designed with white rendered walls and red/brown clay tiled pitched roofs.

Each property has a front door with a small lead covered concave pitched roof supported by thin columns.

All windows are white framed casements with faux Georgian bars (each six or eight pane).

Some have French Doors at ground floor level and some at first floor with black finished metal juliette balconies or window boxes.

This is to reflect the adjoining Wingrove Terrace and white render appearance of 47 Parkside Rd.

The garden wall details will be implemented in a similar style to that found on the walls within the area, with curved and stepped features alongside the buildings.



Figure 10: Front Elevation and Streetscene on Wingrove Road (© THP)

4.3

BUILT FORM & MOVEMENT

URBAN FORM, DENSITY & SCALE

The two proposed residential plots are located to the rear of 47 Parkside Road, alongside 6-9 Wingrove Road. The units sit centrally within their plots and are separated by a pedestrian access which leads to the rear gardens of each property.

Though the units are positioned closer to Wingrove Road than the 6-9 Wingrove Road, they do not encroach upon any adjoining owner amenity and the gardens provided for the plots are similar if not slightly larger than the rear gardens of the properties of Hollins Walk.

The proposed units are two storeys high, 7.6m to ridge with an eaves height of 5.3m.

LEVELS

The levels will remain similar to the existing with a small introduction of dropped kerbs.

MOVEMENT

A new footpath will be provided alongside Wingrove Road with drop kerb access to the allocated parking spaces.

Car Parking provision has been provided at two spaces for each of the three-bed four-person dwellings with an additional visitor space as dictated by Policy.

A small shed is provided for each unit to the rear to accommodate cycle parking storage. There will be no change to the parking or cycle parking facilities provided for 47 Parkside Road.

