



DESIGN AND ACCESS STATEMENT

New Dwelling on Infill Plot
1A New Road
Reading
RG1 5JD
March 2026

trace
ARCHITECTS

	Page
1 INTRODUCTION	
1.1 the proposal	3
2 SITE	
2.1 site and context	4
2.2 accessibility and transport	4
3 EXISTING	
3.1 site plan	5
3.2 planning history	6
4 DESIGN	
4.1 use	7
4.2 design response	7
4.3 massing and scale	7
4.4 boundary treatment	8
4.5 street elevation	8
4.6 plot ratios	9
4.6 street view	10
4.8 layout	11
4.9 access	12
4.10 recycling	12
5 5.1 design sustainability	13
6 6.1 conclusion	14

1 INTRODUCTION

1.1 THE PROPOSAL

Trace Architects have been commissioned to submit a proposal for the design of a new dwelling at a site adjacent to *1 New Road, Reading, RG1 5JD*.

Proposal was part of larger development of site adjacent to Upper Redlands Road, Redlands Road and New Road. The site of 396m² adjacent to New Road has been outlined in red.

The proposed development consists of a two storey 2 bedroom house with associated landscaping, access and bin storage.



AERIAL VIEW OF THE SITE

2 SITE

2.1 SITE AND CONTEXT

The site is located in south-east Reading, within the Redlands Conservation Area. The site is a vacant plot between 17/19 Redlands Road and 1 New Road. The site is surrounded by residential dwellings on both sides. These residential dwellings are between 2 and 3 storeys in height, and their design varies within traditional architecture with examples of two storey brick terraced dwellings and three storey rendered dwellings.

The site lies within Flood Zone 1, and so is at the lowest risk of flooding.

2.2 ACCESSIBILITY AND TRANSPORT

The site is within walking distance to the train station giving commuter access to Paddington. It is also walking distance to bus stops, schools, retail and amenities.

It has good road links to M4 junction 12, Wallingford and Reading.



NEW ROAD PLOT STREET FRONTAGE



1 & 3 NEW ROAD (IMMEDIATE NEIGHBOUR TO PLOT). HIP ROOF.



REAR OF THE SITE



VIEW TO 17/19 REDLANDS ROAD SHOWING IMMEDIATE NEIGHBOURING BUILDING AND SITE BOUNDARY.



VIEW TO PLOT AND ACCESS AT NEW ROAD.



VIEW TO NEW ROAD PROPERTIES SHOWING DOMINANCE OF RED BRICK, C- FLAT ARCH DETAILING AND FENESTRATION TREATMENT (WHITE SASH WINDOWS).

3 EXISTING

3.1 SITE PLAN

The site fronts adjacent plot to Upper Redlands Road to the north, Redlands Road to the west and New Road to the south.

The site which originally formed part of the gardens around the corner buildings which front onto Redlands Road and what reads as a vacant plot alongside New Road between properties at 17/19 Redlands Road and 1 New Road. This plot has a 1.6m brick wall running between it and 1 New Road boundary and a 1.6m closed boarded timber fence running on the edge of the site and boundary with 17/19 Redlands road property.

A T12 Lime tree is situated at the front part of the plot and has been classified **as either C or B quality**. A full schedule can be found in the Arboricultural Survey and Report. This tree is retained as part of the site. A ground screw substructure is proposed to avoid any disturbance to the tree RPA



- 1.6m
Closed boarded fence
- 1.6m
Brick wall
- T12 Lime tree
- 1.6m
Brick wall front
boundary



- Proposed
opening in
existing brick
wall access with
timber gate.

PROTECTED AND RETAINED LIME TREE ON THE EDGE OF PLOT PROPOSED FOR DEVELOPMENT



3 EXISTING

3.2 PLANNING HISTORY

Various planning applications have previously been submitted for this site. All feedback received from planning officers and consultees has been carefully reviewed and incorporated into the current proposal.

