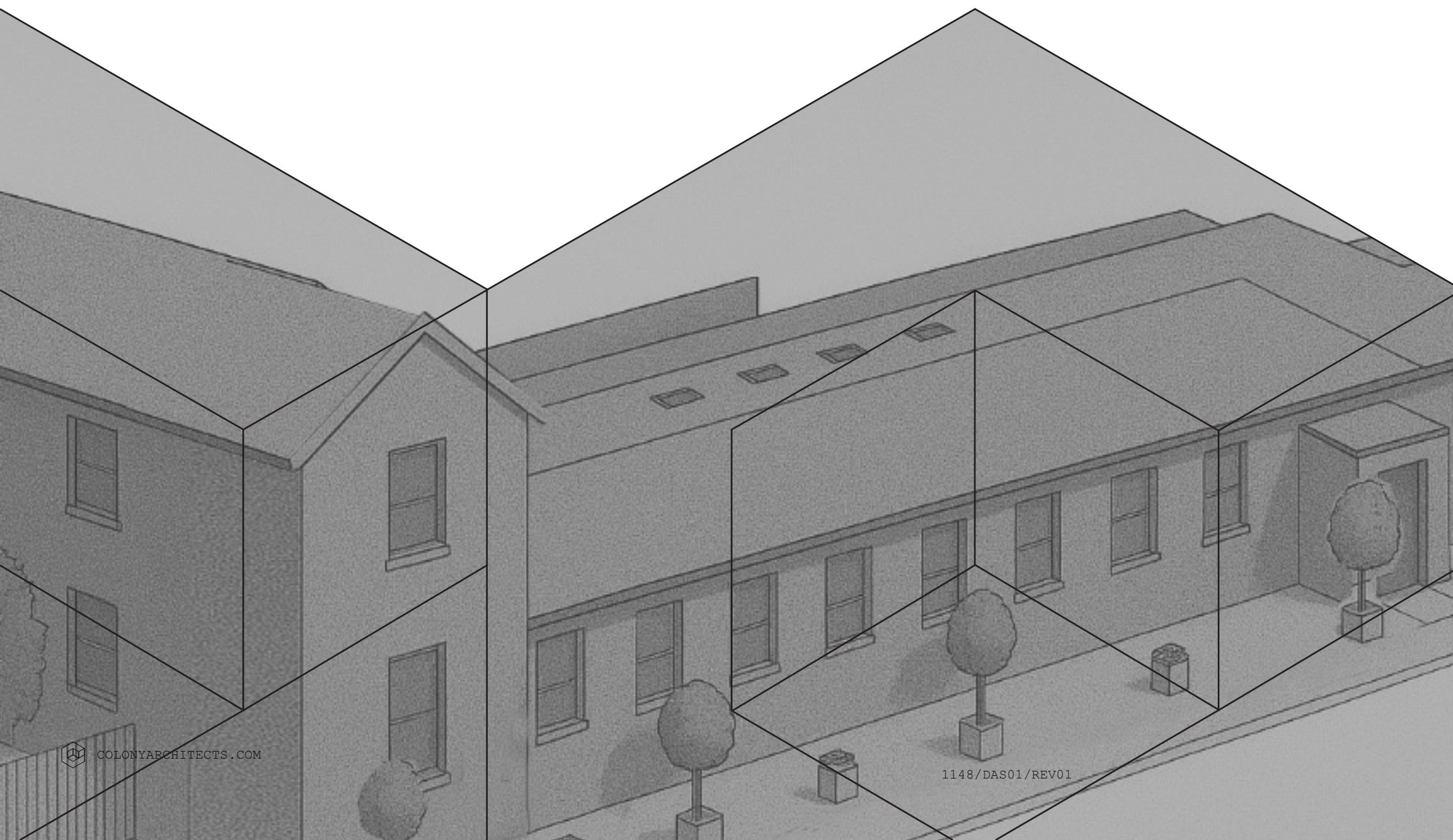


WALFORD HALL, CAREY ST, READING RG1 7JS



Design and Access statement

Date: December 2025
Ref: 1148/DAS01/Rev01
Site address: Walford
Hall, Carey St, Reading
RG1 7JS



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designers with an agenda.

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01

INTRODUCTION

This Planning Statement has been prepared by Colony Architects in support of a full planning application for the conversion of Walford Hall, located on Carey Street in Reading, into a children's nursery.

01 EXECUTIVE SUMMARY



Executive Summary

- Proposed conversion of the former RNIB building into a children's nursery. The building, previously used by the Royal National Institute of the Blind (RNIB), is now vacant and suitable for a new community use.
- Designed to accommodate approximately 30-40 children.
- Includes associated office and storage space.
- Minor external alterations proposed, including:
 - A new entrance porch
 - Dedicated parking
 - A new outdoor play area
- Nursery staffing will include 12-15 employees, with no more than 8 on-site at any one time.

"The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools."

National design guide pg 2

02 THIS STATEMENT

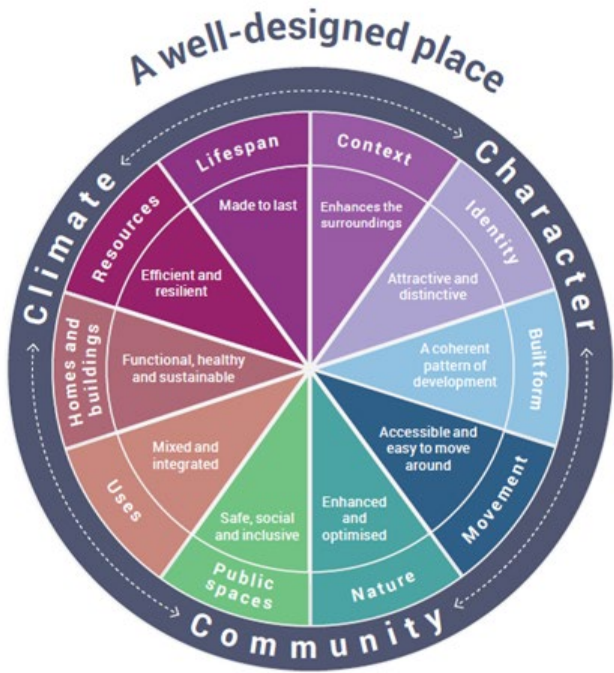
Colony Architects use a Design and Access Statement as an illustration tool to explain the planning application design proposal, the rationale behind its creation and how it is appropriate for the context. The Statement also serves to meet statutory requirements, local planning policy and national guidance documents. Statutory requirements of a Design & Access Statement.

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design and Access Statement to be made in the following application situations:

- Major Developments
- Within a designated area (Conservation Areas, World Heritage Sites)
- The provision of one or more dwellinghouses; or the Provision a building, or increase in building area greater than 100m2

The statement should cover:

- The design principles and concepts that been applied to the development
- How access relating to the development has been dealt with, adopting local planning policy requirements
- Explain the steps taken to appraise the context and how the design of the development takes the context into account
- State what, if any, consultation has been undertaken on issues relating to access to the development, and what account has been taken of the outcome of any such consultation



Design Guidance Documents

In addition to the statutory requirements of a Design and Access Statement, there is further guidance on the document structure and overall design process within the National Design Guide – Planning practices guidance for beautiful, enduring and successful places, prepared by The Ministry of Housing Communities & Local Government. This guide identifies three over arching priorities: - Climate, Character & Community. These themes re are then broken into the 10 essential characteristics that a well-designed place or building should embody. Our Design and Access Statements references these 10 chapters to present the design proposal and illustrate the suitability and well-designed nature of the proposal.

Design Process

During the design process, the design team observe not only statutory requirements and guidance documents, but also local planning policy requirements, examples of these documents include:

- Design Quality (Supplementary Planning Documents / Guidance)
- Character & Conservation Area assessments
- Lifetime Homes & Wheelchair User housing requirements
- Housing Design Standards
- Sustainability Checklists
- Parking & Highways Standards

Components for good design

A statement must demonstrate the steps taken to appraise the context of the proposed development. It is that an applicant should understand the context in which their proposal will fit and use this understanding to design the scheme. To gain a good understanding of context and to use it appropriately, applicants should follow a design process which includes assessment, involvement, and evaluation, as well as proposing a final design. The following are important components for good design that this statement discusses:

Use

How the use or mix of uses proposed for the land and buildings have been derived from an understanding of the site’s context.

Amount

How much development is proposed. For residential development, this means the number of units proposed for residential use. The statement should explain and justify the amount of development proposed for each use, its distribution across the site, how it relates to the site’s surroundings and how accessibility to and between all parts of the development have been maximised.

Layout

The way in which buildings, routes and open spaces (both public and private) are provided, placed and orientated in relation to each other, and to buildings and spaces surrounding the site.

Scale

The size of the buildings (including their height), in relation to their surroundings. The statement should also explain and justify the size of individual building parts and how these relate to each other.

Appearance

The visual impression made by the building should be explained and justified, including its built form, architecture, materials, decoration, lighting, colour and texture.

Detailing

Consider how the building is crafted and materials relate, the detailing should reinforce the macro level design concept at a micro level off detail. The touch and feel of a building is just as important as the aesthetics.