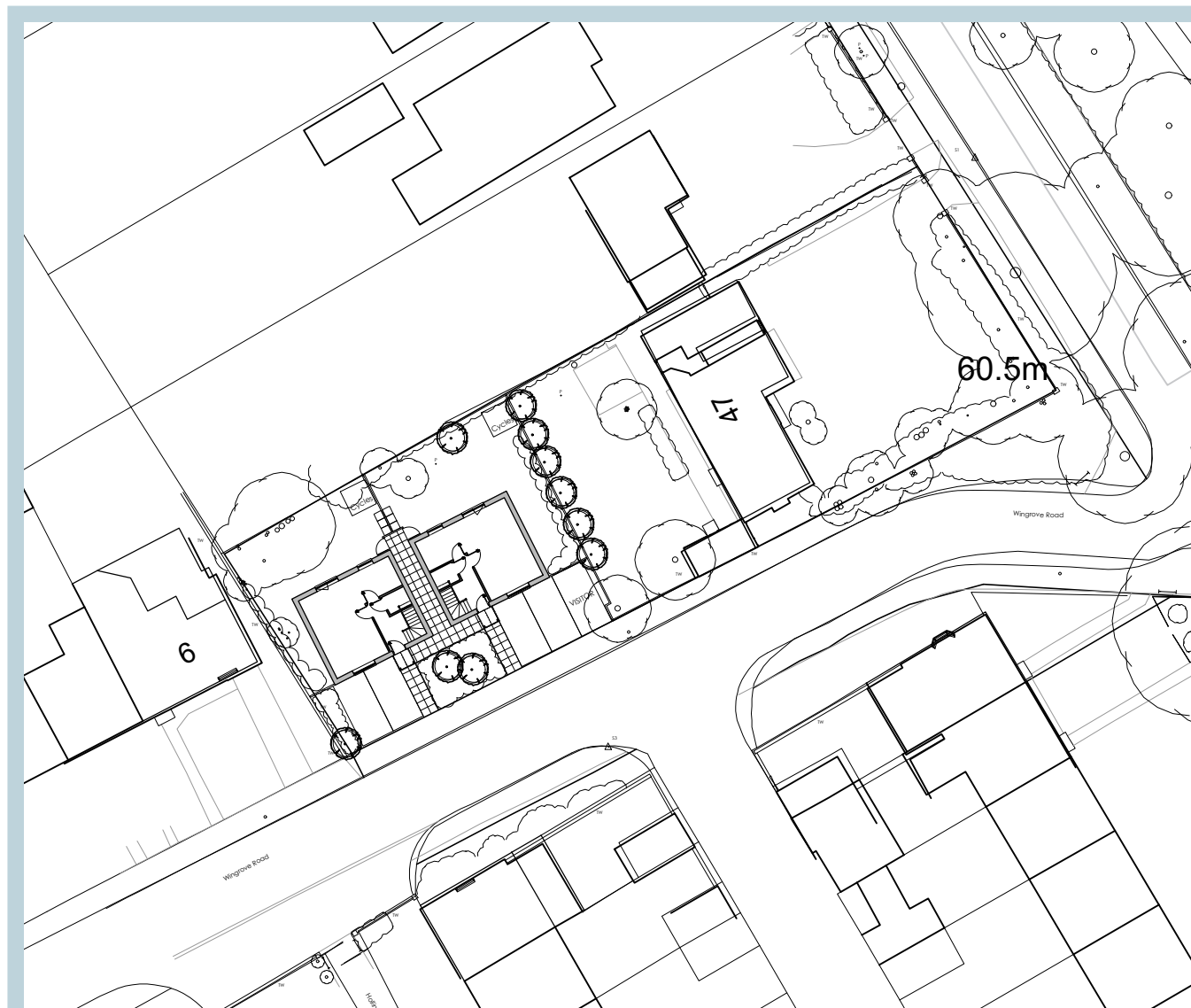


Figure 11: Proposed Dwelling Locations and Site Layout (© THP)

4.4 NATURE

LANDSCAPING

Gardens are provided to the side and rear of each proposed dwelling with an element of soft landscaping also included to the front. A substantial garden has also be reatined for the existing retained residential use.

The existing site benefits from an extensive amount of trees which where possible we have sought to retain. In order to acheive development however, seven trees will need to be removed. To mitigate their loss we propose to plant ten trees within the new development.

In addition, we are happy to provide a Landscape Scheme and Management Plan as a condition of consent on the site so that quality landscaping can be proposed with suitable Native species and inline with relevant biodiversity policies.

An Arboricultural Survey and Assessment accompanies this application which sets out the full details of the trees to be removed.

In response to the Pre-Application comments, the number of dwelling units has been reduced, allowing for a reduced parking requirement and so planting has been introduced between areas of parking.

The hard landscaping will be formed mainly of quality paving slabs, or block paving and tarmac to the pedestrian route in keeping with defining public and private spaces, with the specifics to be determined under condition.

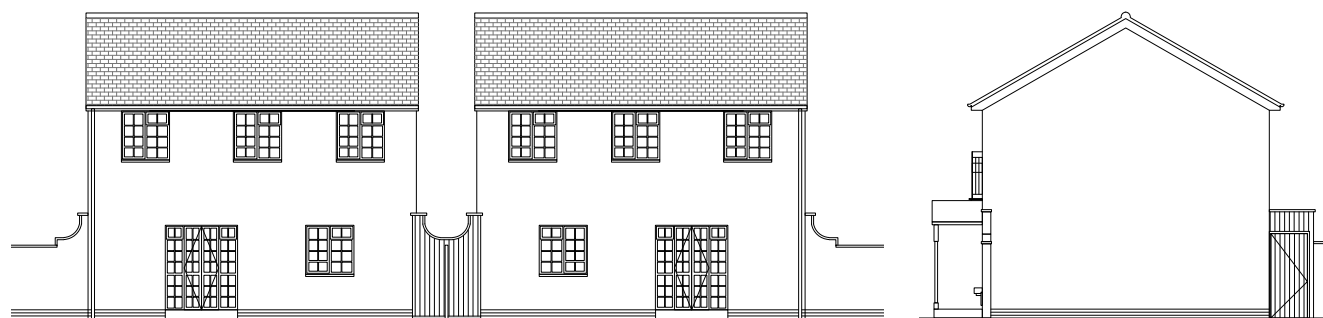


Figure 12: Proposed Rear Elevations and Side Elevation



Figure 13: Proposed Site Layout - Ground Floor

4.5

ADDITIONAL INFORMATION

USE

The site will remain class C3 residential dwellings.

