



DESIGN & ACCESS STATEMENT

47 PARKSIDE ROAD, READING RG30 2BT

18034 DA01A | MARCH 2025 | 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 a new detached family home 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 a new five bed residential dwelling with associated garden and parking garage."

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.

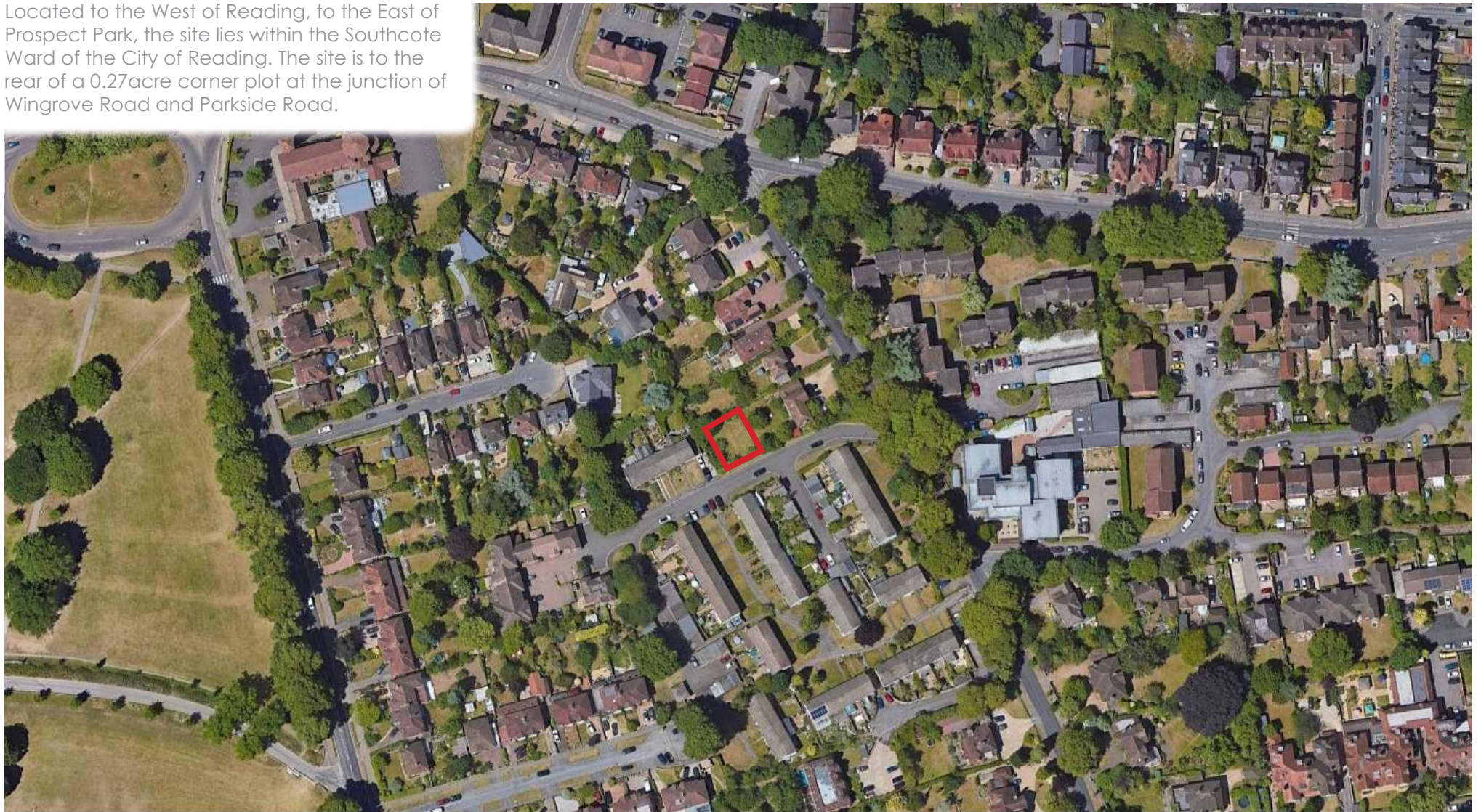


Figure 1: Site Context Aerial (Aerial Image Base: © Google Earth, Diagram Overlay: © THP)

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)