

Design & Access Statement

Land Rear of 19 Parkside Road | Reading | RG30 2BT

September 2025

Document

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Introduction

- 1.1 This Design and Access Statement has been prepared in support of an Outline Planning Application with the following description:

Application for phased Outline Planning Permission for 4 No. residential dwellings, associated demolition of outbuildings with access from Parkside Road and Kearsley Road at land rear of 19 Parkside Road, Reading.

- 1.2 The purpose of this document is to illustrate the design principles and concepts that underpin the application proposals. This document will seek to explain:

- The design principles and concepts applied to the proposed development.
- The steps taken to appraise the context of the proposed development, and how the design responds to that context.
- How relevant planning policies have been taken into account.
- The location of access points to the development, any consultation undertaken regarding access, and how the outcomes of this consultation have informed the proposed development.
- Information regarding the proposed use and the amount of development proposed.

Consultation

Pre-application Advice

- 2.1 A pre-application enquiry was submitted to Reading Borough Council in respect to an Outline Planning Application for the demolition of an existing garage and outbuildings, and erection of up to 9 No. dwellings with access from Parkside Road and Kearsley Road. A meeting was held on 21st May 2024, and a pre-application advice letter was provided on 23rd May 2024 (Ref: 240468/PREAPP).
- 2.2 A further pre-application enquiry was submitted to Reading Borough Council on 27th January 2025 for a revised proposal comprising 6 No. new dwellings. A second pre-application advice letter was provided on 16th April 2025. The advice concluded that a development of 4 No. new dwellings would be worthy of further exploration.

Consultation Response

- 2.3 The following revisions have been made to the design in response to the pre-application advice.
- A reduction in the number of units shown on the Illustrative Development Layout to 4 No. new detached dwellings, creating a more spacious development that responds appropriately to the site constraints and surrounding context.
 - The relocation of the proposed site access leading from Parkside Road to the southern side of the existing house, allowing the retention of the existing garage and preserving the existing house in its current form.
 - The retention of a larger rear garden for No. 19 Parkside Road, reflecting the significance of the original dwelling and preserving the setting of the existing house.
 - A significant reduction in the amount of hardstanding, resulting the retention of more of the existing trees and landscaping.



Fig 1. Aerial photograph showing the site location.

Planning History

3.1 The planning history associated with the application site is listed below, as identified via an online planning search:

Application: PL/20/0616
Description: Proposed Replacement Access Gates and Adjacent Boundary Treatment to Rear Garden Entrance (Off Kearsley Road), to no 19 Parkside Road, Reading RG30 2BT.
Decision: Approved 10/08/2020

Application: PL/21/0546
Description: Proposed Non-Material Amendment to the wording of conditions 3 (Plans) and 4 (Arboricultural Report) of planning permission 200616.
Decision: Agree 07/06/2021

3.2 There are a number of recently consented developments in the immediate locality that offer precedent for this application.

Application: PL/21/0582
Address: 18 Parkside Road, Reading, RG30 2DB
Description: Demolition of detached house and annex and the erection of 10 dwellings, with undercroft parking, landscaping and bin stores (amended).
Decision: Approved 09/09/2022

Application: PL/07/0034
Address: 23 Parkside Road, Reading, RG30 2BT (Oakcot Gardens)
Description: Erection of 4 x 1 bedroom flats and 4 x 2 bedroom flats in a single building with 11 parking spaces on site including cycling and bin storage.
Decision: Approved 13/5/2008

Application: PL/04/0924
Address: 17 Parkside Road, Reading, RG30 2BT
Description: Demolish House and erect 3 no. 2-bed houses.
Decision: Approved 26/8/2004

Application: PL/03/0142
Address: 15 Parkside Road, Reading, RG30 2DA (Ashdene Gardens)
Description: Erection of 6 three bedroom houses and 3 two bedroom houses.
Decision: Approved 27/11/2003

