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04

PROPOSALS

4.1 OVERVIEW



Figure 10: Proposed Site Plan & Elevations (© THP & Vector DC)

Taking into account the comments from the Pre Application and the previous scheme, the site has been redesigned with a detached, 5-bed, 6-person property. This allows the rear garden area to be increased to triple its 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 proposal allows for the rear garden at 47 Parkside Road to be retained at 313sqm 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 property has 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 as well as Policies CC7 and H10 cited regarding the previous application.

4.2 IDENTITY

GENERAL APPEARANCE

The proposed two-storey detached property has been designed with white rendered walls and a red/brown clay tiled pitched roof.

The 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 building.

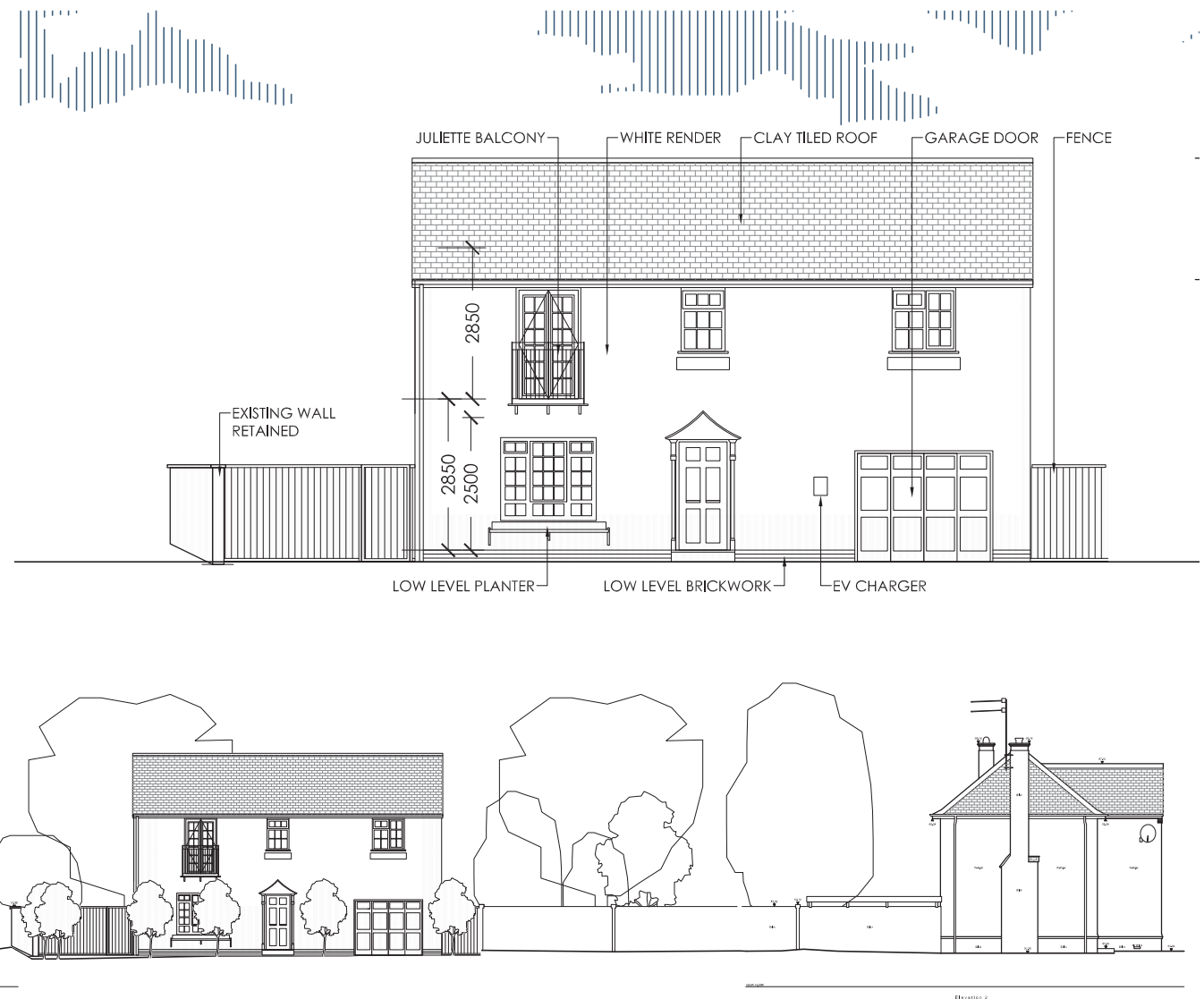


Figure 11: Front Elevation and Streetscene on Wingrove Road (© THP)

4.3

BUILT FORM & MOVEMENT

URBAN FORM, DENSITY & SCALE

The proposed residential plot is located to the rear of 47 Parkside Road, alongside 6-9 Wingrove Road. The unit sits centrally within its plot with a pedestrian access path which leads to the rear garden.

Though the unit is positioned closer to Wingrove Road than 6-9 Wingrove Road, it does not encroach upon any adjoining owner amenity and the garden provided for the plot is larger than the rear gardens of the properties of Hollins Walk.

The proposed unit is 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 a dropped kerb.

MOVEMENT

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

Car Parking provision has been provided at one space for the five-bed six-person dwelling with an additional visitor space as dictated by Policy.

