

5 Stoneham Close / Reading / RG30 4HB

Design and Access Statement



Date: May 2025

Ref: CA-1082-DAS01

Site address: 5 Stoneham Close,
Reading, RG30 4HB

Rev: 1



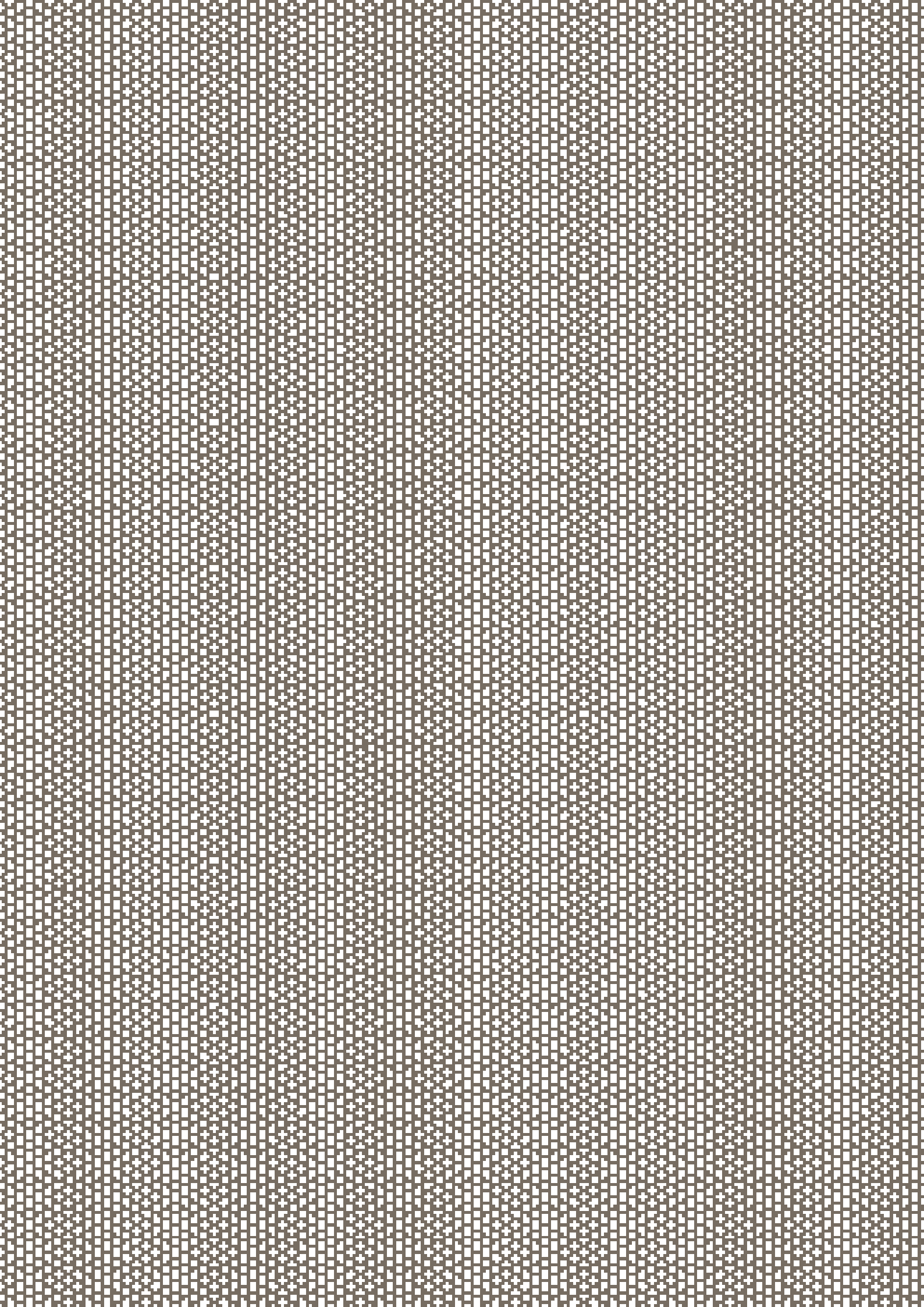
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Introduction

This Design and Access Statement has been prepared by Colony Architect on behalf of the client. The address is 5 Stoneham Close, Reading, RG30 4HB, and below is a summary of the proposals:

- The existing dwelling home, within the ownership of the applicant retained
- A new, two-bedroom dwelling home is proposed on land to the west of the existing dwelling
- Both dwellings will have ample external amenity
- Off-road parking will be provided for both dwellings
- Resubmission of previous refused application, but includes design changes to overcome issues

Site Location and Connectivity

Stoneham Close is situated on the outskirts of Reading, approximately 1 mile west of the town centre. It's well-connected, offering easy access to transport infrastructure, shops, and services.