HOMES & BUILDINGS

The two proposed units are provided with a paved area in the rear garden for storage of bins to the Policy standard which will be moved to the front of the property on rubbish collections days.

The proposed parking along with a visitors space are shown to the front of the proposed dwellings for ease of access and a footpath is provided between the two dwellings to access the rear garden without entering the property.

PUBLIC SPACES

Semi-private and private areas will be very distinctly identified through the use of walls, paving and fences, with the semi-private land adding softening to the streetscene with tree and shrub planting improving the amenity of the area. The existing 1.8m high wall alongside Wingrove Rd will be removed improving the open feeling of the street.

RESOURCES & LIFESPAN

The dwellings will be built to exceed the efficiency levels required within Building Regulations.

During demolition works all reasonably viable steps will be taken to reuse or recycle materials. Materials that cannot be reused or recycled will be deposited responsibly.



Figure 14: Proposed Parkside Road View (outline only of Properties Behind 47 Parkside Road)

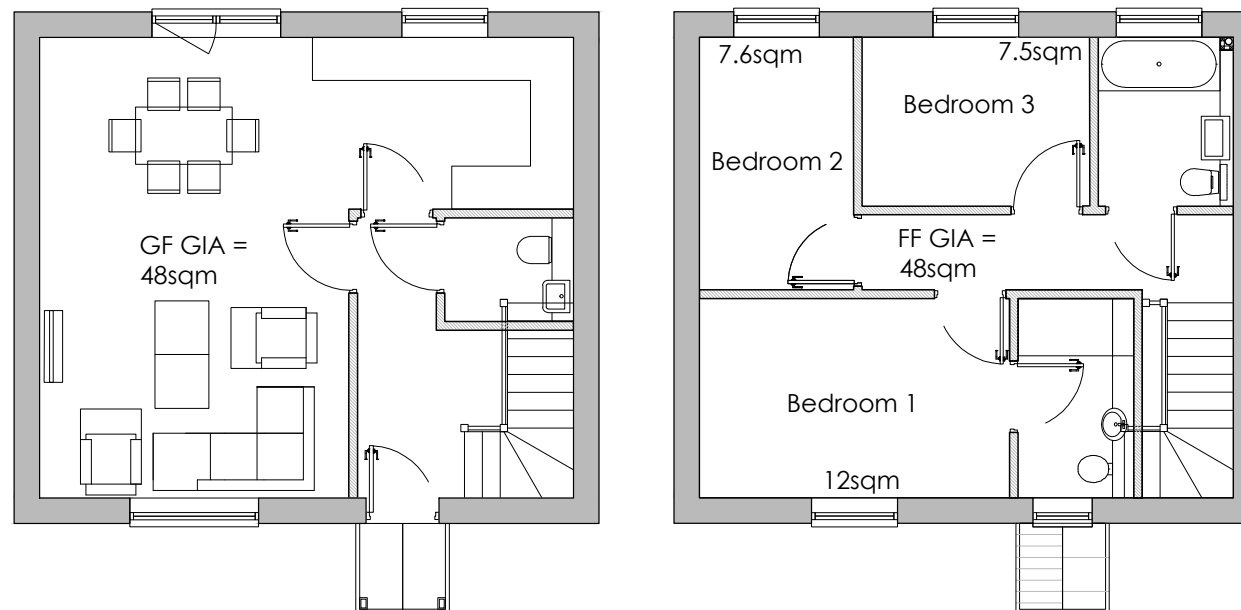


Figure 15: Proposed Ground and First Floor Plans



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