



9A CIRCUIT LANE / READING

[DESIGN & ACCESS STATEMENT]

Nov 2023 - rev 2
job no: 791

Executive Summary

"The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools."

National design guide pg 2

Proposal description

- This Design and Access Statement has been prepared by Colony Architects in support of a full planning application for 3 dwellings.
- The new build element and landscape proposals enhances the architectural quality and setting of the site and surrounding area
- The design has drawn influence from the local area to ensure it is a suitable proposal for the context



This Statement

Colony Architects use a Design and Access Statement as an illustration tool to explain the planning application design proposal, the rationale behind its creation and how it is appropriate for the context. The Statement also serves to meet statutory requirements, local planning policy and national guidance documents. Statutory requirements of a Design & Access Statement.

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design and Access Statement to be made in the following application situations:

- Major Developments
- Within a designated area (Conservation Areas, World Heritage Sites)
- The provision of one or more dwellinghouses; or the Provision a building, or increase in building area greater than 100m2

The statement should cover:

- The design principles and concepts that been applied to the development
- How access relating to the development has been dealt with, adopting local planning policy requirements
- Explain the steps taken to appraise the context and how the design of the development takes the context into account
- State what, if any, consultation has been undertaken on issues relating to access to the development, and what account has been taken of the outcome of any such consultation



Design Guidance Documents

There are many design policy documents that inform the process of design at the pre-construction stage, these include the National Model Design Code, Building for a Healthy Life and reports such as Better Building Beautiful Commission. In addition to the statutory requirements of a Design and Access Statement, there is further guidance on the document structure and overall design process within the National Design Guide - Planning practices guidance for beautiful, enduring and successful places, prepared by The Ministry of Housing Communities & Local Government. This guide identifies three over arching priorities: - Climate, Character & Community. These themes re are then broken into the 10 essential characteristics that a well-designed place or building should embody. Our Design and Access Statements references these 10 chapters to present the design proposal and illustrate the suitability and well-designed nature of the proposal.

Design Process

During the design process, the design team observe not only statutory requirements and guidance documents, but also local planning policy requirements, examples of these documents include:

- Design Quality (Supplementary Planning Documents / Guidance)
- Character & Conservation Area assessments
- Lifetime Homes & Wheelchair User housing requirements
- Housing Design Standards
- Sustainability Checklists
- Parking & Highways Standards

Components for good design

A statement must demonstrate the steps taken to appraise the context of the proposed development. It is that an applicant should understand the context in which their proposal will fit and use this understanding to design the scheme. To gain a good understanding of context and to use it appropriately, applicants should follow a design process which includes assessment, involvement, and evaluation, as well as proposing a final design. The following are important components for good design that this statement discusses:

Use

How the use or mix of uses proposed for the land and buildings have been derived from an understanding of the site's context.

Amount

How much development is proposed. For residential development, this means the number of units proposed for residential use. The statement should explain and justify the amount of development proposed for each use, its distribution across the site, how it relates to the site's surroundings and how accessibility to and between all parts of the development have been maximised.

Layout

The way in which buildings, routes and open spaces (both public and private) are provided, placed and orientated in relation to each other, and to buildings and spaces surrounding the site.

Scale

The size of the buildings (including their height), in relation to their surroundings. The statement should also explain and justify the size of individual building parts and how these relate to each other.

Appearance

The visual impression made by the building should be explained and justified, including its built form, architecture, materials, decoration, lighting, colour and texture.

Detailing

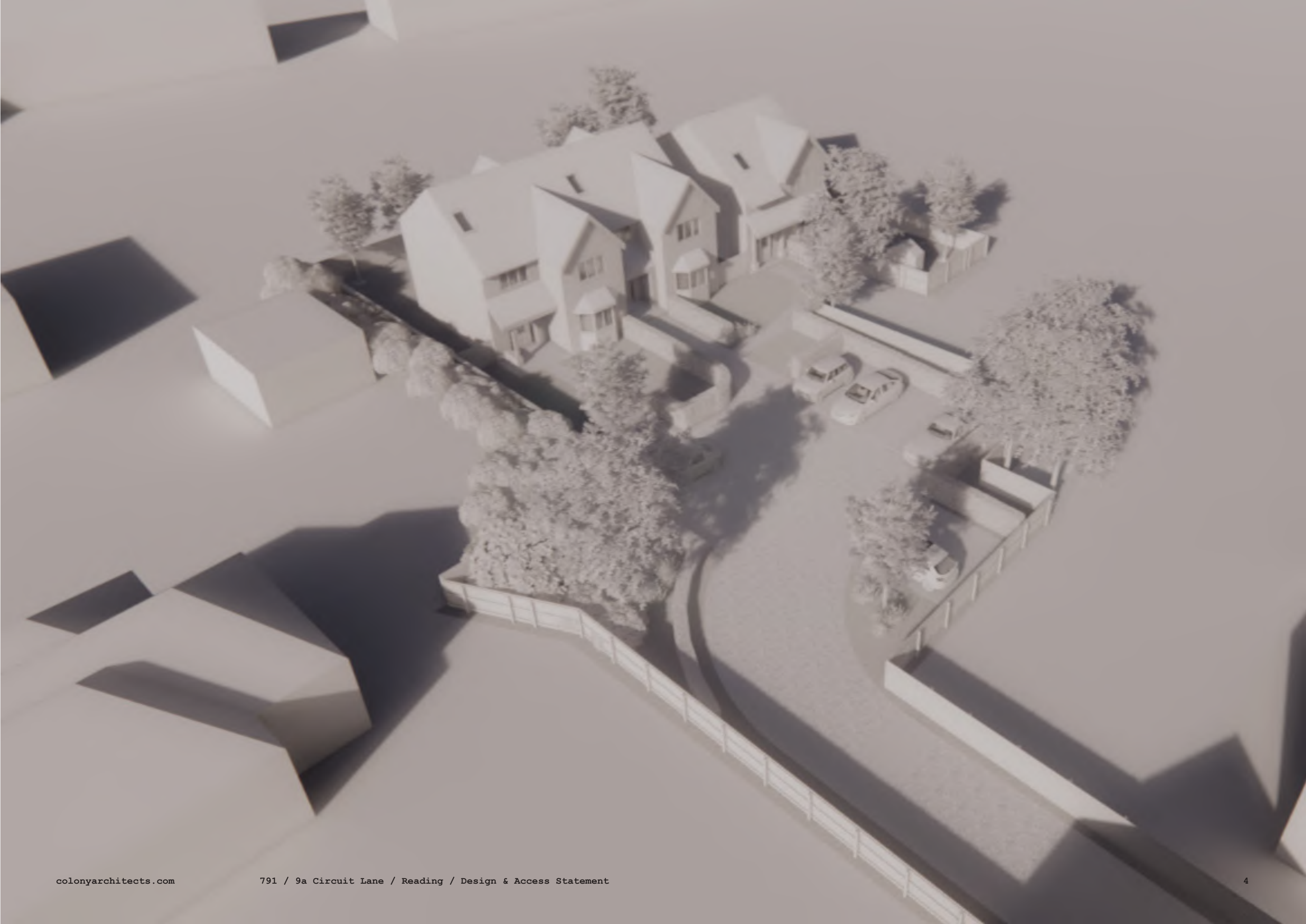
Consider how the building is crafted and materials relate, the detailing should reinforce the macro level design concept at a micro level off detail. The touch and feel of a building is just as important as the aesthetics.

