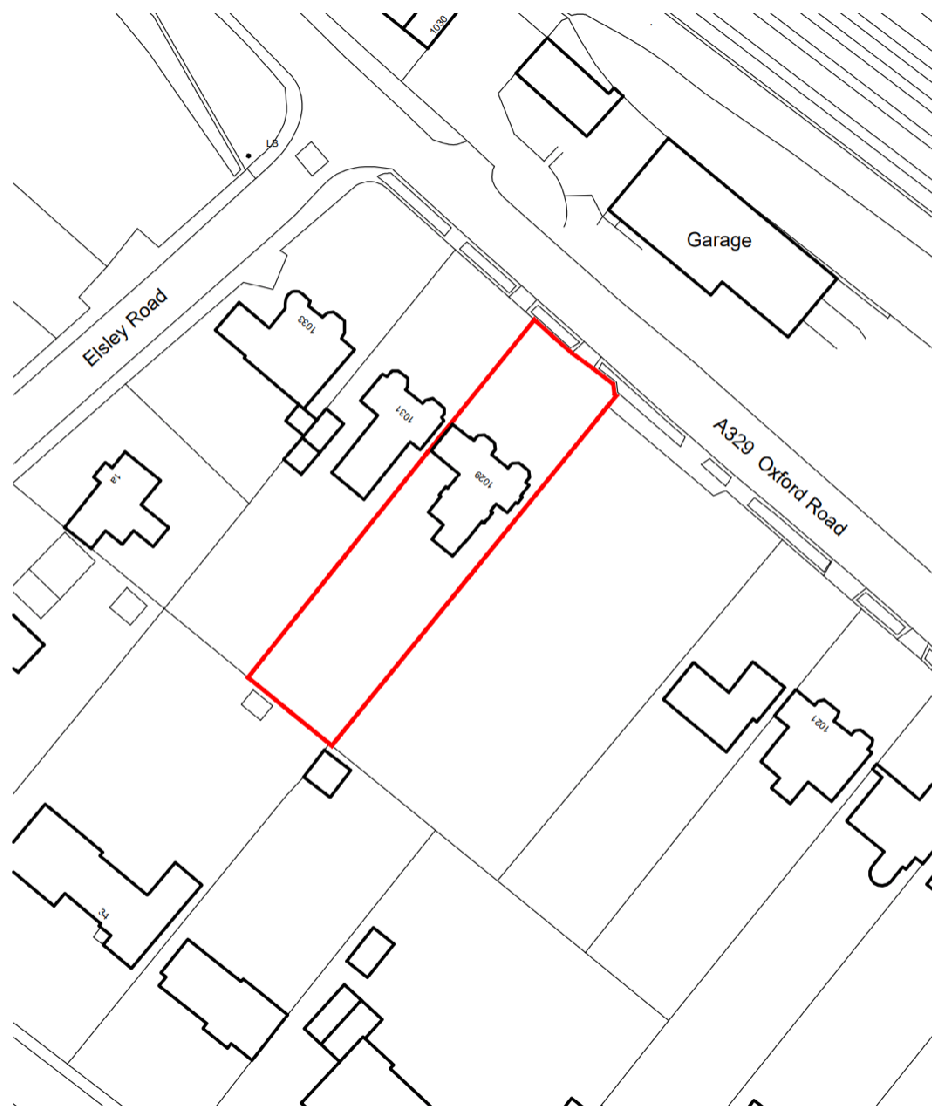


Design and Access Statement

For

1029 Oxford Road, Reading, RG31 6TL



Introduction

This statement has been prepared in support of a full planning application for the construction of a new detached two and a half storey building comprising 8no. flats with associated parking and amenity following demolition of existing building.

Site Context

The site is known as 1029 Oxford Road, Reading which is located in the Kentwood Ward in the Constituency of Reading West and Mid Berkshire.

The site is located to the south west of Oxford Road and is broadly rectangular with an area of 1012.8 sqm (0.10 hectares).

1029 Oxford Road is located within a sustainable, urban area within close proximity to Tilehurst Train Station (0.3 miles), Roebuck Hotel Bus Stop (203ft) and Junction 12 of the M4 (3.6 miles). In addition to this, there are also a number of restaurants, parks & open spaces, fitness & wellness centres, shops and schools within walking distance.



