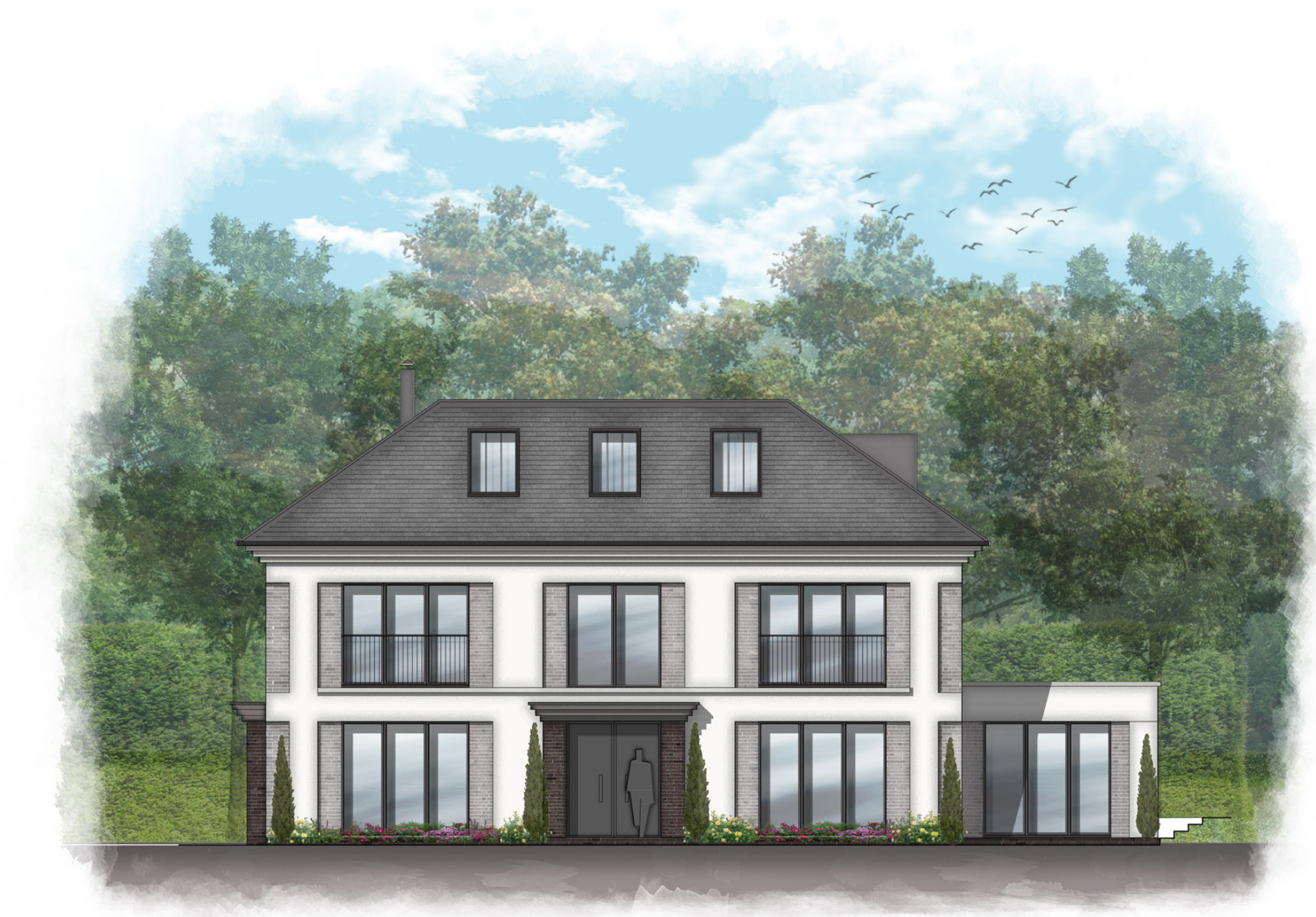


LAND ADJACENT
TO 43 UPPER REDLANDS
ROAD, READING,
RG1 5JE

DESIGN & ACCESS STATEMENT
MARCH 2025



LAND ADJACENT TO 43 UPPER REDLANDS ROAD

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LAND ADJACENT TO 43 UPPER REDLANDS ROAD

1.0 INTRODUCTION

This statement has been prepared by Ascot Design Ltd to accompany a planning application for erection of two and half storey dwelling.