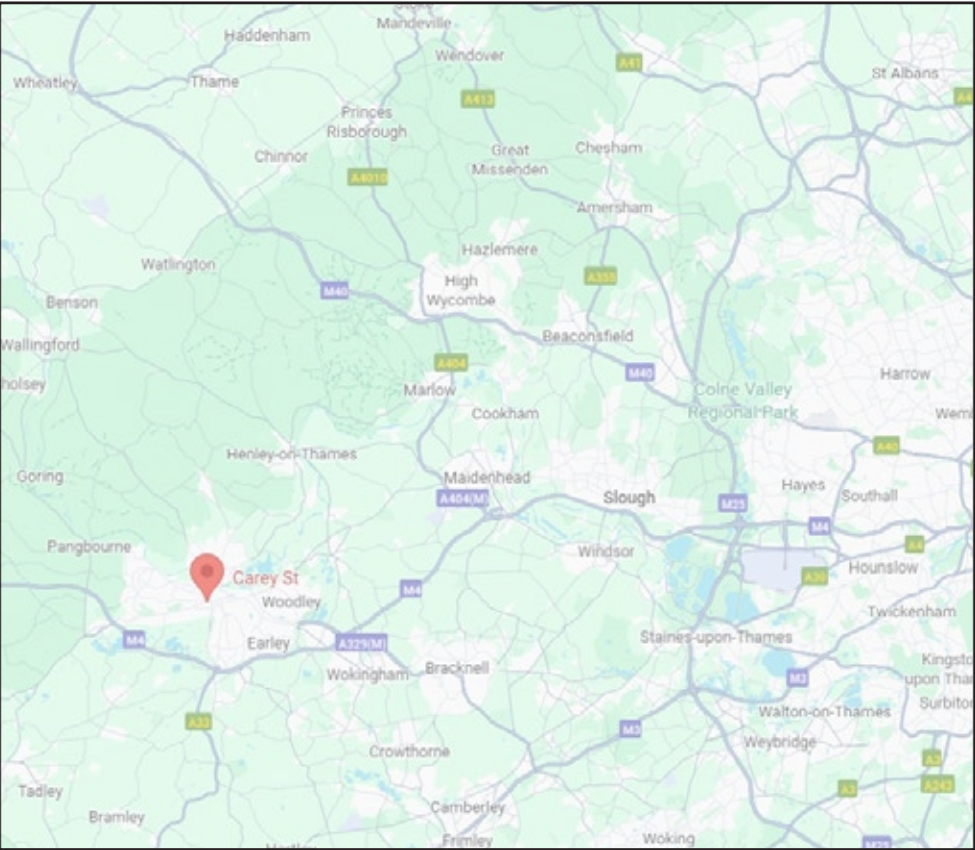
Landscaping

The treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated, through hard and soft landscaping measures, and how these will be maintained.

The Access Component

Design and access statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the wider transport network. It should include an explanation of the applicant’s policy and approach to access, with particular reference to the inclusion of disabled people, a description of any consultation undertaken in relation to access issues and how the outcome of consultations and advice received on accessibility issues has been followed. Access for emergency services should be explained where relevant.

03 SITE LOCATION



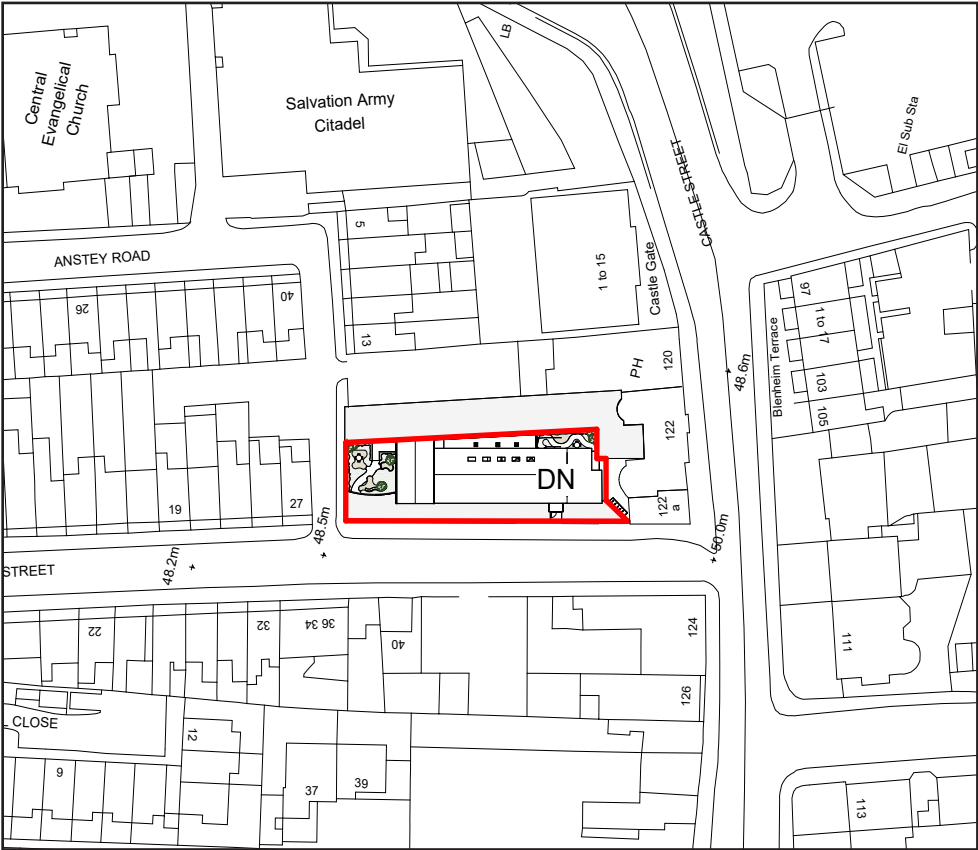
Regional location

- Walford Hall is located in Reading, Berkshire, in South East England.
- Reading is a large town in Berkshire, situated approximately 40 miles (64 km) west of London.



Aerial view

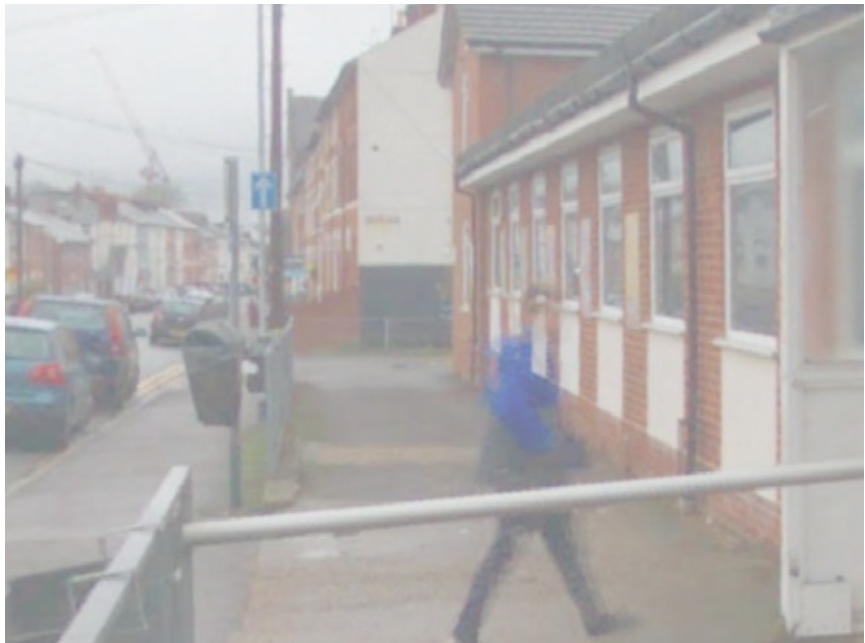
- The site sits within Reading's urban area, close to the town centre and surrounded by a mix of residential, commercial, and leisure uses.
- Walford Hall is a modern, mainly single-storey building with existing hardstanding used for parking, refuse and cycle storage.
- A public car park lies directly to the rear, and access to the site is taken from Carey Street.
- The site is within the Castle Hill Conservation Area, though there are no listed buildings nearby and no flood or statutory environmental constraints.



