



DESIGN & ACCESS STATEMENT

41 Lorne Street
Reading, RG1 7YW
March 2025

BARRALIS Ltd.
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15/04/2025 - Revision A
12/06/2025 - Revision B



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41 Lorne Street, Reading, RG1 4YW

INTRODUCTION

01 INTRODUCTION

This Design and Access Statement has been prepared by Barralis Ltd. on behalf of Willow Tree Group in support of a planning application for a new supported living facility (Use Class C3b) in Reading. The proposed development will accommodate up to two individuals with learning disabilities and/or mental health needs, with care provided by one on-site support staff member.



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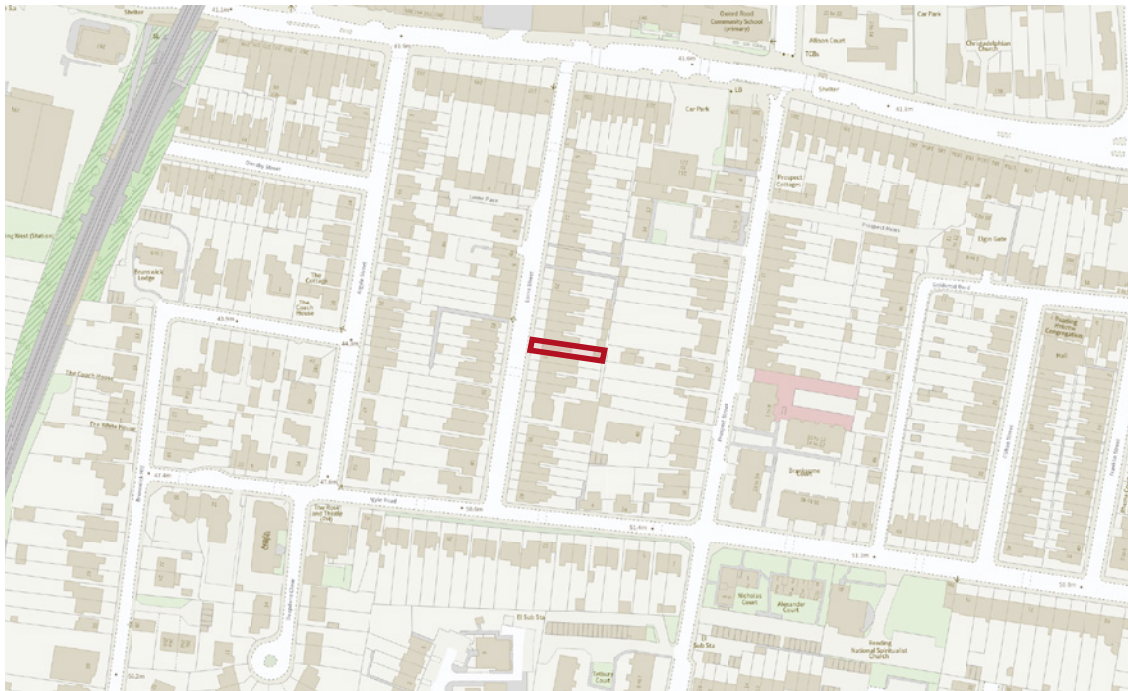
41 Lorne Street, Reading, RG1 4YW

