



DESIGN & ACCESS STATEMENT

43 Lorne Street
Reading, RG1 7YW
March 2025

BARRALIS Ltd.
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INTRODUCTION

01 INTRODUCTION

The following Design and Access Statement has been prepared by Barralis Ltd. on behalf of Willow Tree Group to inform the planning application of the new Contact Centre Building situated in Reading.



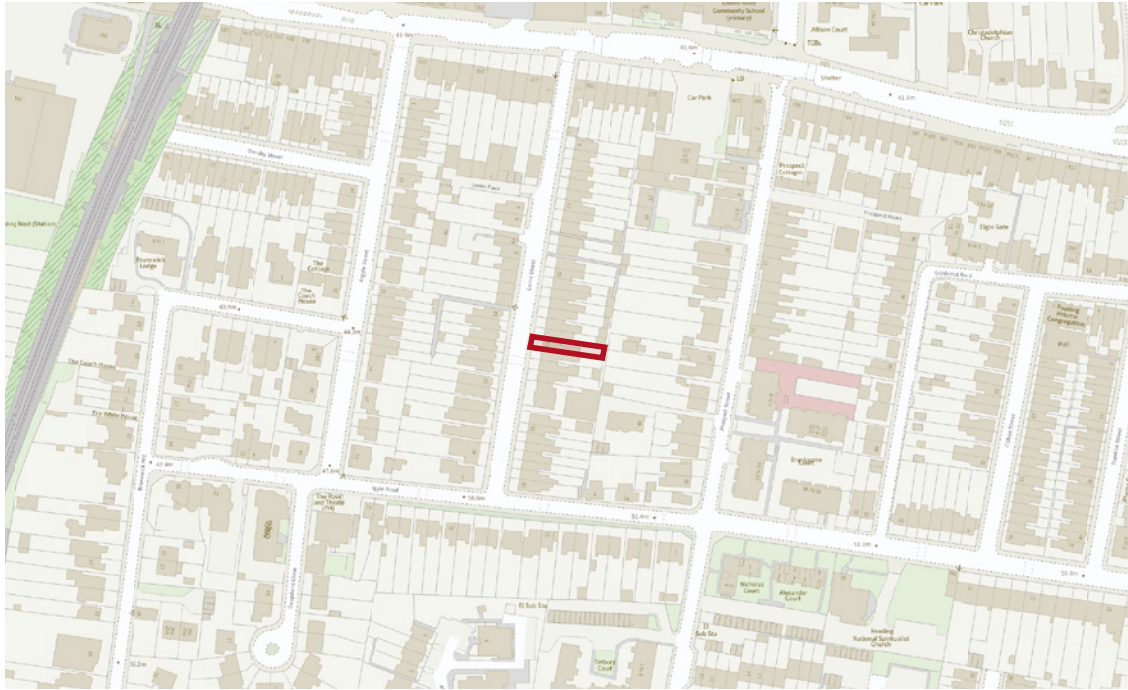
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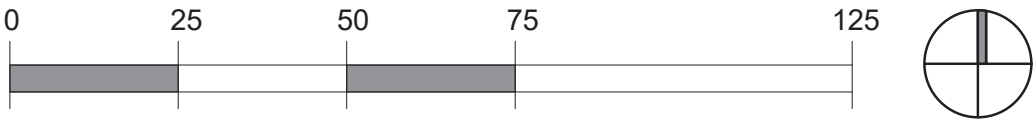
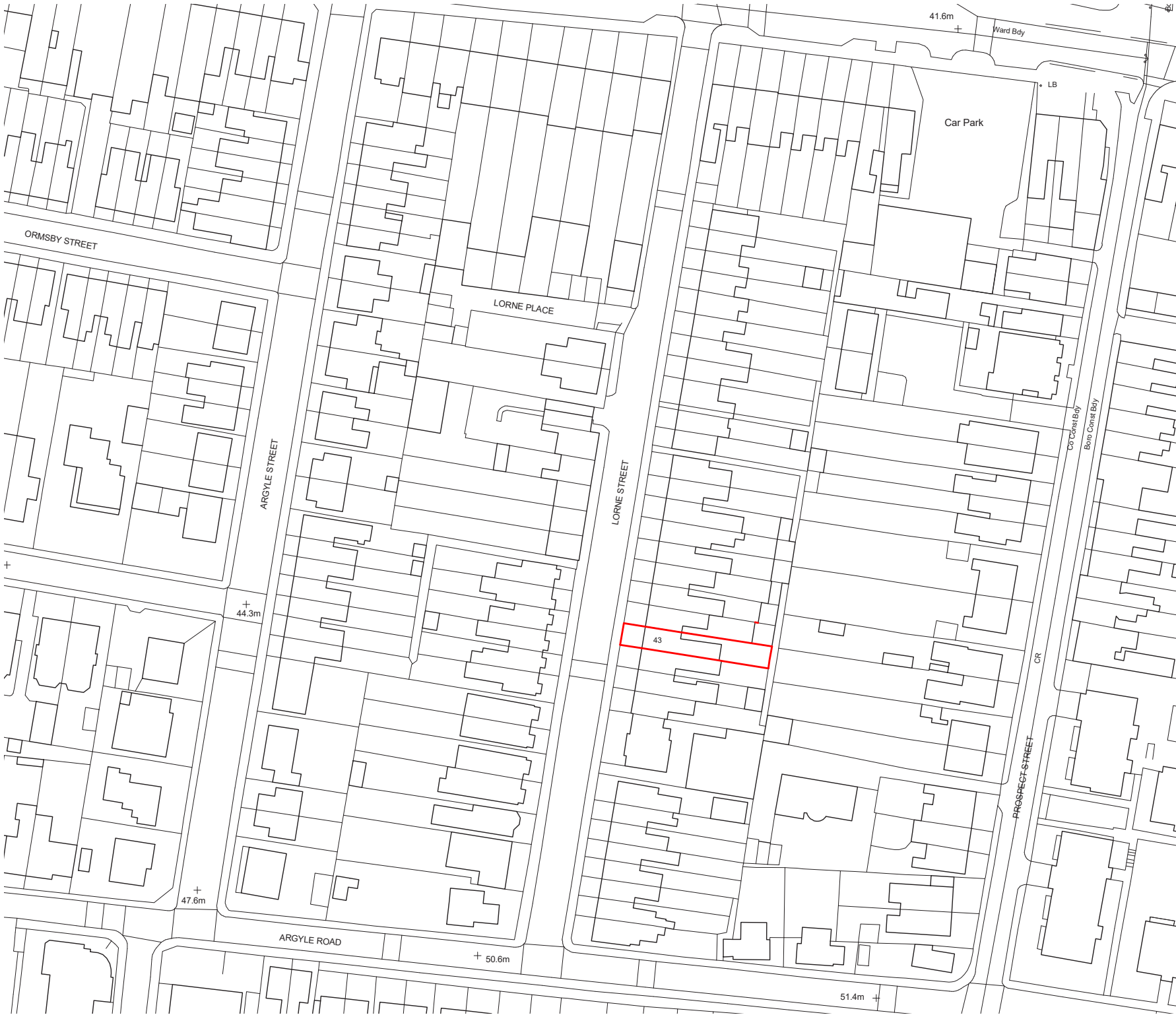
SITE ASSESSMENT