Points of Interest	 10 min	 20 min	 30 min	Walking Time
 Bakery		2	3	
 Bars and Restaurants	1	10	21	
 Cafe and Coffee Shops	1	4	8	
 Electric Vehicle Charge Points				
 Fitness and Wellness	1	9	19	
 Parks and Open Spaces	3	14	29	
 Shopping		3	5	



Type of schools	 10 min	 20 min	 30 min	Walking Time
 Nursery		3	5	
 Primary schools		3	6	
 Secondary schools			1	
 16+				
 Independent schools		1	1	

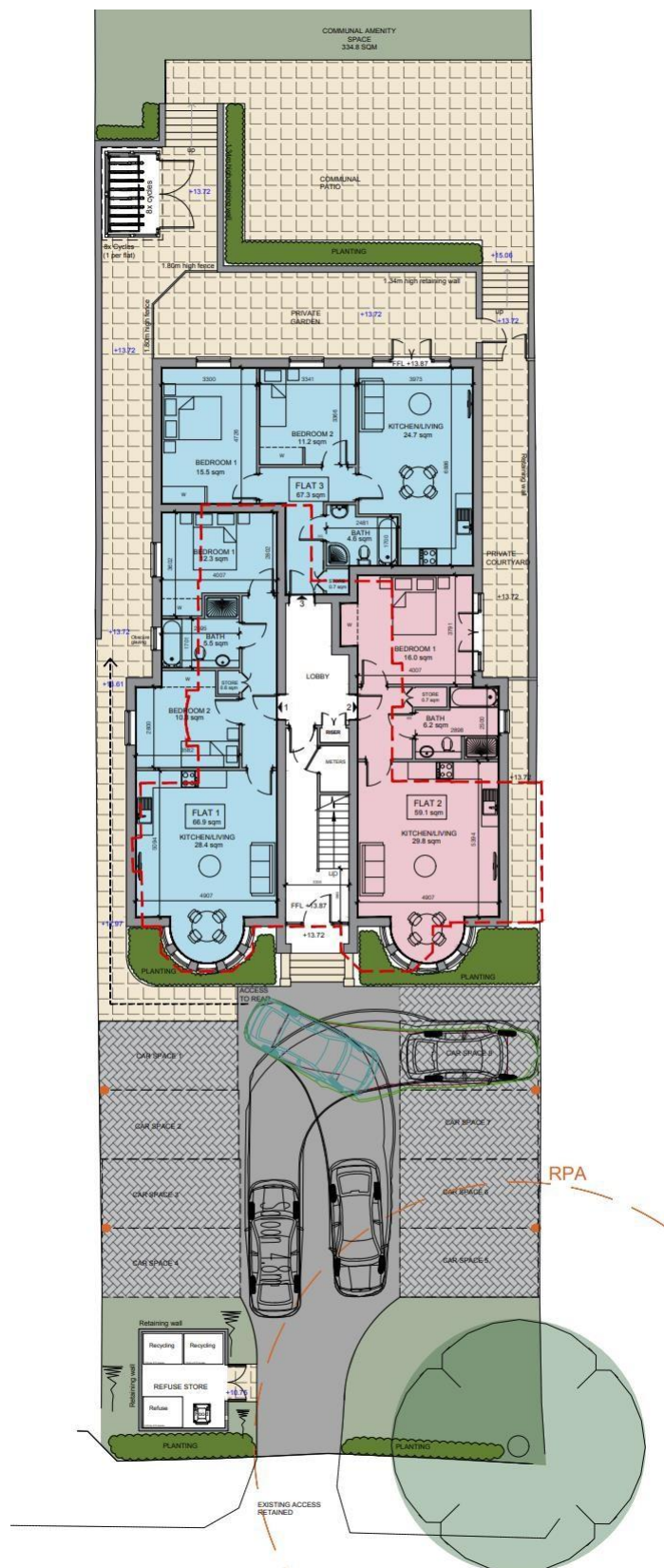
The site comprises a detached, two storey building which comprises 4no. flats with a footprint of 133.3 sqm and a gross internal area of 231.4 sqm. The property is finished with facing brick and pebbledash render with a traditional hipped roof with feature front bay windows.

Off road parking for 4 cars (1 per flat) is provided to the front of the site which is accessed directly from Oxford Road.

Private amenity space is provided to the rear.

The Proposal

It is proposed to demolish the existing building and construct a detached, two and a half storey building to accommodate 8no. flats.



The proposed building will be largely sited on the existing footprint and will be set in at least 1m from the side boundaries. The building will have a footprint of 252.6 sqm and a gross internal area of 626.8 sqm.

The property will comprise 2x 1-bedroom and 6x 2-bedroom flats.