SITE ASSESSMENT

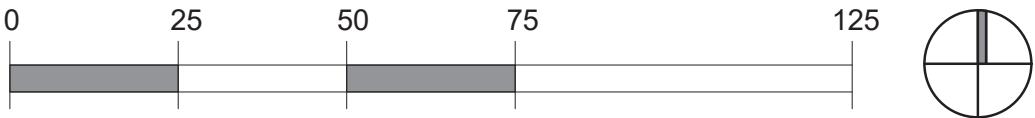
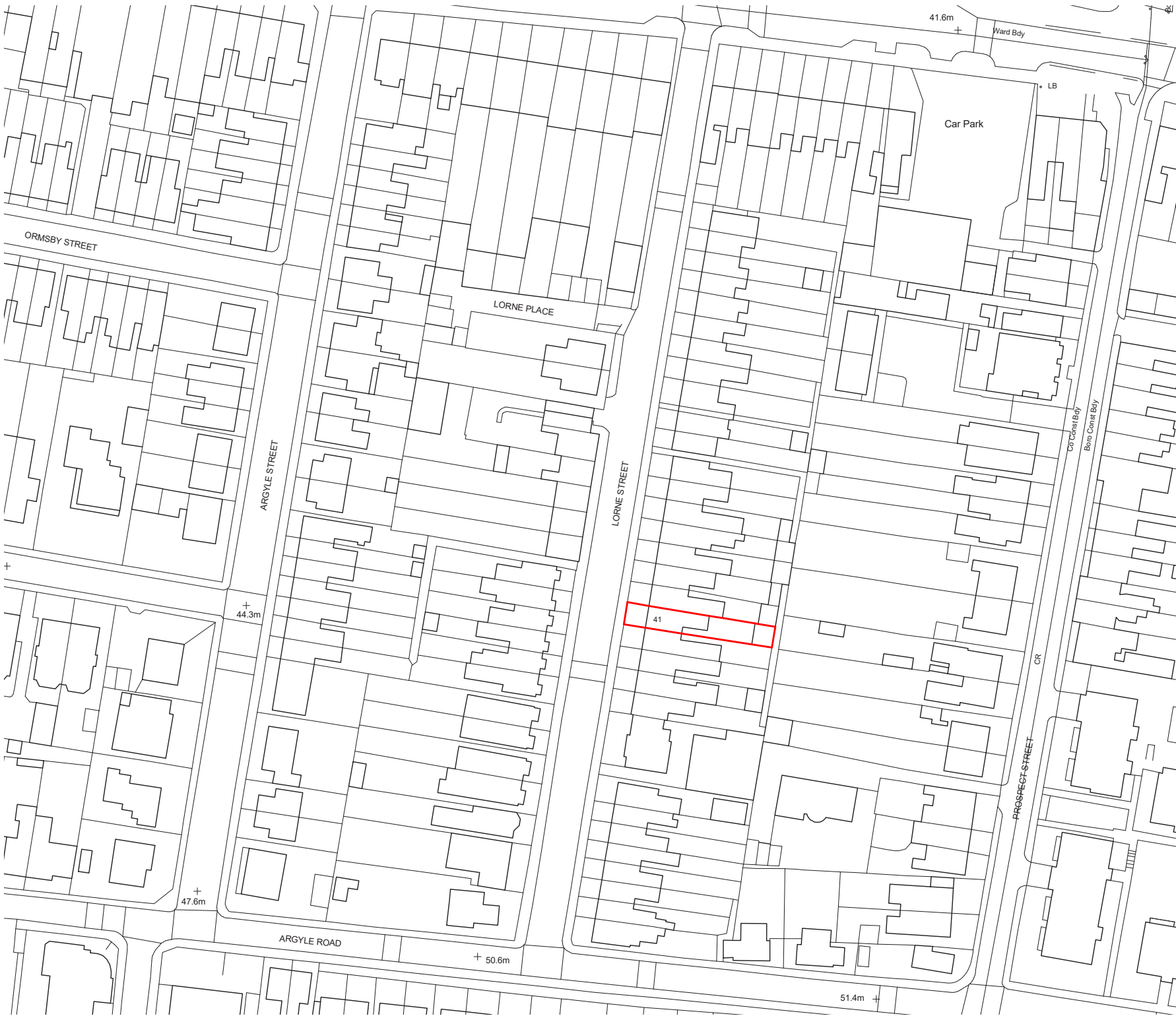
2.0 SITE LOCATION & ACCESS

The site spans an area of 163.04 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 also benefits from the existing outbuilding located on the east boundary.



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

The site is located in an area where the predominant surrounding land uses are residential and non-built-up green space. Nearby, to the northeast of the site, is a retail unit, with multiple residential properties in close proximity.

Dunedin Hospital, the nearest hospital, is situated to the south, while the closest primary school, Oxford Road Community School, lies to the north.

The site benefits from excellent transport connectivity. There are four A-roads nearby, as well as four railway stations within close proximity: Reading West to the west, Reading Station to the northeast, Reading Green Park to the south, and Tilehurst to the northwest.

Lorne Street was specifically chosen due to its strategic location—just under a mile from Reading Borough Council's Head Office. We currently operate two other supported accommodation settings within a five-minute walk of this site, enabling a robust and flexible staffing rota that can quickly adapt to changes without logistical challenges.

Lorne Street enjoys a central position within Reading, with local amenities within walking distance and excellent access to services and leisure opportunities across Reading, Berkshire, and beyond. On-site parking is available, complemented by strong public transport links. This accessibility will benefit residents and support the recruitment and retention of skilled staff. Family members and professionals supporting service users will also find the location easy to reach.