According to the Conservation Officer, the previous proposal was considered acceptable in terms of its scale and siting within the plot. However, the following comments were made regarding its appearance:

"In terms of its appearance, its façade composition should be inspired by the existing dimensions and forms of the historic buildings, but interpreted via today's design features, such as large glazing or windows without glazing bars, as seen in the rear elevation, so that it would be an additional value of today's architecture that is in harmony with the historic environment. As it is already set back with an acceptable scale, the revisions to the appearance are highly recommended"

In response to these comments, as well as additional suggestions regarding a potential single-storey contemporary alternative, a revised proposal was developed. However, this approach was informally refused due to its single-storey form, as explained below:

"I like the contemporary approach of the proposal. However, because only one storey is proposed and the dwellinghouse would have a larger floor area than the other properties on New Road, I think the proposed footprint does not suit the existing historic urban grain of the conservation area. With the same/similar architectural language, two-storey alternatives should be considered. Its appearance would bring a high-quality design, but the character of the conservation area is important, as in the future, additional storey(s) can be proposed for this building."

Following this feedback, a further revised proposal has been developed in consultation with the Council Officer. This scheme retains the original two-storey approach while incorporating the contemporary design principles previously explored.



STREET SCENE OF A PREVIOUS PROPOSAL WITH A CONSERVATIVE DESIGN

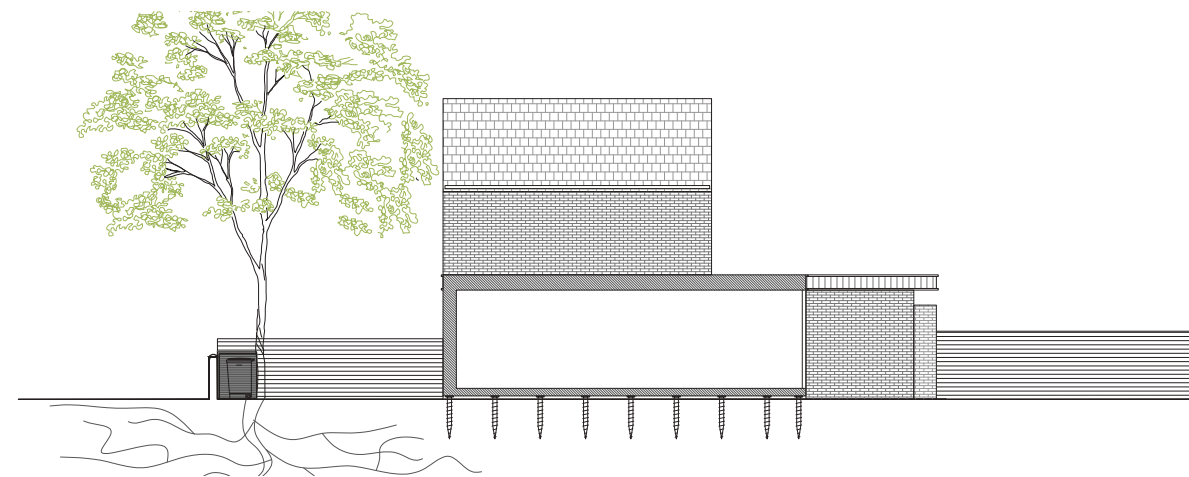


STREET SCENE OF A PREVIOUS LOW RISE CONTEMPORARY DESIGN

4 DESIGN



OVERVIEW OF SCHEME



PROPOSED SECTION SHOWING NO DIG FOUNDATION SYSTEM



EXAMPLE OF BUILDING ON GROUND SCREWS

4.1 USE

The scheme will provide a single detached family home with associated landscaping and bin storage.

4.2 DESIGN RESPONSE

The new addition to New Road looks to provide an elegant yet imaginative addition to the rich architectural character of the street.