Landscaping

The treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated, through hard and soft landscaping measures, and how these will be maintained.

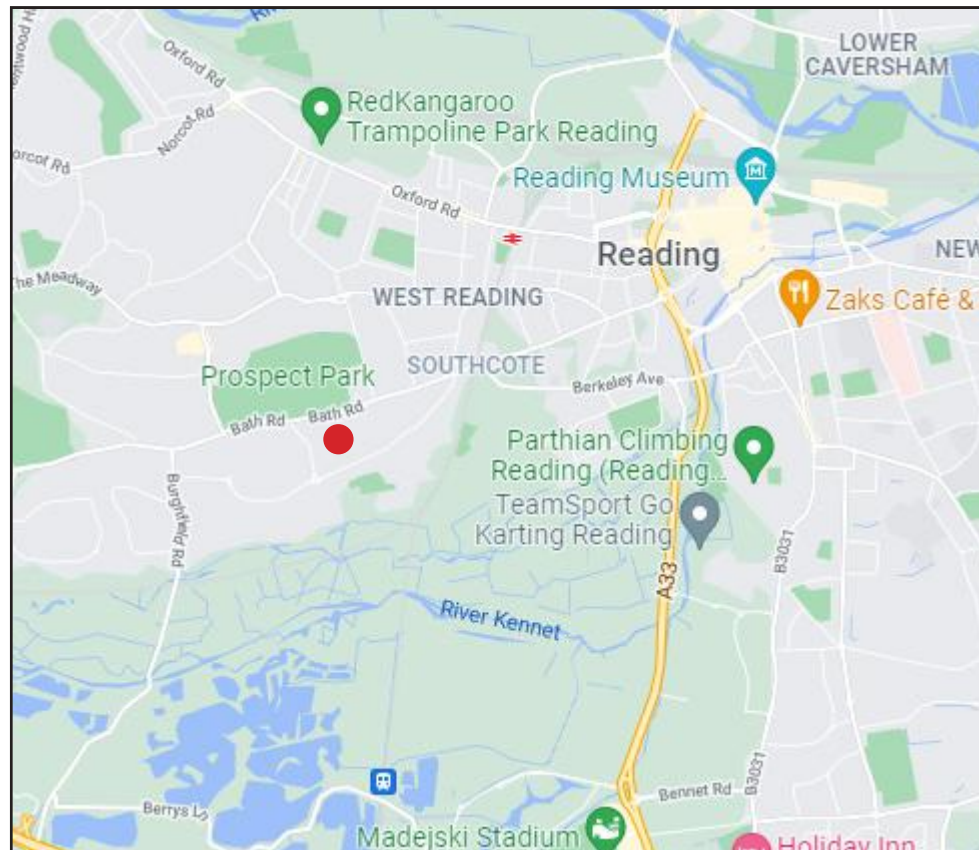
The Access Component

Design and access statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the wider transport network. It should include an explanation of the applicant's policy and approach to access, with particular reference to the inclusion of disabled people, a description of any consultation undertaken in relation to access issues and how the outcome of consultations and advice received on accessibility issues has been followed. Access for emergency services should be explained where relevant.



Site Location

[SITE ANALYSIS]



Regional location

- The site is in south-west Reading, south of the large public park Prospect Street.
- Surrounding areas of the site are the built up residential areas of Reading.



Aerial view

- Positioned to the South side of of Bath Road which is one of the main arterial routes in the area.
- Circuit Lane is built up with residential units, continuing the South of site.



Site location plan

- The red line illustrates application boundary
- Total site area 1420m² which is approx. 0.35 Acres
- The site has a residential use with the exsiting dwelling and sheds hatched in grey



Existing Site

[SITE ANALYSIS]

9a Circuit lane is a two-storey detached dwellinghouse. It is an example of tandem development and accessed via a private track that sits between nos. 9 and 11a Circuit Lane.

The surrounding are comprises of residential development, with pairs of semi-detached properties on the north-eastern side with a general unformed appearance with consistent building line. Opposite, there are small terraces and to the north, at the rear of the site, is a car dealership. The site is not Listed, nor in a Conservation Area.

The development site is located within the urban area of Reading. As established by Local Plan Policy H1, there is a pressing need for additional housing in Reading and the surrounding area. This policy supports the principle of housing development within the borough on land which is not functional floodplain or open space and that which contributes towards social, economic and environmental wellbeing. There is an identified requirement to provide 15,847 dwellings and associated infrastructure over the plan period.

