

# DESIGN AND ACCESS STATEMENT

ADDRESS: THE WHITE HOUSE ,  
35 ROSEBERY ROAD  
TOKERS GREEN,  
READING, RG4 9EL  
REVISION: 01  
DATE: 25/09/25  
AUTHOR: GW

THE WHITE HOUSE, 35  
ROSEBERY ROAD,  
TOKERS GREEN (PLOT B)

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# 1.0 INTRODUCTION

# 1.0 INTRODUCTION

1.



This Design and Access Statement supports revised proposals for a new dwelling on Plot B, adjacent to The White House, Tokers Green, following the refusal and subsequent dismissal at appeal (Ref: APP/Q3115/W/24/3347935, decision dated 14 April 2025). The Inspector's concerns related primarily to the character and appearance of the previous scheme, which was judged to represent over development with insufficient separation between dwellings, and to the impact on the living conditions of neighbours, where the rear projection was considered overly dominant in relation to The Furrows. In response, the current proposals present a more modest 3-bedroom, 1.5-storey detached home with significantly reduced massing and greater separation from neighbouring properties, ensuring a more sensitive integration into the street scene. The scheme has been carefully designed to address the Inspector's findings while delivering a high-quality, sustainable dwelling that enhances local housing choice and provides attractive accommodation for both young families and downsizers.

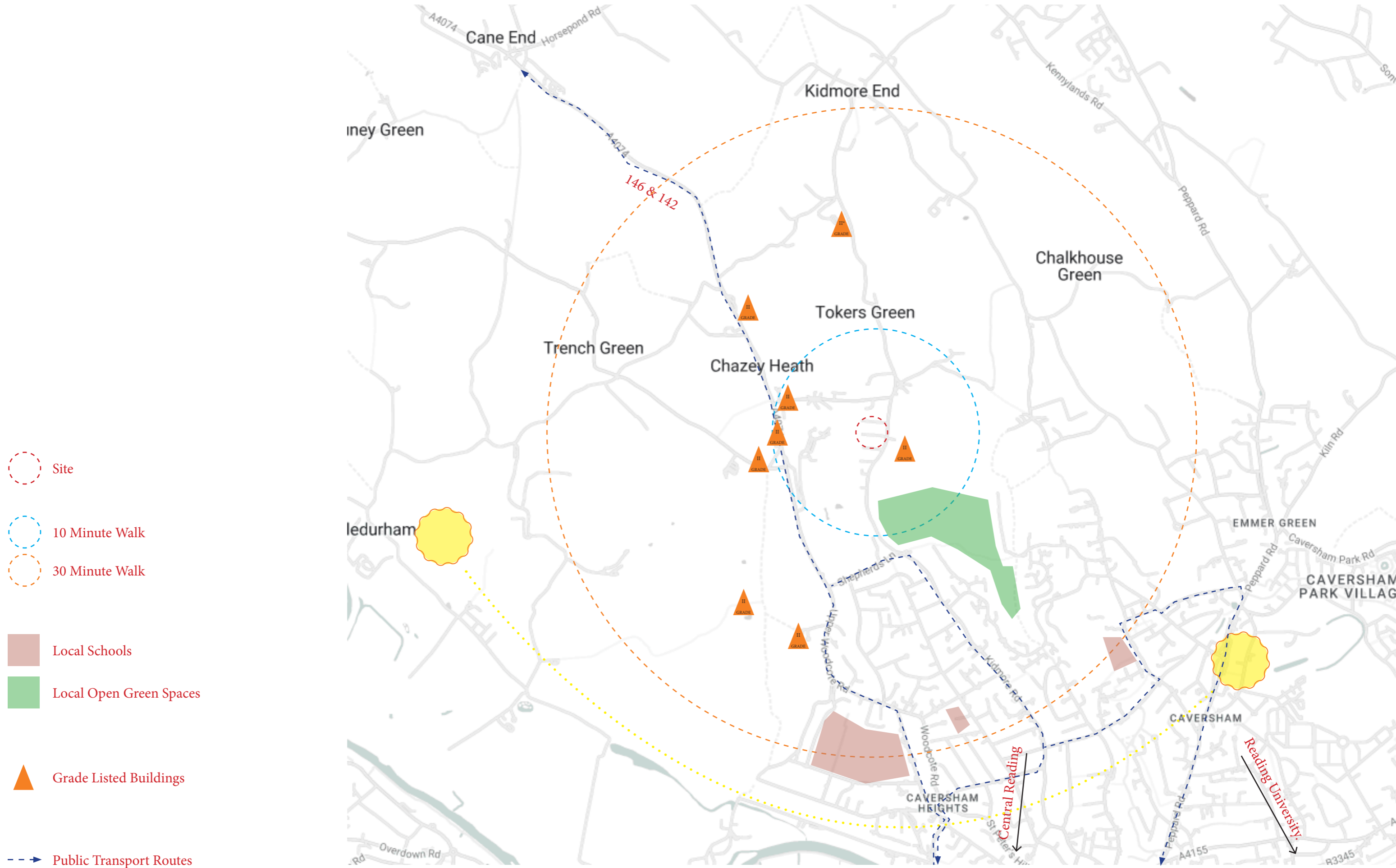
2.



1. Proposed  
2. Existing

# 2.0 THE SITE

# 2.0 CONTEXT



## 2.1 CONTEXT

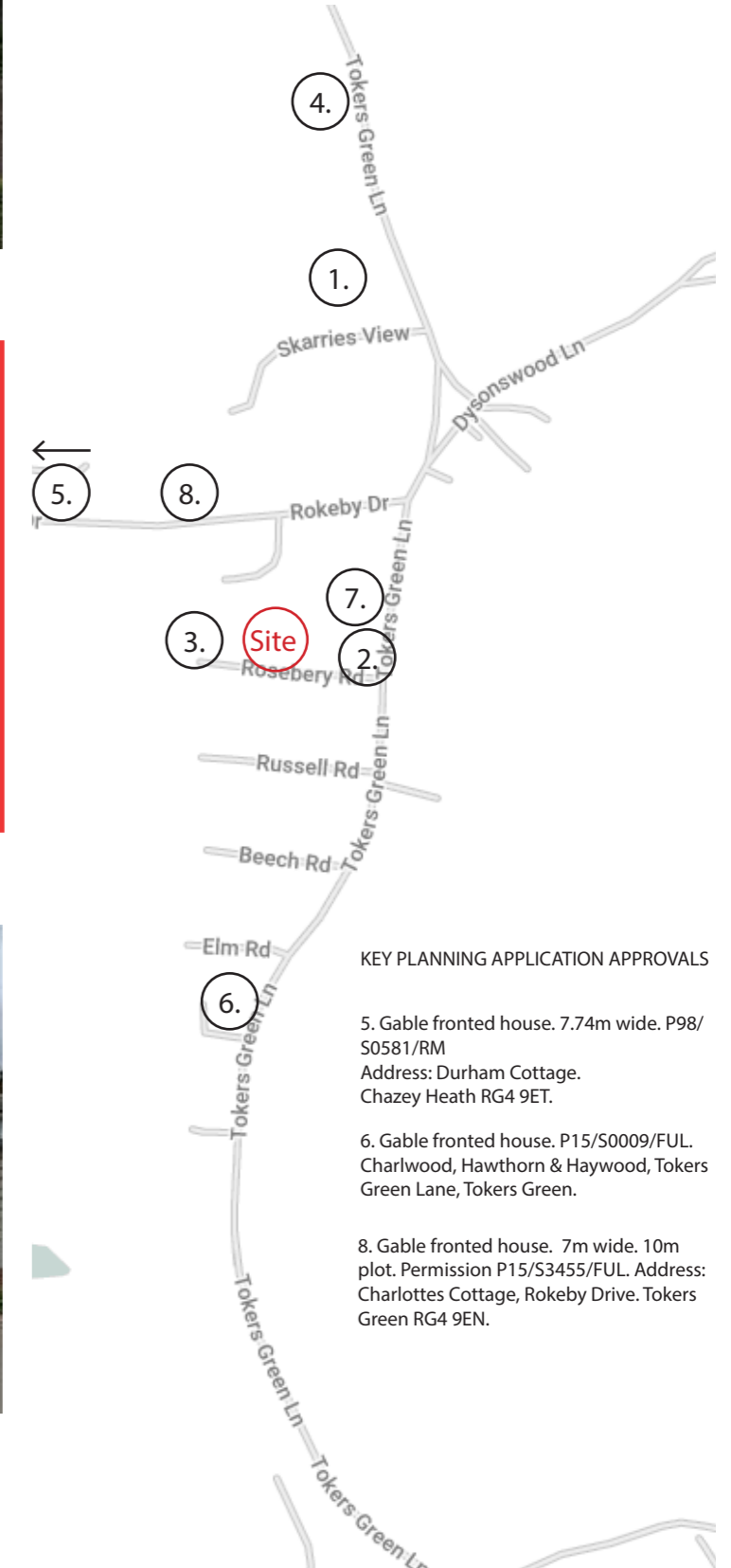


35 Rosebery Road is located in Token Green. The site is not in a conservation area, the building is not listed and the building is not situated in a flood risk zone.

## 2.2 CONTEXT AND CHARACTER



The neighbouring examples shown on the map below demonstrate a wide variety of materials, with flint and brick being particularly common. The form of the houses is consistent with the proposals, and many nearby properties also share a similar spacing between them



## 2.3 SITE PHOTOS

Site  
Area of Client Ownership

Under construction, planning reference: P24/S1847/NM



Under construction, planning reference: P24/S1847/NM



## 2.4 EXISTING SITE



The proposed site sits between two existing dwellings. The White House to the left consists of white rendered facades and a clay tile roof. Whilst the dwelling to the right consists of red brick and red clay tile to the roof.

