

The Jolly Anglers, 314 -316 Kennet Side,
Reading, RG1 3EA

Design And Access Statement For Planning Application

April 2026

1.0 Introduction

The application site is located in a truly sustainable location within walking distance to Reading rail station and a wide range of facilities and amenity spaces. It is very suitable for professionals having an easy and frequent access to central Reading and London.

The property is a two storey building with area of approximately 290m² and outbuilding area of approximately 70m² in the rear garden on first floor.

It is currently vacant but used to be a mixed use with Pub on ground floor and upper floor functioning as ancillary and accommodation spaces.

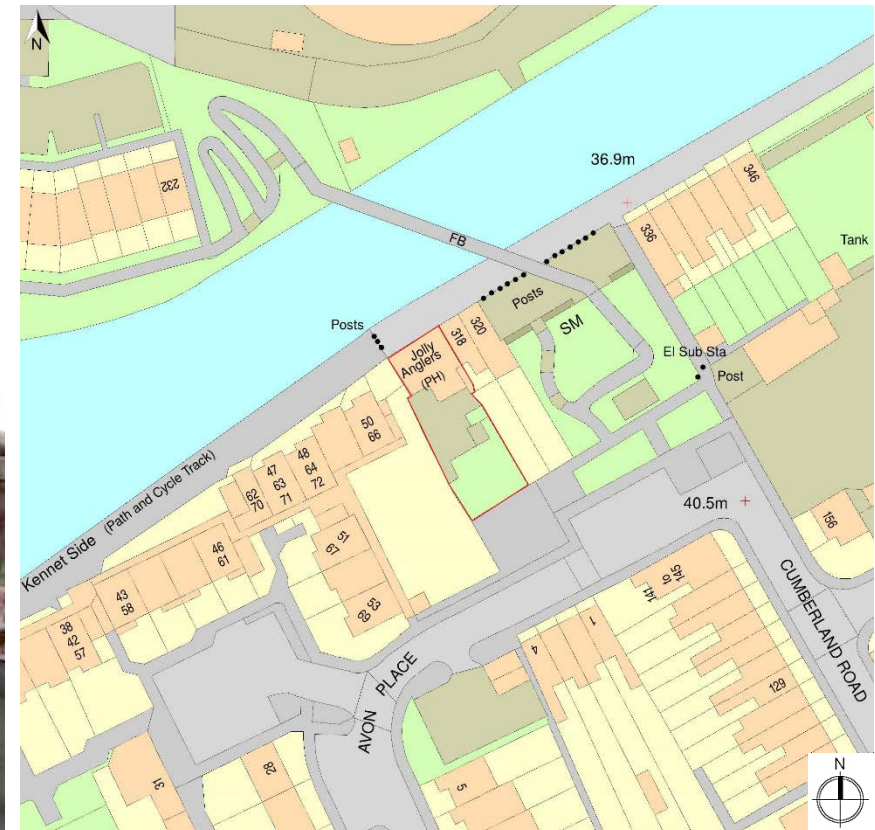
This application proposes to retain the ground floor as Pub and extend the building on first and second floor to function as 8 room 13 persons HMO with it's associated cycle and refuse storage.

An assessment will be undertaken to demonstrate that passive design and energy efficiency measures will help to reduce energy demand and CO2 emissions substantially, and internal water usage.

Developing the site in the manner proposed is considered to maximise the potential of the site, whilst also improving the state of the existing building with no adverse impact on the wider context. It will look contemporary in details and modest in scale and will provide much needed additional accommodation within this part of the borough.

Pre planning application - ref: 24/1644/PREAPP - was submitted in December 2024, followed by a planning application that was submitted in April 2025. The proposed scheme has been produced based on the comments that were received from the planning officer.

Further details and assessment of the proposals are provided within the accompanying planning statement and this document.



2.0 Site Location

The site benefits from a very good transport links and nearby open space and gardens, there is also a whole host of services, facilities and employment opportunities located well within walking distance.