The design adopts a contemporary approach while drawing inspiration from the detailing and materials of neighbouring properties:

- The brick facade to the front features patterned brick work, window surround details reinventing the use of the different detailing as seen in the street

- A strong horizontal language is established through a grey band at roof level, referencing the grey brick banding characteristic of the surrounding area. A clerestory element is also introduced to further emphasise this horizontal expression.

- A brick chimney stack references traditional Victorian roofscapes while providing a vertical counterpoint that anchors the building's horizontal composition.

- The flat roof is designed as a habitat-friendly green (sedum) roof, enhancing views from surrounding properties while supporting biodiversity, including birds and insects.

The proposal respects the established urban grain and retains as much existing green space as possible, preserving the verdant backdrop that characterises the street.

The building's position within the plot has been carefully considered to follow the existing rhythm of development. The front elevation occupies a transitional position between No. 1 New Road and 19 Redlands Road, ensuring a balanced relationship with neighbouring properties while minimising any impact on the mature lime tree located within the front garden. The rear elevation aligns with No. 1 New Road, avoiding adverse impacts.

4.3 MASSING AND SCALE

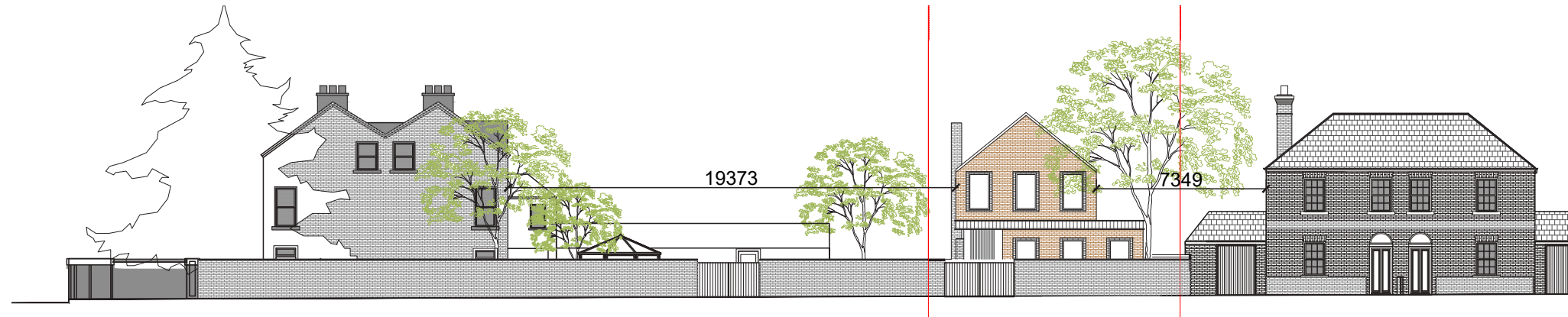
The proposed building is composed of two primary elements:

The first element comprises a ground floor volume with a larger footprint, as found in several nearby properties.

