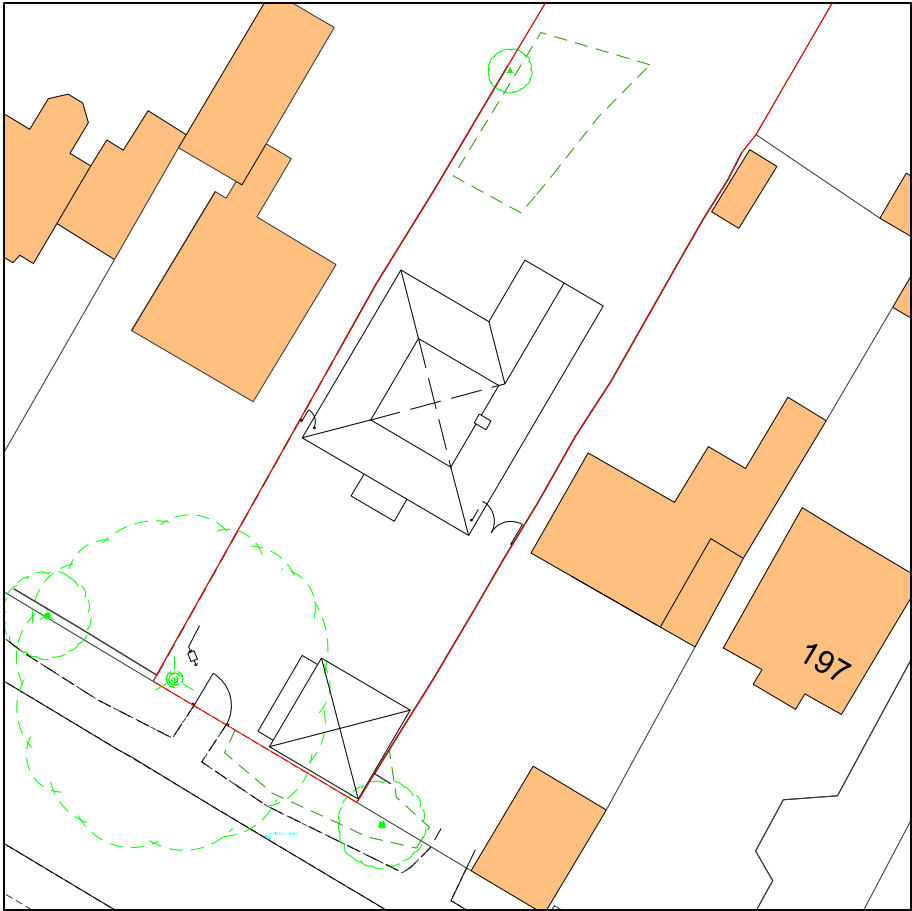




Site Plan

Existing Site Plan 1:500 @ a3



Site Plan

Proposed Site Plan 1:500 @ a3



Design and Access Statement

Project: 201 Reading Road
Project Number: 290
Address: 201 Reading Road, Wokingham, Berkshire RG41 1LJ
Proposal: Demolition of an existing house and detached garage. New house and detached garage.
Date: 2024
Revision: 01
Client: Riorden Welby
Agent: Jonathon Connolly BA Hons, Dip Arch, RIBA
Local Planning Authority: Wokingham Borough Council
Ward: Emmbrook Ward
Conservation Area: Not applicable
Listing Designation: No national or local Listing

Brief

This design and access statement relates to the proposal to demolish an existing house at 201 Reading Road and the construction of a new dwelling. The existing house is a two storey, detached family home located close to the busy Reading Road. The house has painted render finish walls above a brick plinth with a double pitch roof with the ridge in line with the main road. There is a narrow gable at the level of the main roof in line with the front elevation above a single-pitch porch projection. A separate, detached garage structure is located at the rear of the property. We have explored options to create a new detached family home on the same plot replacing the existing house which would be demolished entirely.