It has been produced in accordance with guidance published by the Commission for Architecture and the Built Environment (CABE) and covers the following:

- An analysis of the site as existing, the immediate area and the wider context.
- A description of the design process followed to reach the final design solution, covering the subjects of Use, Amount, Layout, Scale, Landscaping, and Appearance. It considers the constraints of the site and relevant local and national planning policies to demonstrate that the proposed scheme is well conceived with the aim of integrating with its surroundings.
- Considers accessibility within the site and the proposals relationship to transport links in the surrounding area, as well as inclusive access for the elderly and the disabled. It justifies the location of pedestrian and vehicular access points to the site and establishes accessibility to public transport.

It should be read in conjunction with all other reports and correspondence submitted with the application.

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2.0 CONTEXT

2.1 SITE LOCATION & CONTEXT

The site is located in the southern part of Reading, within the Redlands Conservation Area. It includes land situated between 43 and 45 Upper Redlands Road. The site is mostly bordered by residential properties, except where it meets the road. These nearby properties are typically 2-3 stories tall, with a range of traditional architectural styles, including two-story brick terraced houses and two story rendered detached houses.

To the north, across Upper Redlands Road, stands Wantage Hall, a Grade II listed building from the 20th century.

The site lies within Flood Zone 1.



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2.2 LOCAL CHARACTER - UPPER REDLANDS ROAD



STREET VIEW



45 UPPER REDLANDS ROAD



43 UPPER REDLANDS ROAD



39, 41, 43 UPPER REDLANDS ROAD



WANTAGE HALL

LAND ADJACENT TO 43 UPPER REDLANDS ROAD

3.0 PLANNING HISTORY

3.1 PLANNING HISTORY

960110

Permitted

Demolition of rear two storey extension

190879

Permitted

Single storey rear extension and associated works following demolition of existing two storey rear extension.

210308

Permitted

Erection of single detached dwellinghouse with associated access, parking and landscaping.

231288

Refused

The proposal is to construct a two storey L shaped hipped roof dwelling adjacent to the eastern boundary in a similar location to the approved scheme under 210308

240279

Refused

Erection of a single detached dwellinghouse with associated access, parking and landscaping.

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3.2 PRE APP CONCLUSIONS PL/24/1584

- Two parking spaces are required.
- A 3m-wide access would be required, with a 3m access protection marker.
- The new vehicular access gate must be set back a minimum of 5m into the site.
- Two secure cycling spaces should be provided.
- Bin storage should be located no further than 15m from the site's access point.
- The proposed scheme should enhance biodiversity.
- A wildlife-friendly, sensitive lighting scheme should be implemented in accordance with guidance from the Bat Conservation Trust.
- The proposed dwelling would create a false historical narrative by imitating and incorporating Neo-Georgian design features into the existing Victorian houses lining Upper Redlands Road. Therefore, the proposed dwelling should have a contemporary design that reflects it as a product of modern architecture.

All comments from the pre-application have been taken into account and are reflected in the proposed Site Plan and Suported State-ments.

The proposed dwelling now features a contemporary design that is considerate of the surrounding neighborhood. Additionally on the rear elevation green bird wall and bees brick have been introduced to enhance biodivesity.



PRE APP FRONT ELEVATION (WEST)



PROPOSED FRONT ELEVATION (WEST)

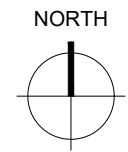
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4.0 DESIGN