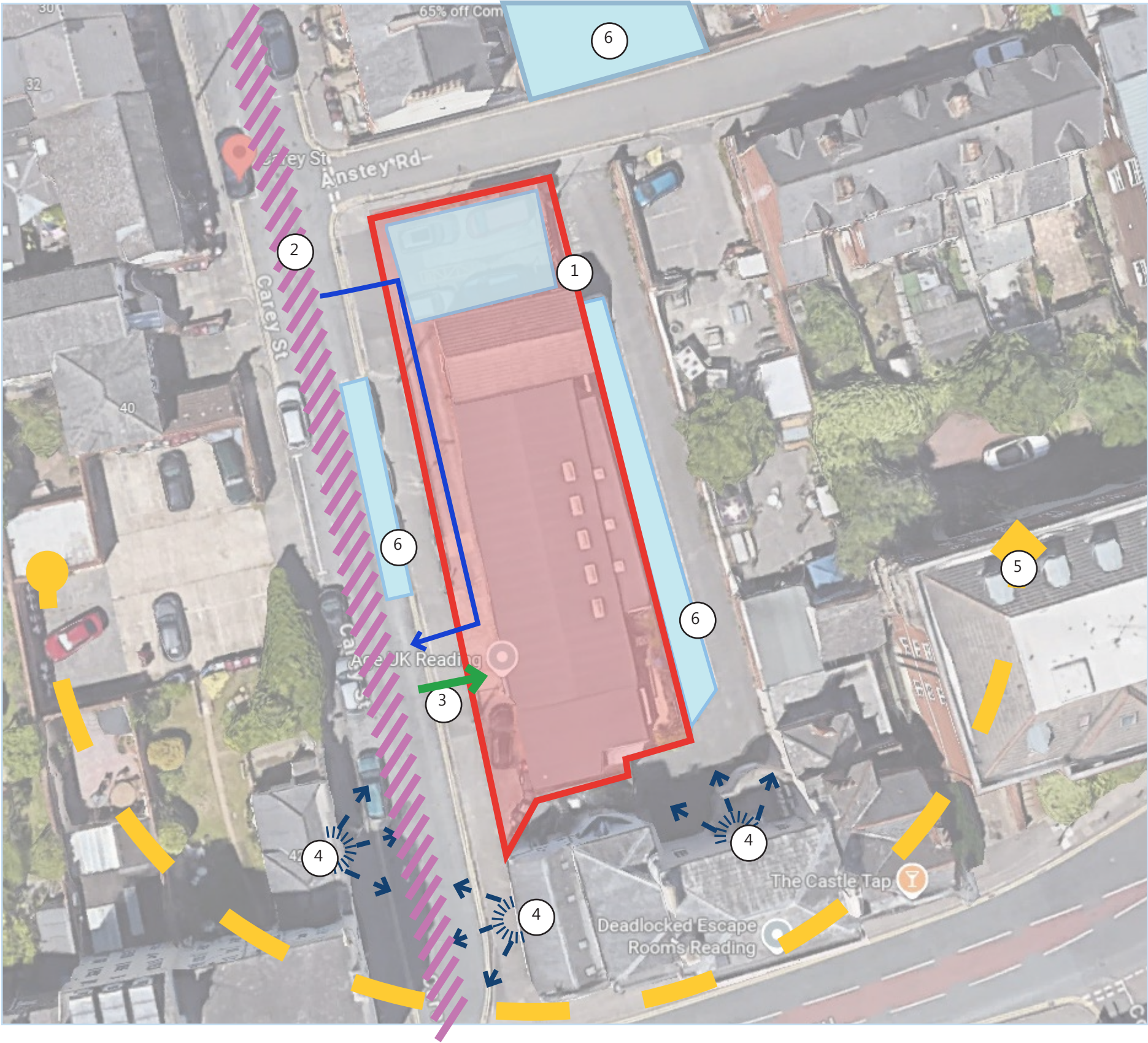
Site location plan

- The red line illustrates the application boundary.
- Total site area is approximately 564.235m2.

04 SITE PHOTOS

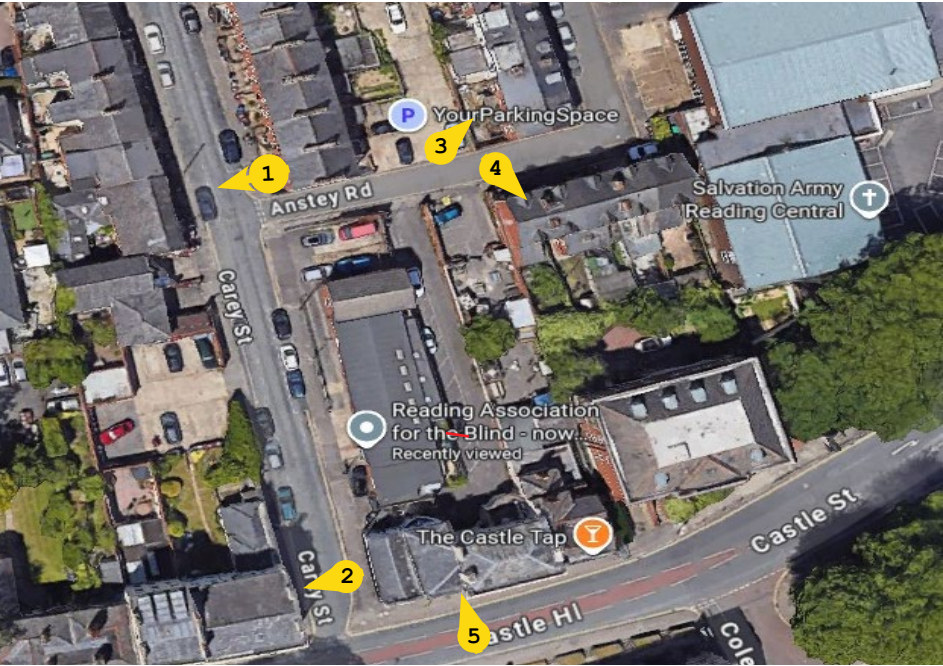


05 SITE ANALYSIS - CONSTRAINTS & OPPORTUNITIES

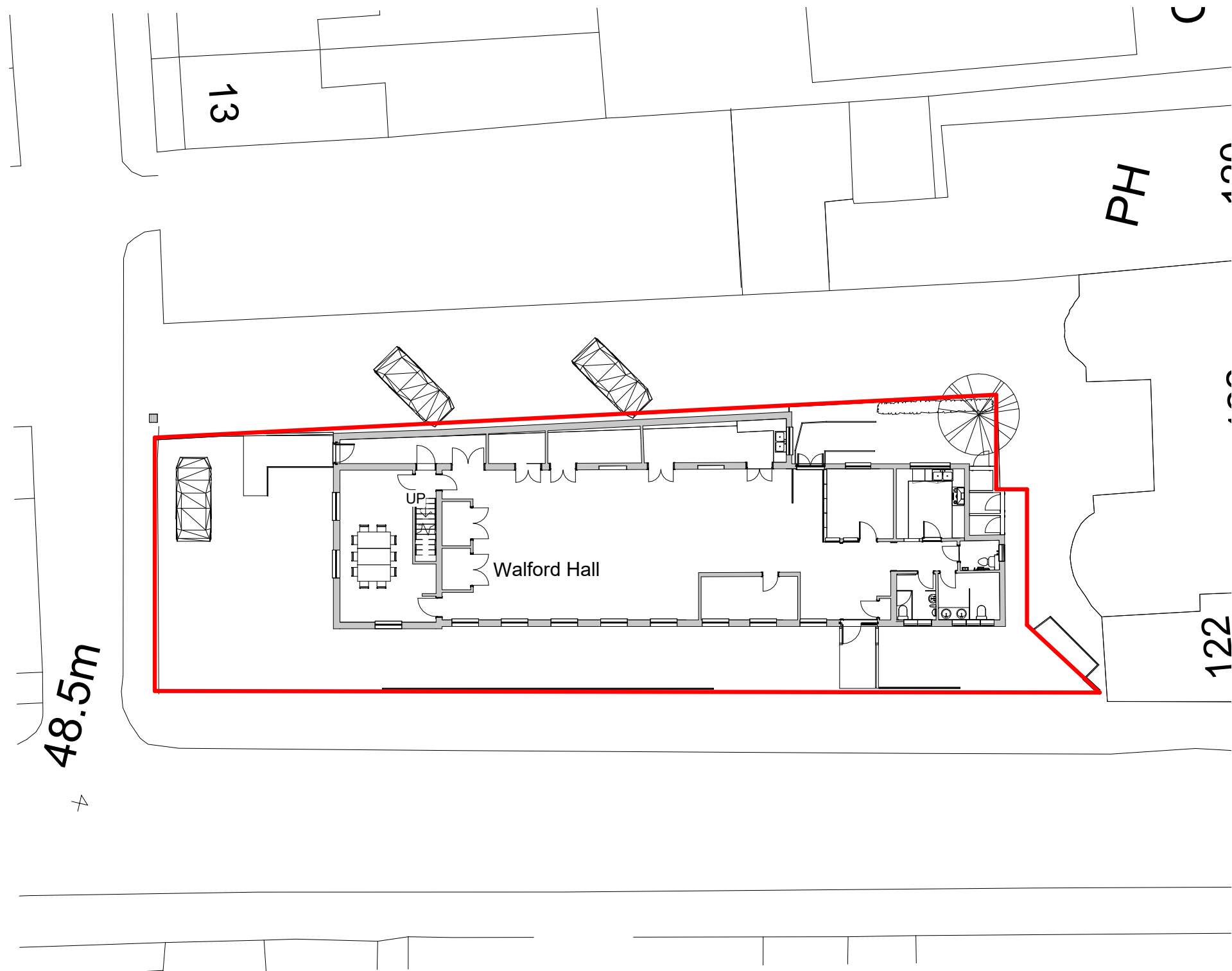


- ① Site boundary
- ② Carey Street
- ③ Existing Pedestrian Access from Carey Street
- ④ Outlook from neighbours
- ⑤ Solar orientation
- ⑥ Existing car parking
- ⑦ Proposed Drop off point