2.0 SITE LOCATION & ACCESS

The site spans an area of 168.3 sqm located in an urban area, with land use dedicated entirely (100%) to residential purposes. The site is located centrally on Lorne Street. There are no roads that extend into the land. The terrain of the site is flat with an altitude of 50 meters.



The site is in flood risk zone 1, an area with a low probability of flooding from rivers and the sea. As indicated by the image above. The drainage of surface water will remain unchanged by the works.



2.1 CONTEXT ANALYSIS

Within the direct vicinity of the site, the top two uses of surrounding land are non-built-up land and residential. Surrounding the site there is a retail unit located in the northeast, and multiple residential buildings. The nearest hospital, Dunedin Hospital, located to the south. Oxford Road Community School, the nearest primary school, and is located to the north.

Within close proximity to the site, there are four A-roads. There are also four railway stations within vicinity of the site: Reading West to the west, Reading is to the northeast, Reading Green Park to the south, and Tilehurst to the northwest.



Street view of 43 Lorne Street



Rear garden view



Rear garden access route



Internal kitchen view



Internal conservatory view

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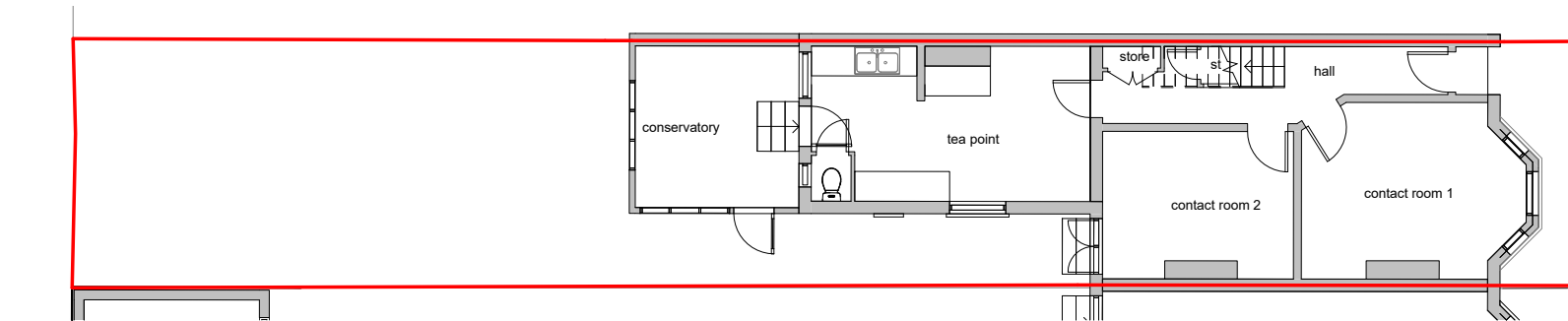
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DESIGN PROPOSAL

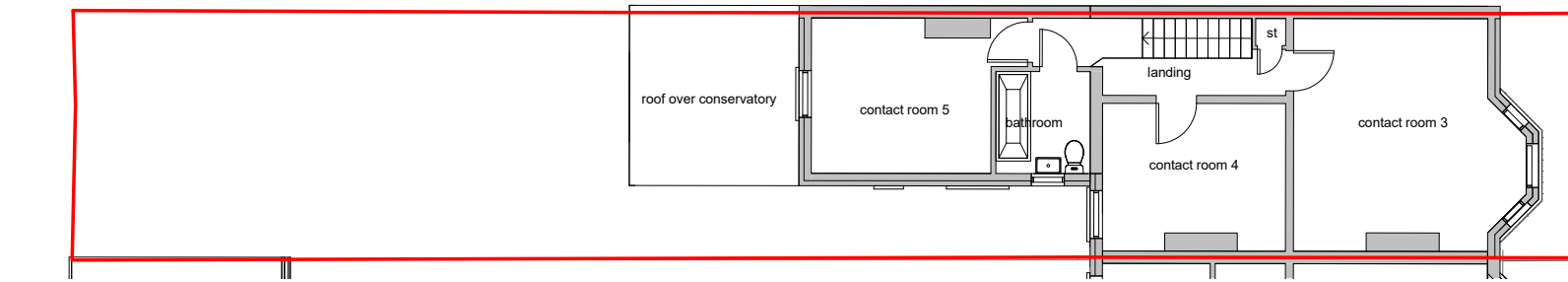
3.0 Proposed Plans

The existing residential dwelling is proposed to be converted to Contact Centre Building. The property will be providing 5 no. Contact rooms spread over two levels with access to tea point area at ground floor. Shared bathroom is provided at first floor level. Further WC is located at ground floor.