A garage is provided for the unit to accommodate the allocated parking space as well as cycle parking storage. There will be no change to the parking or cycle parking facilities provided for 47 Parkside Road.



Figure 12: Proposed Dwelling Location and Site Layout (© THP)

4.4 NATURE

LANDSCAPING

A garden is provided to the side and rear of the proposed dwelling with an element of soft landscaping also included to the front. A substantial garden has also be retained 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, two trees will need to be removed. To mitigate their loss we propose to plant two 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 increased landscaping.

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.

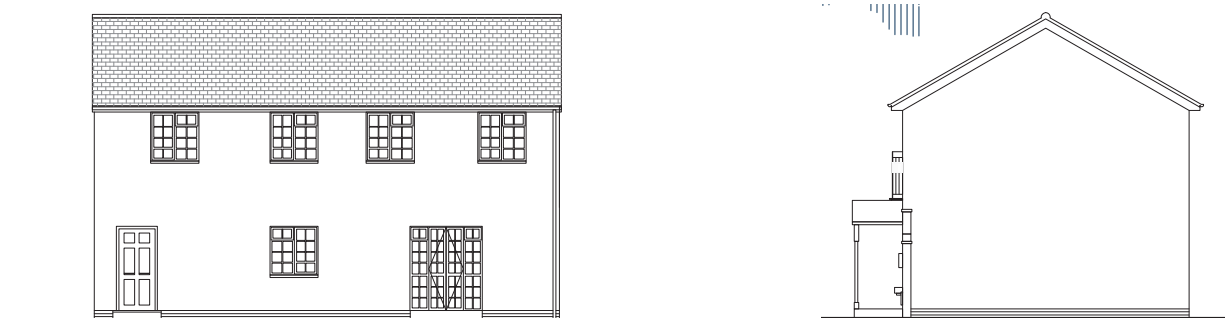


Figure 13: Proposed Rear Elevation and Side Elevation (© THP)



Figure 14: Proposed Site Layout - Ground Floor (© THP & Vector DC)

4.5 ADDITIONAL INFORMATION

USE

The site will remain class C3 residential dwellings.

HOMES & BUILDINGS

The proposed unit is 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 is shown to the front of the proposed dwelling for ease of access and a footpath is provided 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 dwelling 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 of responsibly.



Figure 15: Proposed Parkside Road View (outline only of Properties Behind 47 Parkside Road) (© THP)

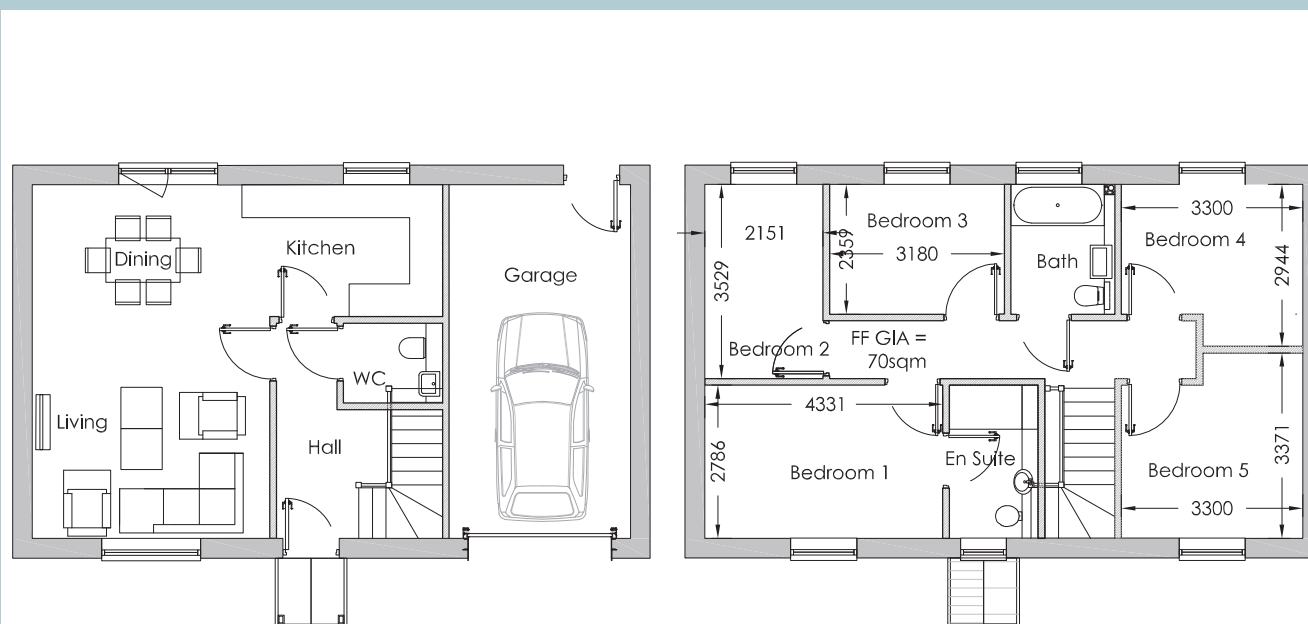


Figure 16: Proposed Ground and First Floor Plan (© THP)



Design & Access Statement

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