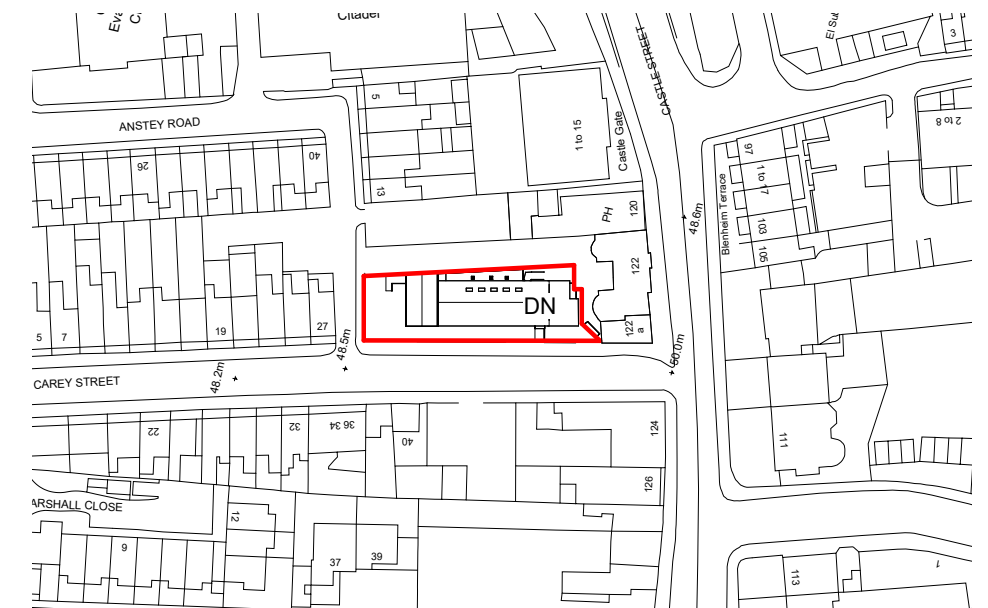
06 CONTEXT AND MATERIALS



07 EXISTING SITE PLAN - USE & ACCESS

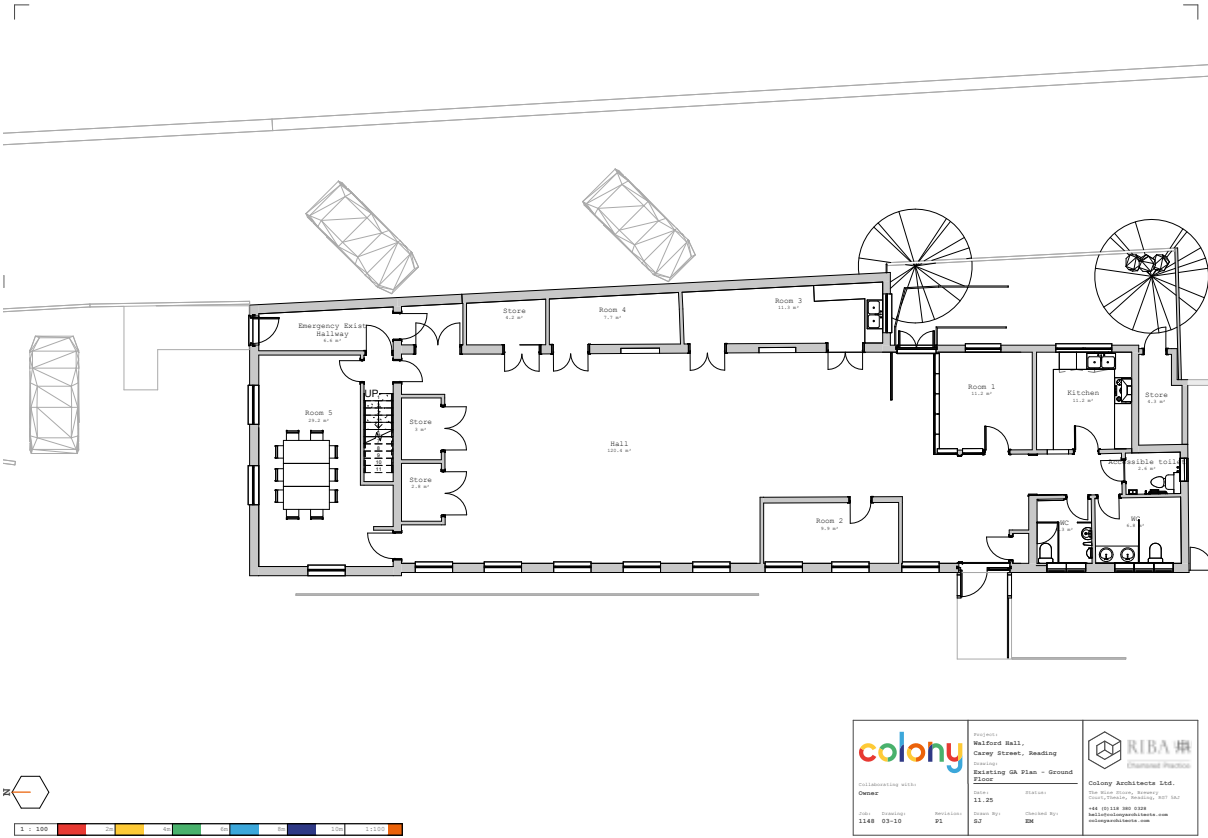


- The Site Currently includes:
- Existing car parking area on the site.
- A public car park located to the rear of the site.
- refuse store area
- the access is taken directly from Carey Street, and this is established and the only site entrance.
- hardstanding areas with limited vegetation.
- immediate surroundings are predominantly residential, mainly terraced houses.
- Also neighbouring commercial and leisure users.