In meeting housing need, the NPPF states that LPAs should "encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value". The NPPF definition of 'previously developed land' excludes private residential gardens in built up areas. The priority for development should be on previously developed land, in particular on vacant, under-utilised and derelict sites. As the site is currently occupied by a single dwellinghouse, the land is classified as 'previously developed' brownfield land and therefore in principle is supported by the NPPF.

The existing dwellinghouse is not listed, within a conservation area and is not considered of particular architectural merit. Within this context, there is no in-principle objection to the existing dwelling being demolished in design terms but the replacement dwellings must be appropriate in all other aspects (which is detailed further below). Therefore, the general principle of redevelopment is likely to acceptable.

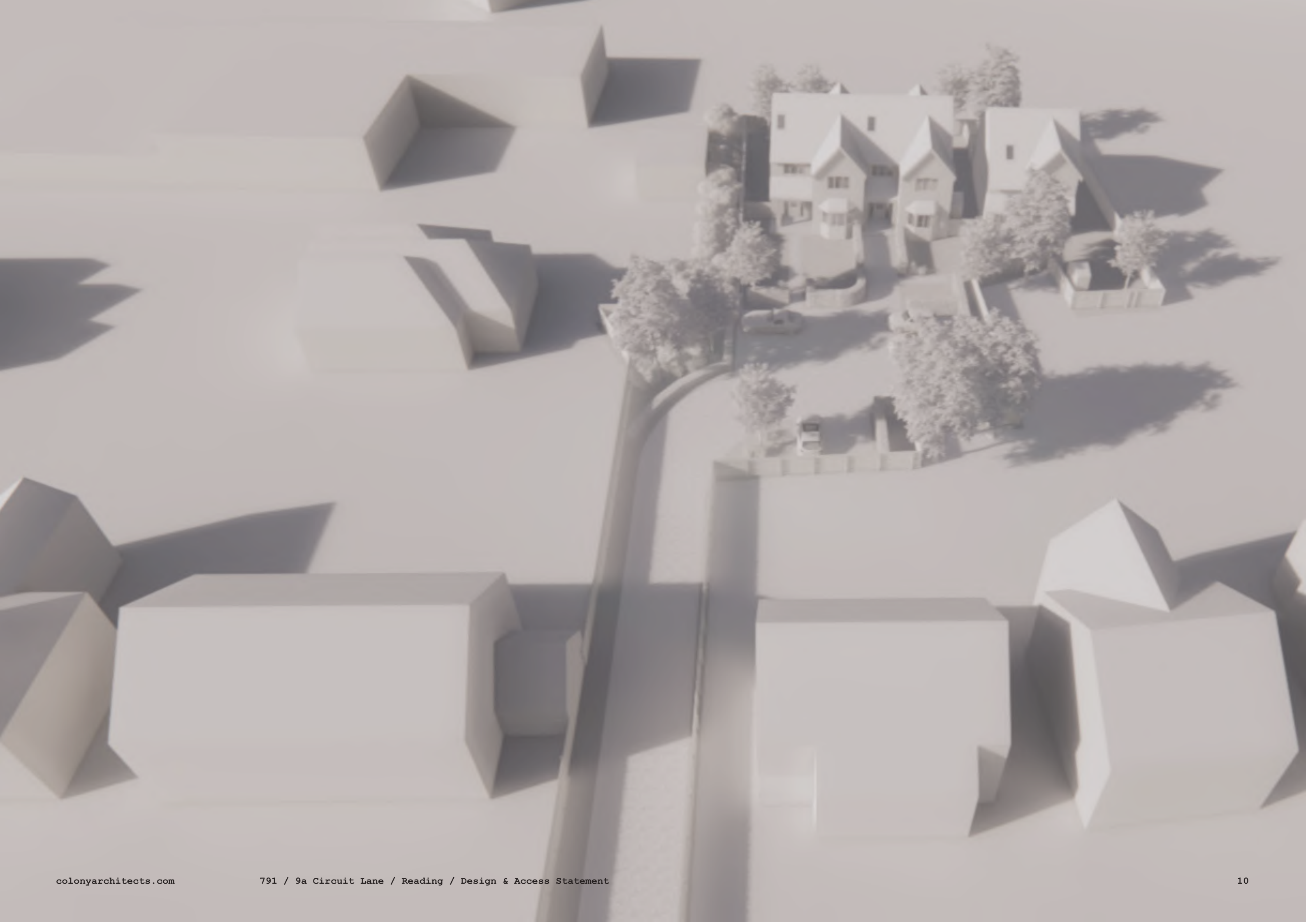


Constraints and Opportunities

[SITE ANALYSIS]