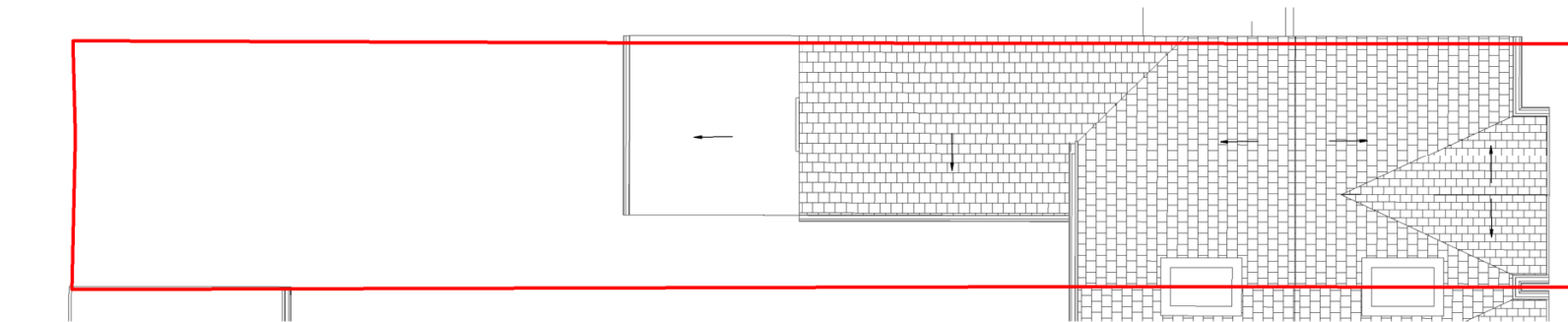
The site comprises of the main residential dwelling, lean-to conservatory and paved rear garden.



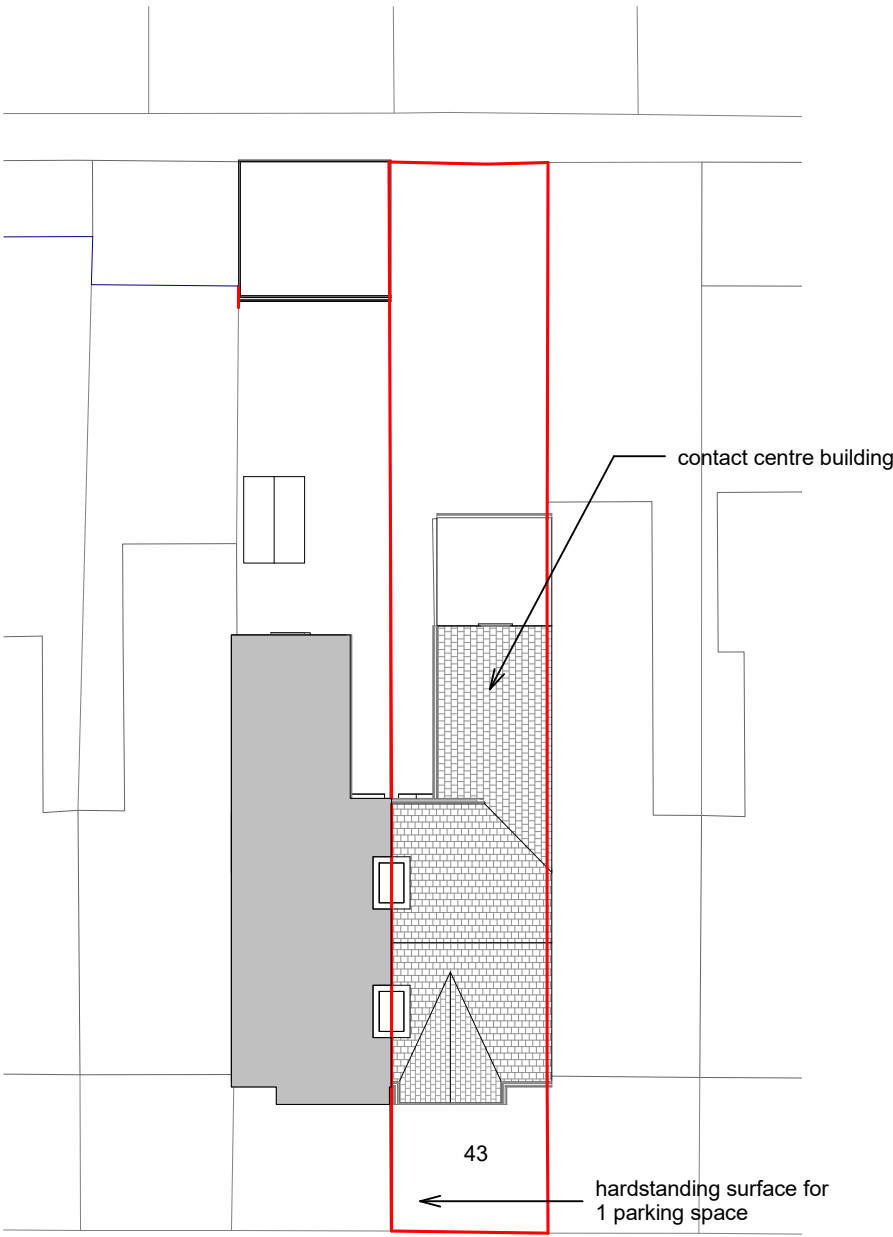
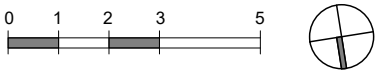
Ground Floor Plan



