

192 Henley Road Caversham Design and Access Statement

Mr A.Avdiau
March 2026



**192 Henley Road
Caversham
Reading
RG4 5LN**

Prepared for

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Version Control

Issue Date	17/03/26
Originator	AH
Checked	JP
Version	Second Issue (17.03.2026)

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1. INTRODUCTION

1.1 Purpose of this Document

This Design and Access Statement (DAS) accompanies an application for full planning permission to form a 3 bedroom Residential Unit to the rear of 192 Henley Road, Caversham, Reading, RG4 5LN. This DAS is intended to achieve the following:

- As a design tool, they help to ensure that development proposals are based upon a thoughtful and rigorous design process. It is intended that statements should evolve throughout the design process and that this will improve the quality of the proposals.
- As a communication tool, statements allow the applicant to explain the design process and justify their proposals. In turn, statements help those assessing the application to understand the design rationale that underpins them.

This DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Management Procedure Order 2015) (Amendment) (England) Order 2006 and The Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006 where applicable.

The DAS is produced in accordance with the guidance published by the Design Council, further information can be found on this link <https://www.designcouncil.org.uk/resources/guide/design-and-access-statements-how-write-read-and-use-them> and includes an analysis of the existing site and context, relevant planning background and policies and a description of the design rationale and assessment of the site's accessibility and transport. It should be read in conjunction with all other documentation included in the application submission.



Figure 1-1. Aerial Site Location Plan (Indicative boundary)

1.2 Site Location, Overview and Description

The site is located in Caversham, on Henley Road (A4155) and sits in an area outlined in the Reading local plan, specifically section 8 (Caversham and Emmer Green).

The site is located on the corner of All Hallows Road and the A4155 Henley Road. The site is generally level and is accessed via a dropped curb from Henley Road. It contains a semi-detached unit, linked to 190 Henley Road, with close board fencing on the northern and eastern boundaries. There is a dropped curb to the front of the property off of Henley Road. The eastern boundary contains a brick wall boundary which separates the site from All Hallows Road. The large rear garden to 192 Henley Road contains a garage unit which is currently used for storage and accessed from the dropped curb off All Hallows Road. 190 Henley Road has recently had planning permission approved to demolish the garage shown by the blue outline on the site plan below, and erect a detached dwelling under planning reference number PL/21/2082

The site is within Zone 3 of the Councils Revised Parking Standards and Design SPG 2011, which states the land in the area is covered by a large variety of land uses. The surroundings to the site are generally covered by residential units, though there is a BP garage with EV charging to the west along Henley Road, as well as 'The Traveller's Rest' pub. Any development within the area is usually of a two-storey scale and looks to be constructed in the later half of the 20th century. There is a new nursing home development to the south-east of the site owned by 'Signature' which opened in 2023 and a new residential development to the north of the site known as Marlow Court.



1.3 Site photographs - Local Area



View H - View of the road outside 192 Henley Road



View I - View of the BP garage off of Henley Road



View J - View of the properties to the north of the site situated on Marlow Close



View K - View of All Hallows Road



View L - View of the eastern boundary and the parking at the front of 192 Henley Road



View M - View of residential properties on 16-20 All Hallows Road



View N - View of the eastern boundary and the access to the garages at the rear of 192 Henley Road



Key Plan for Surrounding Area

1.4 Planning Within the Local Area

The property has had 4 planning permission requests issued in the last 25 years and all were approved. some of these include:

- | | |
|------------|--|
| PL/02/0659 | Full planning permission for change of use from shop (A1) to dwelling (C3) residential
Approved (28/05/2002) |
| PL/21/1557 | Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses.
Change of use of Ground Floor from Class E (offices) to C3 (dwelling houses) to comprise
1 new dwelling. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and
Country Planning (General Permitted Development) Order 2015.
Approved (17/11/2021) |
| PL/21/1974 | Householder planning permission for a new pitched and flat roof over existing extension,
new windows and doors and landscaping works.
Approved (08/06/2022) |