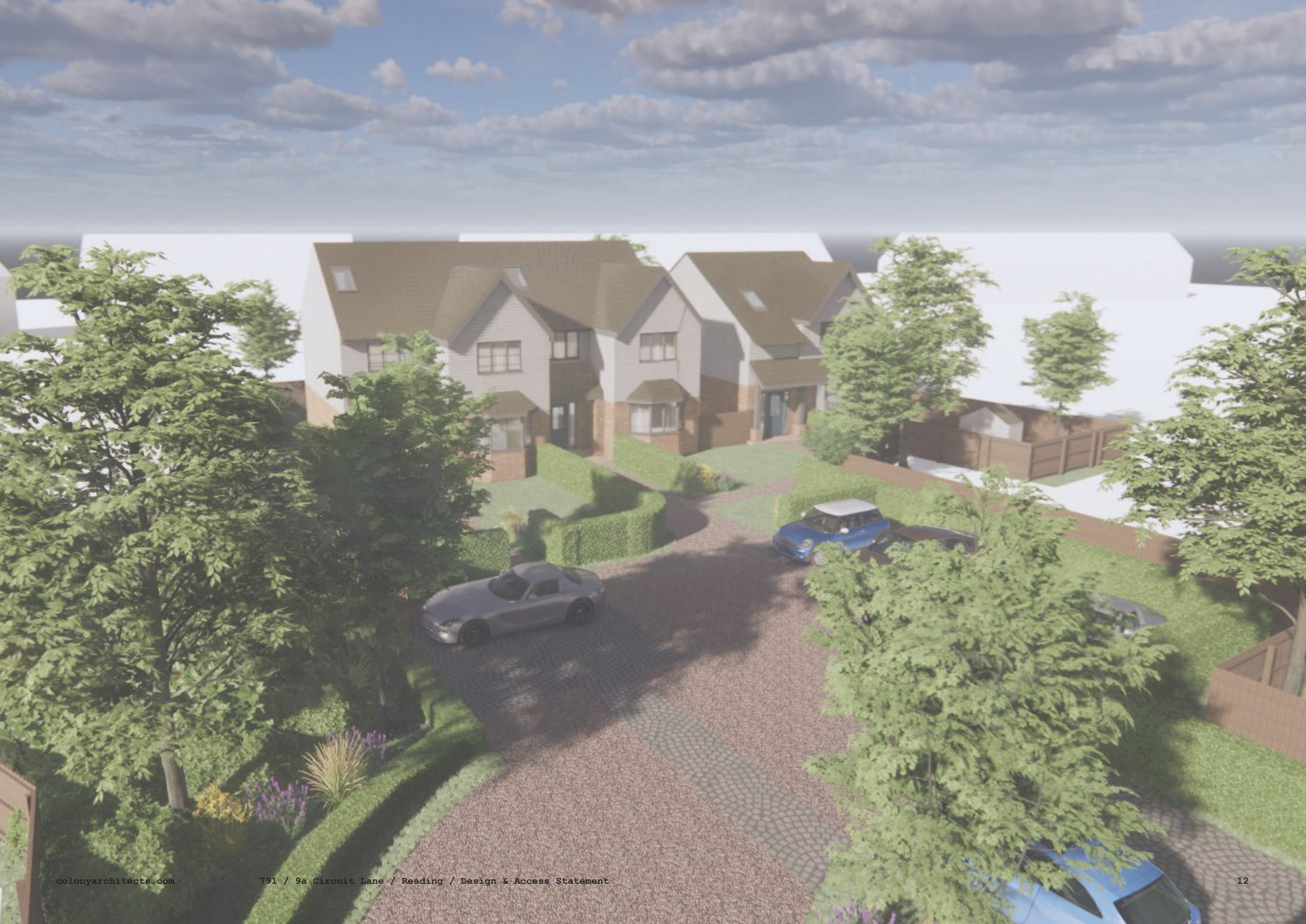
- ① Site boundary
- ② Site Access
- ③ Access off Circuit Lane.
- ④ Neighbours with distant view/aspect
- ⑤ outlook opportunity with little/no overlooking
- ⑥ Solar orientation
- ⑦ Established developed land on site (Pictured above)



Pre-app Response 220041/PREAPP

[SITE ANALYSIS]

LPA Response	Application Adjustment
Pre-application advice 220041/PREAPP	
Amount It is considered the presence of 5 dwellings on site, along with car port structures would result in an overdevelopment of the site and a cramped arrangement	Amount of dwellings reduced to 4 dwellings, car ports removed and replaced with the parking required.
Dwelling Mix Policy H2 states that all proposals for residential development will be required to contribute towards a mix of different sized units within the development. The policy goes on to state that wherever possible, residential development should contribute towards meeting the needs for the mix of housing, in particular for family homes of three or more bedrooms.	This scheme would provide 4 new family homes with 3 or more bedrooms and is therefore considered policy compliant in this response.
Quality of accommodation for future occupiers Each dwelling will be required to comply with the Nationally Prescribed Space Standards depending on number of bedrooms propose. The site is also located next to a car dealership and so any future application should demonstrate that future occupiers of the dwellings would not be exposed to a harmful level of noise pollution from this commercial activity. It is also recommended to re-design the scheme to move proposed dwellings off of this boundary to reduce the amount of noise pollution future occupiers would be exposed to. This follows on from comments made earlier regarding a reduced number of dwellings being proposed. A landscaped buffer should also be provided on this boundary to further mitigate any impact. The site is also located next to a car dealership and so any future application should demonstrate that future occupiers of the dwellings would not be exposed to a harmful level of noise pollution from this commercial activity. It is also recommended to re-design the scheme to move proposed dwellings off of this boundary to reduce the amount of noise pollution future occupiers would be exposed to. This follows on from comments made earlier regarding a reduced number of dwellings being proposed. A landscaped buffer should also be provided on this boundary to further mitigate any impact.	To reduce the amount of noise pollution future occupiers would be exposed to from the neighbouring car dealership, the landscaping plan shows a landscaped buffer, and the dwelling is built off the boundary.
Amenity Space Each new dwelling would be provided with a private rear amenity space, along with a front garden. The rear gardens are of a general similar scale with one another. Nevertheless, plot sizes do vary and so garden sizes are not considered a uniform of defining feature of the character of the area. Proposed car ports for plots 1 and 2 would be located on the rear boundary of nos. 11a and 11b Circuit Lane. These would have a maximum height of 3m.	Each new dwelling has been provided with private rear amenity space which is larger than each GEA. To reduce the 'overdevelopment' the car ports have been removed from this application'
Transport In accordance with the adopted Parking Standards and Design SPD the proposed development would be required to provide 2.0 off road parking spaces for each dwelling.	Each dwelling has 2 parking spaces and the proposal also allows for a EV and disabled parking space.
The Natural Environment Policy EN12 states On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. Ecology An ecological assessment (comprising an extended Phase 1 Habitat and Species Scoping Survey, bat surveys of the buildings and any trees, and any phase 2. Trees Any future development on site, similar to the design here-by explored, should retain as many existing trees as reasonably possible (unless removal is justified on arboricultural grounds) and also must introduce additional planting to demonstrate a net increase in canopy cover on site. If this guidance is followed, it is likely that a similar design will be supported in terms of trees and landscaping.	This application is accompanied with a ecology assessment, report, landscape and ecological enhancement plan, arboricultural plan. The landscaping plan shows additional planting of trees and landscaping, as well as retained trees as reasonably possible.
Sustainability Any new development would need to demonstrate what measures had been included to respond to the policy requirements of Policies CC2 and CC3 of the Reading Borough Local Plan (2019).	Details on DAS page xx
Affordable Housing and CIL Policy H3 requires that '...on sites of 5 - 9 dwellings, a financial contribution will be made that will enable the equivalent of 20% of the housing to be provided as affordable housing elsewhere in the Borough'. This policy would need to be taken into account in any submission and appropriate S106 contributions would be sought.	GDV values to be obtained