3.0 Site Context & Character

The views on this and the following page illustrate the existing architectural style and language that contribute to the unique character of the area.

The surrounding area consists mainly of residential buildings, ranging from two to four stories, with brick being the predominant cladding material, used in a variety of colours.

The neighbouring buildings are charming, though not particularly distinctive. To the east of the site, the terrace houses are two stories tall with pitched roofs, while to the west, the development consists of a mix of three- and four-story buildings, also with pitched roofs.

The site is oriented roughly northwest to southeast. Notably, this is the only non-residential building in the terrace. Its front elevation mirrors that of the other houses in the row, though the rear has been modified over time with the addition of outbuildings and a swimming pool.



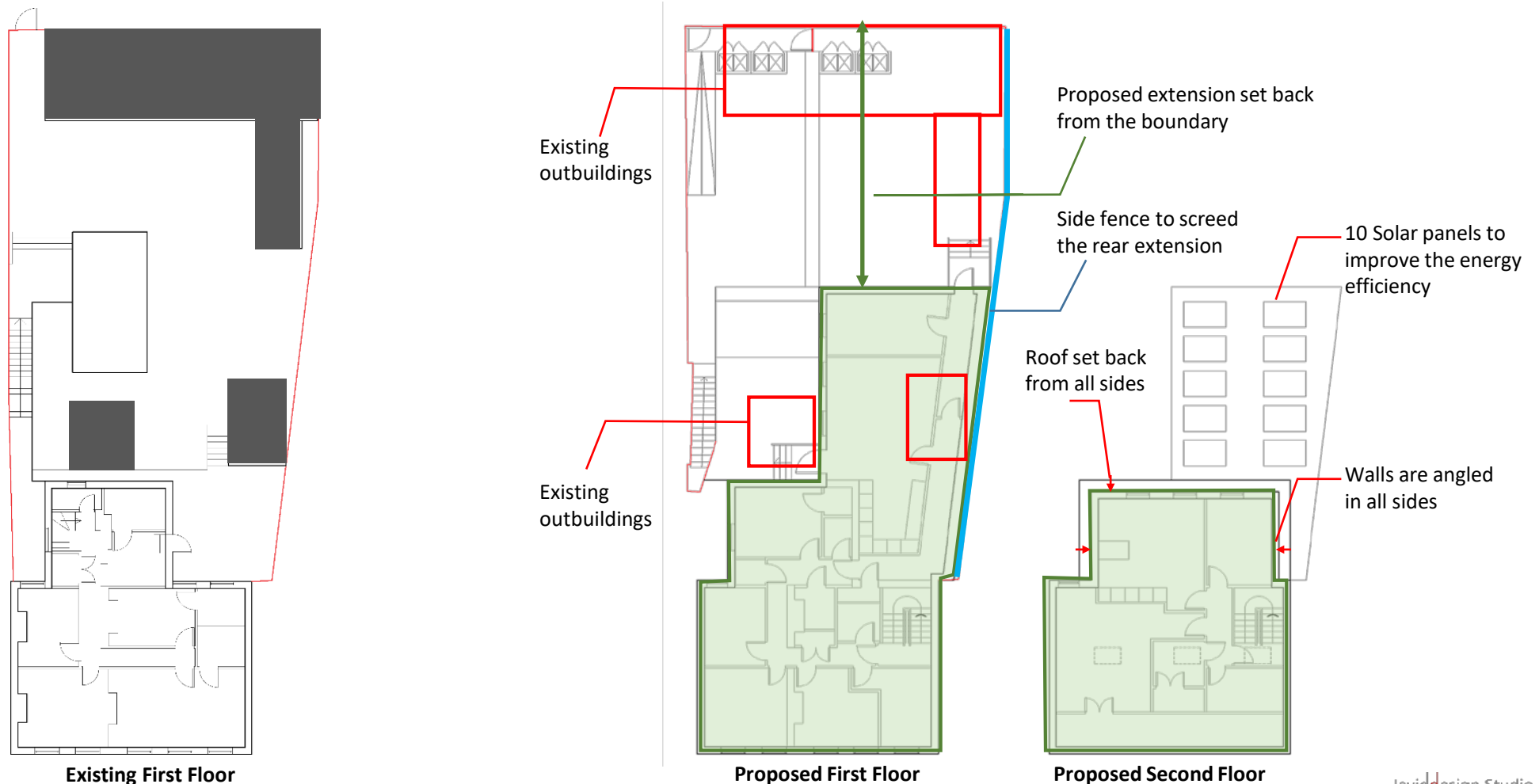


4.0 Design Principles

The majority of the proposed extension is located on the first floor and is embedded within the site's slope, making it largely concealed from external views. This element will be predominantly screened by the existing side fence, ensuring minimal visibility and no material impact on neighbouring properties.

The footprint of the proposed first-floor extension does not exceed that of the existing outbuildings. However, its design is more regular and cohesive, allowing it to integrate seamlessly with the main building rather than appearing as a collection of detached structures. Furthermore, the extension is set back from the rear boundary, representing an improvement over the current arrangement, where the building is positioned directly on the boundary.

The second-floor extension is also set back from the perimeter, with angled walls designed to minimise its visual impact on neighbouring properties. The use of roof tiles as the proposed material will allow this element to read as part of the roofscape, further reducing its perceived mass and visual presence



5.0 Proposed Plans

Access

The site has two points of access. The main entrance, located at the front, provides pedestrian-only access, while vehicle access is available from the rear via Avon Place. This rear access is also where the bins are stored and collected weekly.

The front of the site, which faces the River Kennet, is over 3 meters lower than the rear, creating an opportunity to develop the site without negatively impacting the neighbouring properties.