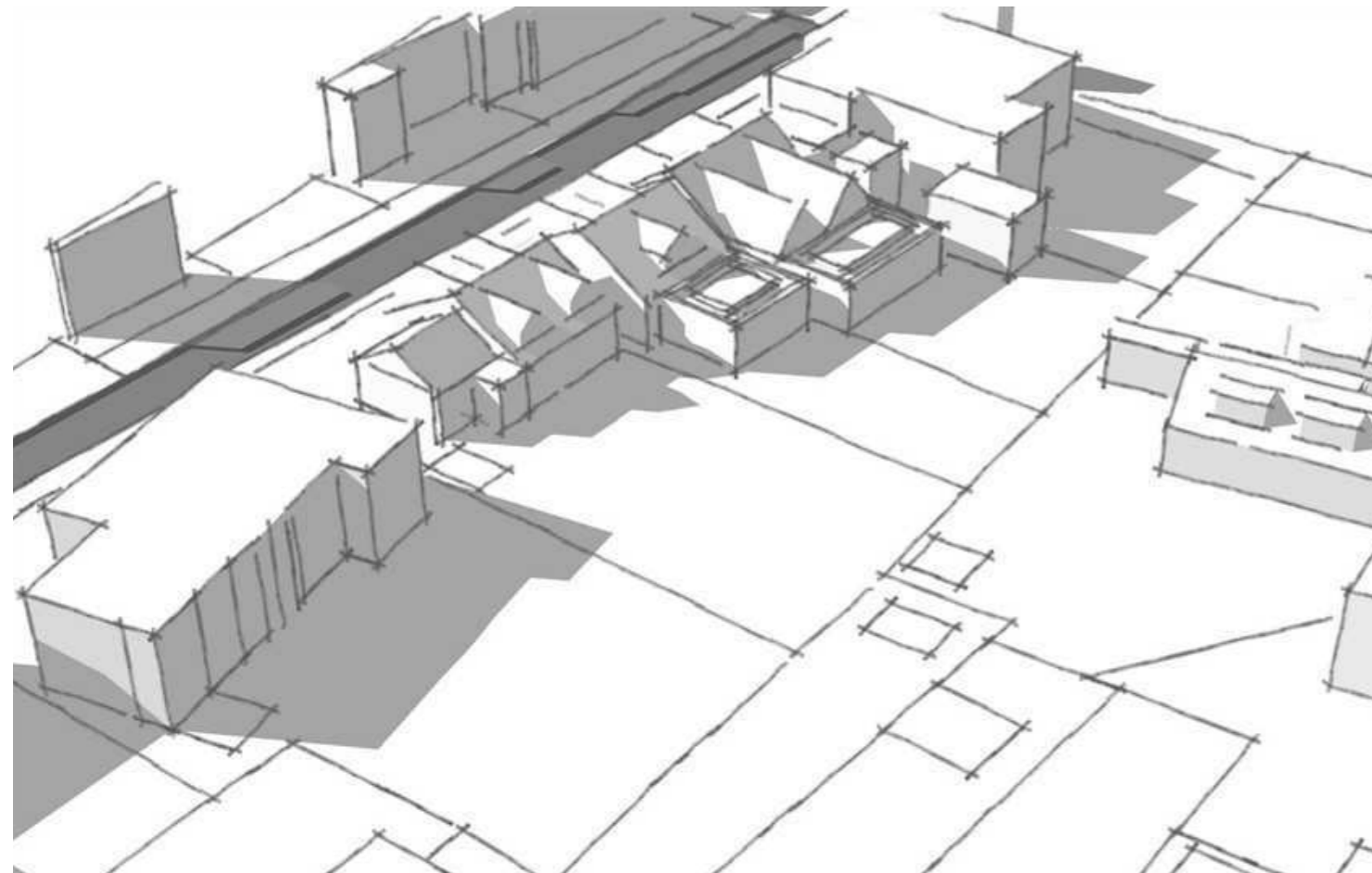
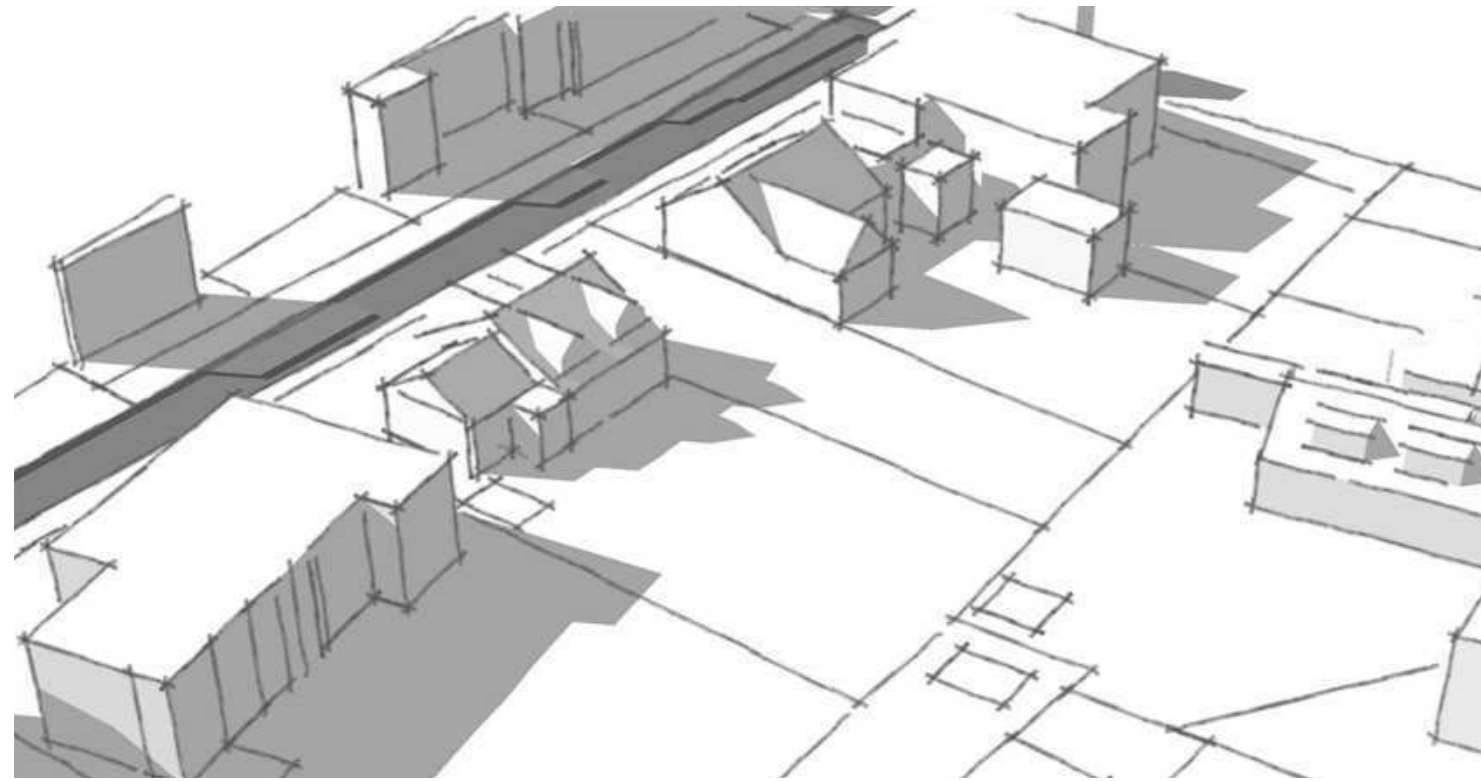
Both houses reflect the arts and crafts vernacular style of the area, which the proposals draw their inspiration from.

0.04  
HECTARES



# 3.0 PLANNING HISTORY

## 1.4 PRE APPLICATION SUMMARY



PRE-APP LETTER  
9 June 2023  
Ref: P23/S1588/PEM

Re: The purpose of this pre-application enquiry is to explore the opportunities for site development at The White House (35), Rosebery Road, Tokers Green. I wish to extend the existing house and build a new house in the garden immediately adjacent to the current house.  
At: The White House, 35 Rosebery Road, Tokers Green, RG4 9EL

Thank you for your correspondence which was registered in our office on 9 May 2023. I understand that you are seeking informal advice regarding proposed extensions to the ground and first floor to the existing dwelling which would increase the number of bedrooms by 2 (difficult to tell from the submitted plan if there are any bedrooms on the ground floor at present) and also the subdivision of the plot to enable the erection of a new detached 3- bedroomed chalet bungalow style dwelling to the side on the site.

As you may be aware any formal planning application would be assessed within the context of the relevant Government guidance and Development Plan documents.

These are the National Planning Policy Framework (NPPF), South Oxfordshire Local Plan 2035 (SOLP) and The Kidmore End Neighbourhood Plan 2035 (KENP). I have included below a list of the most relevant policies from within SOLP, and KENP. Advice within the joint South Oxfordshire and Vale of White Horse Design Guide 2022 (SOVWHJDG) would also be relevant.

The main policies for assessing the proposal would be:

- South Oxfordshire Local Plan SOLP 2035 policies:

STRAT1 The Overall Strategy  
H8 Housing in the Smaller Villages  
H16 Backland and Infill Development & Redevelopment  
H20 Extensions to Dwellings  
DES1 Delivering High Quality Development  
DES2 Enhancing Local Character

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DES3 Design and Access Statements  
DES5 Outdoor Amenity Space  
DES6 Residential Amenity  
DES7 Efficient use of resources  
DES10 Carbon reduction

ENV1 Landscape and Countryside  
ENV2 Biodiversity – priority species  
ENV3 Biodiversity  
ENV12 Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity  
EP3 Waste Collection and Recycling  
EP4 Flood Risk  
INF4 Water resources  
TRANS5 Consideration of Development Proposals

The Kidmore End Neighbourhood Plan 2035 (KENP) policies that are relevant:

LCI Infill Policy  
LCDPG General Design Principles Policy  
LCDPE Design Principles: Extensions Policy  
LPLV Local Valued Landscape Policy  
LTSAP Safe Access & Parking Policy

The principle of erecting a new dwelling on the site and extending the existing dwelling:

Policy STRAT1 of the South Oxfordshire Local Plan 2035 (SOLP 2035) sets out the overall strategy for the district. It seeks to focus most major new development on housing allocation sites and at the growth point of Didcot, with Henley, Thame and Wallingford also being a focus for development and regeneration.