Use, Amount & Layout

[DESIGN PROPOSAL]

DWELLING MIX

Policy H2 states that all proposals for residential development will be required to contribute towards a mix of different sized units within the development. The policy goes on to state that wherever possible, residential development should contribute towards meeting the needs for the mix of housing, in particular for family homes of three or more bedrooms. This scheme would provide 3 new family homes with 3 or more bedrooms and is therefore considered policy compliant in this respect.

QUALITY OF ACCOMMODATION FOR FUTURE OCCUPIERS

Each dwelling will comply with the Nationally Prescribed Space Standards depending on number of bedrooms proposed. These standards are outlined in Policy H5 of the Reading Borough Local Plan (2019) – see below. Each habitable room of each dwelling should also be provided with a window to ensure sufficient light and outlook are provided for occupiers.

USE

The proposed scheme provides 3 residential dwellinghouses (C3) accommodation. The residential unit types offer a balanced mix of 3 and 4 bed units. A portion of these units are allocated as affordable housing; details of which are covered in the affordable housing statement.

AMOUNT

The 3 residential units are all compliant with Policy H5 (Standards for New Housing) of the Reading Borough Council Local Plan, which states that new dwellings are to achieve National Space Standards, set out in the table below. All dwellings exceed the minimum spatial standards including room sizes and built-in storage provision.

LAYOUT

The scheme is efficiently structured to achieve space standards whilst responding to the local character of the area.

All dwellings have dual aspect windows at front and rear, with south facing windows, which provide good levels of natural light for longer periods of the day.

Table 1 - Minimum gross internal floor areas and storage (m ²)					
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		
	4p	70	79		2.0
3b	4p	74	84	90	
	5p	86	93	99	2.5
	6p	95	102	108	
4b	5p	90	97	103	
	6p	99	106	112	
	7p	108	115	121	3.0
	8p	117	124	130	
5b	6p	103	110	116	
	7p	112	119	125	3.5
	8p	121	128	134	
6b	7p	116	123	129	
	8p	125	132	138	4.0

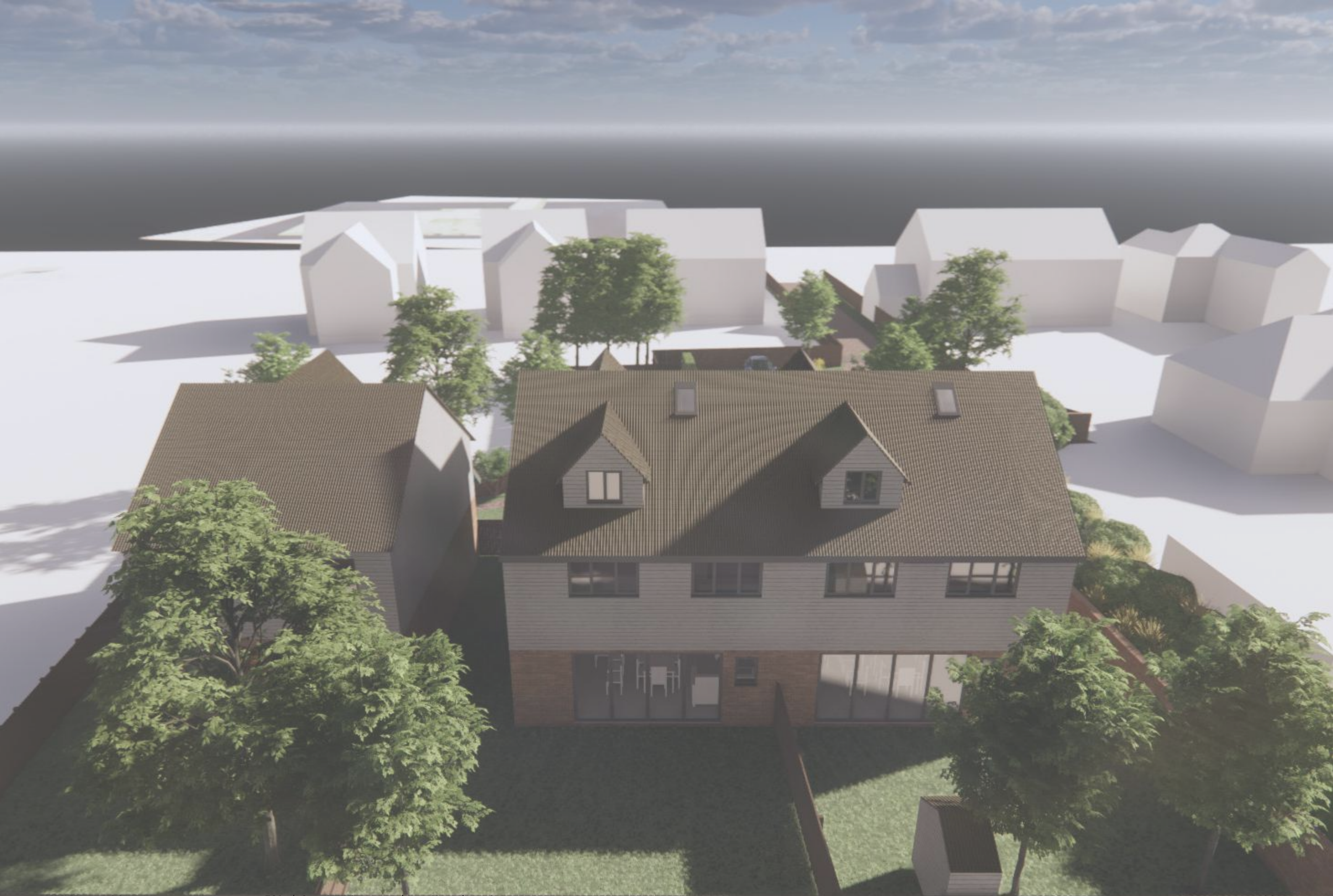
Site Area = 1420 sqm / 0.35 Acres		
Existing Buildings GIA	Floor Areas	to be removed
Main House		
Existing Ground Floor Plan	112 sqm	14.5 sqm
Existing First Floor Plan	98 sqm	2.5 sqm
TOTAL GIA	210 sqm	17 sqm
Shed 1	28 sqm	28 sqm
Shed 2	6 sqm	6 sqm
Shed 3	8 sqm	8 sqm
Garage	19 sqm	19 sqm
	271 sqm	78 sqm
Existing developed Land	731 sqm	
Inc driveway, main building, parking, sheds, garages, filling in pool and paved area		