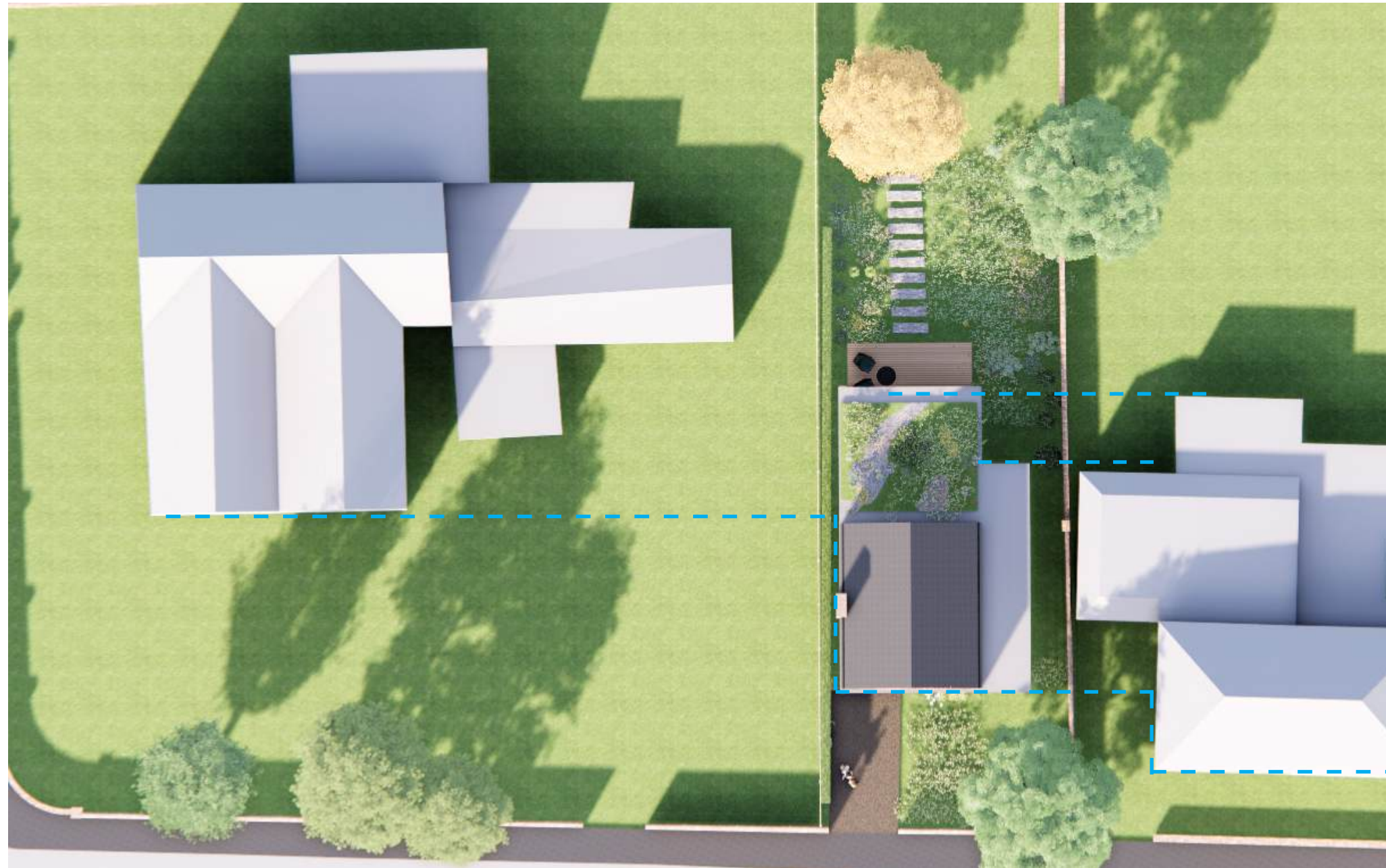
The second element is a first-floor volume that follows the scale and massing of the houses around. It features a gable end oriented perpendicular to New Road, helping to define a coherent end-of-plot condition within the street scene.

These two volumes are visually separated by a distinct horizontal line at the flat roof level, reinforcing the building's compositional clarity.

4 DESIGN



STREET ELEVATION



SITE PLAN

4.4 BOUNDARY TREATMENTS

The existing brick wall around the perimeter of the site is retained. The timber fence will be replaced as necessary and an additional 1.6m timber fence at the rear of the site is added to separate and contain the plot.

Tree protection has been carefully considered in the development of the scheme. The existing lime tree at the front of the site, including its root protection area, will be preserved. A no-dig foundation system is proposed to ensure that the tree roots remain undisturbed.

4.5 STREET ELEVATION

The site plan demonstrates how the proposed development relates to adjacent properties. A blue line indicates stepped access to the buildings.

The building generally follows the established building line along New Road, with a slight setback to acknowledge the corner condition at Upper Redlands Road.

The proposed gable end reflects the form of neighbouring properties while responding appropriately to its position at the end of the terrace.

The flat roof incorporates a sedum green roof, which—alongside the proposed landscaping—softens the building's visual impact when viewed from higher vantage points.