The SOLP 2035 Policy H16 allows for redevelopment of previously developed land. Policy H16 defines infill development as, “the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.” It also explains that “The scale of infill should be appropriate to its location.”

This pre-application is seeking advice to ascertain whether planning permission would be granted for a new dwelling located on the site (to be subdivided) and built adjacent to the existing dwelling. I consider that the principle of developing the site with a new dwelling would be acceptable as an infill development, subject to compliance with the other local plan policies.

The extensions to the dwelling would be acceptable in principle, subject to other local plan policies and the extensions not resulting in any overlooking, not being overbearing in nature to neighbouring properties, and not causing any loss of light to the neighbouring dwellings including the new proposed house.

# 4.0 PRE-APP FEEDBACK

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DES2	Enhancing Local Character

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DES3	Design and Access Statements
DES5	Outdoor Amenity Space
DES6	Residential Amenity
DES7	Efficient use of resources
DES10	Carbon reduction
ENV1	Landscape and Countryside
ENV2	Biodiversity – priority species
ENV3	Biodiversity
ENV12	Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity
EP3	Waste Collection and Recycling
EP4	Flood Risk
INF4	Water resources
TRANS5	Consideration of Development Proposals

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The extensions to the dwelling would be acceptable in principle, subject to other local plan policies and the extensions not resulting in any overlooking, not being overbearing in nature to neighbouring properties, and not causing any loss of light to the neighbouring dwellings including the new proposed house.

**Tree Issues:**  
In respect of the SOLP 2035 Policy ENV1 and KENP 2035 Policy LVLP the pre-application has submitted no arboricultural information; it has therefore not been possible to make an accurate assessment of the impact of the proposed development on trees.

If an application is to be submitted, it should be accompanied with a tree survey and arboricultural impact assessment in accordance with BS 5837:2012 (Trees in relation to design, demolition, and construction Recommendations). This should include trees within 15m of any of the works proposed, including trees within adjacent sites. The arboricultural impact assessment should evaluate the direct and indirect effects of the proposed design and where necessary recommend mitigation.

Future applications must include landscape planting schemes that include larger long-lived trees and be made up of a wide variety of species (suited to the sites soil type) to ensure a diverse and robust tree scape.

A list of Arboricultural Consultants can be found on the websites of the Arboricultural Association ([www.trees.org.uk/Registered-Consultant-Directory](http://www.trees.org.uk/Registered-Consultant-Directory)) or the Institute of Chartered Foresters ([www.charteredforesters.org/aboutus/hire-a-consultant/](http://www.charteredforesters.org/aboutus/hire-a-consultant/)).

My advice is that a full tree survey is undertaken first of the entire site and any neighbouring trees along the boundaries to show what trees are to be retained, and any that would be impacted by the proposal. Landscaping of the site would also be important to soften the appearance of the dwelling and help to assimilate into the street.

**Drainage:**  
Generally, for this type of proposal, the Council will expect to see details of both the foul and surface water drainage arrangements within the site, and it will need to be demonstrated that there is no conflict with the root protection areas of any trees of arboricultural significance. Service routes should be shown on any landscaping or tree plan.

**Ecology and Biodiversity issues:**  
In respect of the SOLP 2035 Policies ENV2 and ENV3, no ecological information has been submitted. As such, it is not possible to provide detailed comments at this stage.

Policy ENV2 of the SOLP seeks to avoid adverse impacts on ecological receptors (protected species, priority habitats, designated sites, etc.). Where adverse impacts are predicted, justification for the proposed development must be provided against the tests outlined under the policy.

Policy ENV3 of the SOLP seeks to secure net gains for biodiversity. It is a requirement under the policy to demonstrate a biodiversity net gain using a biodiversity metric. Net losses of biodiversity will not be supported. These

policies are consistent with paragraphs 174 and 180 of the NPPF (July 2021).

Within 50 metres of the site, records show that bats have been recorded nearby in the neighbourhood. As the extensions are proposed to the existing house which would involve works to the existing roof, I would recommend you consult with a suitably qualified ecologist and obtain a preliminary roost assessment (PRA) to support any further planning application. All species of bat in the UK benefit from full legal protection and their potential presence on site is a material planning consideration. Subject to the outcome of the PRA further ecological surveys may be required. This is in accordance with paragraph 99 of ODPM Circular 06/2005.

You should be mindful of the requirements of ENV2 and ENV3 of the SOLP and paragraphs 174 and 180 of the NPPF. The proposal should also incorporate a scheme of biodiversity mitigation and enhancement, to achieve a net gain for biodiversity on site in accordance with ENV3 of the SOLP.

A full ecological appraisal should accompany any forthcoming planning application. The results of the ecological appraisal must be considered during the design stage to ensure that any ecological impacts comply with the mitigation hierarchy, development plan and NPPF.

Biodiversity enhancements should be integrated into the design of the proposed development for the extended dwelling and the new dwelling (in accordance with paragraph 180(d) of the NPPF) and provided across the site (landscaping, habitat creation, bird boxes, bat boxes, etc.). A consultant ecologist would be able to advise on the most suitable strategy for the site.

**Access and Parking:**  
Should an application be forthcoming, as the proposal shows that the number of bedrooms would be increased for the existing dwelling and the new dwelling would have 3-bedrooms, you will need to provide enough off-street parking for both dwellings. There must be adequate space provided within the site for parking and turning of vehicles, but this would need to be demonstrated on plan and the location and type of surfacing would need to be designed carefully around the root protection areas of trees or the hedges.

Parking details will need to be detailed for the existing extended house and the proposed new house. For the new house, which is shown to be 3 bedrooms, 2 parking spaces will need to be provided on site. The existing dwelling is increasing the number of bedrooms by 2 so an additional parking space for the existing dwelling will need to be provided also. Please see the County Council's website for the parking standards.

Parking spaces will need to accord with dimensional standards; for a standard car parking space, one which is not obstructed on either side the minimum internal dimension is required to be 2.5m wide by 5.0m in length. For a parking space which is obstructed on one side this minimum internal dimension is required to be 2.7m wide by 5.0m in length. A parking space which is obstructed on both sides (by a hedge, wall, fence etc. including car ports and undercroft parking spaces) must be a minimum of 2.9 metres wide by 5.0 metres in length.

Cycle parking will need to be provided to current guidance of two cycle parking spaces per bedroom – these will have to be covered and secure.

If any garages are proposed, the standard internal dimension for a single garage is 3.0 metres by 6.0 metres and for a double garage it is 6.0 metres by 6.0 metres.

A link to Oxfordshire County Council parking standards - Transport Development Control (TDC) | Oxfordshire County Council.

**Highway Safety issues:**  
The proposal seeks the construction of a dwelling on land of the existing, however this is accessed along a private road where access rights will need to be sought. Rosebery Road is a private road, and any forthcoming application would be required to show the red line from the application site to Tokers Green Road for access. Visibility splays will need to be demonstrated for the proposed access in addition to visibility splays being provided for the access onto 'Tokers Green Road'

**Residential Amenity Impact:**  
The relevant SOLP Policies are DES5 and DES6, supplemented by advice in the JDG. Any impact on nearby residential occupiers in relation to light, outlook and privacy as required by Policy DES6 would have to be assessed at the application stage. Sufficient adequate outdoor amenity space for future occupiers of the proposed dwellings should comply with the standards set within the SOVWHJDG in order to comply with Policy DES5.

Given the overall size, and position of the new proposed dwelling and the existing house, I am concerned there may be some loss of light to the existing dwelling when the new dwelling is built given the closeness and all of the window openings on the side elevation of the existing dwelling. This would be unacceptable. Any forthcoming application should ensure that there is no harmful impact on neighbouring properties and no overbearing impacts. The plans have not shown the 45-degree or 25 degree lines of guidance on either properties and their relationship with the nearest neighbouring dwelling, so it is difficult to assess the impact at this site without the benefit of a site visit which would be carried out at application stage. The new dwelling and the extended dwelling would need to be carefully designed to avoid any adverse impact upon the neighbouring properties and the existing dwelling, as expressed above.

**Design and impact upon the character of the area:**  
In all cases, the council's design objectives as expressed by SOLP Policies DES1 and DES2 carry significant weight as they seek to secure high quality, inclusive design and reinforce local distinctiveness. This is echoed in the KENP 2035 policies LCDPG and LCDPE.

From the plans that have been submitted at pre-application stage, the main concern is the proposal appears to be a cramped form of development. The new dwelling would look cramped and too close to the existing and neighbouring property. Would the new dwelling have a 1.0 metre access to the rear garden down the side of the property which is recommended in the Design Guide? This could be overcome by demolishing the existing dwelling and then erecting two dwellings on the site that can be better spaced out on the site, but understandably this may not be something you wish to pursue. The overall height of the new dwelling would appear acceptable and in line with other dwellings along this road.

The plans submitted for pre-application stage are very simplistic and do not accurately represent all the details of the existing and new dwelling. For example, the proposed dormers look like they have unusual design feature but it difficult to assess from the plans submitted. Overall, the elevation plans lack detail. Good design principles state that the dormers to the roof should not be wider in width to the windows below them on the front elevation and the plans submitted show the dormer cheeks to be slightly wider than the window below.

No details have been put forward regarding the proposed materials that would be used in construction. I would suggest that you use materials that are similar to those already within the vicinity like brick and rendered walls which would be acceptable. The finish of materials should be detailed in a forthcoming application as well as more detailed elevation plans and street scene plan.

**Sustainable Measures:**  
The SOCS Policy DES10 specifically requires new build residential dwelling houses to achieve at least a 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case. Evidence to determine that this would be the case, or to justify not meeting this standard, would have to be submitted in support of any future application in the form of an Energy Statement. The evidence must include SAP calculations.