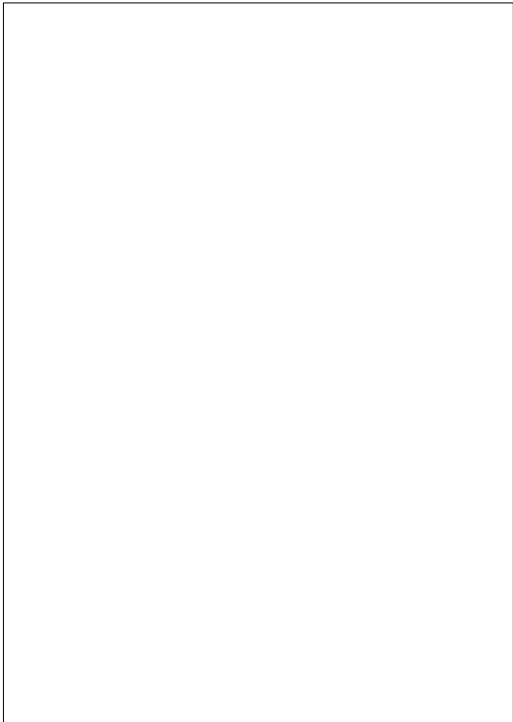
The existing house has become unsuitable for modern living and is currently in a poor state. The house is poorly insulated and there are a number of areas which are badly damaged. The design of the house has been amended internally over the years to suit the requirements of the owner and this has led to a layout which is not optimally organised for the requirements of a modern family.

The aim is to provide a modern, well sealed and well insulated modern house which is spacious and organised for the needs of a family today.

To the rear of the house and access via a lane alongside there is a single-height garage. This is a small garage structure providing space for a single car, this would also be demolished and a new double garage installed to the front of the house closer to the main road.

Planning History

It is understood that the house was built in the 1920s and the previous owner lived at the address since it was bought in 1959. Since the house was built it has remained largely untouched. The council have no records showing any applications to make alterations to the original form of the building. This appears to agree with the layout of the building which suggests that there have been no extensions to the overall footprint or alterations to the overall form of the house.



Legend Notes

Do not scale from drawings. Except for planning considerations.
Errors to be reported immediately to the Architect.
To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.
All existing site, tree and building information has been compiled from different sources.
All dimensions to be checked on site.

Revisions

P2	Planning	JC	JC	WBC	11/12/24
P1	For Discussion	JC	JC	RW	22/11/24
Rev.	Description	Drawn	Check	Issued to	Date Issued



Key Plan

Project Name 201 Reading Road		Project No. 290		
Drawing Name Design and Access Statement		Drawing No. 290_DAS_01		
Client	Riorden Welby	Drawn	JC	Issue P2
Scale	1:500 @ a3	Checked	JC	
Date	11 December 2024	Approved	JC	

CONTEXT



Site Plan

Existing Site Plan 1:1250 @ a3



Site

201 Reading Road occupies a long, narrow site running approximately northeast to southwest and measuring around 115 meters by 14.3 meters. The site boundary is defined to the north by a train line and to the south by the Reading Road. There are neighbouring properties on both sides of the site and opposite. Reading Road is located along the A329, an A Road running east to west from Wentworth in Surrey to Thame in Oxfordshire. The highway is a wide and continuously busy main road. The train line to the north is the Waterloo to Reading train Line. The line passes to the north of the site and splits to the east forming the North Downs Line and London Line.

Context

201 Reading Road is within the Emmbrook Ward of the Wokingham Borough. This area is mainly residential with a good mix of housing sizes, ages and styles. It is not within a conservation area, the closest heritage assets of note are Bill Hill Park well to the north of the site and Wokingham Town Centre Conservation Area to the east. There are no listed buildings noted on the heritage maps stored by Wokingham Borough Council or Historic England within the proximity of the site.

There is not a consistent architectural style unifying the houses along the road, nor is there a particularly characteristic, unifying palette of materials outside of a generic range of brick, painted render walls and tiled roofs. Most of the houses in the immediate surrounding area are two-storey family homes set a decent distance from the main road with good-sized driveways to the front connecting directly to the road. Over the years there have been some back land type developments which have created groups of houses to the east and west of the property at Aspen Place and Landen Grove.

Demolition

The intention is to demolish the main house and the detached garage on the site shown on the map alongside, and to relocate the garage so that it is sited closer to the main road. The house would occupy the same plot and be restricted at the front edge by the building line implied by 199 and 203 Reading Road. The new house would sit just over one meter from the boundary between 201 and 203 Reading Road and would be set around three meters from the boundary shared by 201 and 199 Reading Road.