Proposed Buildings GIA		Floor Areas	
Unit 1			
Ground Floor	63.7 sqm		
Frist Floor	62.7 sqm		
Second Floor	30.5 sqm		
TOTAL GIA	156.9 sqm	4 bed 7person Dwelling	
Ground Floor GEA	71 sqm	Rear Garden Area	90sqm
Unit 2			
Ground Floor	61.8 sqm		
Frist Floor	60.8 sqm		
Second Floor	28.4 sqm		
TOTAL GIA	151 sqm	4 bed 7 person Dwelling	
Ground Floor GEA	75 sqm	Rear Garden Area	95sqm
Unit 3			
Ground Floor	57 sqm		
Frist Floor	56 sqm		
TOTAL GIA	113 sqm	3 bed 5 person Dwelling	
Ground Floor GEA	69 sqm	Rear Garden Area	161sqm
TOTAL GIA	420.9 sqm		

NOTE: All units comply with the minimum guidance set out in the National Described Space Standards (NDSS).

Proposed developed land	759.4 sqm
Inc Road / parking / paths (pea shingle & herringbone permeable paving), sheds, Bin stores, patios, steps and retaining wall	

Unit 1 Private Amenity Areas	
Front Garden	93 sqm
Rear Garden	90 sqm
Total	183 sqm
Unit 2 Private Amenity Areas	
Front Garden	56 sqm
Rear Garden	95 sqm
Total	151 sqm
Unit 3 Private Amenity Areas	
Front Garden	33 sqm
Rear Garden	161 sqm
Total	194 sqm



Scale & Appearance

[DESIGN PROPOSAL]

APPEARANCE

The appearance and Materials for this scheme have been informed and driven by the local character of buildings. Circuit Lane features semi-detached houses with bay windows and red brick, of which the red brick has been used as a main brick in the scheme

This proposal responds directly to the local character and scale of adjacent building scale, proportions, and features. The storey heights stay in keeping of the surrounding builds and unit 4 features a catslide roof with hipped gables to ease any overbearing on surrounding sites. Unit 1 is also built away from the boundary and features a hipped roof to reduce any overbearing.

MATERIAL

The buildings employ a carefully selected, limited palette of materials. Red Brick and light grey weatherboarding panels are the primary material used, selected to be similar to the existing building and create visual harmony. Brick is extensively used in Reading and Circuit Lane which makes it a sympathetic choice to blend into the context.