No. 190 Henley Road which is located next door also had planning permission granted in 2023 for the demolition of a garage and erection of a detached dwelling (PL/21/2082)

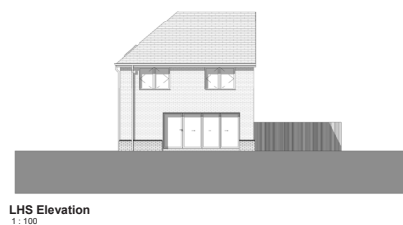
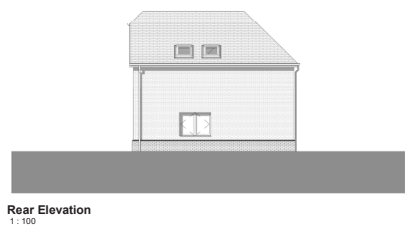
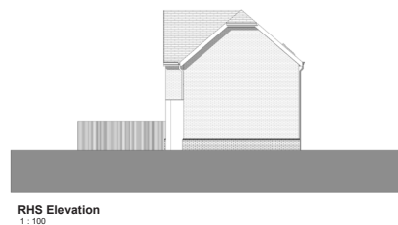
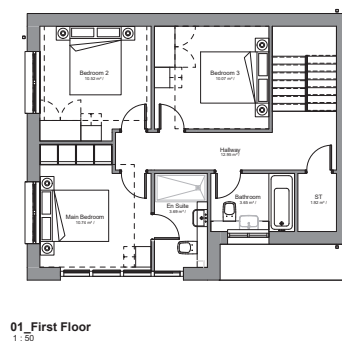
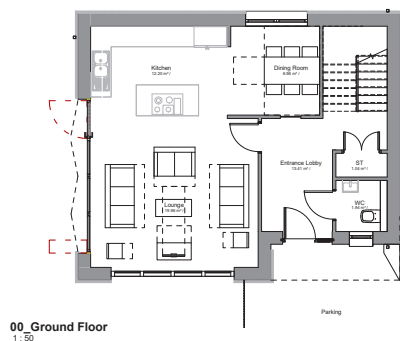
2. PROPOSAL

2.1 New Dwelling Design

The proposal seeks to demolish the current garage to the north of 192 Henley Road and construct a two-storey, 3-bedroom residential unit together with off-street parking and landscaping works. Pedestrian and vehicle access will be gained from the existing dropped kerb off of All Hallows Road. The proposed family home accommodation will be set out to conform to low carbon principles. The proportions of the site are relative to the surrounding residential dwellings. The building's orientation has been planned to harmonise with the surrounding structures. The layout of the new house seeks to optimise the existing access into the rear of the site and has been designed to avoid overlooking into the rear of the current 192 Henley Road property and rear garden to 190 Henley Road.

This application seeks to also include a new dwelling within the large rear garden of 192 Henley Road to suit the access and orientation onto All Hallows Road. The site is located within a built-up residential part of Caversham with very good transport links and access to local amenities.

The below elevations and plans are not to scale but seek to demonstrate the proposed development's style and layout. Please see submitted drawings to scale.



update when plans are finalised

2.2 Design, Form and Scale

The house has been designed to benefit from open-plan living. The building form is made up of two stories; with a range of window sizes being used to add a contemporary style to a traditional design. The ridge lines of adjacent houses have been evaluated and the scale of this development has been restricted to 2 instead of 3 storeys in order to relate back to the existing 192 property.

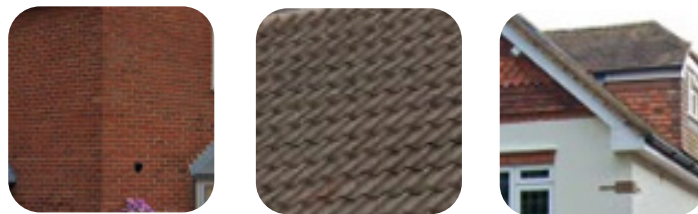
The typologies and form vary from street to street. This can be seen in the houses around the site on Henley Road, All Hallows Road and Marlow Court. The typical built form of houses in the area are mainly detached/semi-detached with pitched roofs and brick/pebbledash frontages.