The Council will now also be accepting a 9% minimum improvement on the new regulations for housing, and a 13% improvement on the new regulations for non-residential development. This means that if we have Energy Statements submitted using the latest Part L software, we will look for 9% improvements, and if on the old, it will be 40%. The net result is that all will still be a minimum 40% improvement on the 2013 building regulations as required in Policy DES10.

Please see the advice note on our website. <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2022/11/Advice-Note-on-Policy-DES10-Carbon-Reduction-November-2022-v1.pdf>

The Council would also seek to ensure that the development would be designed to enable charging of plug-in and other low emission vehicles in safe, accessible, and convenient locations, as required by the SOLP 2035 Policy TRANS5 criterion (ix).

The SOLP 2035 Policy INF4 criterion 2 explains that new developments are required to be designed to a water efficiency standard of 110 litres/head/day (l/h/d) for new homes and this should be set out in any future planning application.

#### Waste Management:

Any future residential development of the site should incorporate appropriate provision for waste and recycling storage and collection in line with the SOLP Policy EP3. For more detailed advice contact [waste.team@southoxon.gov.uk](mailto:waste.team@southoxon.gov.uk)

#### Community Infrastructure Levy (CIL):

South Oxfordshire District Council charges a Community Infrastructure Levy (CIL) on new development in the district. The money raised is used to fund a wide range of infrastructure to support growth, including schools, transport, flood defences, and community, leisure, and health and social care facilities.

The CIL is calculated using the gross internal area (GIA) of the floorspace of all CIL liable buildings within a development (including garages and conservatories).

The calculation is based on the net increase in gross internal floor area.

Further information about CIL can be found on the council's website: <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/community-infrastructure-levy-cil-charging-schedule/>

CIL Form 1 and any other relevant forms should be submitted with the planning application. The forms can be downloaded from the Planning Portal website.

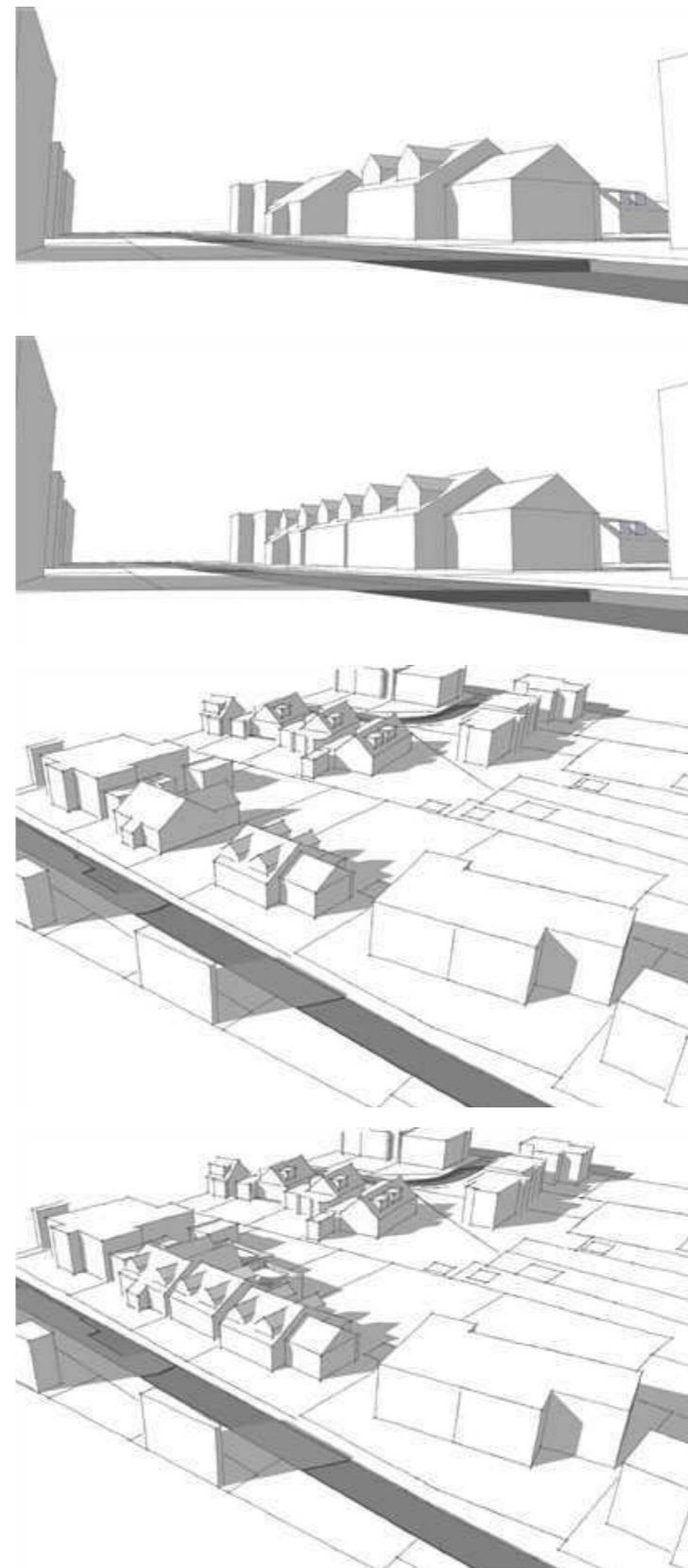
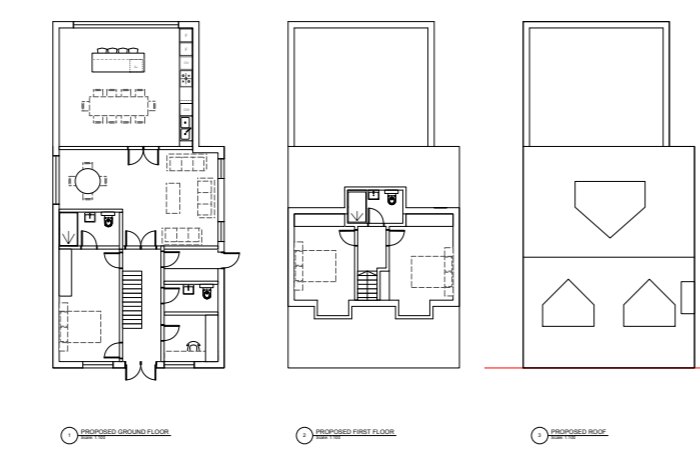
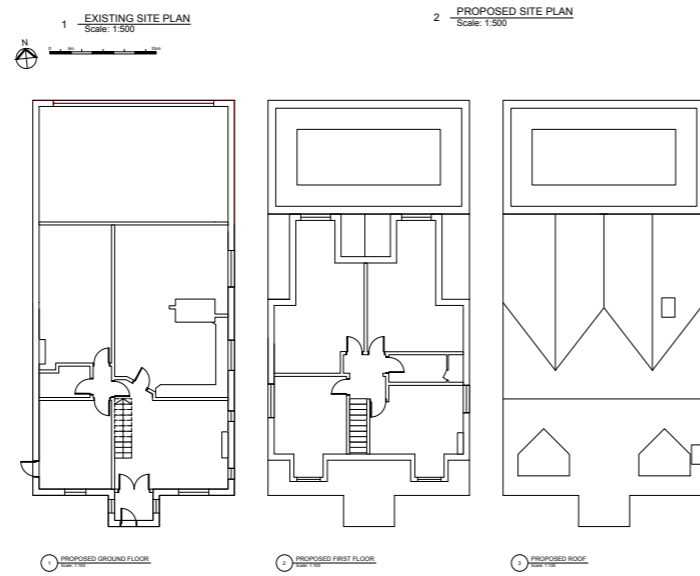
#### Summary:

In summary, I believe that the principle to extend the existing dwelling and erect a new dwelling next to it would be acceptable subject to compliance with the other relevant development plan policies as explained above and that the issue of the development appearing cramped is resolved.

If you wish to pursue a proposal, it will need to be informed by a tree survey and arboricultural impact assessment and supported by ecological surveys, and biodiversity enhancements should be proposed. Robust energy statements with evidence and SAP calculations, would also be required.

Ideally a landscaping scheme should be considered at the design stage and submitted with the application. Tree planting should be proposed to compensate for the loss of any trees within the site and to help assimilate the development into its surroundings. Likewise, foul and surface water drainage schemes should ideally be submitted with the planning application to demonstrate a suitable scheme is feasible.

I hope my comments are helpful. Please note that they are not binding on the council in respect of the determination of any formal planning application submitted for the development and the application would be subject to consultation with third parties.



## 1.4 PREVIOUS APPLICATION

A previous application for a new 4-bedroom, 1.5-storey detached dwelling on land adjacent to The White House, Rosebery Road (Ref: APP/Q3115/W/24/3347935) was refused and subsequently dismissed at appeal by the Planning Inspectorate on 14 April 2025.

The Inspector identified two principal reasons for dismissal:

**Character and Appearance** – The proposed dwelling was judged to represent over development of a narrow plot, with inadequate separation from neighbouring properties. This was considered to create a cramped form of development and a terracing effect, contrary to local planning policy and the South Oxfordshire Joint Design Guide.