- Train line
- Boundary line
- Overall plot is very deep
- Backland development alongside property
- A number of structures along the road are set in front of the main building line
- Houses in general set back a good distance from main road
- Main road



View 01, Red line on images denotes site area



View 02



View 03



View 04



View 05



View 06



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Revisions

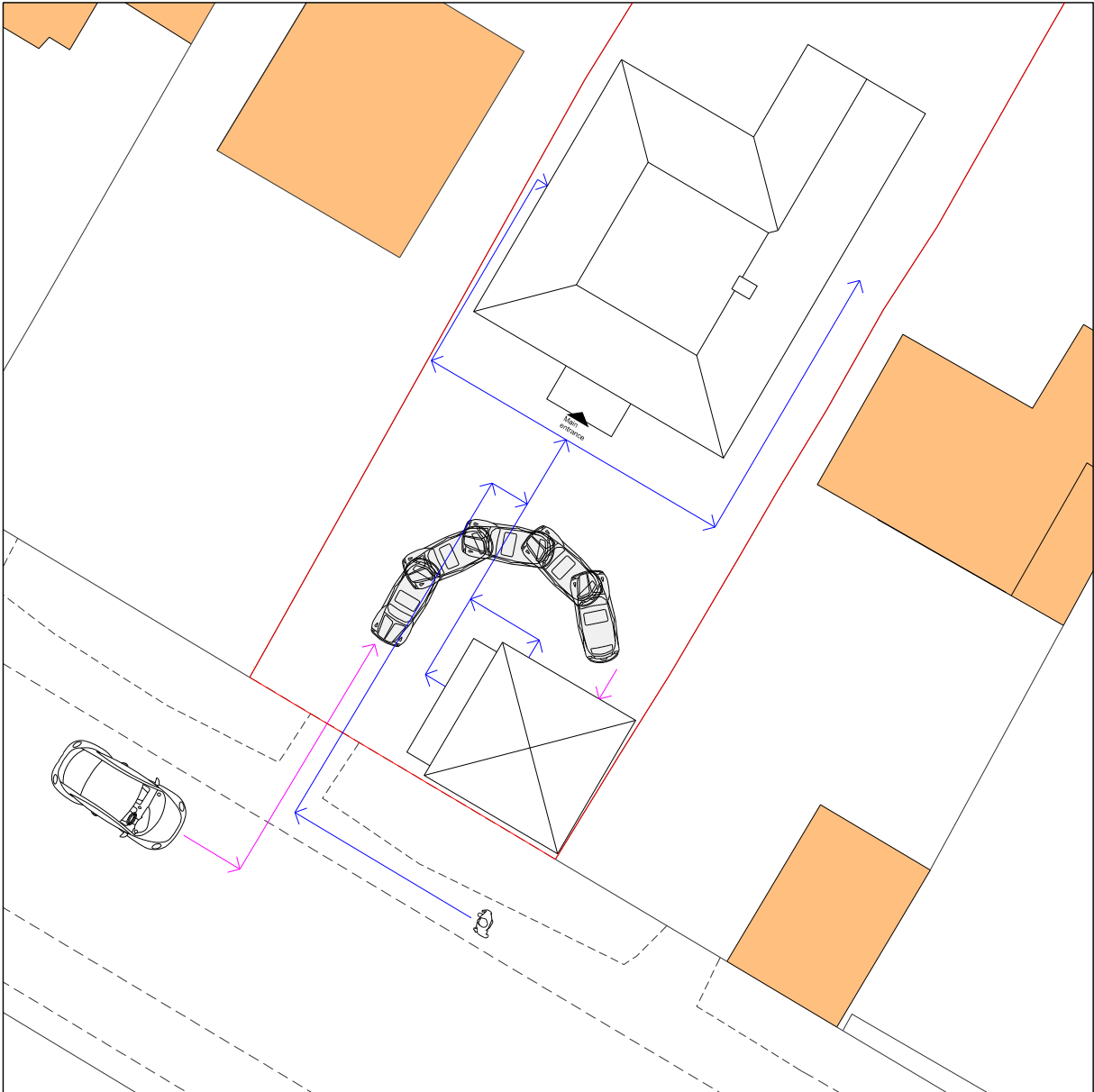
P2	Planning	JC	JC	WBC	11/12/24
P1	For Discussion	JC	JC	RW	22/11/24
Rev.	Description	Drawn	Check	Issued to	Date Issued



Key Plan

Project Name 201 Reading Road	Project No. 290		
Drawing Name Design and Access Statement	Drawing No. 290_DAS_02		
Client Riorden Welby	Drawn JC	Issue	P2
Scale 1:1250 @ a3	Checked JC		
Date 11 December 2024	Approved JC		

ACCESS



Site Plan
Proposed Site Plan 1:300 @ a3

Local Access
The site is accessed from Reading Road part of the A329. The road is a busy main road providing good access to Reading. There are local train stations around the site the closest being the Wokingham mainline station which connects to London and Reading.