A new timber gate, designed to match the neighbouring property, will provide both vehicular and pedestrian access.

The spacing between buildings along Redlands Road is maintained.

4 DESIGN

4.6 PLOT RATIOS

The proposed new plot would have an area that is broadly similar to both the immediate neighbours on New Road and those opposite.

This also illustrates that the new scheme would have an acceptable plot ratio and be in line with neighbouring properties.





EXISTING STREET VIEW

inspiration from the detailing and materials of neighbouring properties:



GABLE ENDS IN THE STREET - RHYTHM



DETAILING AROUND WINDOWS



HORIZONTAL GREY BRICK BANDS



SIDE BLOCKOUT WINDOWS



PROPOSED STREET VIEW

4 DESIGN

4.7 STREET VIEW

The proposed development is designed to sit comfortably within the existing street scene while expressing a contemporary architectural approach.

The building follows the established building line, scale, and rhythm of New Road, with the gable form reinforcing the pattern of neighbouring properties and responding to its end-of-plot position.

Its materiality and proportions reference the surrounding context, while contemporary detailing provides a clear yet respectful contrast. The green roof and proposed landscaping help soften the building's presence in wider and elevated views.

Overall, the scheme preserves the coherence of the street while introducing a high-quality contemporary addition that offers a distinct yet complementary contemporary response to the surrounding context.

4 DESIGN

4.8 LAYOUT

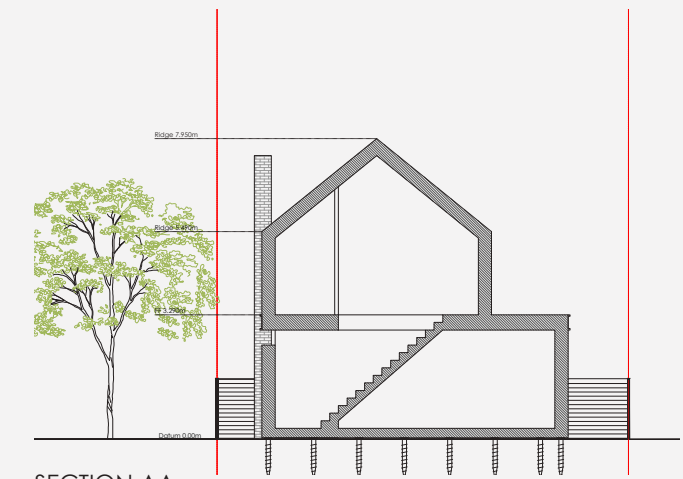
The property is organised in a traditional town house form with bedrooms arranged on first floor and living areas & home office on the ground floor which allows for flexible living and working.

It would suit a small family who need some outside space or could equally be suitable for an older couple downsizing - potentially freeing up a larger family property.

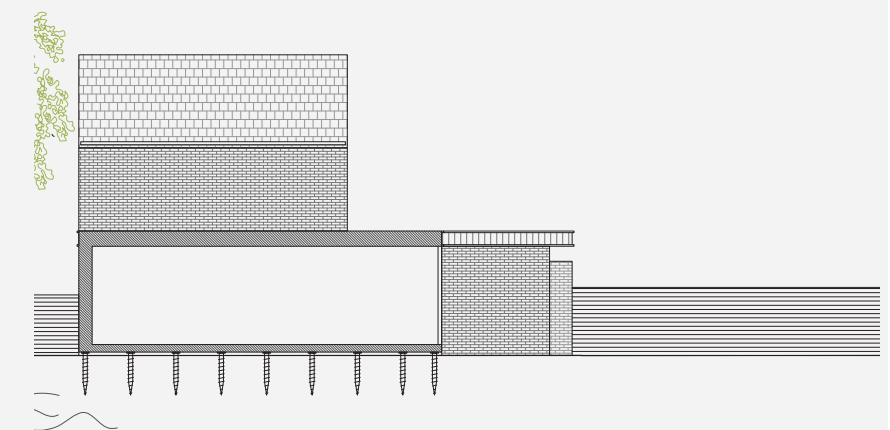
The building has been designed with accessibility in mind and to be adaptable for future residents needs.