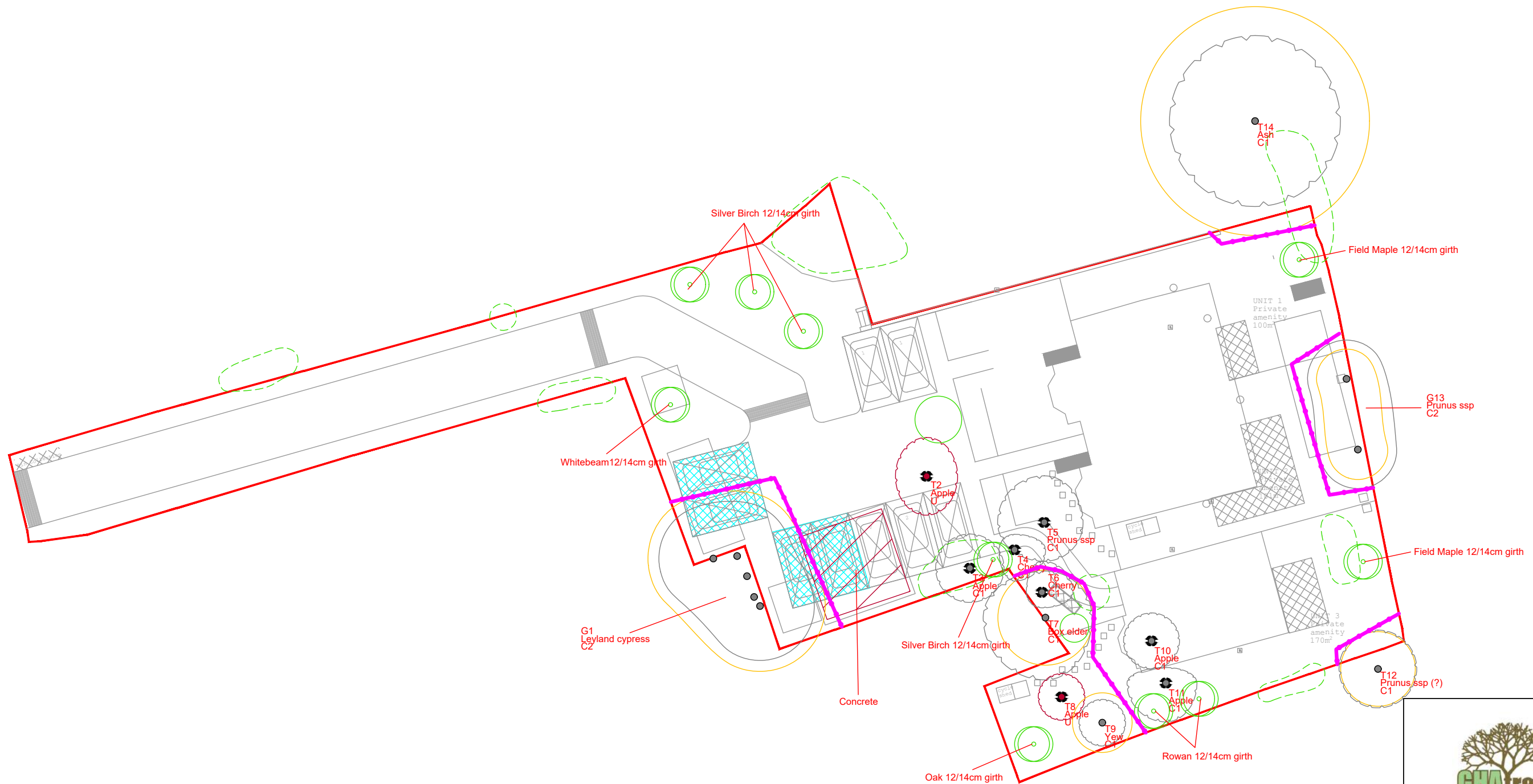


Proposed brickwork, brick with light buff mortar, laid with a stretcher brick bond.



Light grey weatherboarding, with asphalt grey fascia boarding and painted window frames





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Site: 9a Circuit Lane, Reading, RG30 3HB 1:200 at A2

Drawing Title: Tree Protection Plan April 2023

Key:

- Category A (Green circle)
- Category B (Blue circle)
- Category C (Grey circle)
- Category U (Red circle)
- Shrubs/Scrub Growth (Green dashed outline)
- Tree Proposed for Removal (Black circle with cross)
- Tree Protection Fencing (Pink line)
- Groups Proposed for Removal (Blue dashed circle)
- Proposed Tree Planting (Green circle with dot)
- No Dig Construction (Blue hatched area)

Diagram: A tree symbol with labels: Crown Spread (blue dashed circle), Tree Number (13), Species (Birch), Category (B2), Root Protection Area (blue dashed circle).

NOTE: Tree/group numbers marked with an * have approximate locations.



Landscaping Key

Existing tree to be retained - Crown thinning to remove any branches which overhang the site boundary.

Existing Trees to be removed

New Trees:-

- Silver Birch 12/14cm girth
- Whitebeam 12/14cm girth
- G1 Leyland cypress C2
- Oak 12/14cm girth
- Rowan 12/14cm girth
- Field Maple 12/14cm girth

Shrub planting mixture of:
Set out groups (groups of 3, 5 or 7 generally) of plants randomly. Approx. 2 plants per sq.m.

- Ceanothus 'Blue sound' (evergreen blue flowers) - 15%
- Planted Spread 0.5m x Height 0.35m
- Viburnum Davidi
- Planted Spread 0.3m x Height 0.3m - 15%
- Rosa rugosa 'Eden Rose' (semi-double)
- Planted Spread 0.5m x Height 0.25m - 15%
- Liriodendron
- Planted Spread 0.3m x Height 0.4m - 10%
- Thymus leucotrichus (Thyme)
- Planted Spread 0.3m x Height 0.2m - 10%
- choisyia ternata (larger groupings)
- Planted Spread 0.5m x Height 0.35m - 15%
- lavandula angustifolia 'hidcote'
- Planted Spread 0.4m x Height 0.45m - 15%

Mixed Native Hedging
1.5m planting strip set out centrally in fence at ground level to allow wildlife such as hedgehogs to pass through. Opening size 200x200mm

- Dogwood 15%
- Beech 20%
- Bornbeam 15%
- Hare 15%
- Blackthorn 20%

1.8m High CB fence

1.8m High timber gate to match fence style

Approximate location for opening in fence at ground level to allow wildlife such as hedgehogs to pass through. Opening size 200x200mm

Bird boxes - The 32 mm 18 Schwegler nest box would be a suitable model as the large entrance hole can accommodate most songbirds. At least three nest boxes could be installed at the site. In general, bird boxes should be spaced widely apart, away from bird feeders, quite high up a tree or building facing north to south-east.

Bat boxes - The 32 mm 18 Schwegler nest box would be a suitable model and is used by several common urban bat species, including common pipistrelle. Where possible, such features should be installed around 4-8 m up the building, facing south-east, south or south-west with enough space for bats to easily fly under the box. Care must be taken not to illuminate any of the boxes with artificial lighting as this may deter use of the features by bats.