Amenity

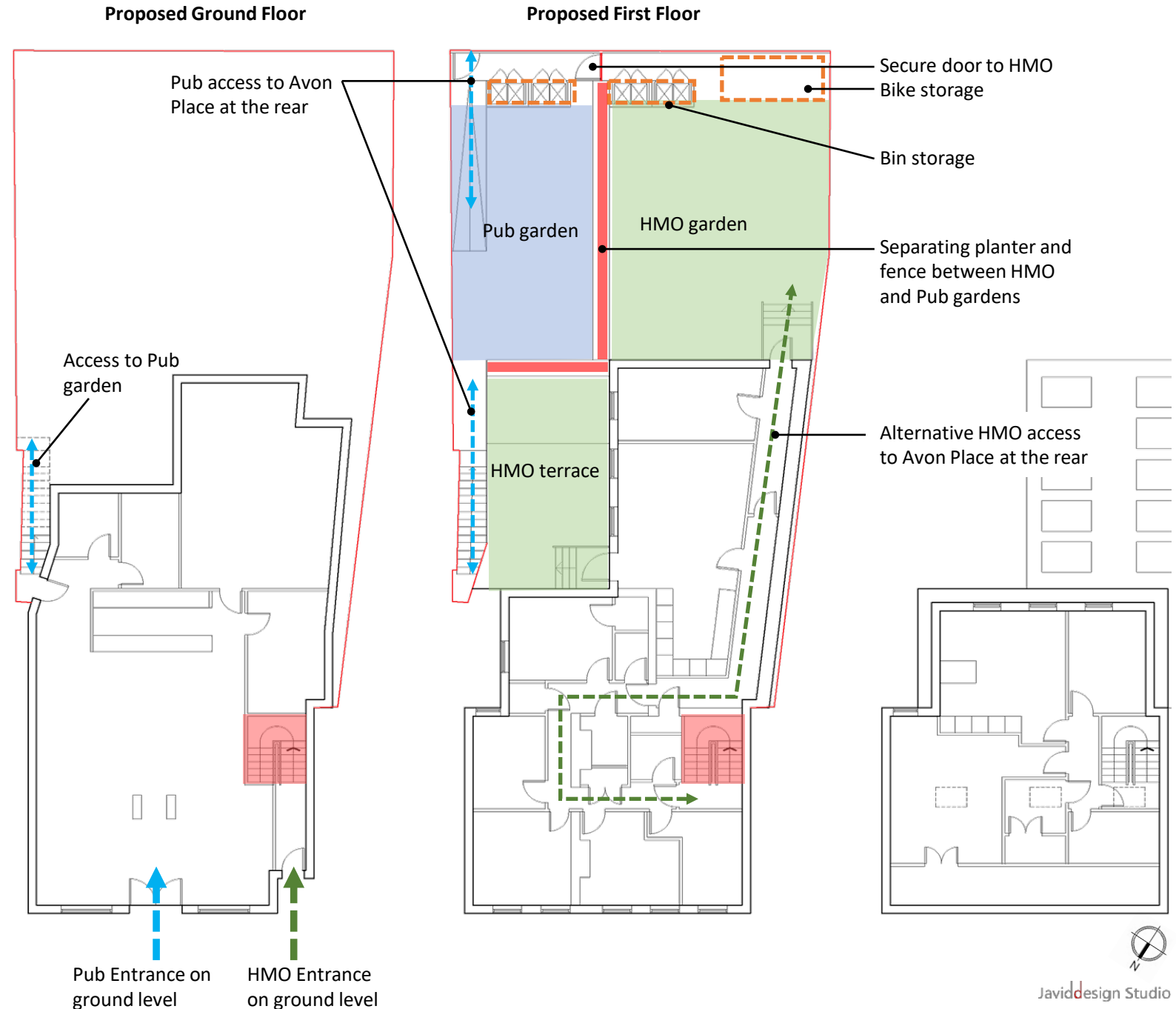
Separate gardens and terraces have been designated to both Pub and HMO at the rear of the building which is south facing and benefits from sunshine. Features such as level difference, planters and fences have been incorporated to eliminate overlooking between the two different uses.

Material

