

The Jolly Anglers, 314 -316 Kennet Side,
Reading, RG1 3EA

Design And Access Statement For Planning Application

April 2025

1.0 Introduction

The application site is located in a truly sustainable location within walking distance to Reading rail station and a wide range of facilities and amenity spaces. It is very suitable for professionals having an easy and frequent access to central Reading and London.

The property is a two storey building with area of approximately 290m² and outbuilding area of approximately 70m² in the rear garden on first floor.

It is currently vacant but used to be a mixed use with Pub on ground floor and upper floor functioning as ancillary and accommodation spaces.

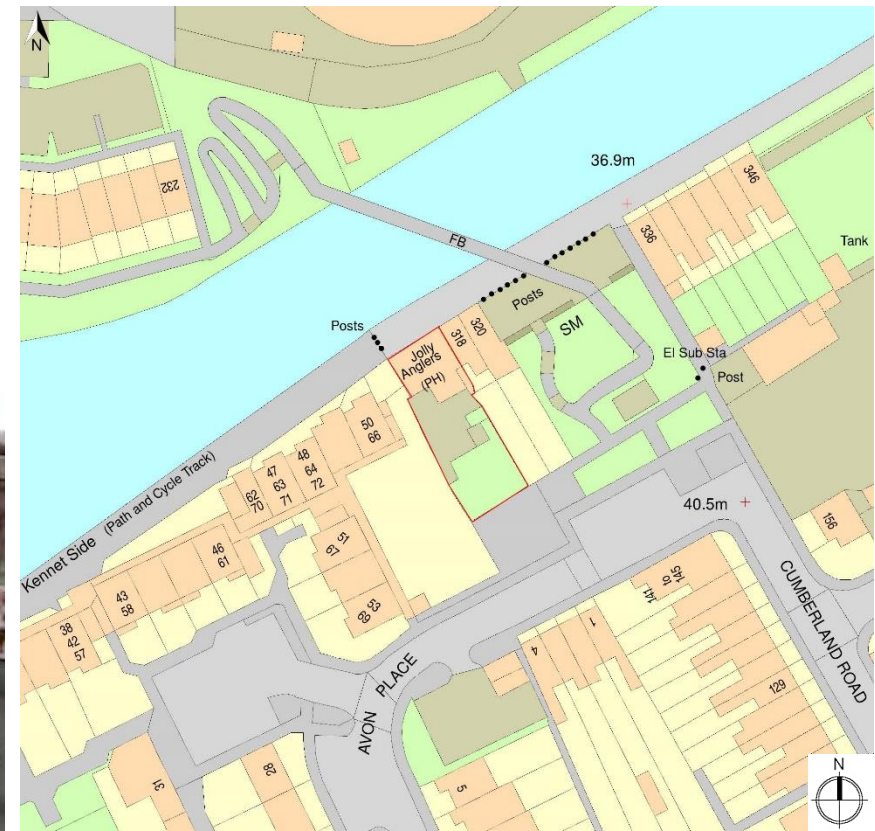
This application proposes to extend the building in ground and first floor and change the use to HMO with it's associated cycle and refuse storage.

An assessment will be undertaken to demonstrate that passive design and energy efficiency measures will help to reduce energy demand and CO2 emissions substantially, and internal water usage.

Developing the site in the manner proposed is considered to maximise the potential of the site, whilst also improving the state of the existing building with no adverse impact on the wider context. it will look contemporary in details and modest in scale and will provide much needed additional accommodation within this part of the borough.

Pre planning application - ref: 24/1644/PREAPP - was submitted in December 2024. The planning officer was supportive of the proposed scheme, on the basis of which this application has been produced.

Further details and assessment of the proposals are provided within the accompanying planning statement and this document.



2.0 Site Location

The site benefits from a very good transport links and nearby open space and gardens, there is also a whole host of services, facilities and employment opportunities located well within walking distance.



4.0 Site Context & Character

The views on this and the following page illustrate the existing architectural style and language that contribute to the unique character of the area.

The surrounding area consists mainly of residential buildings, ranging from two to four stories, with brick being the predominant cladding material, used in a variety of colours.

The neighbouring buildings are charming, though not particularly distinctive. To the east of the site, the terrace houses are two stories tall with pitched roofs, while to the west, the development consists of a mix of three- and four-story buildings, also with pitched roofs.