An external patio area is access directly via large sliding door opening at the rear.

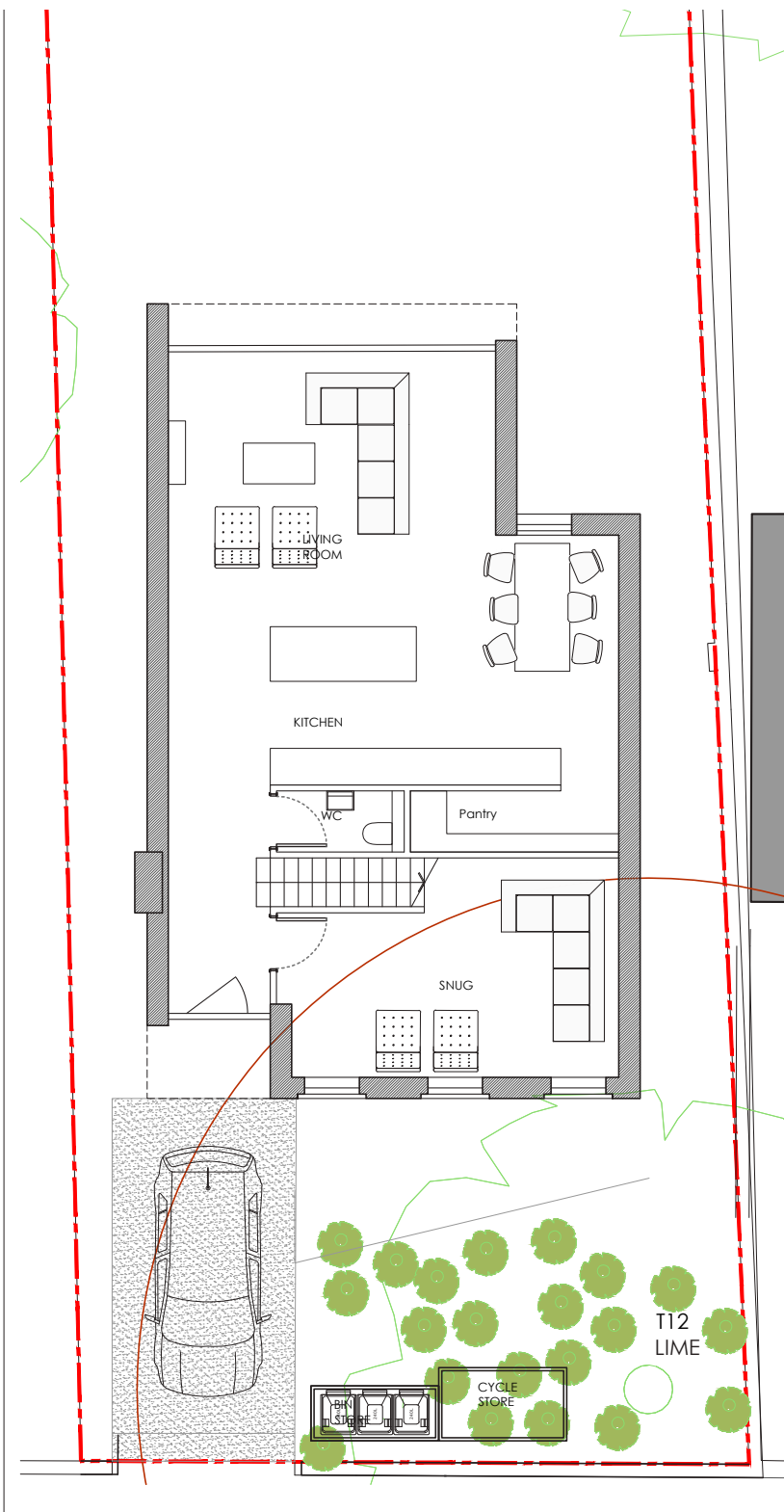
PROPOSED SECTIONS



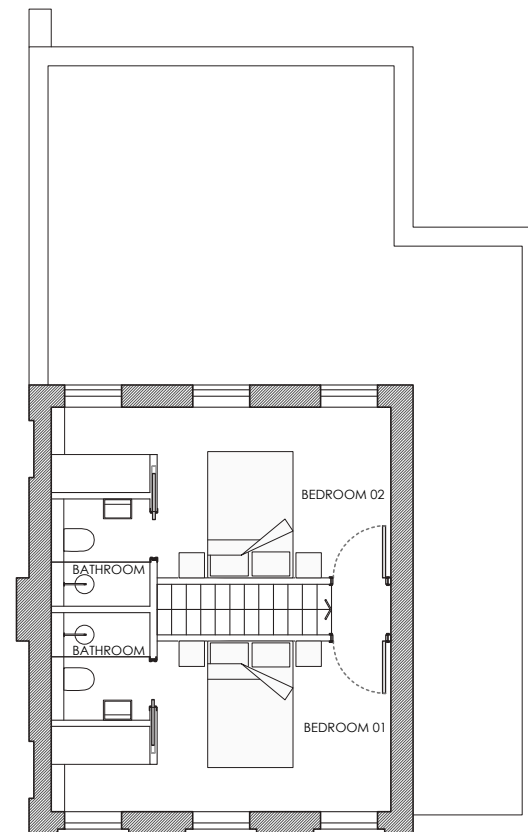
SECTION AA



SECTION BB



GROUND FLOOR PLAN



FIRST FLOOR PLAN

4 DESIGN

4.9 ACCESS

Access into the site will be via one entrance timber gate:

-Pedestrians and cars will use the new formed opening in the existing brick boundary wall - providing site entrance. An step will be needed to access the dwelling

-Level access is provided to the entire Ground floor which includes a downstairs bathroom. All doorways and stairs have been designed to meet building regulations standards and provide level access.

TREES AND HEDGES

To allow the new proposal, it is proposed a no-dig foundation system to avoid disturbance of the root protection zone of the T12 Lime tree located at the front of the site. (Please refer to PL08&PL09 of the planning drawing set for more details.

It is proposed to plant new shrubs and plants as an addition to the overall planting of the site. This will achieve a net increase in green landscape on site.

The boundary on both sides to neighbouring properties will be mostly retained as existing (1.6m closed boarded timber fence & 1.6brick wall-to 17/19 Redlands Road and 1 New road respectively) . Front boundary wall will be also retained

