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Design & Access Statement

62 Reading Road, Woodley, RG5 3DB



Designed to
Enable





DESIGN & ACCESS STATEMENT

Demolition of existing dwelling and erection of a purpose-built replacement dwelling to meet the needs of a disabled child

Site: 62 Reading Road, Woodley, RG5 3DB

1. Introduction

This Design & Access Statement accompanies a planning application for the demolition of the existing dwelling and erection of a purpose-built replacement dwelling designed to meet the needs of a disabled child.

2. Site Context

The site is located within a residential area of Woodley characterised by detached and semi-detached dwellings. The replacement dwelling will be largely positioned on the existing footprint.

3. Design Principles

The design prioritises inclusive living, functionality and compatibility with the surrounding residential character.

4. Layout

The internal and external layout allows for step-free access, efficient circulation and adaptable living spaces.

5. Scale and Massing

The dwelling is of a scale appropriate to the street scene and surrounding properties.



6. Appearance and Materials

Materials will be sympathetic to the local area and domestic in character.

7. Landscaping

Landscaping will maintain residential character and provide level, accessible routes.

8. Access

Vehicular access is from Reading Road. Pedestrian access is step-free with level thresholds. Internal access meets Approved Document M guidance.

9. Conclusion

The proposal delivers a high-quality, accessible dwelling that respects its context and meets identified needs.