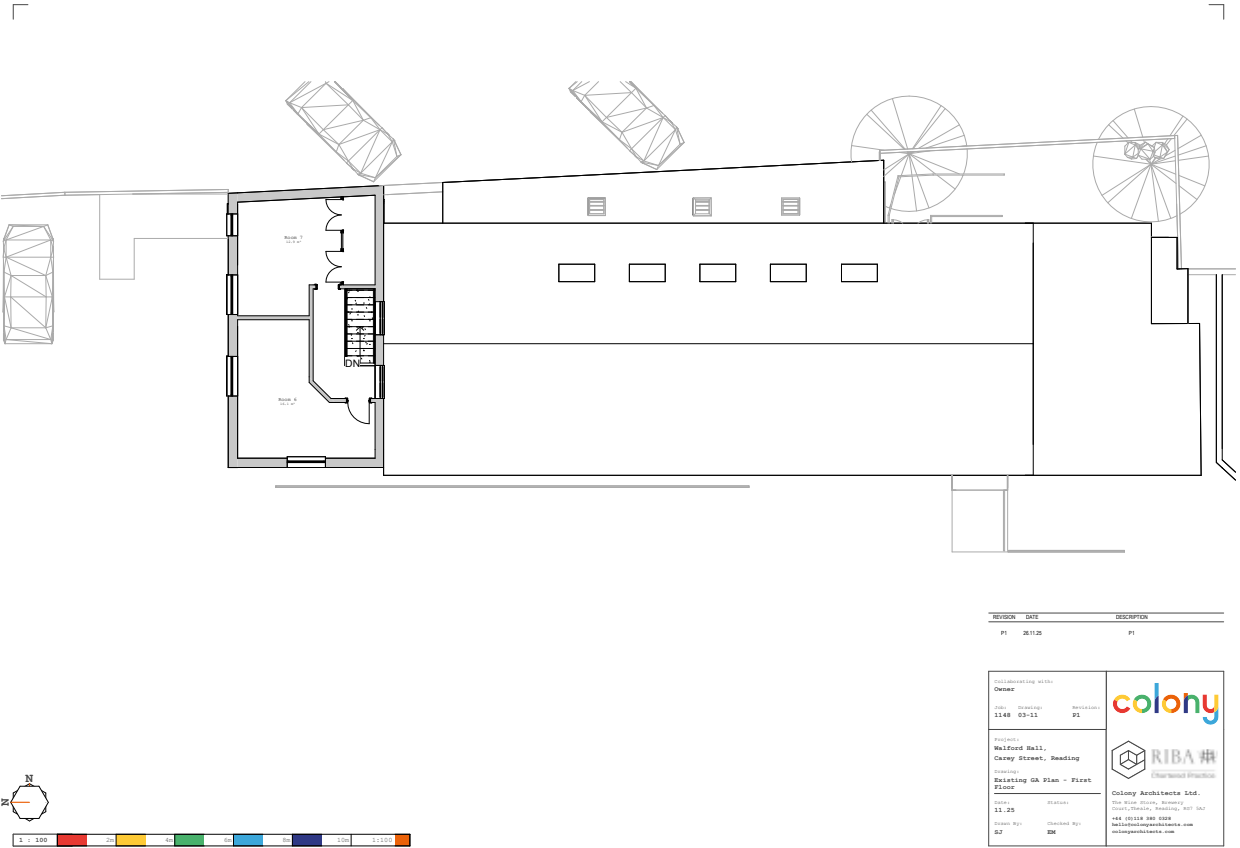


Existing Site plan

08 EXISTING FLOOR PLANS

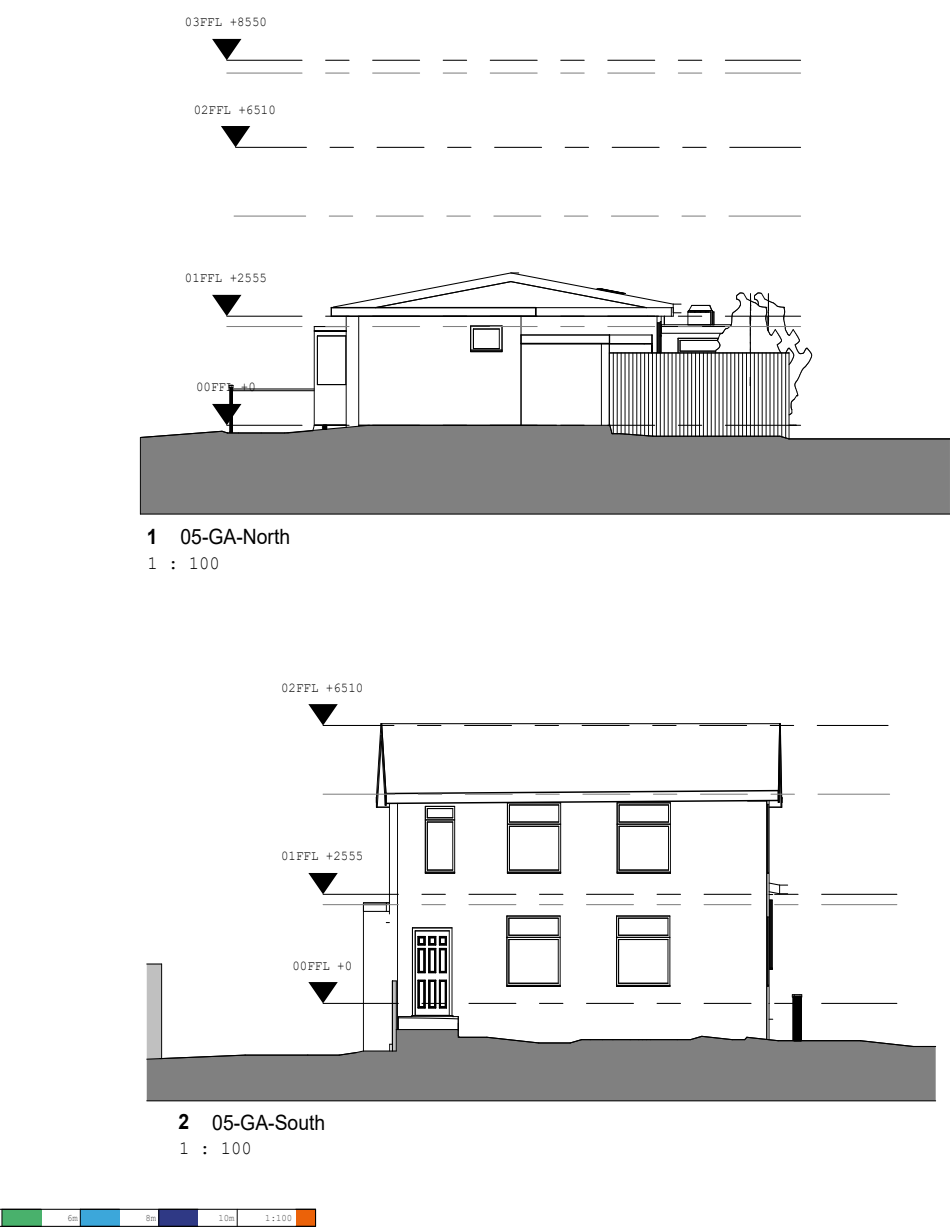


Existing Ground Floor



Existing First Floor

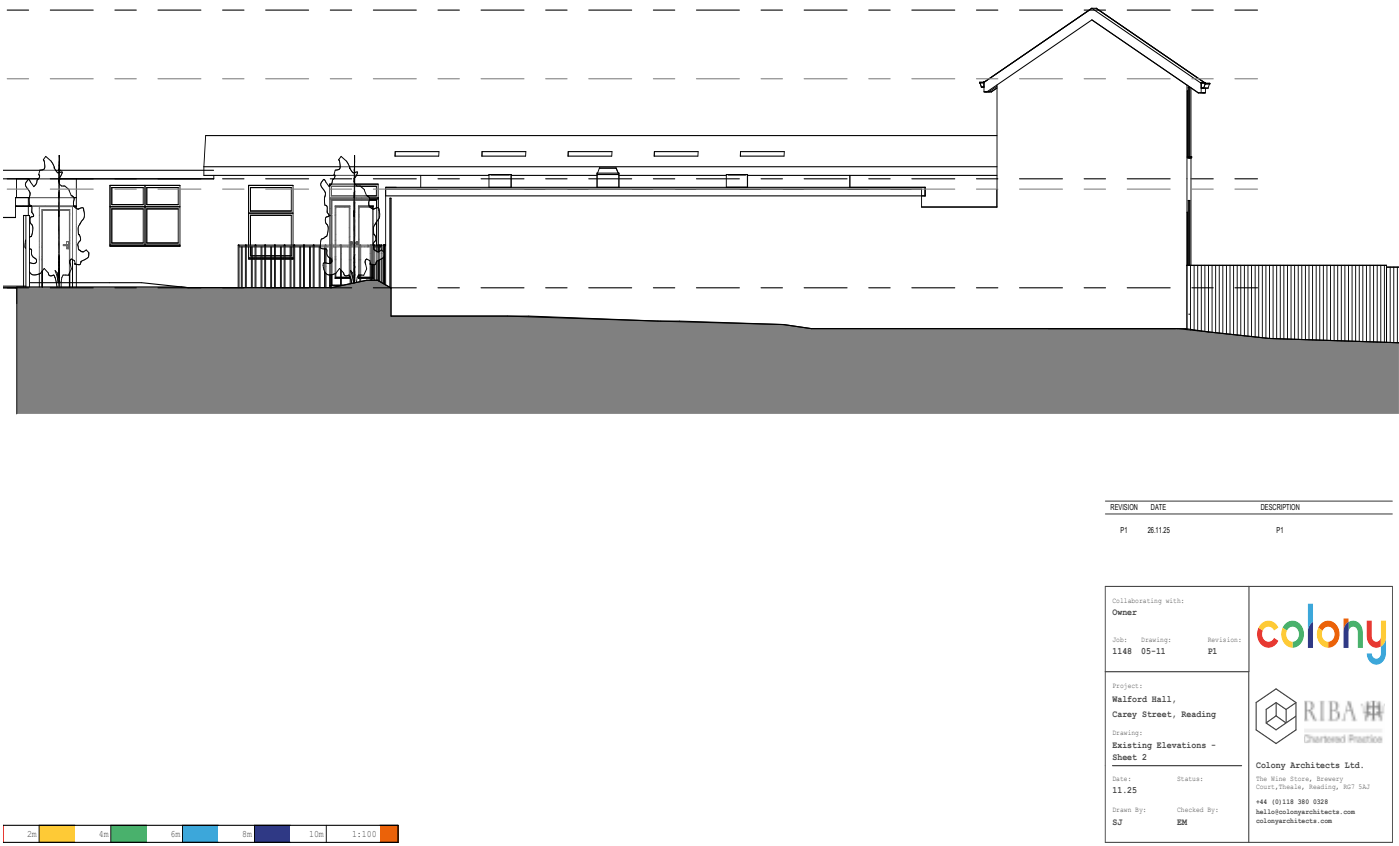
09 EXISTING ELEVATIONS



Existing side elevations

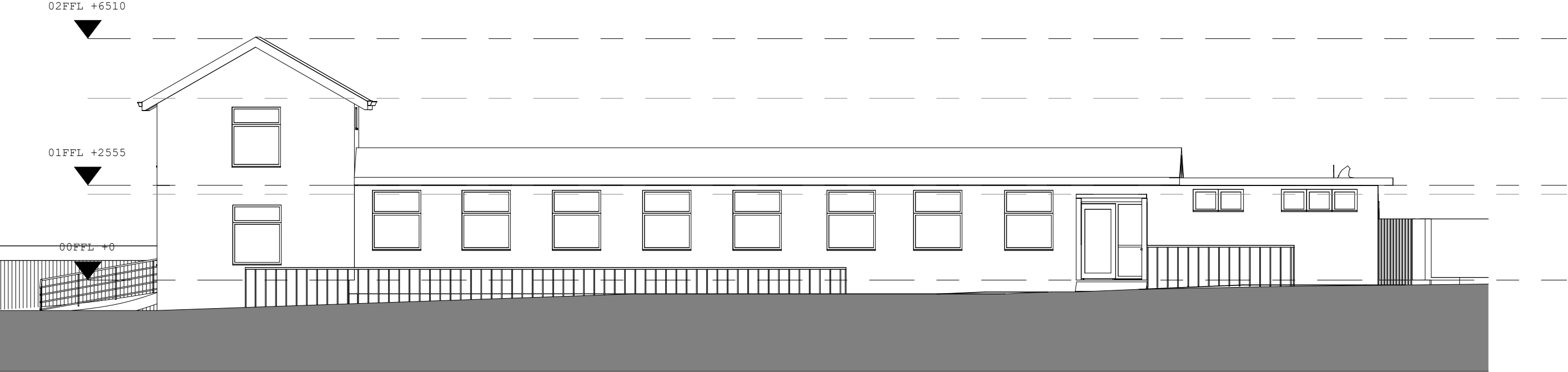
REVISION	DATE	DESCRIPTION
P1	26/11/25	P1