First Floor Plan



Roof Plan



Site Plan

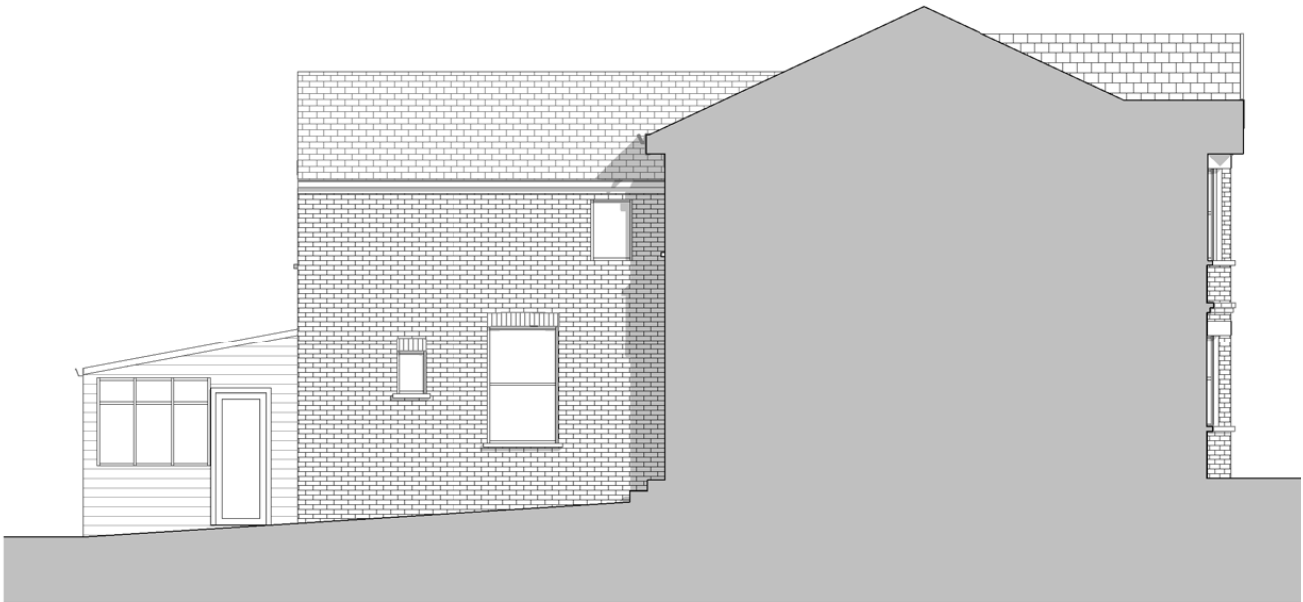


3.1 Proposed Elevations

The proposed scheme will have no impact on the existing elevations and therefore the street presence will remain unchanged.



Front elevation



Side elevation



Rear elevation



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CONCLUSION

4.0 Conclusion

This Design and Access statement demonstrates that the proposed development will fit in well within the existing residential dwelling and will have a minimal impact on the neighbourhood and for these reasons we think the proposals should be considered for approval.

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