The building is set back from the street, with trees to the north and south of the development being unaltered as part of this application, ensuring the residents aren't overlooked. To ensure further privacy, we have avoided placing windows on the rear and RHS elevations.

The scale of the building form is similar to the surrounding buildings and that of the existing planning application for 190 Henley Road. The proposed design does not compete and is not imposing onto any of the neighbour properties. The design has been informed by the surrounding context and similar building elements to create visual interest and rhythm.

2.3 Material Choices

The material choices for this proposal were selected to complement one another and have been directly influenced by the houses in the local area. Brick and render are the main materials used on All Hallows Road and Henley Road, alongside tiled roofing systems. The proposal incorporates a modern style by using a good selection of materials such as the plain red clay tiles, brickwork and timber effect boarding. Aluminium or UPVC windows; and rainwater goods are also included in our plans and shown on the plans/elevations.



Local Material Palette



Proposed Material Palette

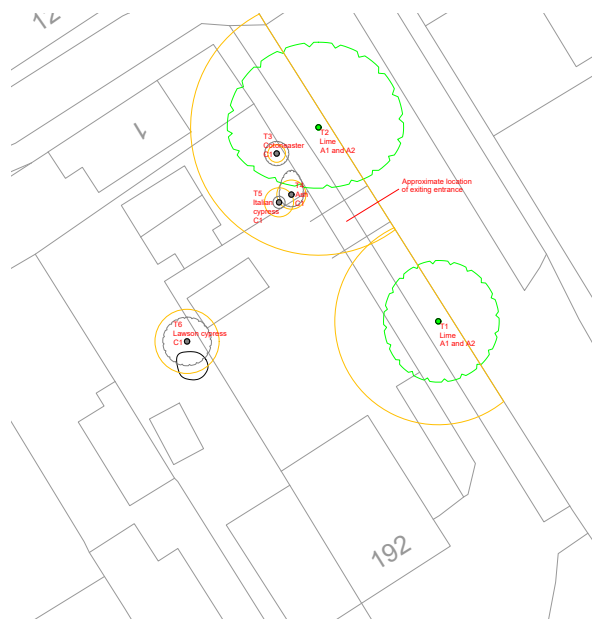
2.4 Parking

2 no. parking spaces are provided and located adjacent to the front door. They are accessed off the existing dropped kerb on All Hallows Road and follow all the design code and parking standards for West Berkshire which state that an average of 1.5 spaces per dwelling is required.

2.5 Landscaping and Trees

The below plan gives further details on the existing trees around the proposed site. The submitted tree report provides explanation on the steps we can take to avoid building over root protection areas. Where this isn't possible, all precautions will be taken to prevent any compaction of the soil and damage to the tree root system. Low level border planting will be provided to the front parking area to soften its appearance and provide an inviting frontage to this new home.

Further information on the trees on-site can be found on the tree constraints plan provided by GHA Trees.



2.6 Access

The proposed dwelling addition will use the existing access off All Hallows Road. All Hallows Road is a quiet cul-de-sac where there will be limited vehicular traffic. The location of the existing access is safe and suitable in the context of the NPPF and has clear visibility of any oncoming traffic on All Hallows Road.

Henley Road is accessed off All Hallows Road and provides a direct route into Reading and Henley-on-Thames. A cycle path, petrol station and supermarket are also available on Henley Road.