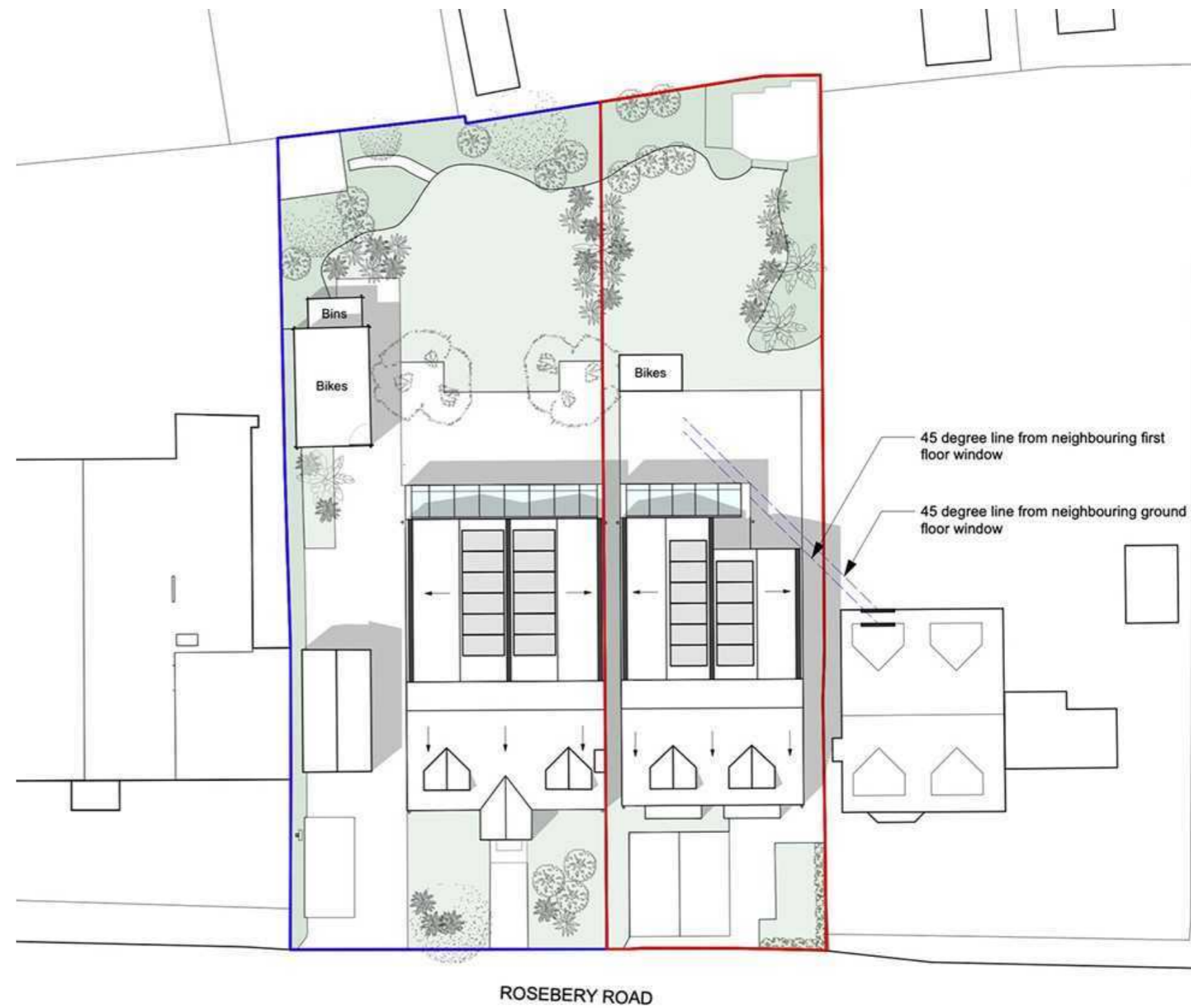
**Living Conditions of Neighbours** – The height and proximity of the rear projection relative to the adjoining dwelling, The Furrows, was considered overbearing, resulting in an adverse impact on the outlook and enjoyment of the neighbouring garden.

The current proposals have been prepared in direct response to these findings. Key revisions include:

Increased separation distances between the proposed dwelling and neighbouring plots.

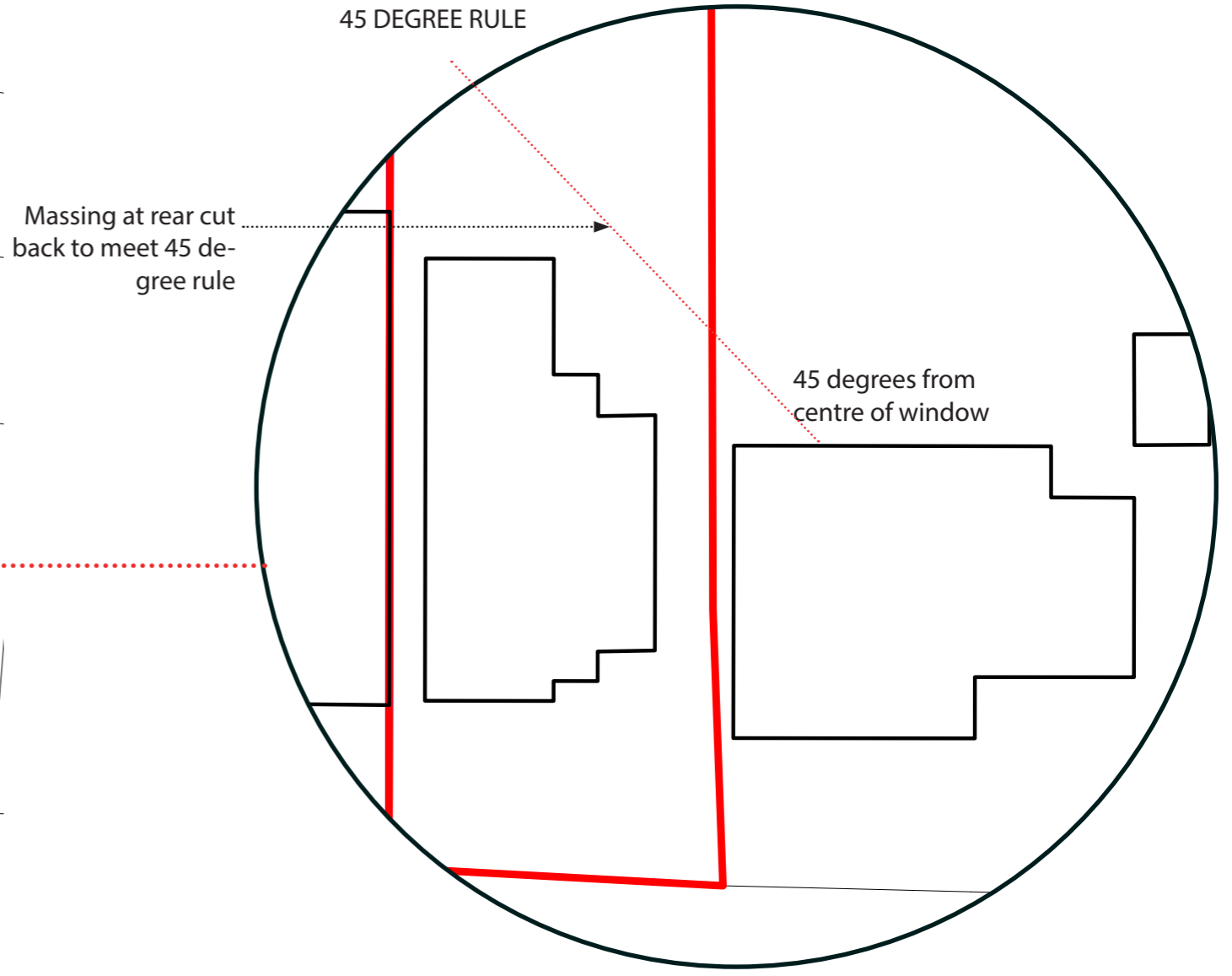
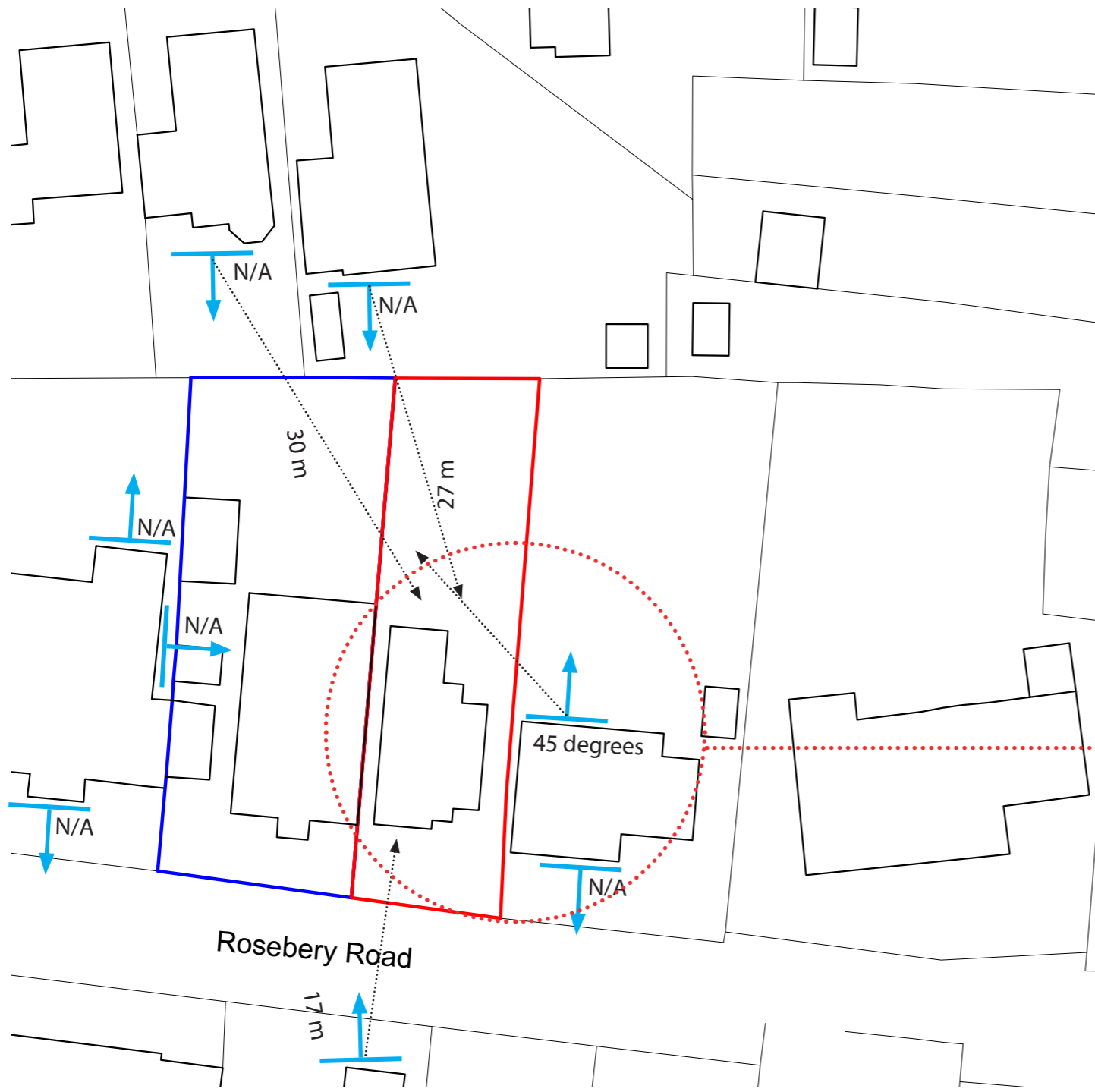
Reduction in the overall massing and depth of the rear projection to mitigate dominance.