Collaborating with: Owner	colony
Job: 1148 Drawings: 05-10 Revision: P1	
Project: Walford Hall, Carey Street, Reading	RIBA
Drawings: Existing Elevations - Sheet 1	Chartered Practice
Date: 11.25 Drawn By: SJ Checked By: BM	Colony Architects Ltd. The Wine Store, Brewery Court, Reading, RG7 5AJ +44 (0)118 380 0328 hello@colonyarchitects.com colonyarchitects.com



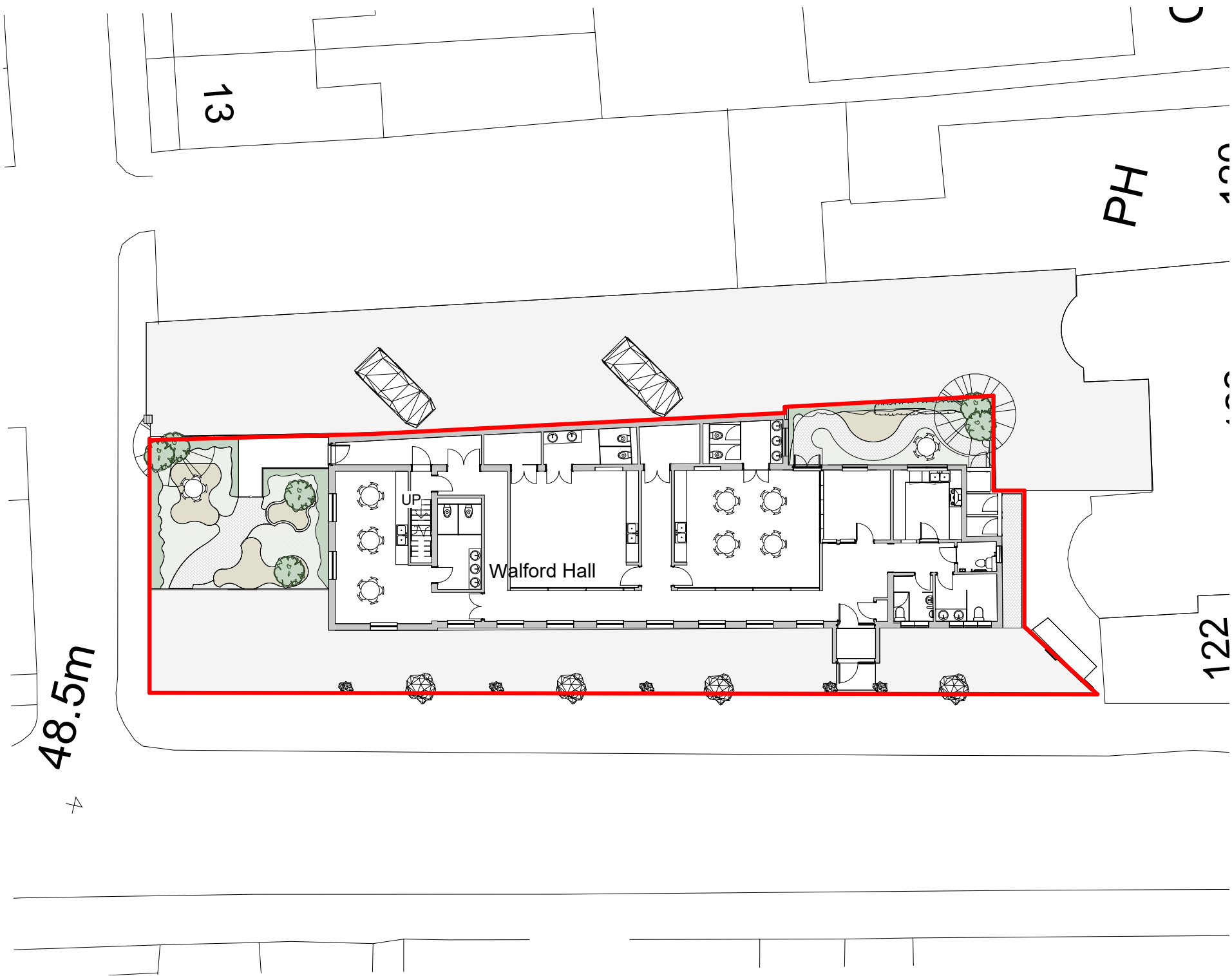
Existing Rear Elevation

10 EXISTING ELEVATIONS

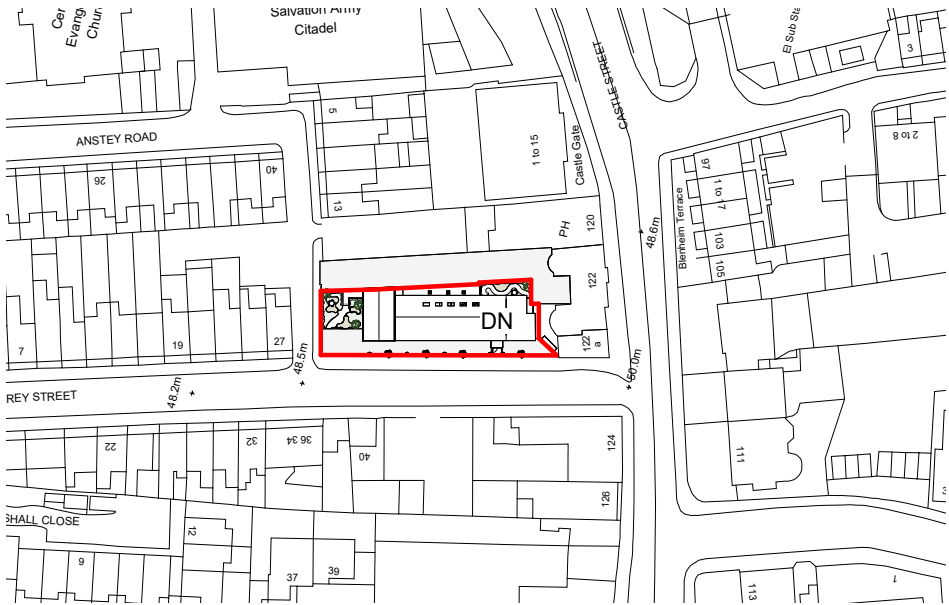


existing front Elevation

11 PROPOSED SITE PLAN - USE & ACCESS



- Use:
- Creating dedicated outdoor play areas tailored to different age groups.
 - introducing landscaping and additional greenery to soften the site and enhance the outdoor environment.
 - providing new external lighting to improve visibility and ensure security across the site



Proposed site plan

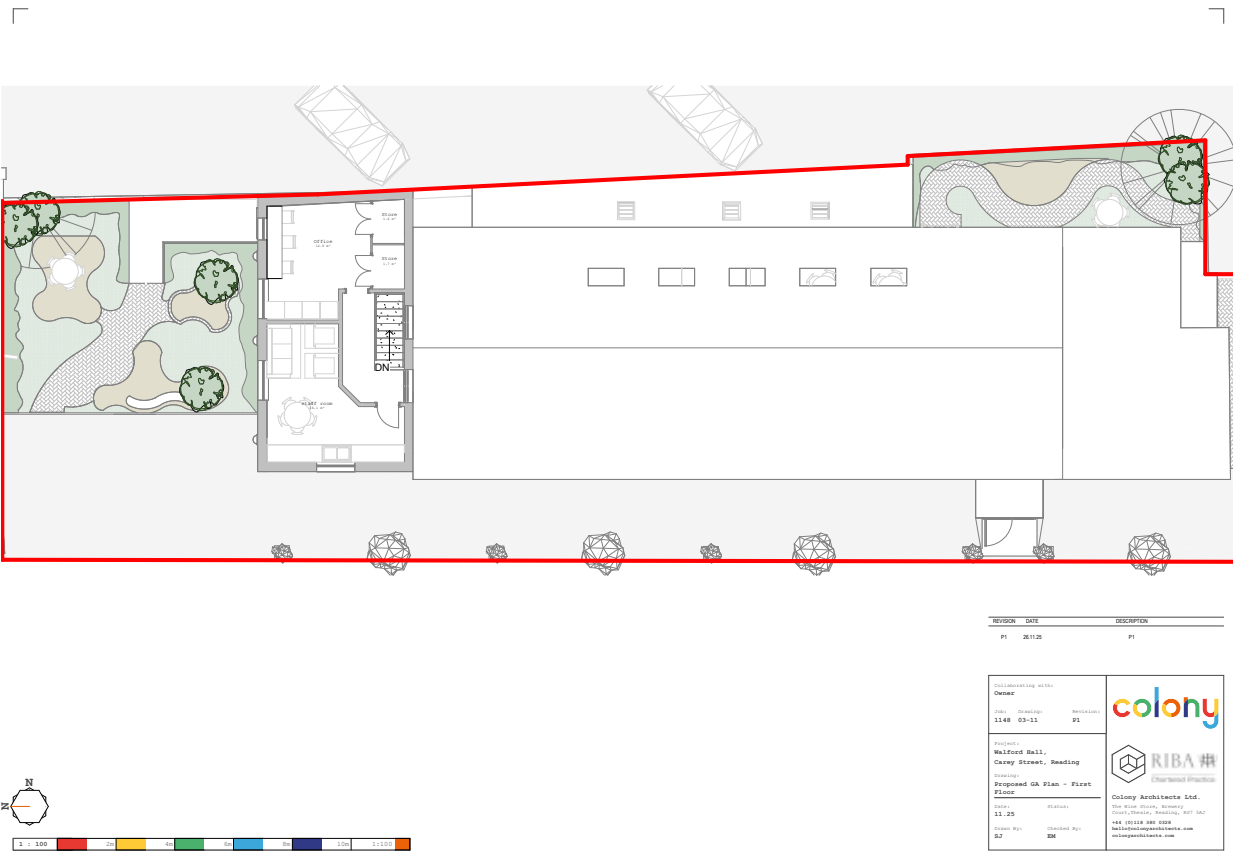
12 FLOOR PLANS - QUANTITY & USE



Ground Floor

Layout

- internal refurbishment to create:
- age-appropriate nursery rooms with access to the WC
- staff areas, office space
- storage
- quiet room