Application: PL/02/1388
Address: 5 Parkside Road, Reading, RG30 2DA (Ashdene Gardens)
Description: Demolition of five houses and erection of 59 one and two bed flats and two, three, four bedroom houses.
Decision: Approved 12/12/2002

Application: PL/21/1728 (Outline)
Address: Dellwood Community Hospital, 22 Liebenrood Road, Reading, RG30 2DX
Description: Outline application considering access, appearance, layout and scale for the partial demolition, retention and extension of existing building to form a care home (C2 use class) and ancillary accommodation, amended access arrangements, car parking and associated works (landscaping reserved for future consideration).
Decision: Approved 01/07/2022

Application: PL/25/0835 (Reserved Matters)
Address: Dellwood Community Hospital, 22 Liebenrood Road, Reading, RG30 2DX
Description: Application for approval of reserved matters (landscaping) submitted pursuant to outline planning permission ref. PL/21/1728.
Decision: Pending determination.

Planning Policy

- 4.1 Details of the planning policy relevant to this planning application are provided within the accompanying Planning Statement. The planning policy documents that are material to the determination of this planning application are set out in brief below:

National Planning Policy

- 4.2 The National Planning Policy Framework (NPPF), revised in December 2024, sets out the Government's planning policies for England and how these are expected to be applied.
- 4.3 The NPPF identifies that the purpose of the planning system is to contribute to the achievement of sustainable development including the provision of new homes (paragraph 7).
- 4.4 Achieving sustainable development means that the planning system has three overarching objectives, economic, social and environmental, which are independent and need to be pursued in mutually supportive ways (paragraph 8).
- a) Economic – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) Social – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) Environmental – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 4.5 The NPPF identifies that small and medium sized sites can make an important contribution to meeting the housing requirements of an area, and are often built-out relatively quickly, and states that local planning authorities should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes (paragraph 73).

Local Plan

- 4.6 The Reading Borough Local Plan, adopted on 4th November 2019, sets out the Council's planning policies for development in Reading up to 2036, and is the main consideration in determining planning applications. A review of the Local Plan was carried out in March 2023, and a Local Plan Partial Update was submitted to the Secretary of State on 9th May 2025 to commence the process of public examination ultimately leading to adoption.
- 4.7 The current Local Plan includes the following policies which are relevant to these proposals:
- 4.8 Policy CC6 – Accessibility and The Intensity of Development. This policy requires that the scale and density of development will be related to its level of accessibility by sustainable modes of transport to a range of services and facilities, the densest and largest scale development taking place in the most accessible locations.

- 4.9 Policy CC7 – Design and The Public Realm.
All development must be of high quality that maintains and enhances the character and appearance of the area, in terms of, layout, urban structure, density and mix, scale, architectural detail and materials.
- 4.10 Policy CC8 – Safeguarding Amenity.
Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of, privacy and overlooking, access to sunlight and daylight, visual dominance, harm to outlook, noise and disturbance, etc.
- 4.11 Policy CC9 – Securing Infrastructure.
Proposals for development will not be permitted unless infrastructure, services, resources, amenities or other assets lost or impacted upon as a result of the development or made necessary by the development will be provided through direct provision or financial contributions at the appropriate time.
- 4.12 Policy EN4 – Locally Important Heritage Assets.
Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.
- 4.13 Policy EN12 – Biodiversity and The Green Network.
On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible.
- 4.14 Policy EN14 – Trees, Hedges and Woodland.
Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.
- 4.15 Policy H2 – Density and Mix.
The appropriate density of residential development will be informed by, the character and mix of uses of the area in which it is located, current and future level of accessibility, the need to achieve high quality design, the need to maximise the efficiency of land use, the need to minimise environmental impacts.
- 4.16 Policy H3 – Affordable Housing.
Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading, on sites of 1-4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the borough.
- 4.17 Policy H5 – Standards for New Housing.
New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable, by meeting the nationally-described space standard, achieving a water efficiency standard of 110 litres per person per day, achieve a minimum 19% improvement in the dwelling emission rate over the target emission rate defined in the 2013 Building Regulations, being accessible and adaptable in line with M4(2) of the Building Regulations.
- 4.18 Policy H10 – Private and Communal Outdoor Space.
Dwellings will be provided with functional private or communal open space. The design of outdoor areas will respect the size and character of similar spaces in the vicinity.
- 4.19 Policy H11 – Development of Private Residential Gardens.
Proposals for new residential development that includes land within the curtilage of former curtilage of private residential gardens will be acceptable where; the proposal makes a positive contribution to the character of the area; the application site provides a site of adequate size; the proposal includes access, which meets appropriate highways standards; the proposal does not lead to tandem development; the design and layout minimises exposure of existing private boundaries to public areas; the

proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants; the emphasis is on the provision of family-sized housing; the development provides biodiversity net gain wherever possible; the proposal does not prejudice the satisfactory development of a wider area.

- 4.20 Policy TR3 – Access, Traffic and Highways-Related Matters.
In determining proposals involving the generation of additional trips on the transport network, consideration will be given to the effect on safety, congestion and the environment.
- 4.21 Policy TR5 – Car and Cycle Parking and Electric Vehicle Charging.
Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the borough to sustainable transport facilities. Development should make provision for electric vehicle charging points.

Supplementary Planning Documents

- 4.22 The following Supplementary Planning Documents are relevant to these proposals:
- 4.23 Supplementary Planning Document – Affordable Housing Provision, adopted in March 2021.
- 4.24 Supplementary Planning Document – Revised Parking Standards and Design, adopted in October 2011.
- 4.25 Supplementary Planning Document – Sustainable Design and Construction, adopted in December 2019.

Design Guidance

- 5.1 The National Design Guide, published in 2019, sets out ten characteristics of well designed places and demonstrates what good design means in practice. A brief summary of the key characteristics identified in the guide are set out below;

Context

- 5.2 Development should be designed to respond to and integrate with the surrounding context.

Identity

- 5.3 Development should have a positive and coherent identity, that is attractive and has a character that suits the context and its history.

Built Form

- 5.4 The pattern of development and open spaces should create a sense of place, promoting inclusion and cohesion.

Movement

- 5.5 Developments should create an attractive, legible and convenient movement network that functions efficiently, promotes activity and social interaction, accessibility and inclusion, and provides sustainable transport opportunities.

Nature

- 5.6 Developments should integrate existing and incorporate new natural features, provide attractive and accessible open spaces, and seek to enhance biodiversity.

Public Spaces

- 5.7 Developments should include well located accessible public spaces that encourage activity and social interaction.

Uses

- 5.8 Developments should include a mix of tenures and housing types to suit people at all stages of life.

Homes and Buildings

- 5.9 Developments should create well designed homes that provide good quality internal and external environments for their users.

Resources

- 5.10 Developments should optimise opportunities to reduce the consumption of resources.

Lifespan

- 5.11 Developments should be robust, easy to use and maintain, and adaptable to changing needs and evolving technologies.