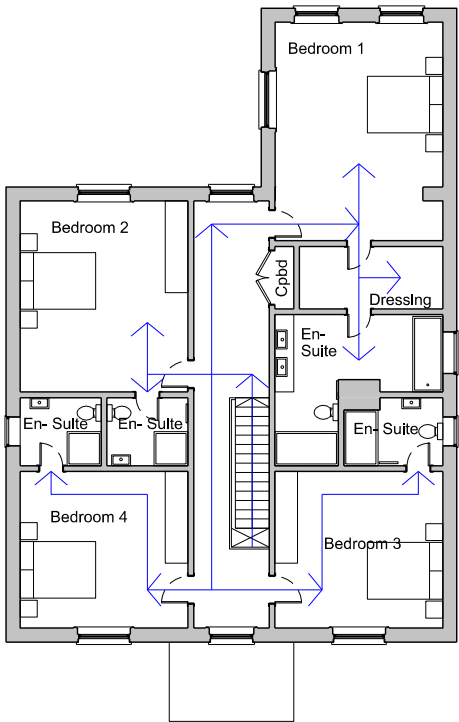
The site is directly accessible from Reading Road and has space to provide several parking spaces and covered parking spaces which would be contained wholly within the boundary as defined on the accompanying site plans.

There are no easements across the site or public access as it is understood.

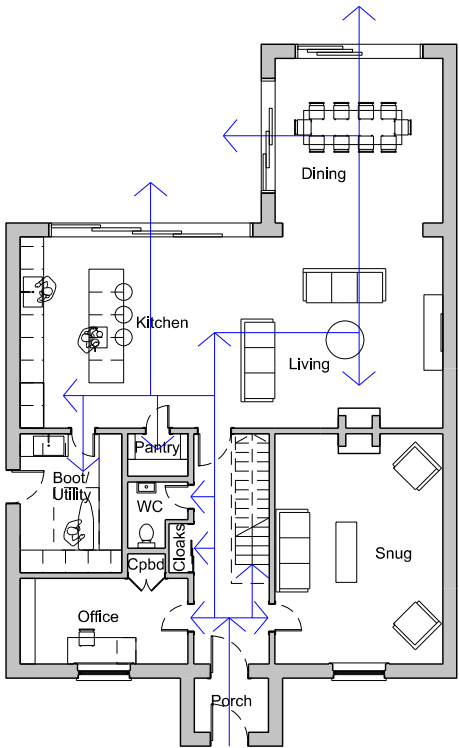
Site Access
Currently, access to the site is via the southwest corner where a narrow lane connects Reading Road to a small garage which is set behind the house. It is proposed that the garage location be changed to create covered parking closer to the main road. However, the existing access would be maintained and a new driveway would be formed across the front of the house.

Access into the proposed house is via one of three doors. A front door through a porch a side entrance via a boot room and to the rear via the rear entrance. Level access is provided to the main entrances.

Access diagrams are provided to describe the movement around the proposed site and building.