The site is close to the M4, A4 and main town centre distribution roads. There are bus stops near the nearby shopping area, on the A4 Bath Road (0.5 miles) and there is a train station in Reading West (1.75 miles).



Site Location

Site Context

In addition to the services available at the nearby supermarket and shopping parade, the area has a wealth of schools, shops, employment opportunities, making this a very sustainable location for development.

Existing Dwelling and Local Character

An existing dwelling occupies the norther half of the property demise. This building, owned and occupied by the client, has undergone alterations in the past and has landscaping work carried out to subdivide the site.

The site is located within a residential area characterised by:

- Two-storey dwellings, with some bungalows
- A mix of detached and semi-detached properties
- A number of the nearby properties have asymmetrical roof pitches
- Red, brown, and buff brick as the predominant material
- Brickwork broken up by infill panels of hanging tiles or white clapboard
- Rectangular windows in landscape orientation, predominantly white uPVC
- Limited bay windows and dormers
- Pitched roofs with brown concrete roof tiles

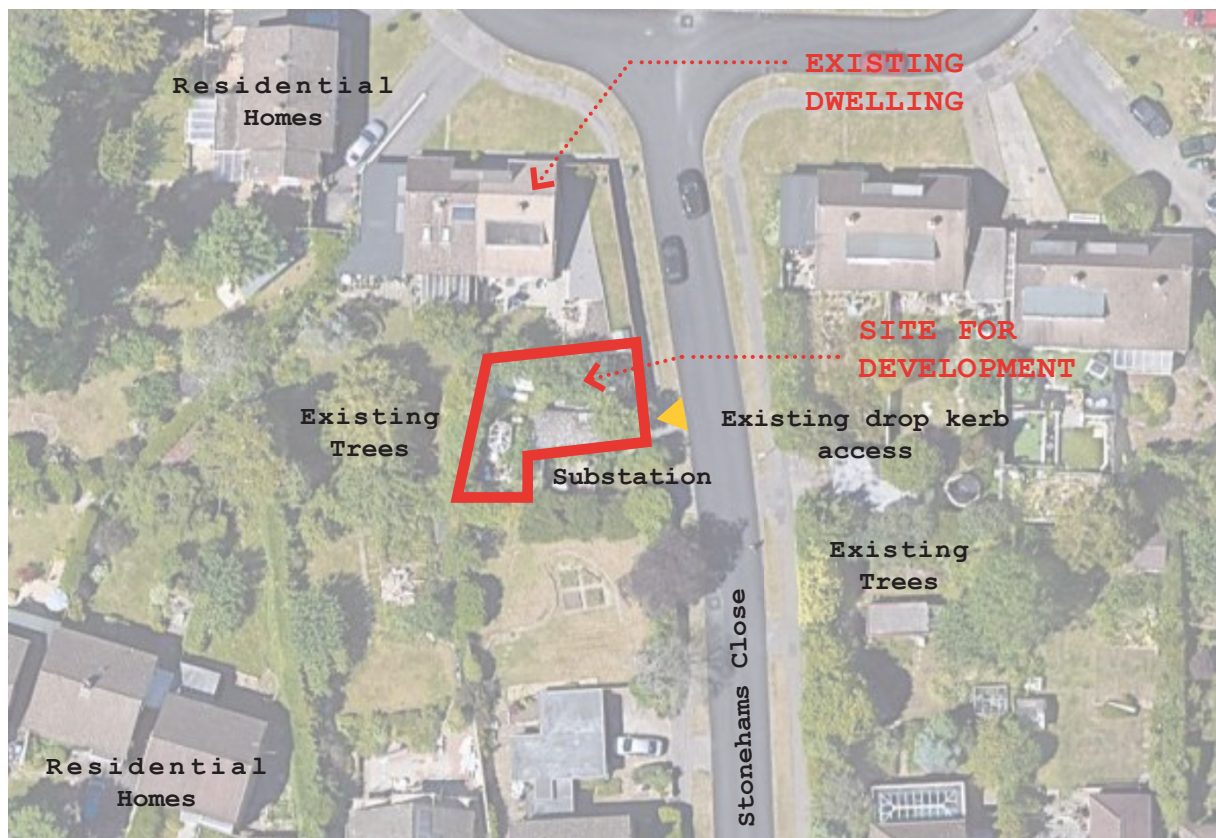
The existing site is predominantly lawn, with a belt of mature trees along the north and east boundaries.