Proposed material of the rear extension is brick to match the existing building with roof tile on second floor extension.

Refuse and Recycling

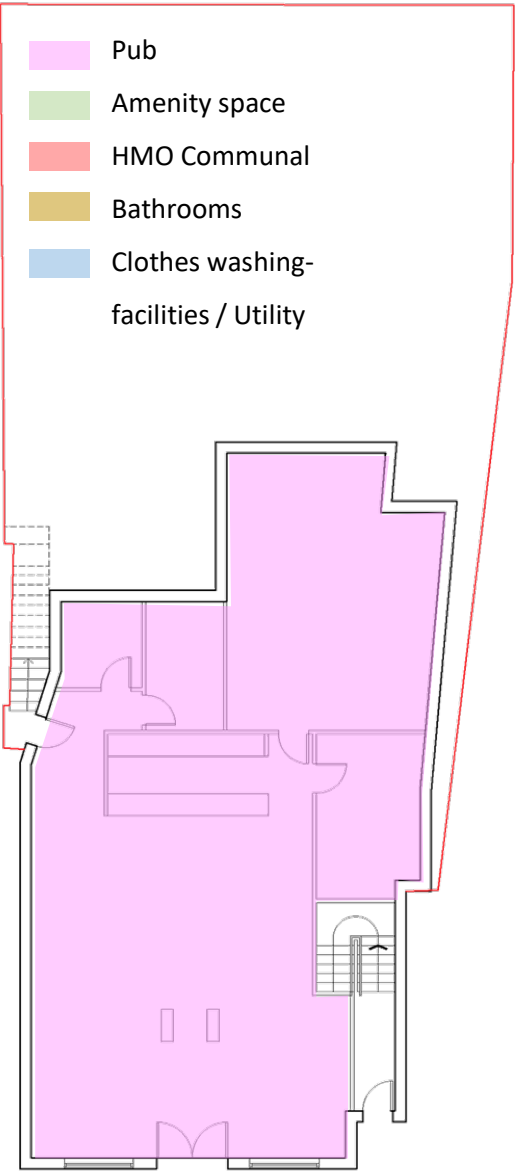
A specific Refuse and Recycling Area has been incorporated into the design, ensuring that all rooms are catered for. The storage area is accessed directly from Aven road at the rear.



