



Design & Access Statement

Site: 63A Hamilton Road, Reading, RG1 5RA

Proposal: Erection of a single-story detached outbuilding for ancillary residential use (family accommodation).

1. Site Location and Context

The application site is a residential property located at 63A Hamilton Road within a well-established suburban area. The locality is characterised by substantial detached and semi-detached dwellings set within generous plots.

The site benefits from a mature garden landscape. Several trees within the immediate vicinity are subject to **Tree Preservation Orders (TPOs)**. These specimens are recognized as vital contributors to the local character and biodiversity of the Hamilton Road streetscape and will be central to the site's management.

2. Proposal Description

This application seeks planning permission for a single-storey detached outbuilding. The primary purpose is to provide **ancillary accommodation** for the applicant's elderly parents. This arrangement facilitates essential family support and multi-generational living while maintaining the functional integrity of the main dwellinghouse.

Key features include:

- **Ancillary Use:** The building is intended for habitation by family members only (Class C3); it will share utilities, primary kitchen facilities, and access with the main house.
- **Scale:** A subservient, single-story footprint designed to sit discretely within the rear garden.
- **Design:** A contemporary flat roof profile with integrated skylights to ensure high-quality internal light without impacting neighbour privacy.

3. Design Principles and Materials

The design adheres to **Policy CC7 (Design and Character)** of the Reading Borough Local Plan:

- **Materials:** All external finishes (brickwork) will be selected to **match or complement the existing dwelling** at 63A Hamilton Road, ensuring visual cohesion.
- **Massing:** By utilizing a flat roof, the height is kept to a minimum (typically 3.0m from the ground), ensuring the structure does not appear overbearing to neighbouring properties.
- **Fenestration:** The use of skylights provides a private living environment for the occupants while eliminating any potential for overlooking into adjacent gardens.
- **Fenestration:** Any vertical glazing is positioned to overlook the applicant's own private garden.

4. Trees and Landscaping (TPO Compliance)

Given the proximity of the proposed outbuilding to the **Root Protection Areas (RPAs)** of protected trees (notably within the 3m zone), the following mitigation strategies are proposed:

- **Foundation Design:** To prevent soil compaction and root severance, the structure will utilize a **non-invasive foundation system** (e.g., screw piles or a "No-Dig" 3D cellular confinement system) rather than traditional trenching.
- **Service Routing:** Drainage for the bathroom and water supply will be carefully routed to avoid major root systems, utilising hand-digging.

- **Retention:** 100% of the protected trees on-site will be retained and protected in accordance with **BS 5837:2012** throughout the construction phase.

5. Access and Parking

- **Vehicular Access:** The existing access remains unchanged.
- **Parking:** The front driveway provides ample off-street parking. As the outbuilding is for ancillary family use, the proposal does not create a requirement for additional parking spaces nor will it increase local highway pressure.
- **Pedestrian Access:** Level access will be provided from the main dwelling to the outbuilding, ensuring it is "lifetime homes" compliant for elderly residents.

6. Residential Amenity

The proposal complies with **Policy H10** regarding private open space.

- **Overshadowing:** The single-storey height and distance from boundaries ensure no loss of daylight to neighbours.
- **Privacy:** The outbuilding is a sufficient distance from the primary dwelling to maintain the amenity of both sets of occupants.
- **Noise:** As a purely residential ancillary unit, the building will produce no more noise than a standard garden outbuilding or hobby room.

7. Planning Policy Context

The scheme has been developed with regard to:

- **National Planning Policy Framework (NPPF):** Promoting efficient use of land and high-quality design.
- **Reading Borough Local Plan (2019):** Specifically, Policies **CC7** (Design), **EN12** (Trees), and **H10** (Amenity Space).

8. Conclusion

The proposed outbuilding at 63A Hamilton Road is a sensitive, high-quality addition that addresses a genuine family need for multi-generational living. Through the use of matching materials, a low-profile roof, and specialized foundation techniques to protect TPO trees, the development respects both the built and natural environment. We respectfully request that planning permission be granted.