Site photographs



Local Materials: red/brown brick with infill panels



Site Context



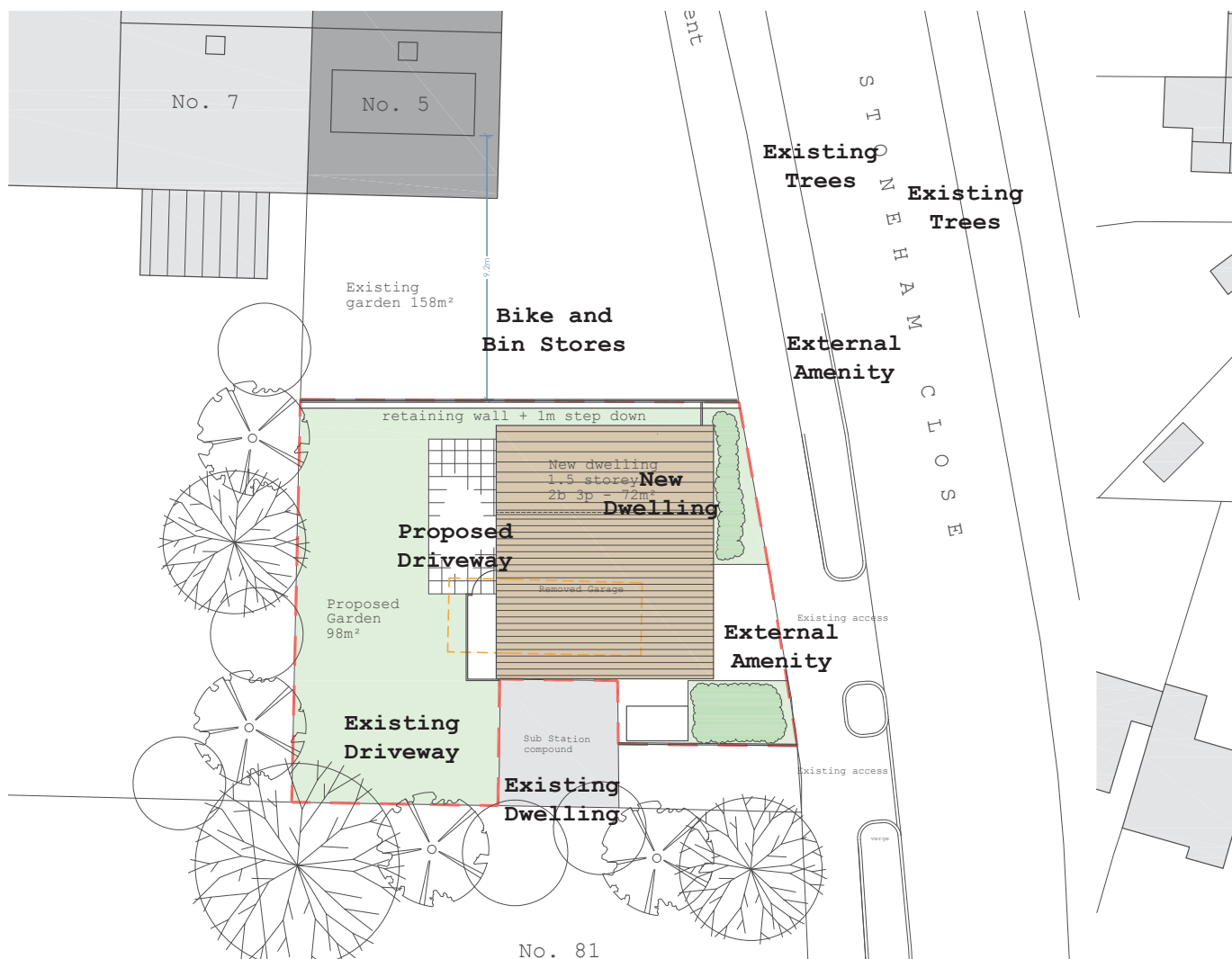
Local Character

Proposed Scheme

Proposed Principles

The proposed principles of the development are as follows:

- The site is an existing large housing plot, subdivided into two halves.
- The existing dwelling is located on the north half of the site, and retains extensive amenity and off-road parking to the front.
- The southern half shall be redeveloped to provide a new 2 bed dwelling.
- The new dwelling shall have a driveway for off-road parking, using existing access points for the former garage
- Amenities including a patio and area of lawn are provided.
- The existing boundary planting is to be retained, please refer to the Arboricultural report



Proposed Site Plan

Use and Amount

The proposed dwelling is a 2-bedroom, 3-person house.

The total gross internal area (GIA) of the proposed dwelling is 72 square metres, which exceeds the recommendations for a 2-bedroom dwelling set by the Nationally Described Space Standards (NDSS). However, the habitable rooms meet the minimum space standards set out in the NDSS.

Ground floor accommodation includes a lounge with patio access, a kitchen-diner with patio access, entrance hall and WC (please refer to drawing CA-1082-03-10).