Site Description

- 6.1 The application site is located at No. 19 Parkside Road, Reading.
- 6.2 The site is L-shaped. The main body extends westward from Parkside Road, from which a smaller section extends northward to meet Kearsley Road.
- 6.3 The eastern boundary of the site abuts Parkside Road. The southern boundary adjoins No. 17 Parkside Road, the rear and side gardens of the houses on Ashdene Gardens, and the grounds of the Sue Ryder Duchess of Kent Hospice. The western boundary borders No. 16 Kearsley Road. The northern boundary adjoins No. 21 Kearsley Road, the flats at Oakcot Gardens, and No. 23 Parkside Road.
- 6.4 The application site measures 0.33 hectares in area (excluding the existing house and retained garden).
- 6.5 The application site measures approximately 129m east to west, between Parkside Road to No. 16 Kearsley Road. From north to south, the site is approximately 27m wide between Oakcot Gardens and Ashdene Gardens, and approximately 42m wide between No. 21 Kearsley Road and the Sue Ryder Duchess of Kent Hospice.
- 6.6 The site is relatively flat, with a slight level change of approximately 1m from east to west across the full depth of the site. A low retaining wall, approximately 0.6m high, extends across the width of the site at the rear of the existing house, accommodating most of the level change.
- 6.7 The existing house is set approximately 15m back from the Parkside Road frontage. The house is a large, two-storey detached property, constructed circa 1930 in the Arts and Crafts style. The ground floor is constructed in red brick and the first floor is timber framed with white rendered infill panels. The roof has an intricate form, including a double gable arrangement to the front and rear, hipped and catslide roof form to the sides, a south facing dormer, and tall brick chimneys. The roof is finished with plain tiles, with bonnet tiles at the hips. A single storey annex projects to the north and includes an attached single garage. The house is not listed but is considered to be a non-designated heritage asset.
- 6.8 The property is accessed from Parkside Road via dual gated entrances at the northern and southern ends of the site frontage. The remainder of the frontage is enclosed by a 1.5m high brick wall. A further gated access is located to the rear of the site off Kearsley Road.
- 6.9 The existing garden is of a substantial size and is in fact the only garden on the western side of Parkside Road that has not yet been developed. The existing garden is extensively soft landscaped, largely covered by lawn and interspersed with diverse tree planting of varying species, size and maturity.
- 6.10 A group of 4 single storey outbuildings are located in the southwestern corner of the garden which will be demolished to facilitate the development of the site.



Fig 2. No. 19 Parkside Road showing the southern site access.



Fig 3. No. 19 Parkside Road showing northern site access.



Fig 4. View of the site access from Kearsley Road.



Fig 5. No. 19 Parkside Road showing the rear elevation viewed from the garden.



Fig 6. View of the application site at the eastern end facing southwest.



Fig 7. View of the application site at the eastern end facing west.



Fig 8. View of the application site at the western end facing south.



Fig 9. View of the application site at the western end facing east.

Site Context

- 6.11 In the wider context, Parkside Road is located in the west of Reading. The road extends between Bath Road (A4) approximately 290m to the south and Tilehurst Road approximately 250m to the north.
- 6.12 Historically, the houses on Parkside Road formed the eastern boundary of the estate grounds of Prospect House (now known as Prospect Park and the Mansion House). The original houses on Parkside Road were arranged in a row parallel to the road, with large rear gardens extending up to the estate boundary. Over time, the site context has changed significantly with the construction of Liebenrood Road and subsequent infill development to the west of Parkside Road.
- 6.13 The character of Parkside Road has continued to evolve in recent years, with many of the original houses either demolished and replaced, or supplemented by infill development within their rear gardens. Recent developments within the immediate site context include; the demolition of No. 18 Parkside Road and the construction of 10 flats; the demolition of No. 17 Parkside Road and the construction of 3 houses; the construction of 8 flats to the rear of No. 23 Parkside Road (known as Oakcot Gardens); the demolition Nos. 5 to 13 Parkside Road (odd numbers only) and the construction of 59 houses and flats (known as Ashdene Gardens).
- 6.14 The original pattern of development in Parkside Road has been significantly eroded over time, and what was once a simple row of housing is now characterised by a more ad hoc and piecemeal pattern of development.
- 6.15 The southern boundary adjoins No. 17 Parkside Road. The building comprises a block of three two-storey houses, constructed in red brickwork with tile hanging to the front gable and a plain tile pitched roof.
- 6.16 To the rear of No. 17 Parkside Road are Nos. 26 to 30 Ashdene Gardens (even numbers only), which comprise a terrace of three two-storey houses. The houses are approximately 10.3m from the southern boundary and back onto the application site. They are constructed in red brick with blue brick detailing and feature a pitched roof finished with concrete tiles.
- 6.17 No. 111 Ashdene Gardens is a two-storey, end-of-terrace house that sits side-on to the southern boundary, with the end gable approximately 2.5 m from the site. The property is constructed in red brick and has a plain tile pitched roof.
- 6.18 The Sue Ryder Duchess of Kent Hospice is located to the southwest of the application site, to the rear of the former Dellwood Hospital on Liebenrood Road. The building is single storey, constructed in red brick, with a shallow hipped roof finished in concrete tiles.
- 6.19 To the west, the application site abuts No. 16 Kearsley Road, which is a semi-detached suburban house. The property has been extended to the side, up to the application site boundary, and to the rear. The house is bay-fronted, constructed in red brick and render, with a hipped roof finished in plain tiles.
- 6.20 The northern boundary adjoins No. 21 Kearsley Road, an end-of-terrace house constructed as part of the Hollins Walk development. The property is two-storey, finished in white render, with a pitched roof of concrete tiles.
- 6.21 The development at Oakcot Gardens, located to the north of the application site, comprises a block of 8 flats arranged over four storeys, including a basement and three floors above ground, with the upper storey accommodated within the roof space. The building is constructed in red brick with a hipped mansard roof finished in plain tiles.
- 6.22 No. 23 Parkside Road is located to the north of the application site. It is a large two-storey detached property, constructed circa 1930 in the Arts and Crafts style, and is similar in character to No. 19 Parkside Road. The ground floor is built in red brick, while the first floor is timber framed with rendered infill panels. The hipped roof incorporates catslides to the sides, dormer windows, tall brick chimneys, and is finished in plain tiles with bonnet tiles at the hips.