Plan 01
Proposed First Floor 1:200 @ a3

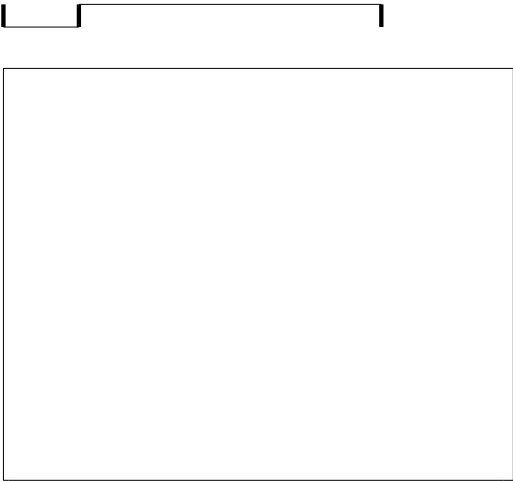


Plan 00
Proposed Ground Floor 1:200 @ a3

Legend Notes

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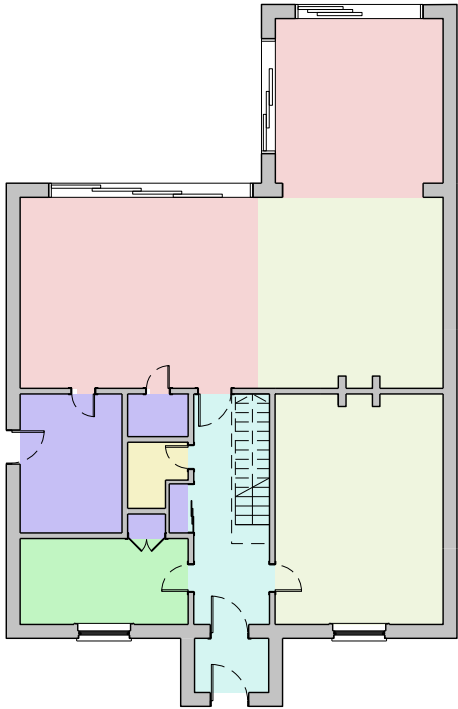
Revisions					
P2	Planning	JC	JC	WBC	11/12/24
P1	For Discussion	JC	JC	RW	22/11/24
Rev.	Description	Drawn	Check	Issued to	Date Issued



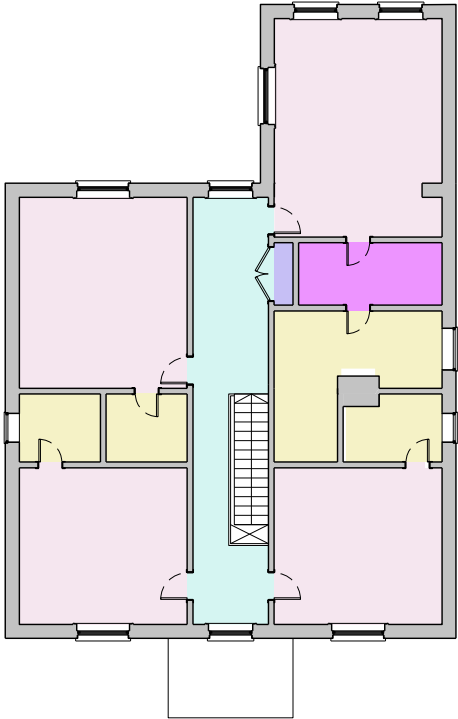
Key Plan

Project Name 201 Reading Road		Project No. 290	
Drawing Name Design and Access Statement		Drawing No. 290_DAS_03	
Client	Riorden Welby	Drawn	JC
Scale	1:200/ 300 @ a3	Checked	JC
Date	11 December 2024	Approved	JC
		Issue P2	

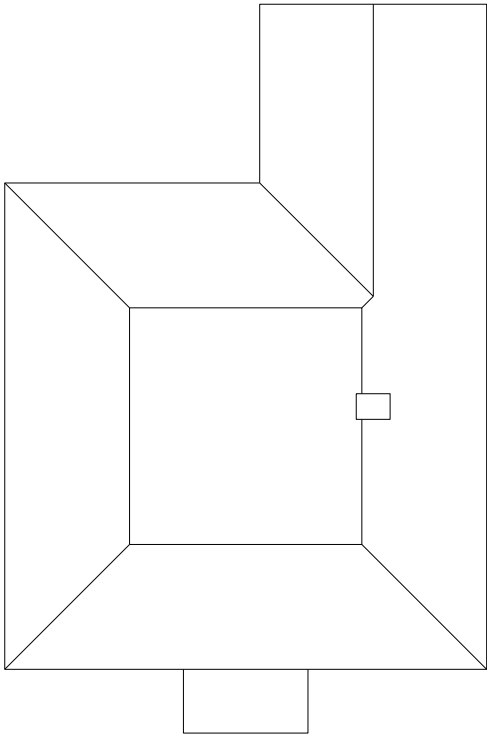
LAYOUT AND USE



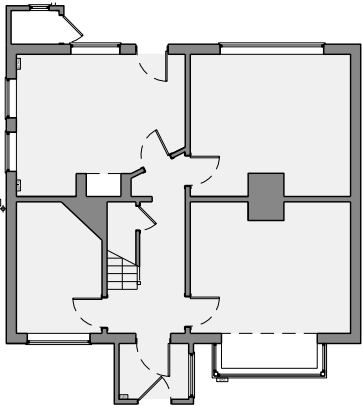
Plan 00
Proposed Ground Floor Plan 1:200