Revised elevation treatments and enhanced landscaping to ensure the scheme integrates more successfully with the established character of Rosebery Road.



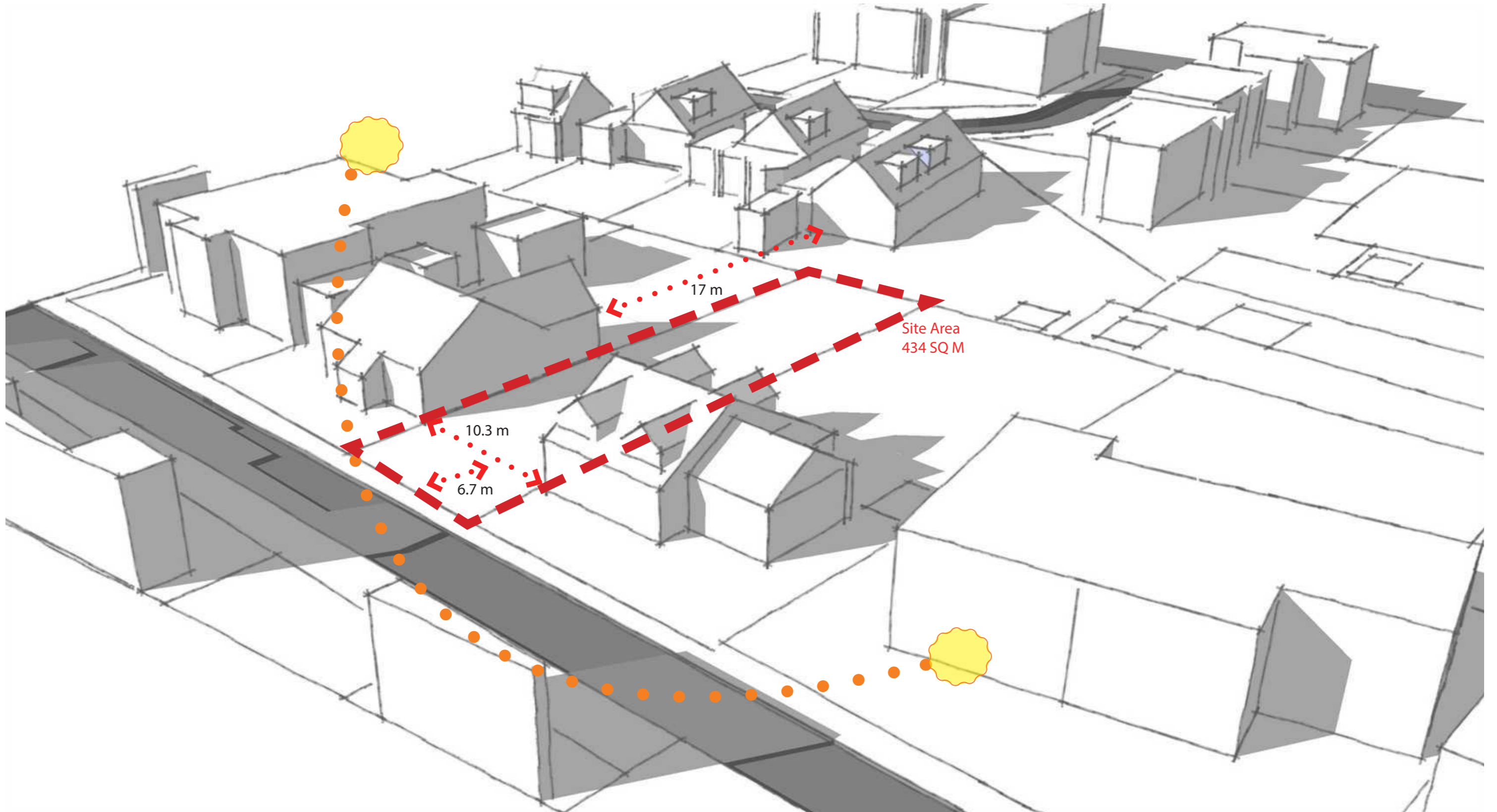
# 4.0 DESIGN DEVELOPMENT

# 4.0 VISION AND DESIGN PRINCIPLES

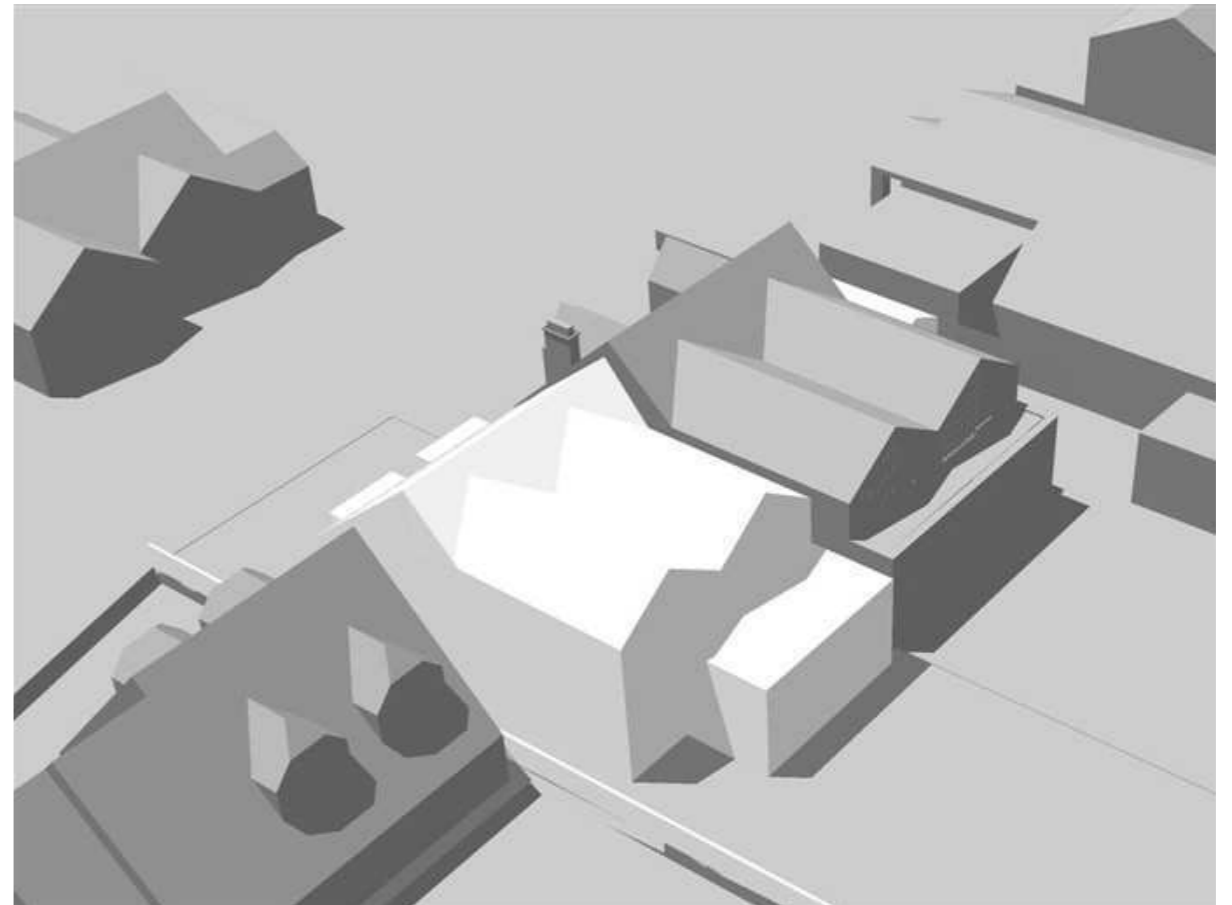
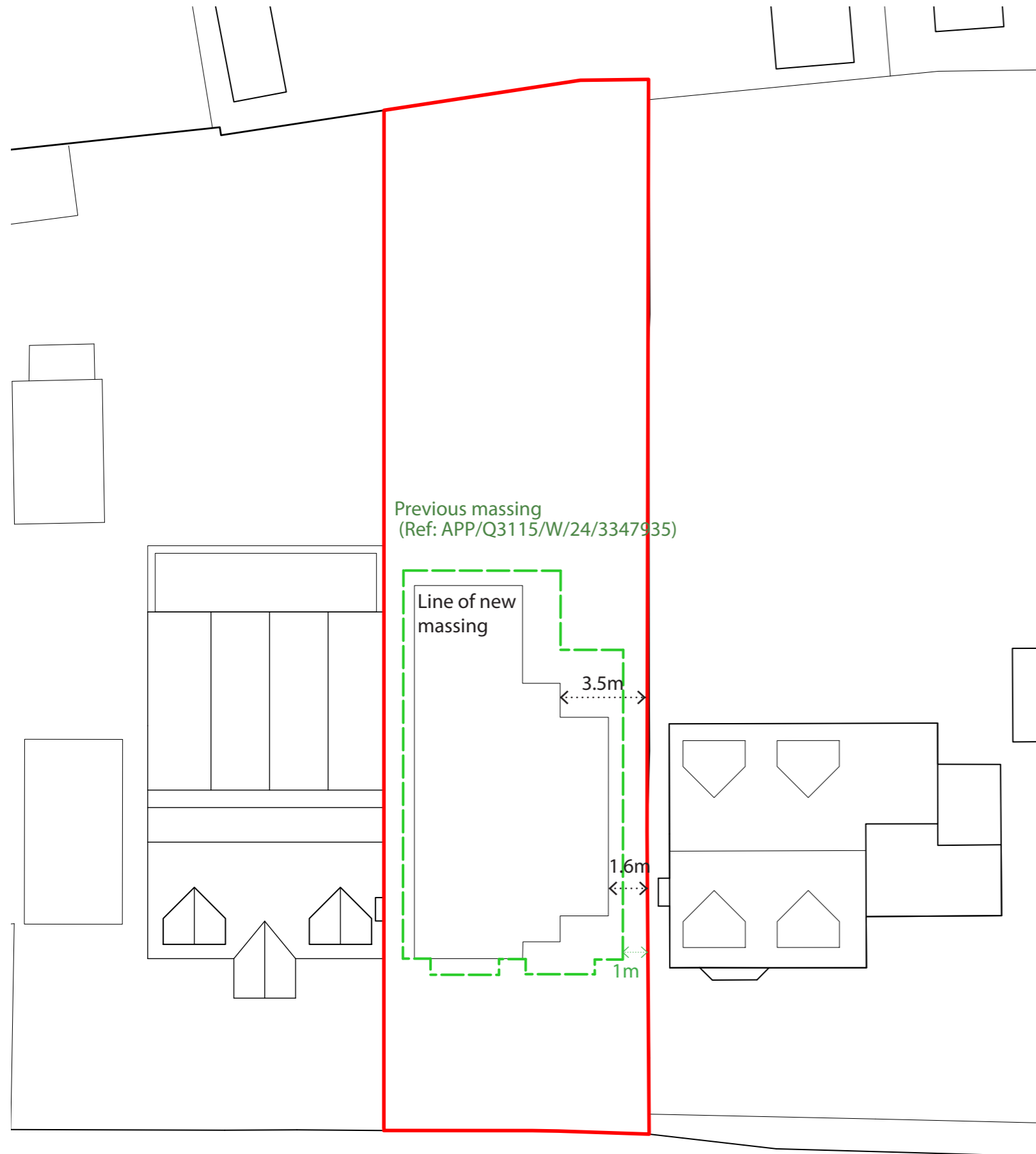