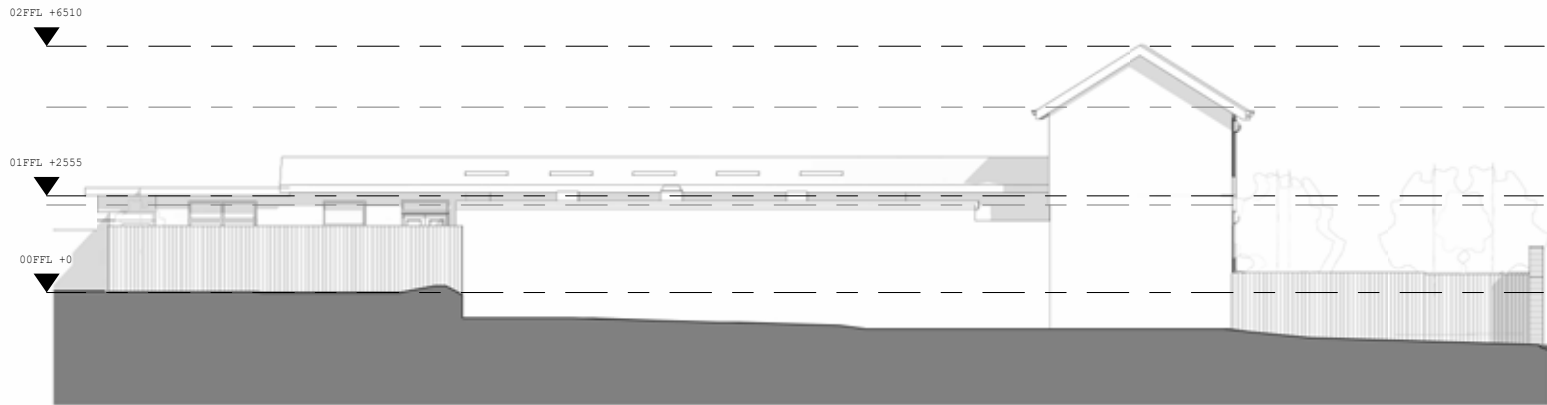


First Floor

Area

- Ground Floor GIS is 265.473m²
- First Floor GIS is 41.705m²

13 PROPOSED ELEVATIONS



2 05-GA-West
1 : 100

Proposed Rear Elevation

- **Materials**
- Existing fabric of the building will be retained.



1 05-GA-North
1 : 100



2 05-GA-South
1 : 100

Proposed Side elevations

- **Access & Drop off**
- Existing access from Carey Street retained.
- a drop off zone provided on the front elevation and bollard planting are considered for privacy.

- ① Proposed Close board f
- ② Proposed hit and miss l
- ③ Proposed entrance porci
- ④ Proposed lighting

REVISION	DATE	DESCRIPTION
P1	26.11.25	P1

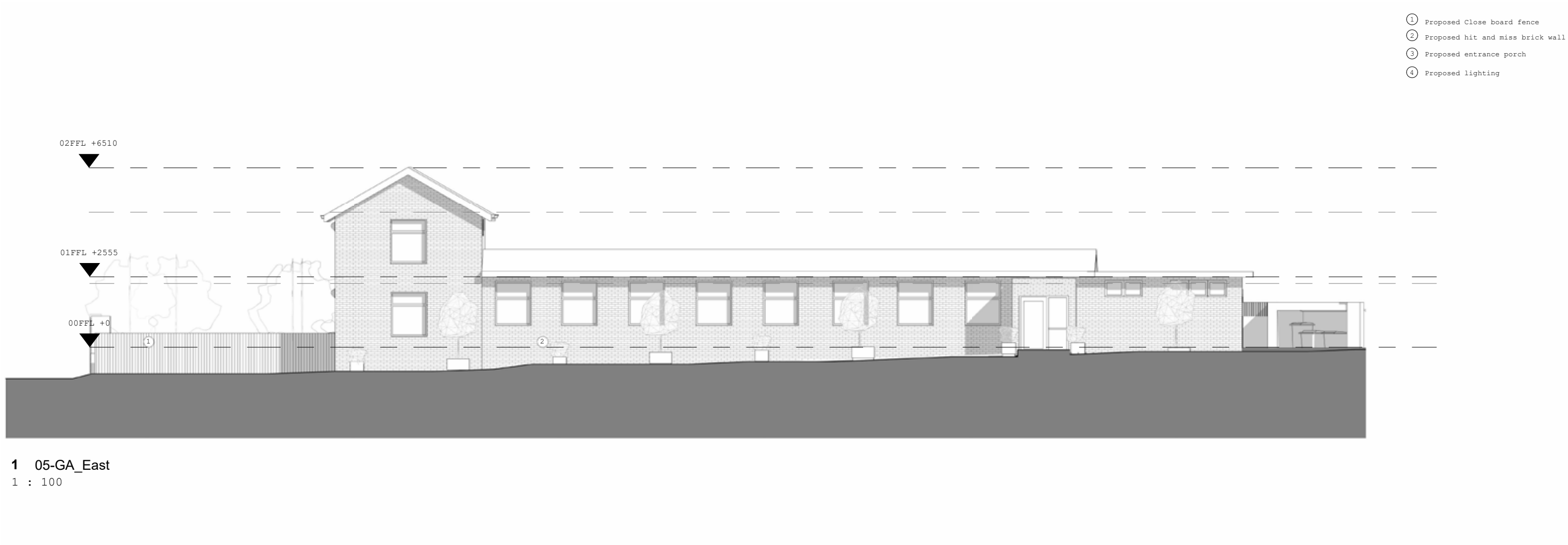
Collaborating with:
Owner:

Job: Drawing: 1148 05-11 Revision: P1

Project:
Walford Hall,
Carey Street, Reading

Drawing:
Proposed Elevations -
Sheet 2

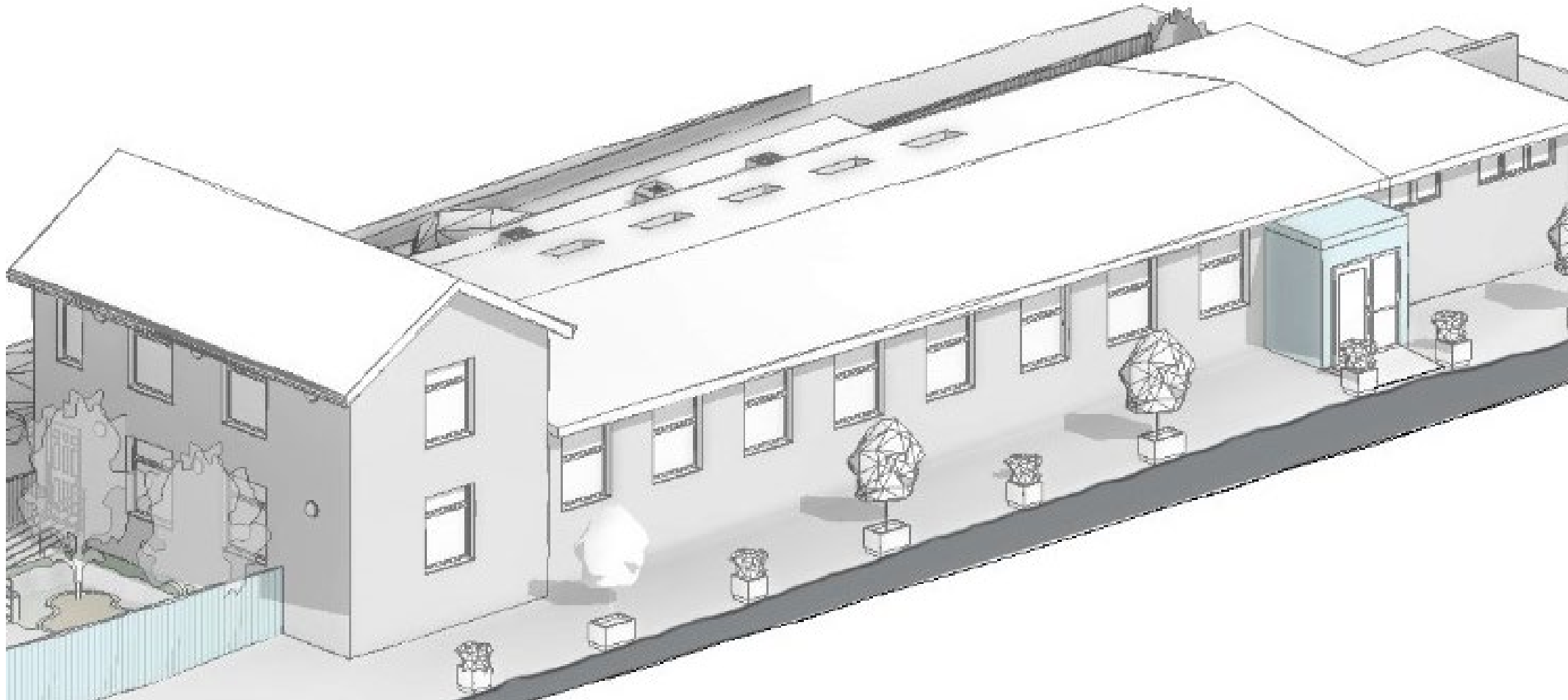

Colony Archit



Proposed Front Elevation

- **Massing & Scale**

- The existing building volume and overall roofline are retained, no additional storeys and no major extensions.
- The addition is limited to a modest front entrance porch to provide a Lobby with more security.