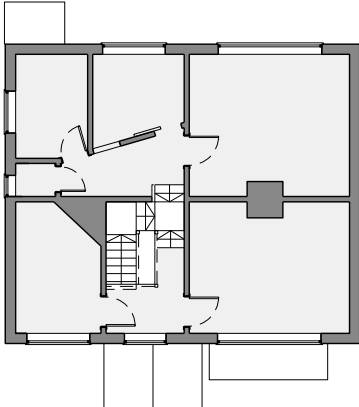
Plan 01
Proposed First Floor Plan 1:200



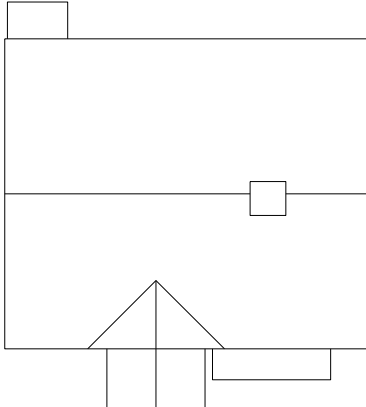
Elev 00
Proposed Front Elevation 1:200



Plan 00
Existing Ground Floor Plan 1:200



Plan 01
Existing First Floor Plan 1:200



Plan 02
Existing Roof Plan 1:200



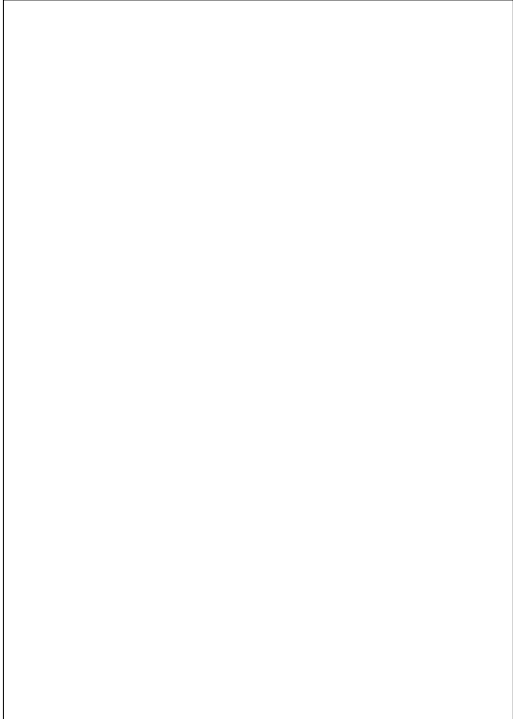
Elev 00
Existing Front Elevation 1:200

Land Use
The existing buildings at 201 Reading Road are residential and the intention is to maintain this land use. The entire site is private with no public space or access.
The proposed house will occupy the same position as the existing house but with a larger footprint. The front, principal elevation of the house will maintain the building line defined by the neighbouring properties.
The intention is to replace the existing dwelling with another more modern dwelling and not to increase the number of houses.
The new house would sit one meter from the boundary between 201 and 203 Reading Road and would be set around three meters from the boundary shared by 201 and 199 Reading Road
The buildings which immediately surround the site are also residential as is much of the Reading Road.

Programme
Drawings alongside show the proposed programme for the new house.

Area
Diagrams alongside describe the comparative areas in square meters between the existing and the proposed houses.

	Programme	GF	1F	Total
	Circulation	16	16	32
	Office	10	0	12
	Kitchen/ Dining	53	0	53
	Living	52	0	52
	Bath/ WC	2	24	27
	Utility/ Storage	13	1	12
	Bedroom	0	85	85
	Dressing	0	6	6
	Garage	36	0	0
Proposed Total Programme Area (inc garage)		179	136	315
Exlstng Total Programme Area (Inc garage)		87	56	143
Proposed Total GIA House		150	147	297
Proposed Total GIA Garage		36	0	36
Proposed Total GIA				333
Existing Total GIA House		68	65	133
Existing Total GIA Garage		24	0	24
Exlstng Total GIA				157