25 DEGREE RULE AND DISTANCES TO NEARBY AMENITY

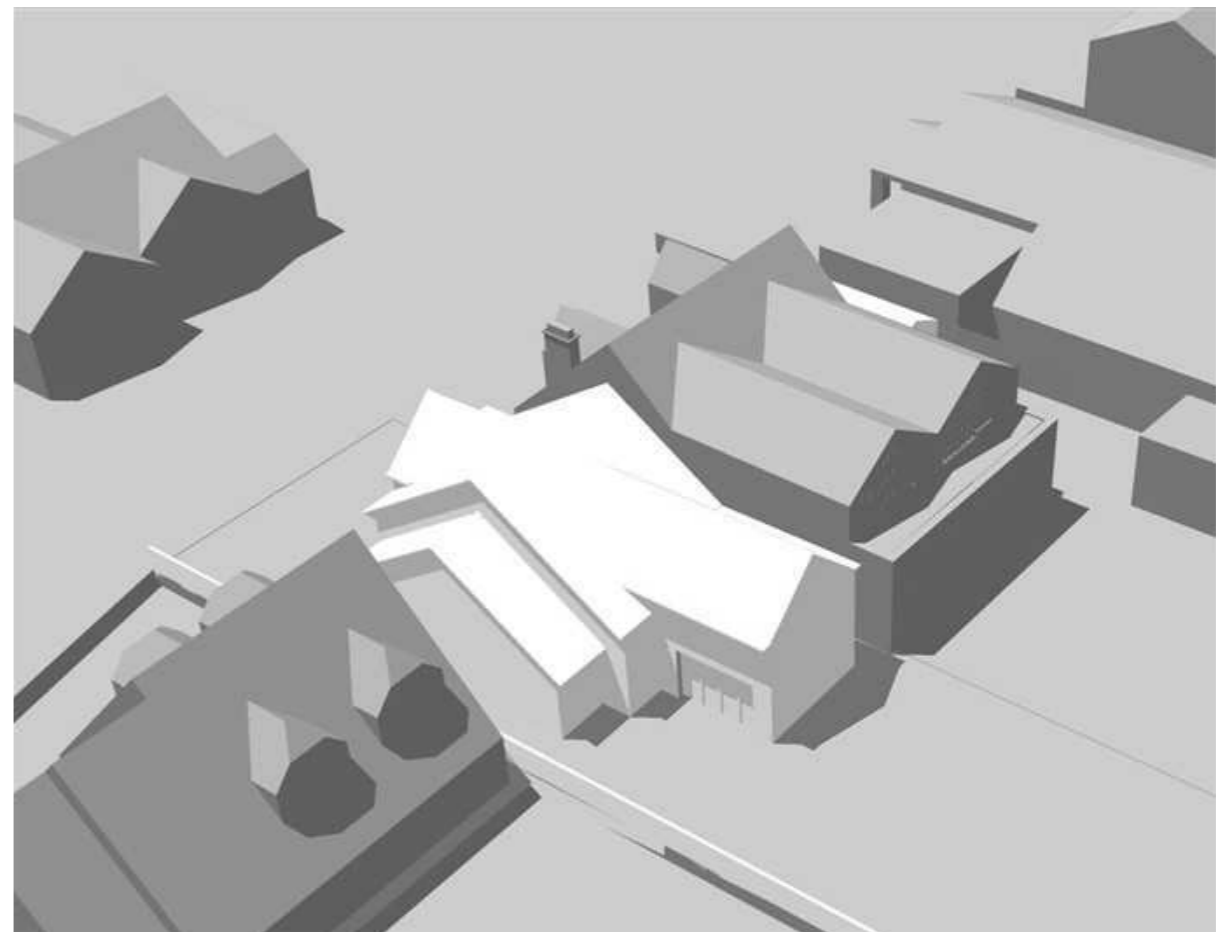
## 4.1 OPPORTUNITIES AND CONSTRAINTS



## 4.2 MASSING / LAYOUT UPDATE



Previous massing (Ref: P24/S0018/FUL)