FLAT NUMBER	BEDS/ PEOPLE	GROSS INTERNAL AREA	BUILT IN STORAGE
1	2B/3P	66.9 sqm	2.43 sqm
2	1B/2P	59.1 sqm	1.59 sqm
3	2B/3P	67.3 sqm	2.50 sqm
4	2B/3P	66.9 sqm	2.43 sqm
5	1B/2P	59.1 sqm	1.59 sqm
6	2B/3P	67.3 sqm	2.50 sqm
7	2B/3P	74.9 sqm	3.50 sqm
8	2B/3P	75.0 sqm	3.50 sqm

As evidenced above, all flats will exceed the minimum space standards and be provided with ample built in storage. In addition to this, the two flats (known as 7 & 8) within the roof space will be provided with a minimum ceiling height of 2.3m for at least 75% of the gross internal area (77.8% for Flat 7 and 77.7% for Flat 8), in compliance with section 10i of the minimum space standards. For clarity, the second-floor areas do not include any space below 1.5m, adhering to section 10f of the standards.

The internal layout has been carefully designed to prevent any overlooking or loss of privacy for neighbouring properties and their amenities. Side facing windows are proposed but are limited to bedrooms or bathrooms rather than main living spaces. Due to their specific locations and functions, these windows do not present a privacy concern for the neighbouring property at 1031 Oxford Road.

The architectural style of the property has been designed to take precedence from the existing and neighbouring property through the use of feature bay windows, gable and hipped roofs.

It is proposed to use the following materials:

- Roughcast Render - White
- Marley Modern Concrete Tiles- Slate Grey
- Anthracite Grey Casement PVC Windows with Georgian Bar
- Black Cast Iron Effect Ogee Guttering and Square Down Pipes

The area is characterised by a combination of brick and white render buildings with either clay or slate roof tiles and feature gables. It is therefore considered that the proposed architectural style and materials will ensure the new property will fit harmoniously within the street scene and the context of the wider area.

Materials

The construction specification will align with the **BRE Green Guide to Specification**, a resource for design professionals that provides environmental impact, cost, and replacement interval information for a wide range of common building materials over a notional 60-year building life. Priority will be given to materials rated A+, A, or B to ensure environmentally responsible choices.

Preference will also be given to the use of local materials and suppliers, where viable, to reduce transport distances and support the local economy. A comprehensive evaluation of local suppliers will be conducted during the next design stage.

Where feasible, timber will be sourced from suppliers certified by **PEFC** or an equivalent approved certification body. Furthermore, all site timber used during construction will be recycled to minimize waste. Insulation materials will be selected with a **zero ozone-depleting potential**, ensuring adherence to high environmental standards.

Amenity & Public Open Space

334.8 sqm of communal amenity space is provided for all flats to the rear of the property, which can be accessed via the side of the property. In addition to this, private amenity space is proposed for Flats 2 and 3, both of which will connect to the communal amenity space area.

In terms of public open space, a financial contribution will be secured via a S106 agreement to improve the open space provision within Reading.

Car & Cycle Parking

Driveway parking is provided at the front of the site, using the existing access point off Oxford Road. There is currently space for 4 cars. It is proposed to extend the area of hardstanding and width of the driveway to improve manoeuvrability and turning space within the site. The extended parking area will also allow for four additional parking spaces, ensuring that each flat is provided with one parking space each. Four PodPoint Twin electric vehicle charging points (EVCP) have been included within the parking layout to ensure that all flats have access to electric vehicle charging.

A secure cycle store for 8x cycles is provided to the rear of the site.

Waste and Recycling

A dedicated refuse store is proposed to the front of the site within 10m of the road. The site does slope up but the slope will not be in excess of 1:12. Due to existing site constraints, refuse vehicles will need to pull up on Oxford Road (as existing) and collection will be made from the refuse store itself due to there not being any pavement where the site meets

Highways Land. Soft landscaping is proposed in order to screen and soften the appearance of the refuse store.

Landscaping, Trees, Biodiversity & Ecology

It is proposed to incorporate soft landscaping wherever possible in order to reduce the amount of hardstanding and enhance the visual appearance of the development.

There is one TPO tree located in the northern corner of the site. The proposed development will largely be set back from this trees root protection area but where there is an increase in hardstanding within the root protection area this will be carried out via no dig construction methods in order to protect the tree.

In order to improve ecology, two bat boxes and two bird boxes are proposed to be incorporated onto the side elevations. These areas are clear of trees and lighting and will allow for the boxes to be installed at least 5m above ground level.

In order to improve biodiversity species rich native grassland and native hedgerows (Hawthorn, Blackthorn, Hornbeam and Holly) are proposed to be incorporated into the landscaping scheme. Further details can be found on the accompanying landscaping plan and within the BNG report.