Street view of 41 Lorne Street



Internal Kitchen view



Rear view



Rear garden view with outbuilding and shed



Rear elevation

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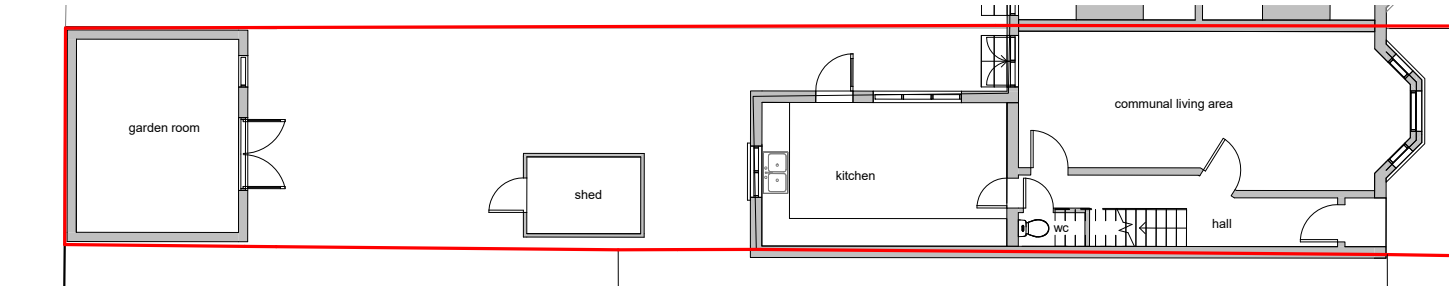
DESIGN PROPOSAL

3.0 Proposed Plans

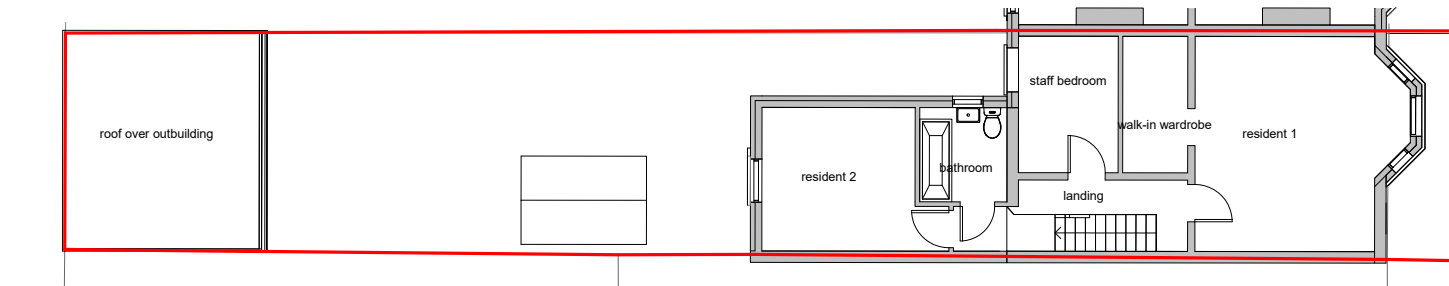
The proposal involves the conversion of the existing residential dwelling into a CQC-registered care facility accommodating up to two residents, with one on-site Support Worker. The first floor will provide residential accommodation for the two service users, along with a staff bedroom. The ground floor will include communal living areas and a shared kitchen to support day-to-day activities and encourage independent living within a supportive environment.

The facility is intended to support service users referred by Local Authority Adult Social Care Teams. While it is unlikely that individuals with physical disabilities will be placed at this location, it is not excluded; the focus will primarily be on accommodating individuals with learning disabilities and those requiring mental health support.

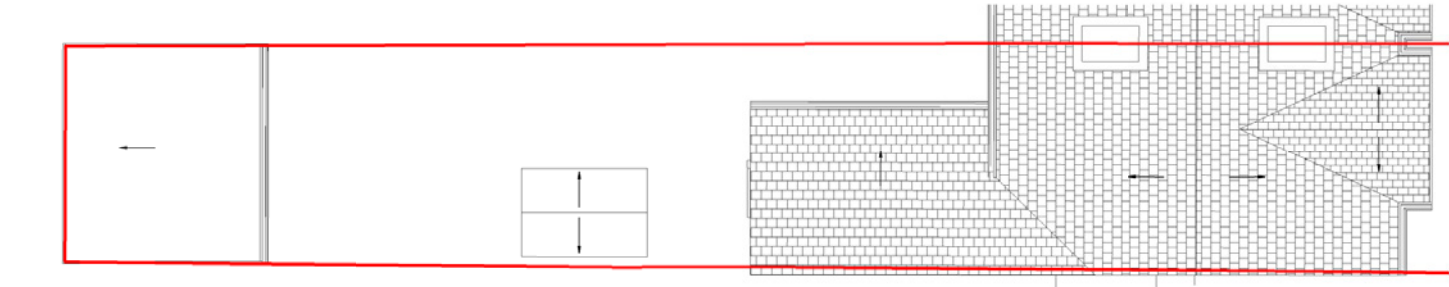
The site includes a main residential building, along with an outbuilding positioned along the eastern boundary and a garden shed. A landscaped front garden with paved access is proposed, improving both the aesthetic and practical use of the space. Low-level shrubs will line the street and the boundary with 43 Lorne Street, while a lawn fills the central area, creating a balanced and inviting outdoor setting.