4.1 PROPOSED SITE PLAN



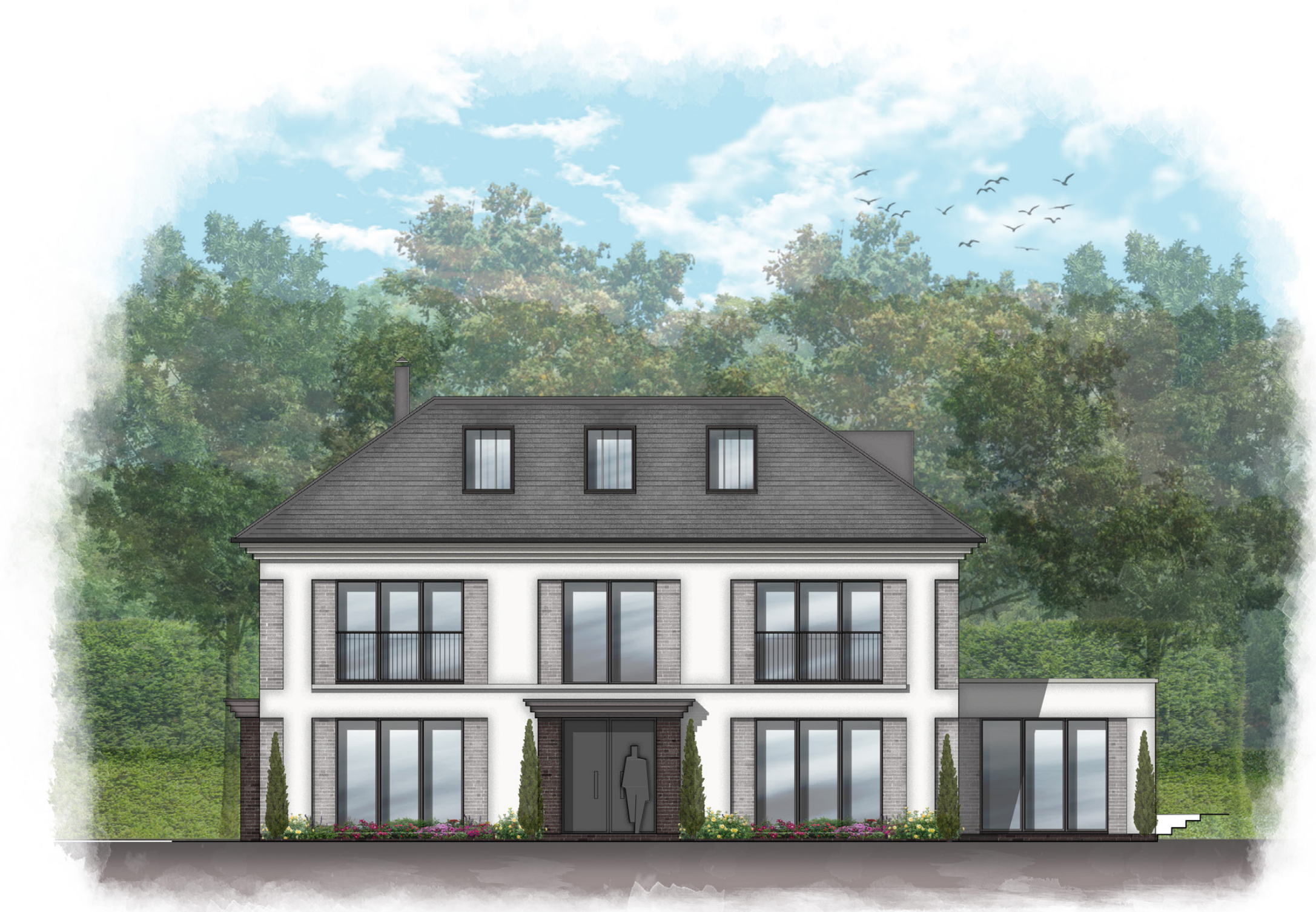
NOT TO SCALE



KEY	
	PROPOSED TREES
	EXISTING TREES TO BE RETAINED
	PROPOSED INDICATIVE PLANTING
	EXISTING PLANTING

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4.2 PROPOSED FRONT ELEVATIONS (WEST)



PROPOSED FRONT ELEVATION (WEST)

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4.3 PROPOSED MATERIALS



SLATE ROOF



OFF WHITE
RENDER



STONE DETAILING



EXAMPLE OF
PROPOSED PORCH



DARK GREY
CONTRASTING
BRICK



POROUS
DRIVEWAY



FULL SIZE
WINDOWS



BIRD GREEN WALL



BEE'S BRICK

LAND ADJACENT TO 43 UPPER REDLANDS ROAD

4.4 THE PROPOSAL

The application proposes the erection of detached dwelling at Land adjacent to 43 Upper Redlands Road.

The proposal fully takes into account local and national planning policies, and the context of the site and surrounding area. The plans and reports submitted with the application have been carefully prepared to ensure accordance with planning policy, and a fully comprehensive development proposal.

4.5 THE DESIGN

The proposal is for erection of detached dwelling with associated access, parking and landscaping.

The proposed modern home is two and half storey in height with hipped roof with second floor accommodation, in keeping with a number of properties along Upper Redlands Road. The ridge height and eaves are similar to neighbouring properties and the new building position would not produce overlooking concerns.

The dwelling will be of high-quality design whilst responding to the positive features of this specific location.

As it lies within The Redlands Conservation Area this submission is supported by separate Heritage Statement.

(A) AMOUNT

The proposal is for erection of a two and half storey dwelling.

(B) LAYOUT

The proposed dwelling has been positioned in a similar position what approved scheme Ref:210308. There will be no loss of amenity to the adjacent residents and views from

Upper Redlands Road.