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Revisions					

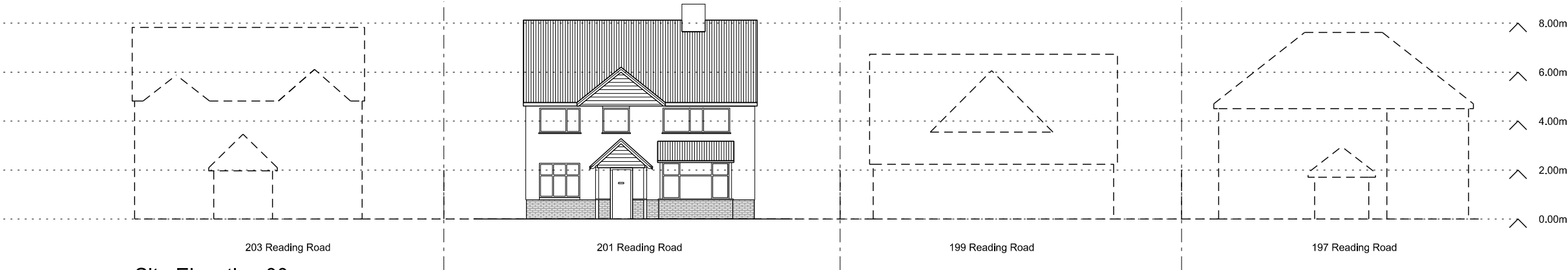
P2	Planning	JC	JC	WBC	11/12/24
P1	For Discussion	JC	JC	RW	22/11/24
Rev.	Description	Drawn	Check	Issued to	Date Issued



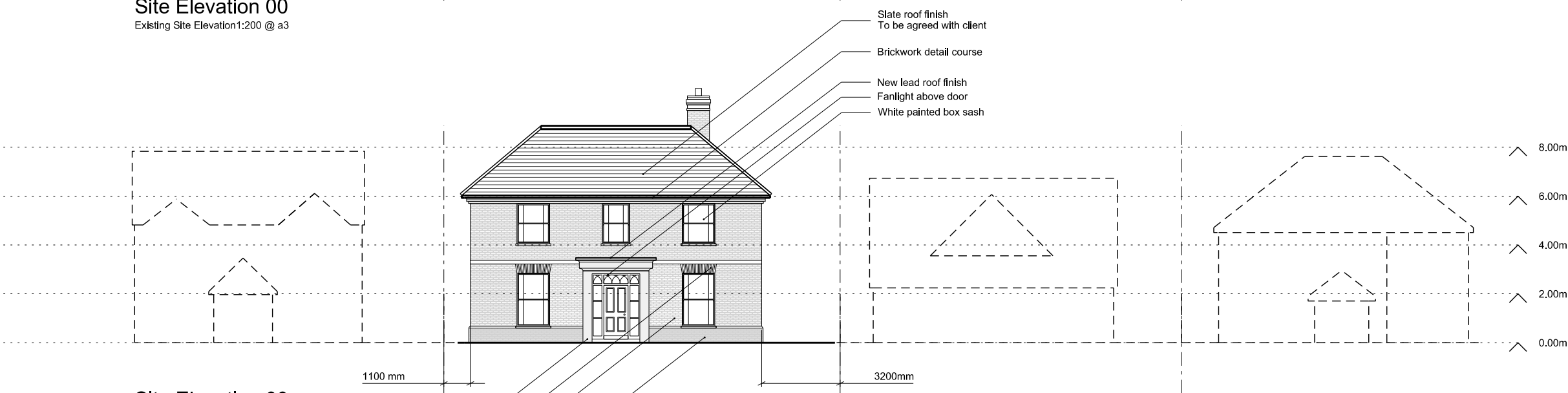
Key Plan

Project Name 201 Reading Road		Project No. 290		
Drawing Name Design and Access Statement		Drawing No. 290_DAS_04		
Client	Riorden Welby	Drawn	JC	Issue P2
Scale	1:200 @ a3	Checked	JC	
Date	11 December 2024	Approved	JC	