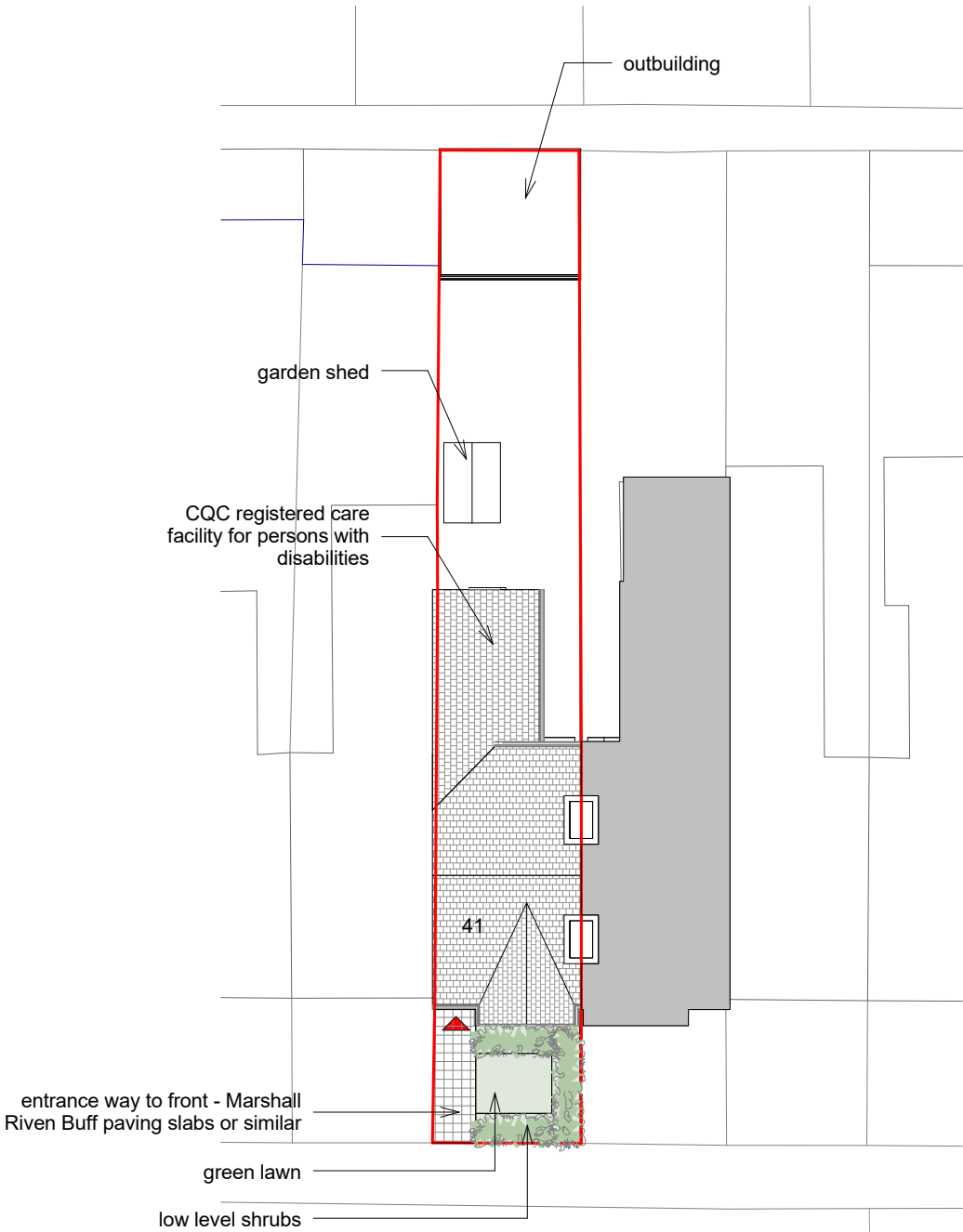
Ground Floor Plan



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.



Rear elevation



Front elevation



Side 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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