(C) SCALE

The design approach has been to produce a new dwelling which reflect the context of the site and surrounding area in terms of its size, siting, scale, height and depth whilst ensuring that the new scheme harmonises and respects neighbouring properties and private amenity areas.

(D) APPEARANCE

After Pre App PL/24/1584 comments proposed neo-gorgian design was replaced with a contemporary one. The proposed dwelling is a high quality, modern designed featuring natural slate and off white render finish with grey brick infills. The central element features a dark grey contrasting brick porch highlighting the main entrance. The proposed design is completed by elegant symmetrical details and fenestration. Casement full size windows with simple, metal balustrades on the first floor give the building a contemporary look.

(E) LANDSCAPING

The proposed scheme reflects the character of the immediate context, through both material choices and soft landscaping. Landscaping Statement support this application.

4.6 ACCESS

The proposed dwellings will be served by a new proposed access and a new timber gate pulled back 5 meters from the road. The new side walls will be with a brick diamond detail to reflect existing, neighbouring walls design.

5.1 SUSTAINABLE DESIGN

The proposal has been designed to potentially accommodate the following:

- Air source heat pumps and/or solar thermal panels where appropriate
- Heat Recovery System
- Under Floor Heating

5.2 ENERGY EFFICIENCY

To minimise heat loss from the proposed dwelling and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors.
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation.
- Energy efficient lighting
- Natural daylight to all habitable rooms
- Roof solar panels

Domestic appliance ratings will follow the CfSH requirements of:

- A+ Fridge Freezer
- A rated dishwasher & washing machine
- A rated tumble dryer

5.3 WATER RESOURCE

MANAGEMENT

To minimise the use of water, the proposal will incorporate the following:

- Water saving devices, such as dual flush /low flush toilets
- Rainwater harvesting such as water butts and storage tanks

The development will include the use of rainwater harvesting via the provision of water butts and will also include internal restricting devices such as flow restrictors on taps and dual flush toilets to achieve water usage per person of 120 litres a day.

5.4 FLOOD RISK MANAGEMENT

The application is situated within Flood Zone 1. To minimise the surface run off and promote permeability, the following will be incorporated:

- Soakaways for surface water drainage
- Permeable surface driveway

The development will incorporate the requirements of SUDS hierarchy, by disposing of as much storm water drainage on-site as possible. Any shallow infiltration available will be utilised by the provision of the permeable road surfaces and the run off from the proposed building will be dispersed via soakaways, located on site at a depth determined by the best available percolation rate. The run off rate achieved will be in accordance with stipulated EA requirements.

5.5 BIODIVERSITY

The proposal will retain existing trees and hedgerows where possible. Additional planting can also be proposed. A bird wall and bees bricks have been proposed.

5.6 WASTE RECYCLING

The proposal will encourage responsible waste recycling and in the following ways:
Adequate space exists for storage of waste and recycling containers with a refuse and recycling collection point provided near the site entrance.

Adequate space exists on the site for composting facilities.

5.7 SUSTAINABLE TRANSPORT

The site is located within the defined urban area of Reading. It is in a highly sustainable location, being located close to a range of shops and other local facilities. The site is also approximately 1.4 mile from Reading Railway Station and is connected to Reading bus service.

The proposed site layout provides safe movement for pedestrians and cyclists.

5.8 SUSTAINABLE CONSTRUCTION

Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication

'Methodology for Environmental Profiles of Construction Materials' will be consulted. Timber will be obtained, where possible, from certified sources.

A waste separation and disposal policy will be operational for the duration of the site construction.

6.0 SUMMARY & CONCLUSION

The proposal is for erection of detached dwelling of a very high quality in architectural terms with associated access, parking and landscaping.

- The application site falls within a location where the principle of redevelopment is acceptable.
- The siting of the new dwellings has taken into account the positioning of adjacent dwellings and ensures that the proposal would not result in any loss of amenity to occupants of adjoining properties.
- All comments from the Pre App PL/24/1584 reports have been into account in proposed scheme.
- The proposal provides for a form of development that is in keeping with the character and appearance of the surrounding area in terms of its size, scale, layout, height and design. The proposed dwellings will be of a high standard of architecture, finish and landscaping, therefore will enhance the existing street scene significantly and add positive value to existing area.
- The majority of existing trees and other significant landscape features will be retained and will be further enhanced by the detailed landscape scheme, which accompanies the application.
- The site is accessible to public transport modes and provides for unrestricted access to the elderly and disabled.



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