First floor accommodation includes a double bedroom, single bedroom and shared bathroom, a small study area has been formed in the landing area. (please refer to drawing CA-1082-03-10).

The proposed site area is to be retained for the new dwelling, which is 200 square metres. The existing dwelling, the proposed dwelling, and the combined site areas can be found in drawing CA-1082-02-10.

Sustainable principles

Sustainable principles to include:

- Fabric lead design to maximise insulation and airtightness while limiting overheating.
- A PV array shall be provided on the southern-facing elevation.
- Electric vehicle charging.
- An air source heat pump shall be provided, located to the side of the dwelling within a screened enclosure.

Access

Vehicle and pedestrian access to the site is from the existing garage access off Stoneham Close.

The driveway provide parking for up to two cars. Each parking space is 2500x5000mm, and parking to the existing dwelling will remain unchanged to the front. The new parking area is tandem and covered beneath a car port

Internal access is provided from the driveway into the dwelling via the porch/carport. The main hallway leads to all ground floor rooms, while private stairs and a first floor landing provide access to the first floor accommodation.

Bi-fold doors from the lounge and kitchen-dining area offer access to the rear garden and patio area. The patio and rear garden can also be accessed externally via the side gate and path on the northern side of the dwelling.

There is a level change across the site, requiring a retaining wall and steps to be provided between the patio and the rear garden of the existing dwelling

Bins and Bikes

The proposed dwelling will have dedicated external storage for bins and bikes, which can be accessed via the side gate. The bike store is capable of holding up to 2no bikes. The bin store is capable of storing up to 2no. 240l bins and food waste.

Massing and Appearance

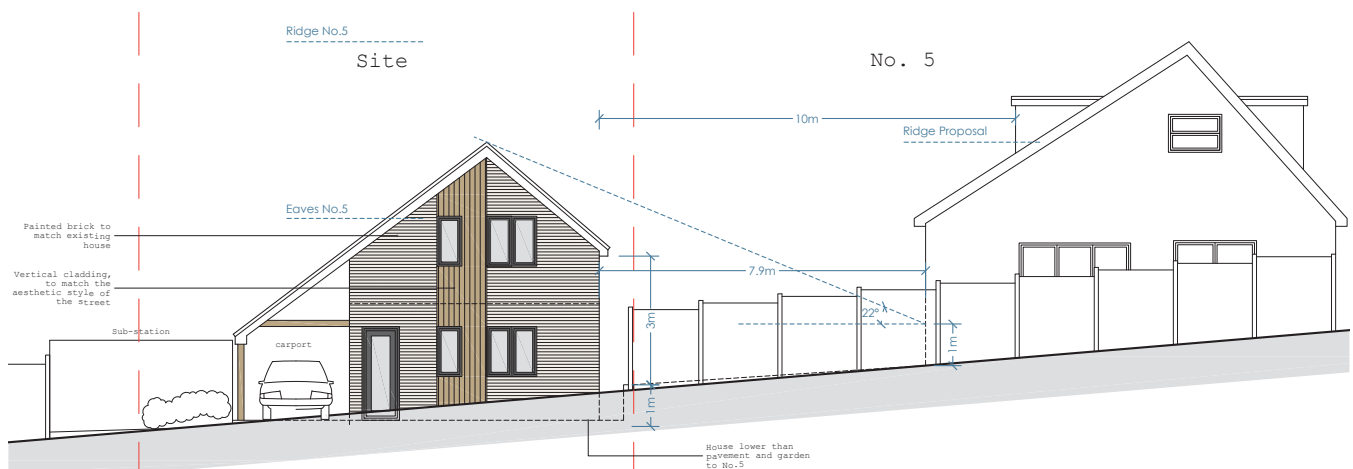
The building has been designed to harmonise seamlessly with the existing context, both in terms of its massing and the proposed materials.

The two-storey building has a distinctive aysymetrical roof, which is common on the close, in particular No. 5 has the same form facing on the street, which this new dwelling looks to mimic, representing a more contextual form. The main roof's gable faces Stonehams, while a second, lower roof is perpendicular to the existing dwelling, and has hight and percieved massing onto the back garden. This combined with the step in the site, only creates a proposed eaves height of 3m to the rear boundary of the existing plot.

A simple palette of materials has been proposed, including painted brick, grey roof tiles, timber cladding and dark grey windows.

Red brick in stretcher bond will be used for the elevations. The principal elevation will feature articulated infill panels of stacked solider bond brickwork, situated between ground and first-floor windows. This design reflects the local character of the area.

The roof will be finished in grey tiles, with a dry verge at the gable ends.



Painted bricks

Dark grey framed windows

Timber cladding

Material Precedents



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