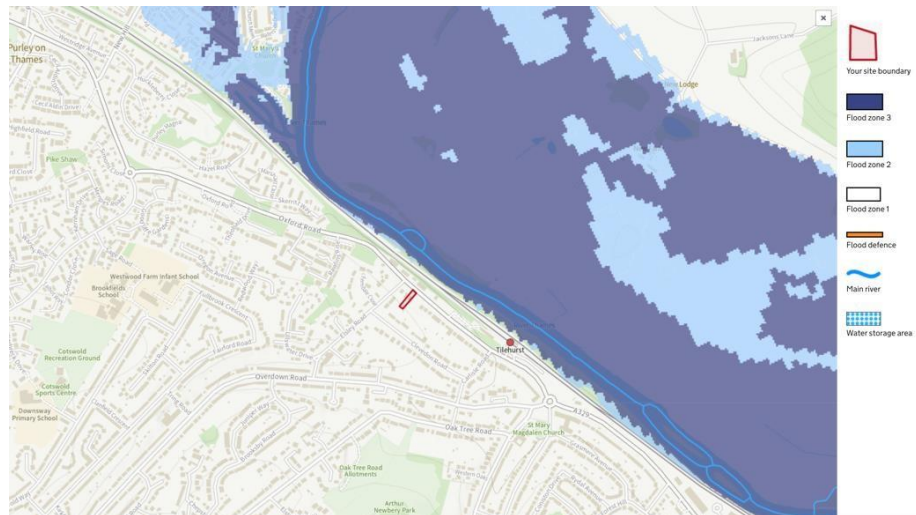
Water

Water usage will comply with the current regulations as set out in Approved Document Part G. As a minimum the predicted water consumption will be assessed to ensure that the water consumption is limited to 110 liters per person per day. This will be achieved through a selection of the following types of fitting:

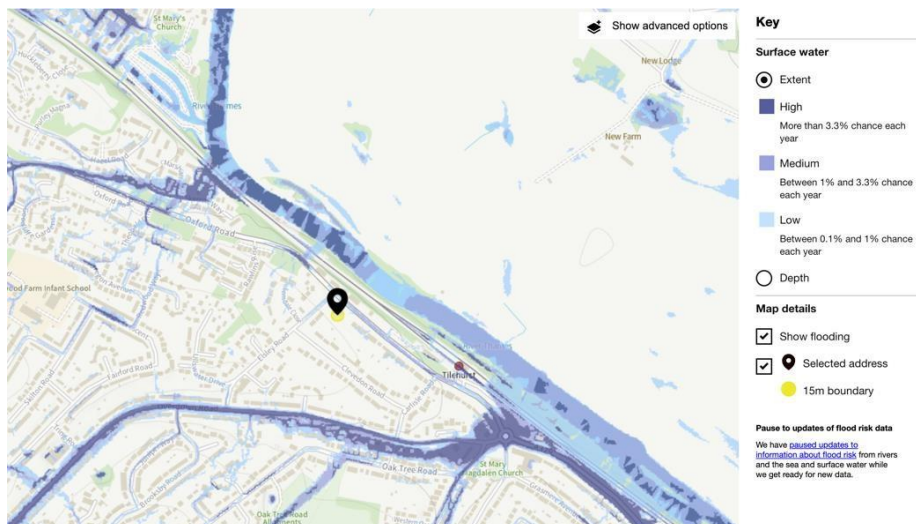
- Dual flush WC' s
- Low flow monobloc mixer taps
- Reduced volume bath
- Low flow shower fittings
- Low water usage washing machines and dishwashers.

Flooding & Sustainable Drainage Systems

The site is located within Flood Zone 1 and is classified as being at low risk of flooding.



Surface Water Management



The site is not located within an area susceptible to surface water flooding, however, the potential for incorporating grey water recycling has been thoroughly considered. Despite its environmental advantages, two key obstacles prevent its adoption: customer concerns about the appearance of recycled water and the high costs associated with these systems. As a result, grey water recycling has not been included in the current proposals.

Conclusion

It is believed throughout this document and accompanying drawings it has been evidenced that a detached, two and a half storey property comprising 8no. flats can be accommodated on the site in a way which is sympathetic to the character and context of the area.

The new building takes precedence from neighbouring properties in terms of both architectural style and materials and will provide future occupiers with high quality living and amenity spaces.

The proposal will also improve the existing access and parking area by providing better turning/ manoeuvring space within the site than currently exists.

It is therefore deemed that the proposal is wholly appropriate to the context of the site and wider area and should therefore be seen favourably.