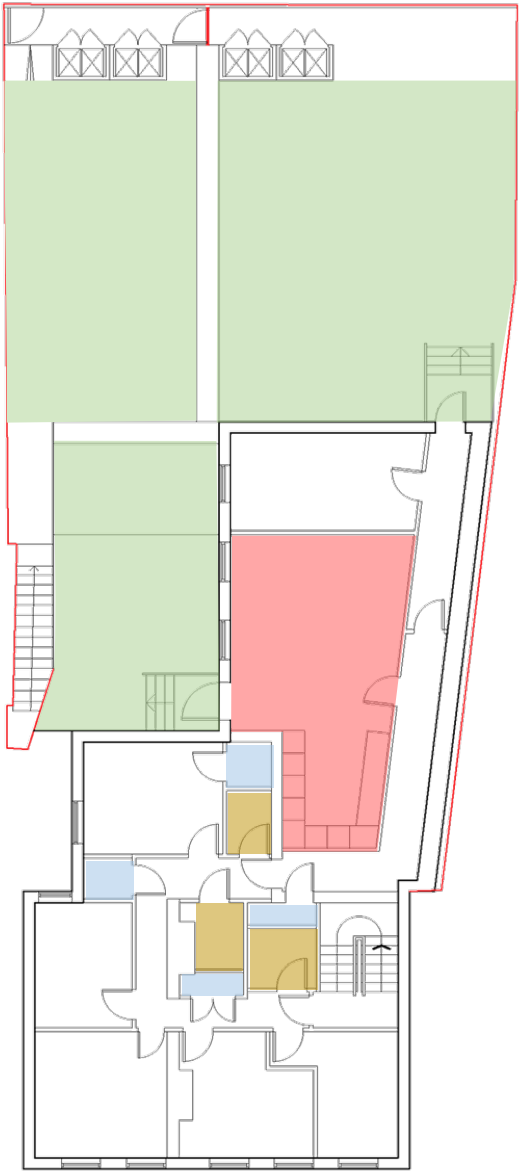
5.1 Proposed Plans

The scheme has been meticulously designed to meet both housing standards and the Reading HMO standards.

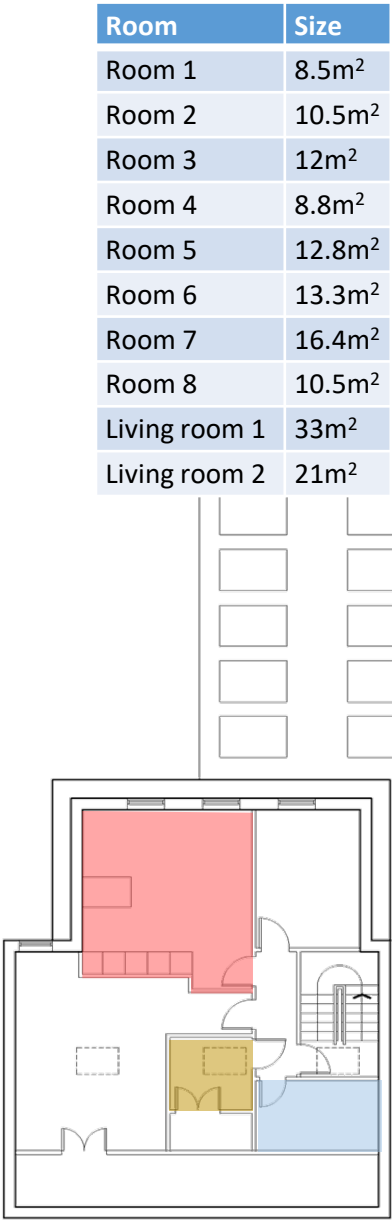
- All rooms exceed the minimum required size and feature adequate openings to ensure access to natural light.
- The design incorporates two spacious living and dining areas for 8 rooms. Each kitchen has been design with sufficient space to comfortably accommodate all the required fittings and equipment.
- There are three shower rooms and one toilet, surpassing the required number as per the standards.
- Five separate utility spaces have been design, two of which will include washing facilities with a washing machine.
- Two separate amenity spaces have been designed and are accessible from the communal areas.
- 8 enclosed bike spaces have been incorporated for the benefit of the HMO residents.
- 10 solar panels have been proposed on the roof of the rear extension.