The site will have 2 on-plot parking spaces. It is within Caversham, Reading and has access to local bus routes which include:

Every 30 mins:

- 23 Berry- Central Reading- Caversham Park via Reading Bridge, Henley Road
- 28 Aqua- Central Reading- Henley-On-Thames via Caversham and Shiplake
-

Infrequently:

- 83- Caversham Road- Maiden Erlegh Chiltern Edge School via Caversham Park Village
- 84- Central Reading- Maiden Erlegh Chiltern Edge School via Reading Bridge, Prospect Street, Emmer Green, Sonning Common
- 145C- Caversham Heights- Henley on Thames
- F14- Football Stadium- Henley-on-Thames

2.7 Sustainability Statement

The proposal has been developed with a strong emphasis on sustainable design. A fabric-first approach, high levels of thermal efficiency, and low-carbon principles underpin the scheme, supported directly from an air-source heat pump and photovoltaic panels. The building has been carefully oriented to maximise solar gain, ensuring good levels of natural light and passive heating, and provides an opportunity for PV to be installed on the left-hand elevation. The air-source heat pump (ASHP) we have proposed will significantly reduce and almost eliminate on-site nitrogen oxide emissions when compared with traditional fossil-fuel systems such as gas boilers.

Energy-efficient lighting and water-saving technologies will be incorporated throughout the dwelling to minimise resource consumption, such as dual-flush toilets and shower flow restrictors which can help cut overall usage by 50%.

The proposed dwelling has been designed to fully comply with the Nationally Described Space Standards (NDSS), ensuring that all internal areas provide a high-quality, functional, and comfortable living environment. Room sizes meet or exceed the minimum floor areas, with well-proportioned spaces that support furniture placement, circulation, and day-to-day activities. The layout provides adequate built-in storage, appropriate floor-to-ceiling heights, and a logical arrangement of rooms that enhances usability and accessibility. The addition of the downstairs shower room further improves the proposal's adaptability and convenience.

The development will minimise waste by reducing material use during construction, separating waste on site, and diverting the majority of materials to recycling rather than landfill. Re-used and recycled materials will be prioritised when obtaining materials, such as recycled steel, reclaimed bricks, and products with high levels of recycled content. Long-term waste management is supported through the use of well-designed refuse and recycling stores that provide clear separation of waste. This will be convenient for all users, and provide adequate space for ongoing recycling and waste collection. Materials have been selected for their durability and climate-resilient qualities, helping the development respond effectively to future environmental conditions.

Plenty of landscaping is offered, with the 'Lawsons Cypress' and 'Lime' trees being kept in place as part of this development. We have ensured the development will not enter the root protection zones of these trees. To enhance the biodiversity of the site, the scheme introduces new planting, pollinator-friendly landscaping, and simple habitat features such as bird and bat boxes. These measures ensure the development supports local wildlife and provides an overall improvement to ecological value. The site is also positioned outside of any identified flood-risk zones, meaning the development will not be exposed to elevated flood hazards. Cycle storage is also provided inside of a timber clad inclosure in the gated rear garden, encouraging low-carbon travel by making cycling safe and convenient. This further reduces the reliance on cars and helps to lower any associated emissions.

2.8 Affordable Housing Statement

The proposal supports the wider objectives of Reading Borough Council by increasing housing choice, optimising land within an established residential area, and aligning with sustainable development principles set out in the Local Plan. The need for affordable housing in Reading is significant, with an excess of 406 being required each year up to 2036. Although the scale of the development does not trigger the requirement for on-site affordable housing provision, the scheme supports Policy H3 of the Local Plan by contributing 10% of the total build cost (5% from the applicant), that will go towards affordable housing built off-site.

To calculate this figure, we will obtain the Gross Development Value from two independent estate agents. These valuations will be obtained and 5% of said figure will be the value that is contributed by the applicant to support the council's affordable home pledge.

2.9 The Well

There is a disused well on-site which we propose to build over.



3. CONCLUSION

3.1 Summary

This proposal seeks to provide a modern family home that meets both modern accommodation and energy efficiency standards. The scheme has been carefully designed to be compatible with the primary residential character and appearance of the area. Materials have been carefully selected to blend the proposal into the surroundings whilst adding interest to the area.

The quality and mix of the proposed accommodation would meet the relevant development plan standards. With adequate separation distances from nearby dwellings, existing privacy and amenity will be maintained, and due to the proposed positions of windows, there will be no overlooking.

The whole appearance of the site will be aesthetically pleasing with thoughtful planting and will provide an unobtrusive yet highly attractive development.

The scheme aligns with relevant development plan policies and other material considerations. It will deliver positive change, and significantly enhance the site's aesthetics.