4.10 RECYCLING, REFUSE AND LANDSCAPE

The proposals allocate a dedicated area for:

- 240 litre recycling bin
- 180 litre refuse bin and
- 23 litre food bin

The maximum amount of soft landscaping will be used; where this is not possible permeable surfacing materials will be used to reduce surface water run off.

A SuDS compliant design will be designed by an specialist as a part of full scheme drawings



SITE PLAN

PROPOSED CLOSED BOARDED TIMBER FENCE AT 1.6M HEIGHT.

EXISTING BOUNDARY TO BE RETAINED- 1.6M BRICK WALL.

EXISTING BOUNDARY TO BE RETAINED- 1.6M CLOSED BOARDED TIMBER FENCE.

BOUNDARY- BRICK 1.6M

LOCATION OF BIN STORE.

MAIN ACCESS TO THE SITE. TIMBER GATE

T12 LIME TREE. PLEASE REFER TO: ARBORICULTURAL REPORT FOR DETAILS



5.1 SUSTAINABILITY

Buildings are responsible for more than 40 % the UK's total carbon footprint, and as much as one-third of global greenhouse gas (GHG) emissions. Heating alone results in 10% of the nation's carbon footprint and homes are more significant than all other building types put together. However, the building sector also has the largest potential for significantly reducing GHGs compared to other major emitters.