Fig 10. No. 17 Parkside Road.



Fig 12. Ashdene Gardens.



Fig 11. Nos. 26 – 30 Ashdene Gardens.



Fig 13. Nos. 101 – 111 Ashdene Gardens.



Fig 14. No. 16 Kearsley Road.



Fig 15. Nos. 15 – 21 Kearsley Road.



Fig 16. Hollins Walk.



Fig 17. Oakcot Gardens.



Fig 18. No. 23 Parkside Road.



Fig 19. No. 18 Parkside Road.



Fig 20. Parkside Road north of the application site.



Fig 21. Parkside Road south of the application site.

Site Constraints

7.1 The site constraints have been identified as follows:

Dwelling Retention

7.2 The existing house at No. 19 Parkside Road will be retained unaltered, along with a large garden of sufficient size to preserve the character and setting of the dwelling. Both the existing house and the retained garden have been excluded from the application red line.

Site Access

7.3 There are two viable points of access into the site, the first from Parkside Road and the second from Kearsley Road. The existing access points will be modified as necessary to facilitate access into the site.

Tree Constraints

7.4 The existing garden is extensively soft landscaped, featuring diverse tree planting of varying species, sizes and maturity. Much of the existing tree planting will be retained, and any trees removed to facilitate the development will be replaced on site with appropriate compensatory planting.