Overall, the proposal responds positively to the local context and will provide a positive benefit for the local community.

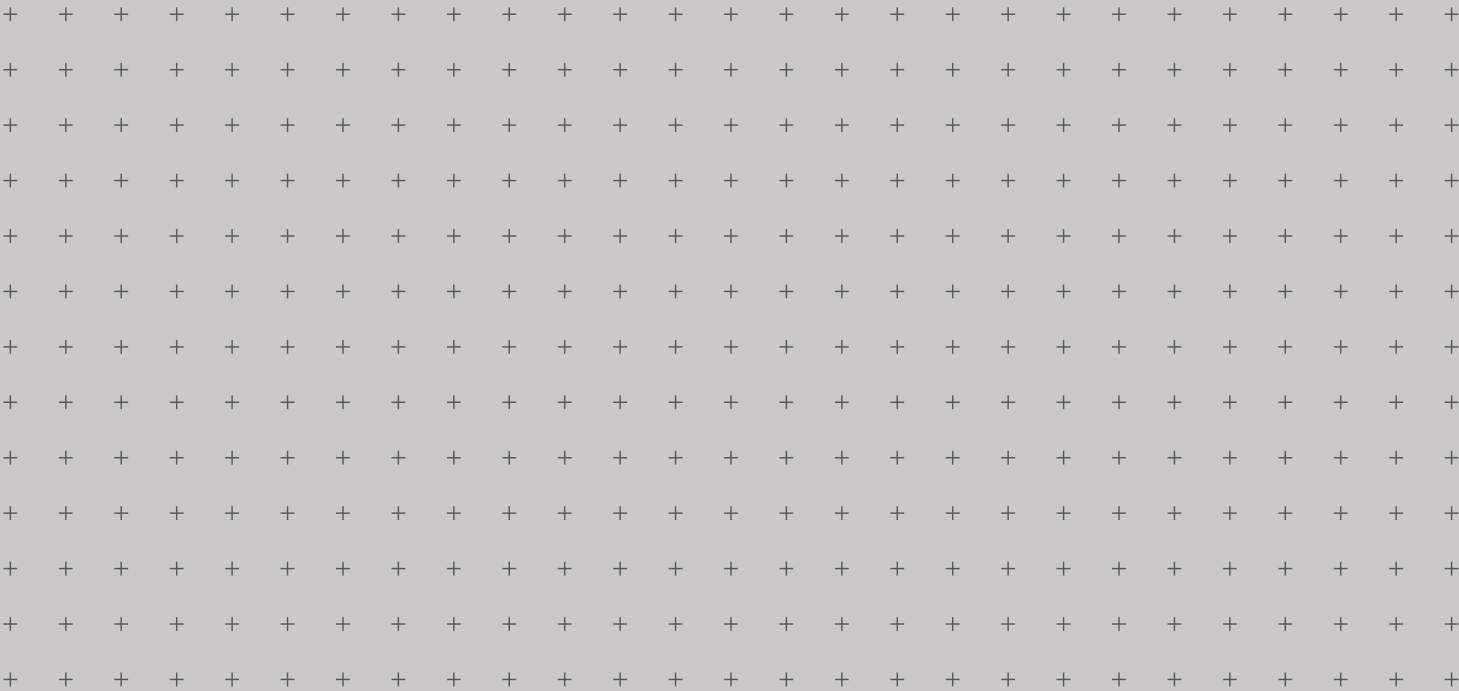
3.2 Associated drawings and documents

The below drawings are to be read in conjunction with this DAS and the wider planning application.

- 5016672-RDG-XX-00-PLA-1000-B Proposed Plans and Elevations
- 5016672-RDG-XX-00-PLA-0101-A Proposed Site Plan
- 5016672-RDG-XX-ST-PLA-0102-A Existing and Proposed Site Block Plan
- 5016672-RDG-XX-ST-PLA-0103-A Site Location Plan
- 5016672-RDG-XX-ST-ELA-1104 Existing Elevations

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