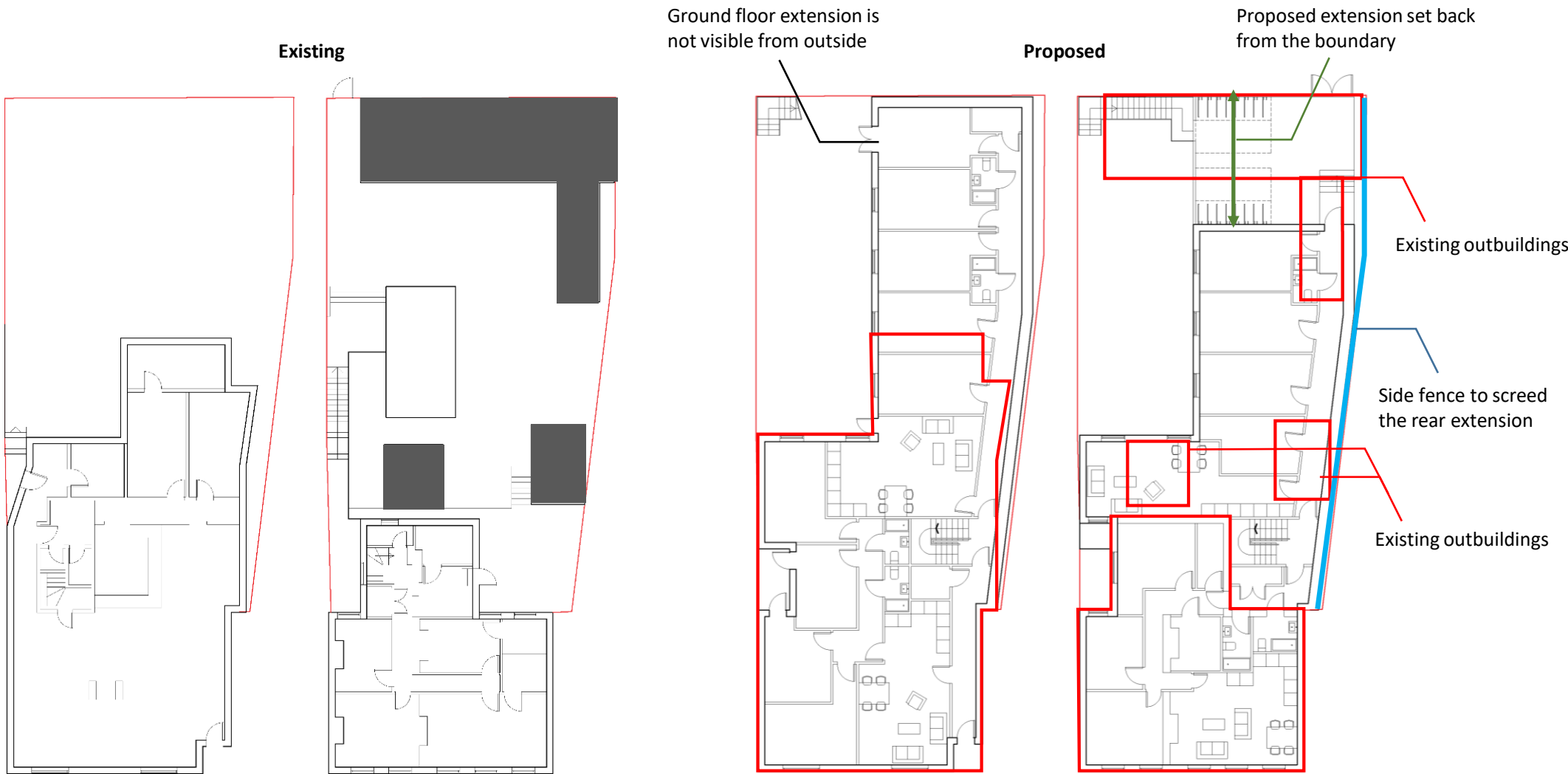
The site is oriented roughly northwest to southeast. Notably, this is the only non-residential building in the terrace. Its front elevation mirrors that of the other houses in the row, though the rear has been modified over time with the addition of outbuildings and a swimming pool.





The majority of the proposed extension is located on the ground floor, partially embedded within the site's slope, making it largely inconspicuous from the outside. The upper portion of the extension on the first floor will be predominantly screened by the side fence, ensuring minimal visibility and no significant impact on neighbouring properties.

The footprint of the proposed first-floor extension is slightly larger than that of the existing outbuildings. However, its design is more regular and cohesive, blending seamlessly with the main structure rather than appearing as a set of detached, standalone buildings. Additionally, the extension is set back from the rear boundary, offering an improvement compared to the current building, which is positioned directly on the boundary.



7.0 Proposed Plans

Access

The site has two points of access. The main entrance, located at the front, provides pedestrian-only access, while vehicle access is available from the rear via Avon Place. This rear access is also where the bins are stored and collected weekly.

The front of the site, which faces the River Kennet, is over 3 meters lower than the rear, creating an opportunity to develop the site without negatively impacting the neighbouring properties.