SCALE AND APPEARANCE



Site Elevation 00
Existing Site Elevation1:200 @ a3



Site Elevation 00
Proposed Site Elevation1:200 @ a3

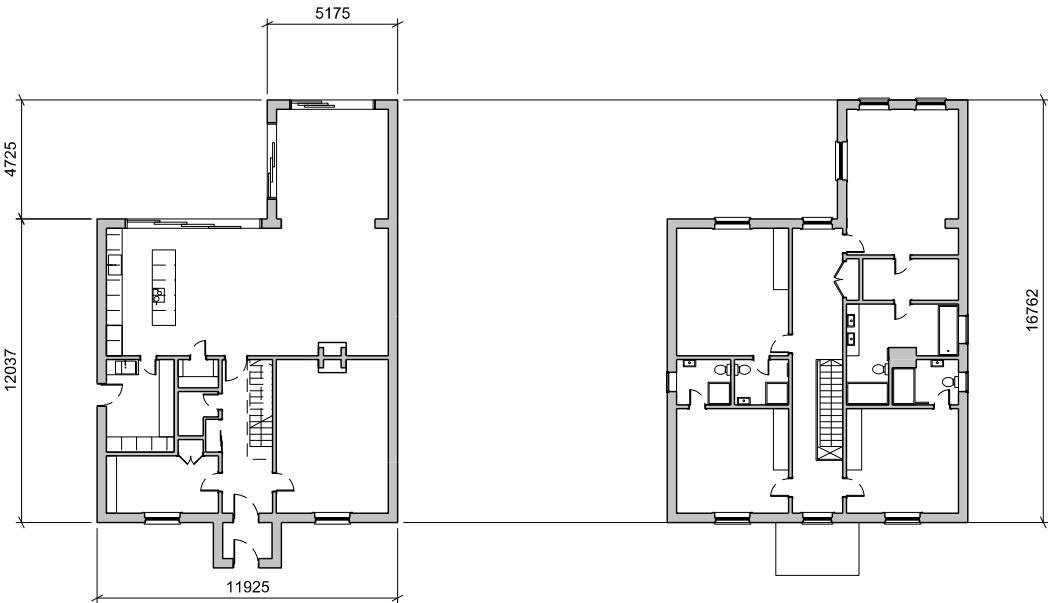
Form and Position
The houses lining Reading Road are set back a good distance from the main road and often have fences or hedges defining the boundary between plot and street and restricting views of the houses themselves. Although the houses are generally two storeys and are placed so that the front elevations align parallel with the street, the forms of the surrounding houses vary considerably with different types from smaller chalet style to large family houses. This, and a range of extensions that have been carried out over the years, form an inconsistent mixture meaning that the houses along the road are not read as a continuous consistent streetscape (refer to Context pg. 2).

Scale
The proposed house is positioned to give around one meter to the boundary between 201 and 203 and around three meters between 201 and 199 Reading Road. The height of the proposed roof is around 800mm higher than the previous building's ridge height. This ensures good floor-to-ceiling heights in the proposed house. The crown-style roof means that the overall height of the roof is restricted. The building sits on a northwest to southwest axis meaning that the increased effect of shadowing on the neighbouring houses should be minimal compared to the previous house.

Plan
The proposed house is situated to provide a reasonable distance between 201 and the neighbouring buildings. The longer elevation runs along the side with the more distance to the neighbouring property at Number 199 Reading Road. Large windows are proposed to the front and to the rear of the building but the windows to the side elevations are smaller with obscured glazing, restricting potential overlooking into the neighbours' property.

Appearance
The design of the street facing, and principal, elevation of 201 Reading Road has been developed to represent a balanced, appropriate arrangement. The style is traditional with tall windows and a symmetrical elevation. The building is aligned along the front edge with the existing house and with the neighbouring buildings.

Materials
The house will draw upon an appropriate palette of materials with brick walls incorporating detailed courses and a plinth course with a dark slate roof. The windows will be painted timber with glazing bars which will represent a traditional-looking window utilising modern technology to increase the thermal and security performance.



Plan 00
Proposed Ground Floor 1:300 @ a3

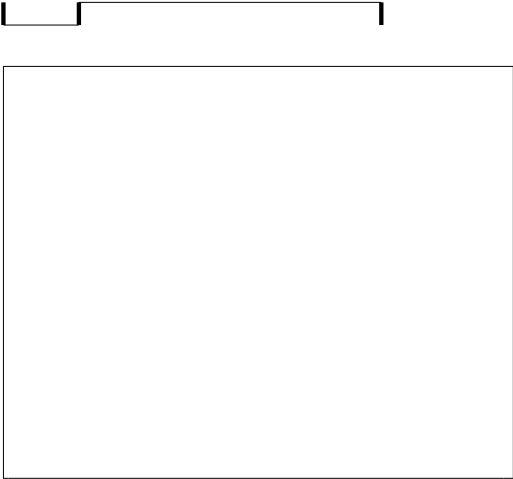
Plan 01
Proposed Ground Floor 1:300 @ a3

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Revisions

Rev.	Description	Drawn	Check	Issued to	Date Issued
P2	Planning	JC	JC	WBC	11/12/24
P1	For Discussion	JC	JC	RW	22/11/24



Key Plan

Project Name 201 Reading Road		Project No. 290		
Drawing Name Design and Access Statement		Drawing No. 290_DAS_05		
Client	Riorden Welby	Drawn	JC	Issue P2
Scale	1:200/ 300 @ a3	Checked	JC	
Date	11 December 2024	Approved	JC	