Proposed Ground Floor



Proposed First Floor



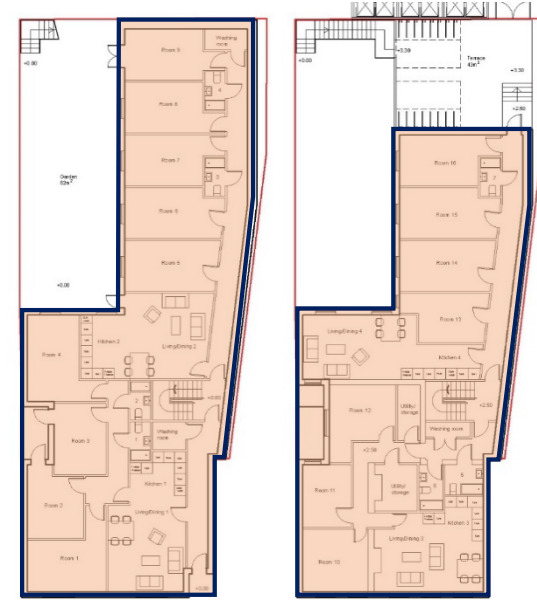
Proposed Second Floor

6.0 Design Evolvment

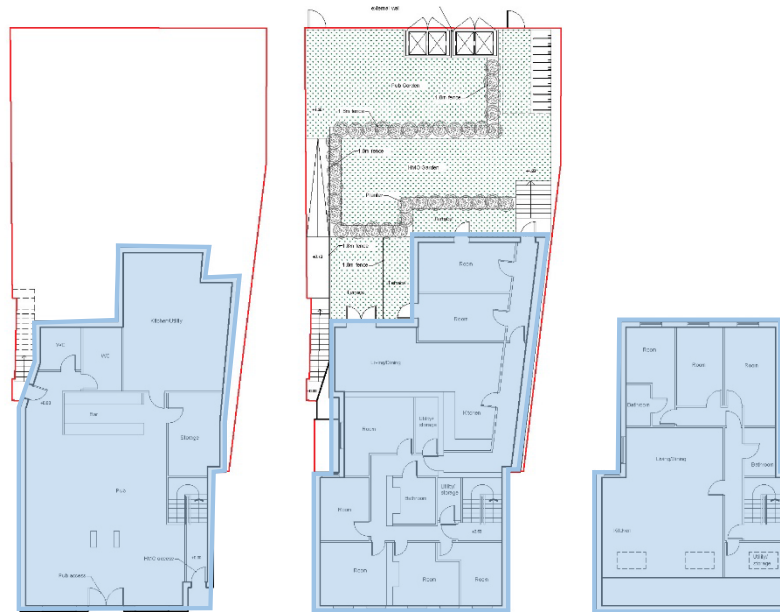
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Proposed scheme at Pre-app



Proposed scheme at first Planning Application



Proposed scheme at first Planning Application – Second option



Proposed scheme at current Planning Application