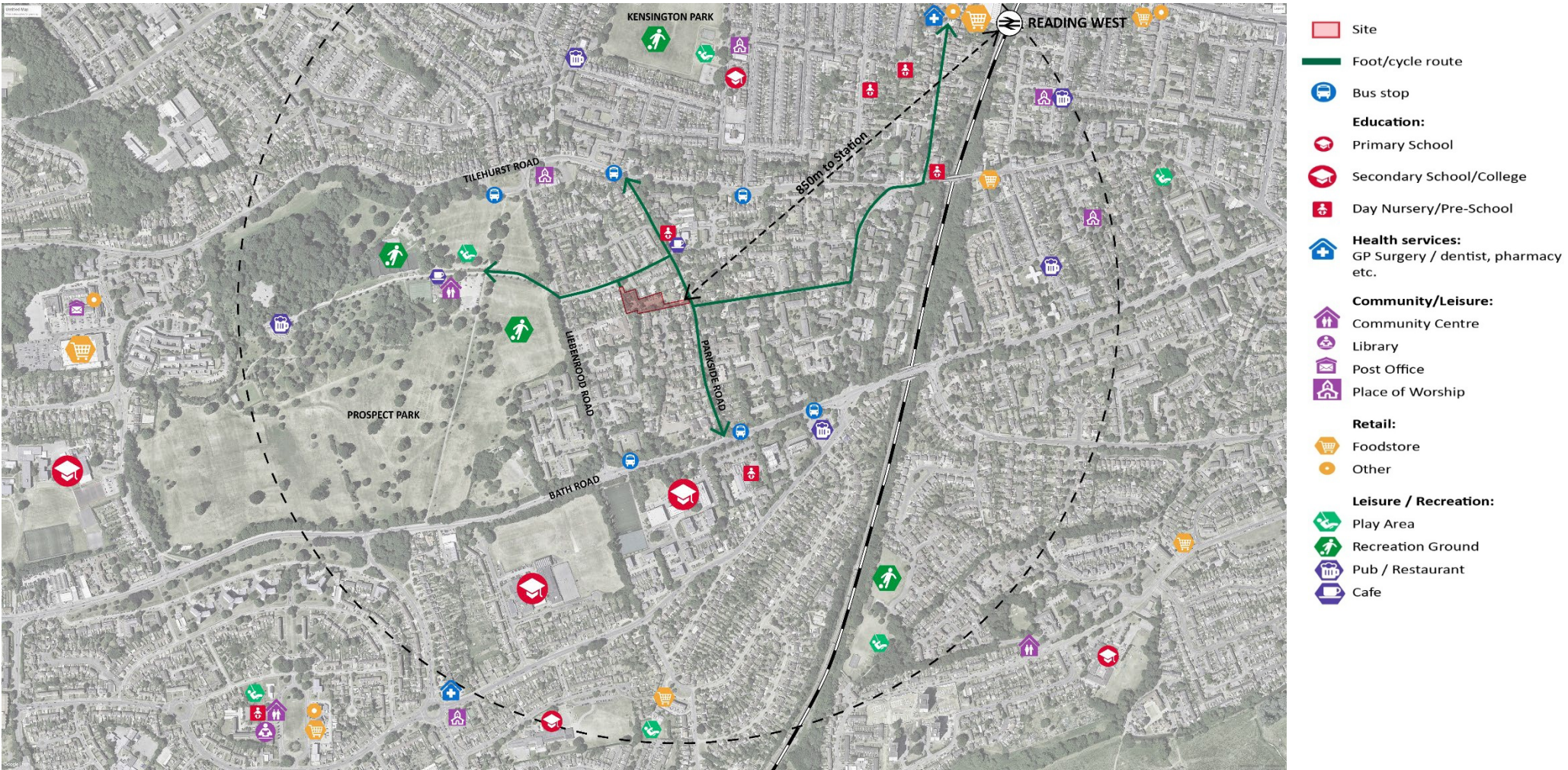


Fig 21. Site context plan.

Design Proposal

Amount

- 8.1 This Outline Planning Application seeks approval for a development of 4 No. residential dwellings on the site.
- 8.2 The accompanying Illustrative Development Layout demonstrates how 4 No. detached houses could be accommodated on the application site, however, the final size and design of the houses is yet to be determined and will be the subject of a Reserved Matters Application.

Outline Application

- 8.3 This Outline Planning Application seeks approval for means of access only, all other matters being reserved.

Reserved Matters

- 8.4 Further details regarding layout, scale, appearance, and landscaping will be provided at the Reserved Matters stage, in accordance with local planning policy and guidance, should Outline Planning Permission be granted for these proposals.