Amenity

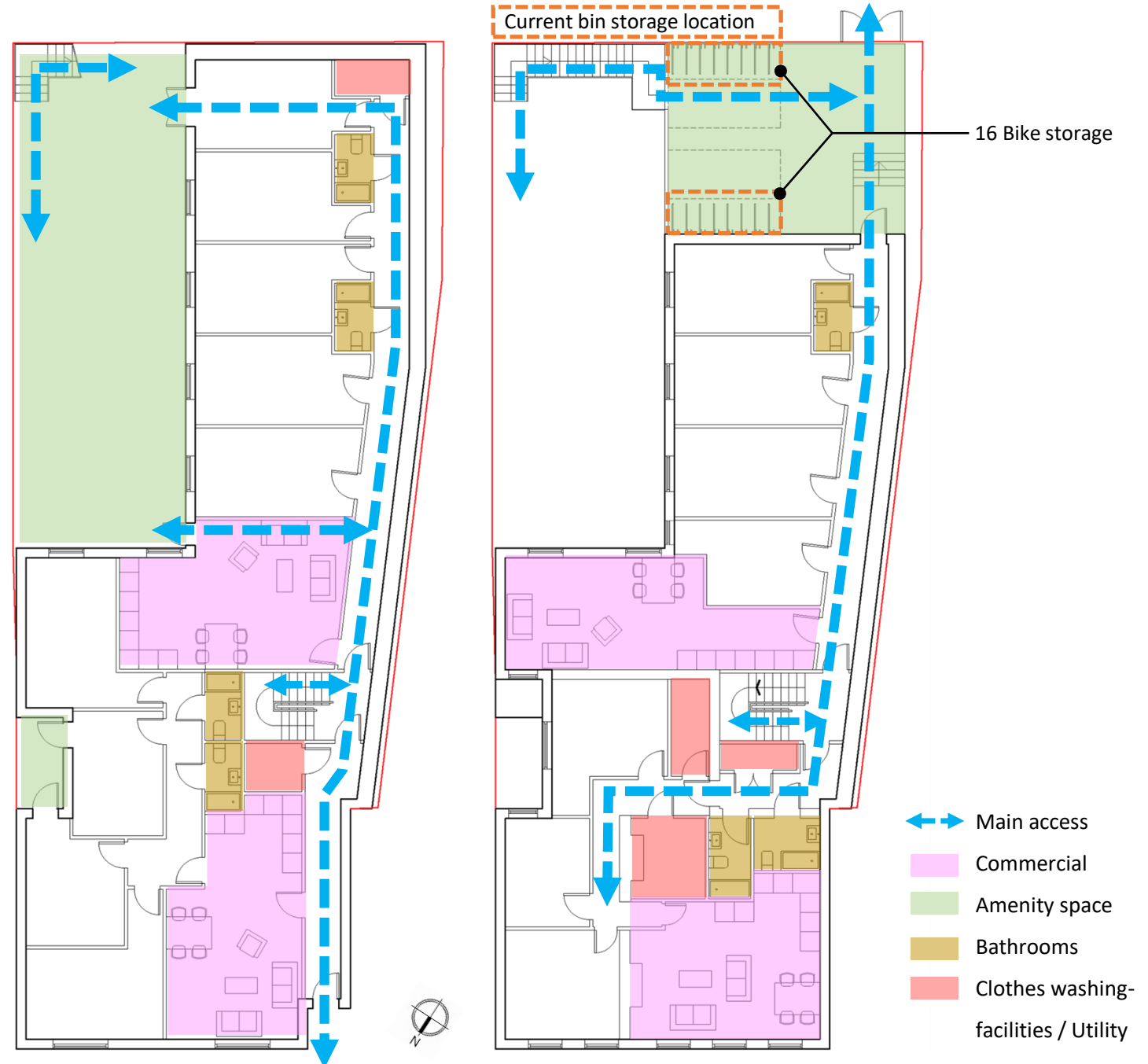
A spacious garden has been designated on the ground floor, with all rooms having direct access to the space through the communal living room. Additionally, there is a secondary terrace on the first floor, which can be reached either via the staircase in the garden or directly from the communal corridor on the first floor.

Material

Proposed material of the rear extension is brick which is in keeping with the context of the existing building and the neighbouring properties.

Refuse and Recycling

A specific Refuse and Recycling Area has been incorporated into the design, ensuring that all rooms are catered for. The storage area is accessed directly from Avon road at the rear.



7.0 Proposed Plans

The scheme has been meticulously designed to meet both housing standards and the Reading HMO standards, as outlined during the pre-application stage.

- All rooms exceed the minimum required size and feature adequate openings to ensure access to natural light.
- The design incorporates four spacious living and dining areas for 16 rooms, each capable of accommodating seating for at least four people and equipped with a suitable dining table.
- There are seven bathrooms, with a minimum of three on each floor, surpassing the required number as per the standards.
- Five separate washing facilities, each with a washing machine, have been included in the layout.
- Two separate amenity spaces, one per floor, have been designed and are accessible from the communal areas.
- A large storage room will be provided in the loft, accessible via the communal corridor on the first floor

Room	Size
Room 1	14m ²
Room 2	11m ²
Room 3	10.7m ²
Room 4	14.6m ²
Room 5	13.8m ²
Room 6	14m ²
Room 7	13m ²
Room 8	13m ²
Room 9	12.8m ²
Room 10	12m ²
Room 11	9m ²
Room 12	12m ²
Room 13	10.8m ²
Room 14	13.8m ²
Room 15	14m ²
Room 16	13m ²
Living room 1	27m ²
Living room 2	30m ²
Living room 3	26m ²
Living room 4	28m ²