To put that in context:

- In 2017, UK net emissions of GHG were 460 million tonnes (Mt). 373 Mt of these were CO2 emissions.
- A typical masonry house in the UK takes between 50 and 80 tonnes of CO2 to build.
- The average household in the UK emits 2.7 tonnes of CO2 every year from heating their home.
- The average person in the UK has a carbon footprint of 5 tonnes of CO2 per year

Great effort has been taken to achieve the best possible sustainable approach for this development, for example:

USE OF RENEWABLE NATURAL RESOURCES:

-WATER:

To reduce the environmental impact of mains water consumption we propose using a GREY WATER RECYCLING SYSTEM and a RAIN WATER HARVESTING SYSTEM.

Just by re-using water for flushing toilets we will be cutting a third of household water consumption. In addition, it will be also connected to the irrigation system for the green walls and green roofs. It will also be used to water the garden and will aid in surface water attenuation.

-SUN:

The design of the building makes the most of SOLAR IRRADIANCE in winter while introducing SOLAR CONTROL in summer. (refer to passive design)

Solar energy is also used to provide on site energy generation through the installation of SOLAR PANELS and BATTERY STORAGE. A 12kWp system will be installed. It can generate up to 10.000 kWh of electricity a year and save around 5 tonnes of carbon per year. Batteries will make available the energy generated for use during non-production hours to maximize use of the energy generated.

-WIND:

To reduce the heating and cooling demands of the building we propose a HEAT RECOVERY SYSTEM which recycles the energy in stale air and transfers it to the new fresh air. A MVHR system in a domestic property can save from 25% to 50% of heating demand.

The design of the building considers as well the importance of a PASSIVE AIRFLOW to allow efficient HEAT DISSIPATION in summer through CROSS VENTILATION. (refer to passive design)

-AIR SOURCE HEAT AND COLD:

To provide heating, cooling and hot domestic water it is proposed to install a AIR SOURCE HEAT PUMP which will take advantage of the electricity from the solar panels

-TIMBER

FSC-certified timber will be used for various building elements, including the structure. Timber is a lightweight alternative to concrete or steel, offering excellent load-bearing capacity and design flexibility. As a construction material, timber is carbon-negative, and the timber industry supports further forestry investments, rural infrastructure, and employment.

PASSIVE DESIGN:

The building introduces heat gain control and heat dissipation elements to the design in order to improve the indoor thermal comfort with low or no energy consumption:

-WINDOW DESIGN AND POSITION:

Enables cross ventilation to allow heat dissipation during summer.

-Rear CANOPY provides shading from direct light and the planting contributes to thermal regulation.

-GREEN SEDUM ROOF:

It will be highly insulated, and it will reduce the impact of the built form when viewed from higher vantage points. It will add to efficient improved water surface run off and reduce the risk of overloading drainage system.

Green roofs contribute to thermal regulation and energy conservation but also serve several other purposes: reduce stormwater runoff, create an habitat for wildlife, provide a more aesthetically pleasing landscape, help to sequester carbon and it can also be a source of food.

-GLAZING:

All glazing will be high performance.

-LIGHTING:

All light fittings will be 100% low energy.

6 CONCLUSION

The proposed development represents a carefully considered response to both the site and its conservation area context.

The scheme has evolved through engagement with planning and conservation officers, incorporating their feedback to achieve an appropriate balance between scale, massing, and architectural expression. It follows the established urban grain, respects neighbouring relationships, and safeguards key site features, including existing trees.

While adopting a contemporary design approach, the proposal draws on the proportions, materials, and rhythms of the surrounding context, resulting in a development that is both distinctive and respectful.

Overall, the scheme preserves the character and appearance of the conservation area while delivering a high-quality, sustainable family dwelling that enhances the street scene, and provides attractive and sustainable accommodation to future residents.



REAR VIEW OF THE PROPOSED DEVELOPMENT