SUSTAINABILITY

The scheme has been designed with sustainability and low-energy use in mind. The scheme design aims to adhere to the following sustainable criteria:

ENERGY & CO2

Aim: To conserve energy, in particular carbon dioxide emissions and maximise the use of energy efficiency techniques.

- Optimise the use of the energy from the sun and limit heat losses
- Optimise natural daylighting, energy efficient lighting, external lighting and natural ventilation
- Use of energy (e.g. thermally massive materials, levels of insulation, energy efficient white goods)
- Consideration for local energy generation from renewables
- Minimise CO2 emissions associated with operational energy consumption
- Solar space heating and natural lighting maximised through glazing position
- Consideration of renewable energy such as PV
- A-rated appliances to be recommended

WATER

Aim: To improve efficiency in the use of water, conserve water resources and minimise vulnerability to flooding.

- Consideration for water saving devices to achieve a maximum consumption of 105 litres per person per day
- Consideration for recycling rainwater and reduce the use of potable water
- Consideration for collection, treatment and re-use of grey water
- Roads and paths be located away from areas of potential flooding
- Consideration for incorporating harvesting and re-use of rainwater
- Sustainable drainage systems (SUDS) and how will they be incorporated
- Minimise substantial ground works reducing risk of floodwater diversion
- Surface water can be discharged into soakaways to disperse rainwater on-site
- Water butts can be installed to collect rain water for gardening

MATERIALS

Aim: To retain local character and promote the use of materials with a low environmental impact.

- Materials to help retain local character
- Ensure long life
- Ensure a low environmental impact
- Responsibly sourcing materials
- Materials selected to be harmonious with the local environment
- Development adds to local character positively
- Standard building products in ample supply ensure low transportation burden and availability from local sources

WASTE

Aim: To minimise the production of waste and maximise re-use and recycling.

- Audit of materials present on the site
- Assessment of the materials that could be re-used (conversion)
- Use of construction, demolition waste and recycled materials
- Storage and recycling of waste for all users of the site
- Minimise waste sent to landfill
- Contractor to manage waste responsibly including separating waste during construction
- Waste and recycling bins to be integrated into council network reducing burden on transport

POLLUTION

Aim: To minimise damage to the environment through air, surface water, land, noise or light pollution.

- Noise and light pollution
- Nitrogen oxide emissions and global warming potential of insulants / refrigerants
- Release of pollution into the atmosphere
- Pollution transported through surface water runoff
- Development sited to minimise the impact of flooding
- Development has been situated to reduce unwanted communication between proposal and surrounding house, including spread of noise and light
- A-rated appliances will reduce reliance on harmful refrigerants
- No harmful materials are required for the construction or maintenance of the building
- Development is outside flood risk areas, reducing likelihood of contaminants from flooded surface water

HEALTH AND WELL-BEING

Aim: To improve the quality of life in homes through good daylighting, improved sound insulation, provision of outdoor space with good accessibility.

- Incorporate private outdoor space and external views
- Adequate and appropriate lighting
- Sufficient daylight
- Ventilation & air quality
- The needs of future occupants
- Private garden area offers opportunity for range of healthy activities
- Large areas of glazing provide views out and connection to garden

MANAGEMENT

Aim: To manage the site in an environmentally and socially considerate manner.

- Ensure people feel safe and secure
- Reduce opportunity for and fear of crime
- Environmentally and socially considerate construction
- Guidance for the non-technical building user provided so they may understand and operate the building efficiently
- Building maintenance
- Raise environmental awareness
- Environmentally and socially responsible contractor can dramatically reduce the impact of a project on the environment and community
- Clear Operation & Maintenance manuals given at project completion allows non-technical users to understand the technologies and their efficient use

ECOLOGY

Aim: To retain, protect and enhance wildlife habitats and natural features.

- Wildlife habitats and natural features on and adjacent to the site retained, protected and enhanced
- Removal of any contamination from the land
- Felled trees to be replaced
- Substantial planting proposed with the development

TRANSPORT

Aim: To reduce the need to travel through appropriately located development.

- Promote alternative and sustainable modes of transport such as walking, cycling and the use of public transport
- Reduce the need to travel, especially by car
- Provide cycle storage
- Public transport networks considered
- Location of the development and proximity to local amenities
- Deliveries and the manoeuvring of delivery vehicles
- Local public transport includes bus routes with the nearest bus stop located at the end of The Hamlet

INNOVATION

Aim: To recognise innovation in the field of sustainability.

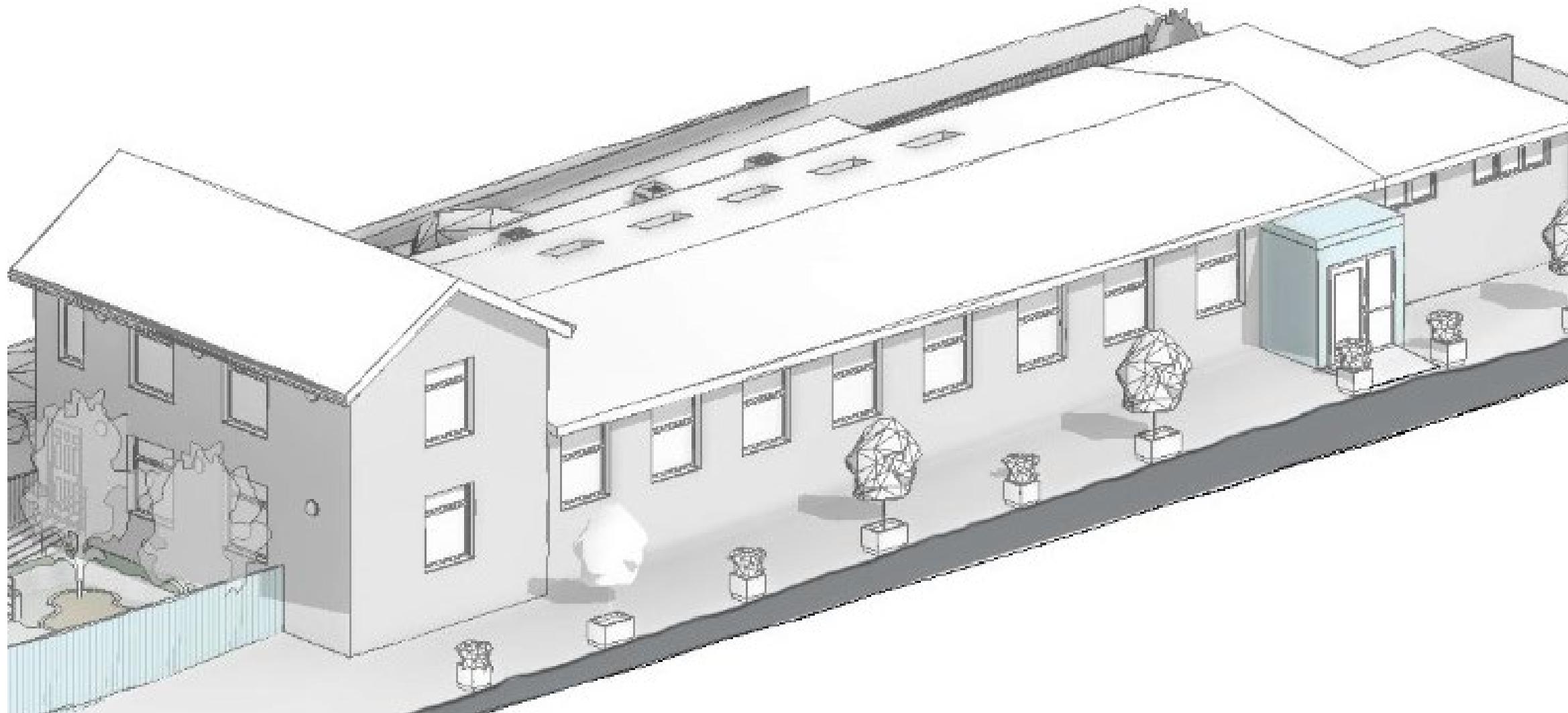
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LIFESPAN

Aim: To sustain their beauty over the long term an emphasis on quality and simplicity.

- Designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages
- Robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully
- Adaptable to their users’ changing needs and evolving technologies
- Well-managed and maintained by their users, owners, landlords and public agencies





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