Means of Access

'Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

- 8.5 The proposed development will be accessed from both Parkside Road and Kearsley Road. Plots 1 and 2 will be accessed from Parkside Road, and plots 3 and 4 will be accessed from Kearsley Road.
- 8.6 The existing access at the southern end of the Parkside Road frontage will be widened to 4.8 m. The brick piers and wall on the south side of this access will be demolished and rebuilt to accommodate the widening. The existing gated access at the northern end of the Parkside Road frontage will be retained unaltered to serve the existing dwelling. The existing gated access on Kearsley Road will also remain unaltered.
- 8.7 A 4.8 m wide shared-surface private driveway will extend into the site from Parkside Road, narrowing to 4.2 m as it passes the existing dwelling and its garden. A fire appliance turning area will be provided to the rear of the existing dwelling. The driveway will continue to serve the surface parking and garages associated with plots 1 and 2.
- 8.8 To the rear of the site, a 4.2m wide shared-surface private driveway will extend into the site from Kearsley Road to serve the surface parking and garages of plots 3 and 4.
- 8.9 The Illustrative Development Layout shows each dwelling served by 2 No. parking spaces comprising a single surface parking space and a single garage (sufficient for a 4 bedroom house within Zone 3). The proposed garages will measure 7.0 x 3.0m internally, in accordance with the requirements of local planning policy.
- 8.10 Cycle storage for 2 No. bicycles will be provided within the garages or within secure cycle storage containers located in the rear gardens of the houses (sufficient for a 4 bedroom house).

- 8.11 Refuse will be stored within the rear gardens of the proposed houses. Residents will place their bins at the designated collection points adjacent to the highway for collection via the local authority scheme on the appropriate day. It is not intended that refuse vehicles will enter the site.
- 8.12 Electric vehicle charging facilities will be provided as set out in Approved Document Part S of the Building Regulations, and to meet local planning policy.
- 8.13 Disabled access will conform to Approved Document Part M4(2) of the Building Regulations, and to meet local planning policy.

Layout

'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

- 8.14 Layout will be a Reserved Matter.
- 8.15 An Illustrative Development Layout has been prepared to demonstrate how 4 No. detached houses could be delivered within the constraints of the site.
- 8.16 The Illustrative Development Layout has been primarily informed by the existing trees on the site. The positions of the proposed houses and driveway have been carefully considered to minimise the impact of the development on the retained trees and their root protection zones, while also providing space within the site for replacement planting.
- 8.17 The Illustrative Development Layout has been informed by the established pattern of development within the site context. Plot 1 has been positioned parallel to the host dwelling, with a generous separation distance maintained to preserve the setting of the existing property. Plot 2 has been sited so as to infill the established building line between the houses in Ashdene Gardens and the flats at Oakcot Gardens. Plots 3 and 4 have been positioned parallel to the existing houses on Kearsley Road, although set back behind the main building line.
- 8.18 The Illustrative Development Layout demonstrates how generous separation distances could be achieved both between the new and existing houses, and among the new dwellings within the site, to create an attractive and spacious development.



Fig 22. Illustrative Development Layout.

Scale

'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.

- 8.19 Scale will be a Reserved Matter.
- 8.20 It is anticipated that the scale of the proposed houses will reflect the prevailing character of the area. Existing houses within the site context are typically two storeys in height, with some reaching two and a half storeys where accommodation is provided within the roof space.
- 8.21 The proposed houses will generally be two storeys in height, with the potential for some two and a half storey dwellings in less sensitive, central parts of the site. Building heights are not expected to exceed 9.5m to the ridgeline. Toward sensitive site boundaries, the scale of the proposed housing could be reduced through the use of hipped and catslide roof forms, dropped eaves, and dormers.
- 8.22 The surrounding built form comprises a mix of detached, semi-detached, and terraced housing, along with a small block of flats.
- 8.23 All of the proposed houses will be detached, which both complements the host dwelling and allows the dwellings to be more sensitively positioned among the existing trees.