Root barriers installed along edge of planting bed to direct roots to tree pits at lower level

gravel and gravel grids

New lawn

New lawn with low growing native herbs, sown with trifolium repens, thymus praecox, geranium, Menta requienii

Wildflower verges

Marshall's Driveset Natrale Colour Grey

450 x 450 concrete paving slabs - Brett, natural stone, Colour Olive Black

Grey granite setts

Compost Bin

Water Butt

Log piles and standing deadwood

External Wall Downlight 8 1950 AFPL

- Low pressure sodium lights or "warm" LEDs
- Wavelength above 540nm
- Colour temperature below 2700K
- Shielded lights that prevent light spill above a 75 degree angle
- Passive infrared (PIR) motion sensors

External Downlight - built into canopy

- Low pressure sodium lights or "warm" LEDs
- Passive infrared (PIR) motion sensors

No dig construction

Tree protection fencing

Tree Specification

- Trees are to be erected and true to type in regard to form
- Trees are to be free from defects such as tight forks, rubbing branches, pests and disease
- New trees to be minimum 3m high and have a minimum girth of 100mm. Once planted lead to supporting stake
- Trees are to conform to BS: 1991: 1992 Part 1: Nursery stock: Specification for Trees and Shrubs and Industry Best Practice
- Any ordinary nursery stock trees to be supported by a 30mm round stake, 1.25m long, driven to a depth of 750mm
- Trees are to be thoroughly watered prior to planting
- Watering should be provided for the first 2 years during the April-October months on a weekly basis. Amount of water per week per tree to relate to the tree's size at planting.
- Supporting timber stakes should be removed after 3 years (if trees established)

Tree pits

- Pits to be dug square
- Trees pits are to be dug one third larger than root balls with the sides and base loosened with a fork to aid future root penetration
- The location of drainage runs, soak-ways and inspection chambers are to be identified prior to planting where possible
- Planting pit locations are to be checked and inspected for both underground and above ground services such as gas, water, electric, telephone/communication cables etc.
- If the ground is found to be susceptible to water-logging then an alternative location should be sought (depending on species being planted)

Planting Medium

- The top 200mm of planting areas to be replaced with good quality top soil
- Large debris such as bricks or concrete to be removed
- Tree planting compost is to be mixed with material excavated from pit at a ratio of one-third compost to two-thirds original pit excavations
- Where excavations are of insignificant quantity the difference is to be made up of tree planting compost
- The addition of a water retaining polymer may help retain moisture in the root zone and the addition of mycorrhizal fungi is recommended as it is believed the increase in root mass during the early phases following planting increases the ability of the tree to become established
- any imported top soil to be BS3882 2015.

Planting

- All plants to be watered in, with sufficient water to reach field capacity and ensure the rootballs are wetted, within 3 hours of planting
- All planted beds to be maintained weed free, healthy and tidy until handover
- Wire wrapping used to secure root-balled trees to be cut off in the pit and any hard hat removed so as not to restrict free movement of roots in the pit
- Trees are to be planted at the previous planting depth at handover
- Trees are to be planted by layering the soil over the roots and firming following this process until the nursery mark has been reached
- Good quality tree planting soil is required in all new tree pits and in the left landscaped strips between parking bays
- Irrigation tubes of a size and type suitable for the size of tree being planted are to be placed around the root ball in accordance with manufacturer's specifications. Caps must be fitted to the end of the irrigation tube to prevent desiccation. It is recommended that tubes be filled with gravel to reduce the potential of desiccation in the event of the loss of the cap.
- Soil is to be left slightly raised around the outside of the pit to produce a well to enable rainwater to become trapped inside and to filter down to the root zone
- Mulching around the base of the tree is to be to a depth of between 75mm to 100mm to prevent competition from weed growth
- Mulching must not be piled up the site

Maintenance

- Trees to be guaranteed for 5 years. After the 5 years defects period any trees to be replaced to match existing or seek approval for alternative
- All planted beds to be maintained weed free, healthy and tidy until handover
- After 5 years the responsibility of the landscape management passes on to the owner
- All beds to incorporate slow release fertiliser to aid plant establishment
- The client is responsible for appointing a contractor with the appropriate experience and equipment to undertake watering and maintenance for two years
- For the first 2-3 years, new trees should be watered at the beginning of the growing season (April/May) and regularly throughout the summer. As a guide, trees are to be watered following planting for the first 2 seasons of approximately 25 litres per week
- Trees are to be inspected annually, to remove weeds from around base, topping up of mulch, checking tree time and adjusting as necessary, removal of post if required
- Root barriers/diverters are to be incorporated into all tree pits within paved areas up to min 100mm deep
- Any tree that fails/dies shall be replaced with a tree of the same type and specification

Additional Notes

- All debris, excess soil etc. is to be removed from site and disposed of at an approved waste transfer site. Any disturbance or damage to surrounding areas is to be made good to the relevant specification
- For all wooden materials use tanalised wood (except where using scaffolds) and galvanised screws and nails

Transport of Plant Materials

- Roots are to be protected during transport
- Crowns and stems are to be protected from abrasions with vehicle sides
- Every effort is to be made to prevent desiccation during transport
- Storage of plant material on site
- If containerised trees are to be used then plants are to be secured upright until time of planting
- If rootballed or bare root trees are to be used then these are to be healed in to prevent desiccation

Demolition work within RPA of retained G13 is provisioned. However, temporary tree protection fencing should be erected at all other locations before any demolition work commences on site. (See Tree protection plan drawing). Only the temporary tree protection fencing for G13 will be erected after demolition works are completed.

Landscaping & Access

[DESIGN COMPONENTS]

AMENITY SPACE

Policy H10 states 'Dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space...The design of outdoor areas will respect the size and character of other similar spaces in the vicinity'

Policy H10 also states that new houses should have usable private outdoor space should be no less than the gross floor area of the dwelling to which it relates (measured externally and including garage space). Each new dwelling would be provided with a private rear amenity space, along with a front garden and the rear gardens are of a general similar scale with one another.

TRANSPORT

The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities.

In accordance with the adopted Parking Standards and Design SPD the proposed development provides 2.0 off road parking spaces for each dwelling. Dimensions of the proposed parking spaces conform to the Councils current Parking Standards and Design SPD, as well as disabled and electric charging spaces provided for.

LANDSCAPING

Each unit has private amenity spaces as rear gardens, which are larger than their dwelling GEA, with front garden landscaping, with new lawn and low growing native herbs, sown with Trifolium repens, Thymus pseudolanuginosus, Mentha requienii, as well as wildflower verges.

ACCESS

The site has vehicular and pedestrian access from Circuit Lane which also allows for curbside refuse collection, finished with gravel and gravel grids.