Appearance

'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

- 8.24 Appearance will be a Reserved Matter.
- 8.25 It is anticipated that the appearance of the proposed houses will reflect the prevailing character of the area, particularly drawing on the Arts and Crafts style of the host property.
- 8.26 To reflect the character of the area, the proposed houses could be designed to incorporate some or all of the following features:
- Red brickwork.
 - Timber framing with rendered infill panels on the upper floor.
 - Tile hanging to front gables on the upper floor.
 - Side-hung casement windows.
 - Steeply pitched plain-tile roofs, either gabled or hipped.
 - Catslide roof forms, dropped eaves, and dormers.
 - Chimneys.

Landscaping

'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

- 8.27 Landscaping will be a Reserved Matter.
- 8.28 The Illustrative Development Layout demonstrates how the existing trees and other landscape features could be retained within the development and supplemented with additional planting.
- 8.29 The positions of the proposed houses and driveway have been carefully considered to minimise the impact of the development on retained trees and their root protection zones, while also providing space within the site for replacement planting.
- 8.30 Tree and hedge planting along the site boundaries will be retained and reinforced to maximise visual screening of the development.
- 8.31 Building frontages will be planted with a combination of ornamental shrubs and species rich meadow grass.
- 8.32 Boundaries will generally be fenced, with brick walls provided in visually prominent locations within the development.
- 8.33 Biodiversity enhancements will be provided such as integrated bird and bat boxes, log piles and hedgehog access openings within the boundary fencing.

Sustainability

- 9.1 The proposed development will be sustainable. The key aspects relating to sustainability are briefly described below:

Energy Efficiency

- 9.2 The development will reduce carbon dioxide emission by at least 19% against the Target Emission Rate as set out in Approved Document Part L of the Building Regulations (2013), to meet local planning policy. This will be achieved through a combination of building fabric efficiency and the use of onsite renewable technologies.

Overheating

- 9.3 The risk of overheating will be minimised as set out in Approved Document Part O of the Building Regulations. This will be achieved through careful consideration of the glazing and ventilation area based on an analysis of the orientation of the windows, and where necessary by limiting solar gain.

Water Resource Management

- 9.4 The proposed houses will be designed for a maximum potential water consumption of 110 litres of water per person, per day, as set out in Approved Document Part G of the Building Regulations, and to meet local planning policy. The development will utilise water saving devices such as dual flush toilets, spray taps, and water efficient white goods.

Flood Risk & Drainage

- 9.5 The site is located within Flood Zone 1 and is at very low risk of fluvial flooding. To minimise surface water run-off and promote sustainable urban drainage, all surface water from roofs and hard surfaces will be discharged on site into a SuDS compliant drainage system.

Sustainable Transport

- 9.6 The application site is sustainably located. Bath Road (A4) approximately 290m to the south is a bus route served by Reading Buses 'Jet Black 1' and 'Lime 2' services. Tilehurst Road approximately 250m to the north is also a bus route served by Reading Buses 'Royal Blue 33' service.
- 9.7 Reading West train station is located approximately 850m to the northeast of the application site.
- 9.8 Various local schools, services and facilities are located within walking or cycle distance of the application site.
- 9.9 Cycle storage for 2 No. bicycles will be provided within the garages or within secure cycle storage containers located in the rear gardens of the houses.
- 9.10 Electric vehicle charging facilities will be provided as set out in Approved Document Part S of the Building Regulations, and to meet local planning policy.

Biodiversity

- 9.11 Biodiversity will be enhanced through the implementation of a native and species rich landscaping strategy and through the provision of wildlife habitat enhancements.

Conclusion

- 10.1 This Design and Access Statement, together with the accompanying drawings and documents, demonstrates how a high-quality, context responsive, and sustainable development can be delivered on the application site.
- 10.2 The development will provide a number of benefits, including:
- The delivery of 4 No. new family size dwellings.
 - Contributions toward the Community Infrastructure Levy and affordable housing provision.
 - The retention of the host dwelling and its immediate setting, thereby preserving a non-designated heritage asset.
 - The delivery of a high-quality development that respects the architectural and landscape character or the local area.

Spires Architects

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