New massing

### 4.3 INITIAL VIEWS



VIEW 01 - EXISTING



VIEW 01 - PROPOSED



VIEW 02 - EXISTING



VIEW 02 - PROPOSED

## 4.4 INITIAL VIEWS



VIEW 03 - EXISTING



VIEW 03 - PROPOSED



VIEW 04 - EXISTING

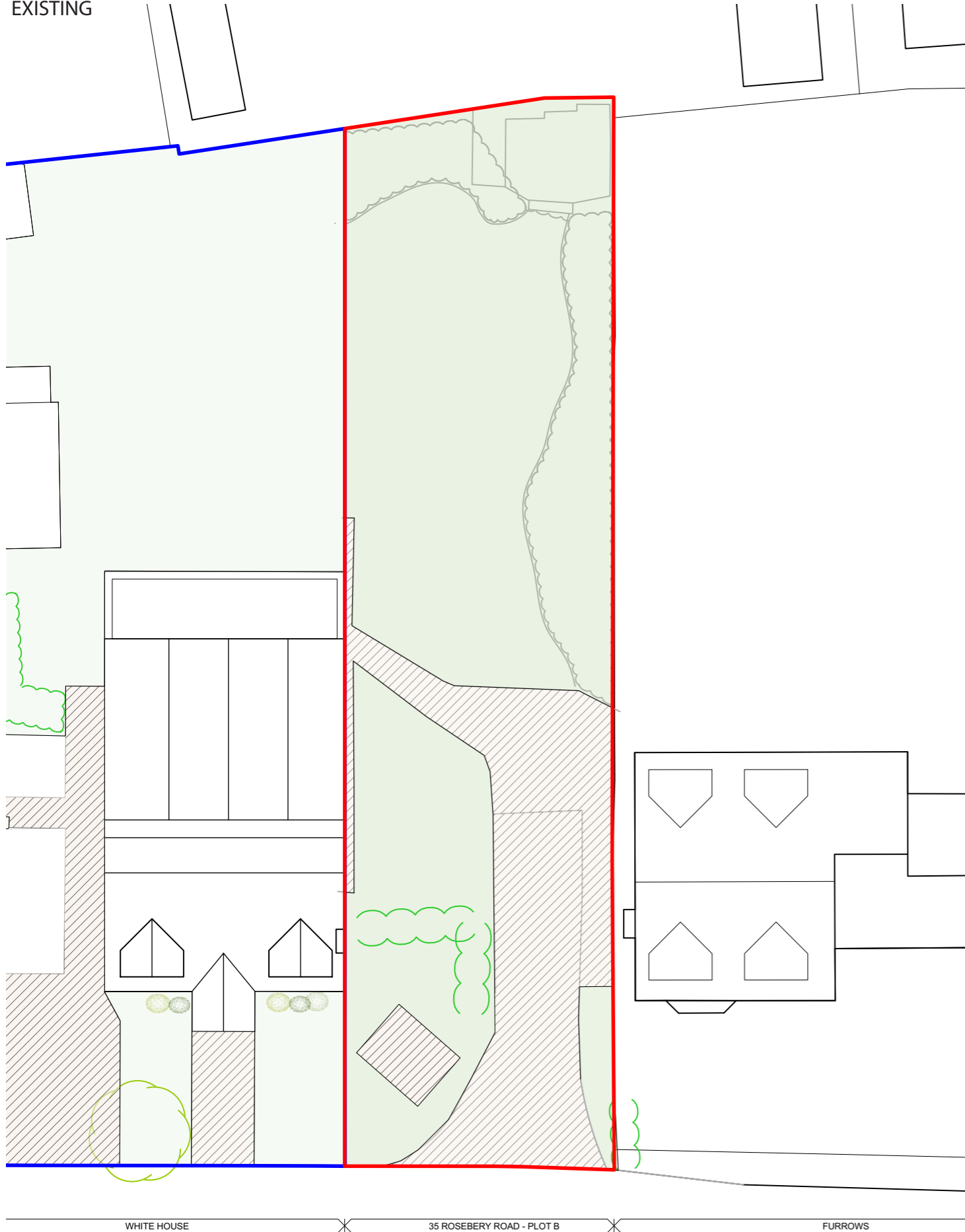


VIEW 04 - PROPOSED

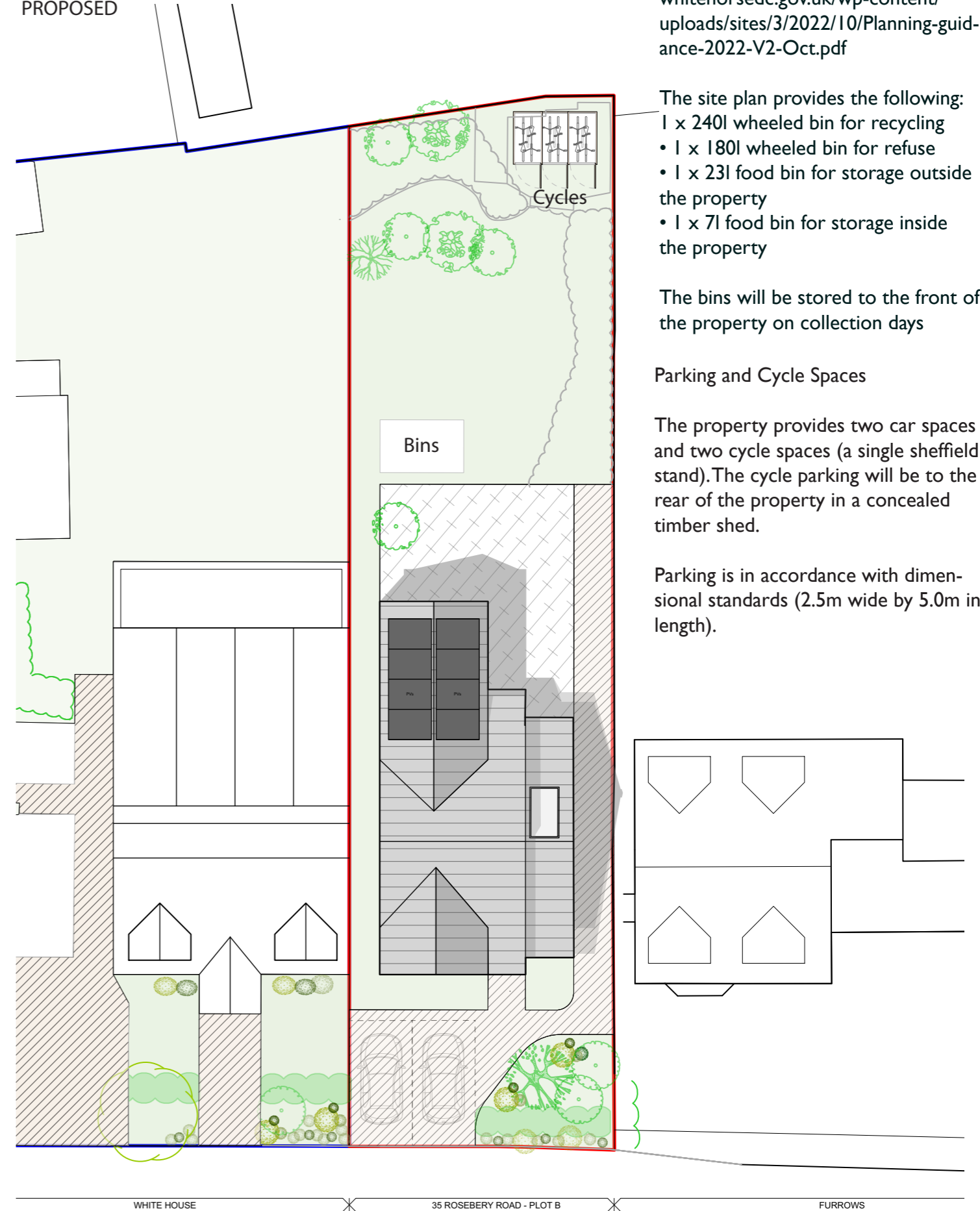
# 5.0 PROPOSALS

# 5.3 PROPOSALS - SITE PLAN

EXISTING



PROPOSED



SOLP Policy EP3 was referred to for waste guidance and <https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2022/10/Planning-guidance-2022-V2-Oct.pdf>

- The site plan provides the following:
- 1 x 240l wheeled bin for recycling
  - 1 x 180l wheeled bin for refuse
  - 1 x 23l food bin for storage outside the property
  - 1 x 7l food bin for storage inside the property

The bins will be stored to the front of the property on collection days

### Parking and Cycle Spaces

The property provides two car spaces and two cycle spaces (a single sheffield stand). The cycle parking will be to the rear of the property in a concealed timber shed.

Parking is in accordance with dimensional standards (2.5m wide by 5.0m in length).

WHITE HOUSE

35 ROSEBERY ROAD - PLOT B

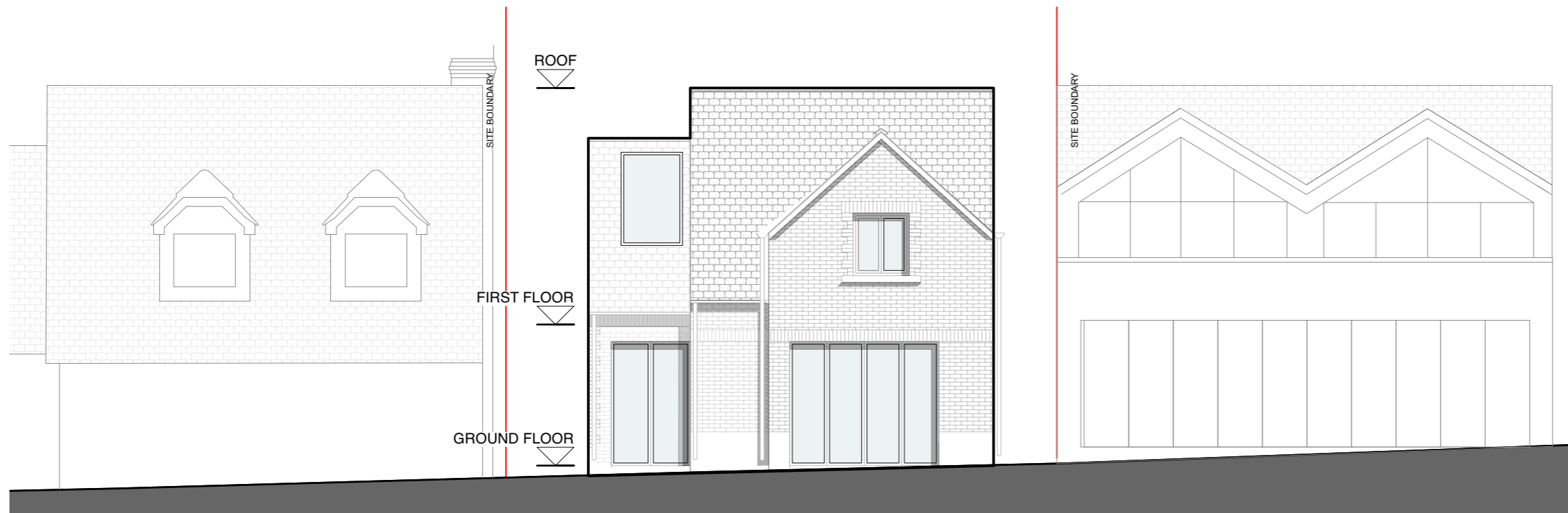
FURROWS

WHITE HOUSE

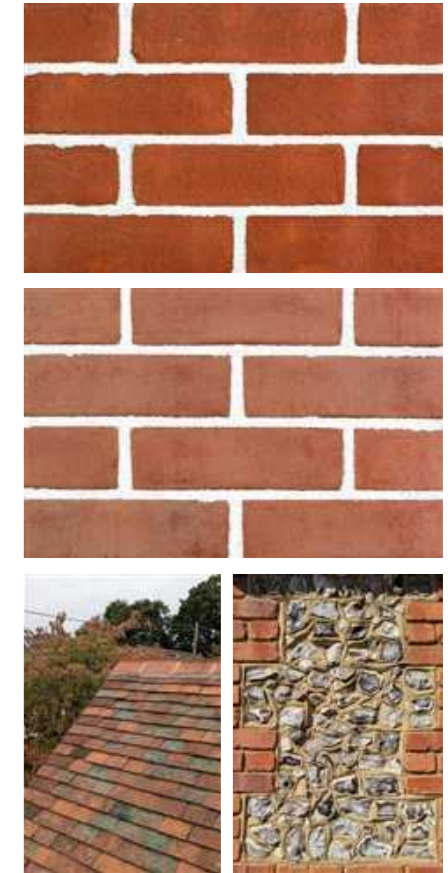
35 ROSEBERY ROAD - PLOT B

FURROWS

# 5.1 PROPOSALS - ELEVATIONS



## MATERIALS



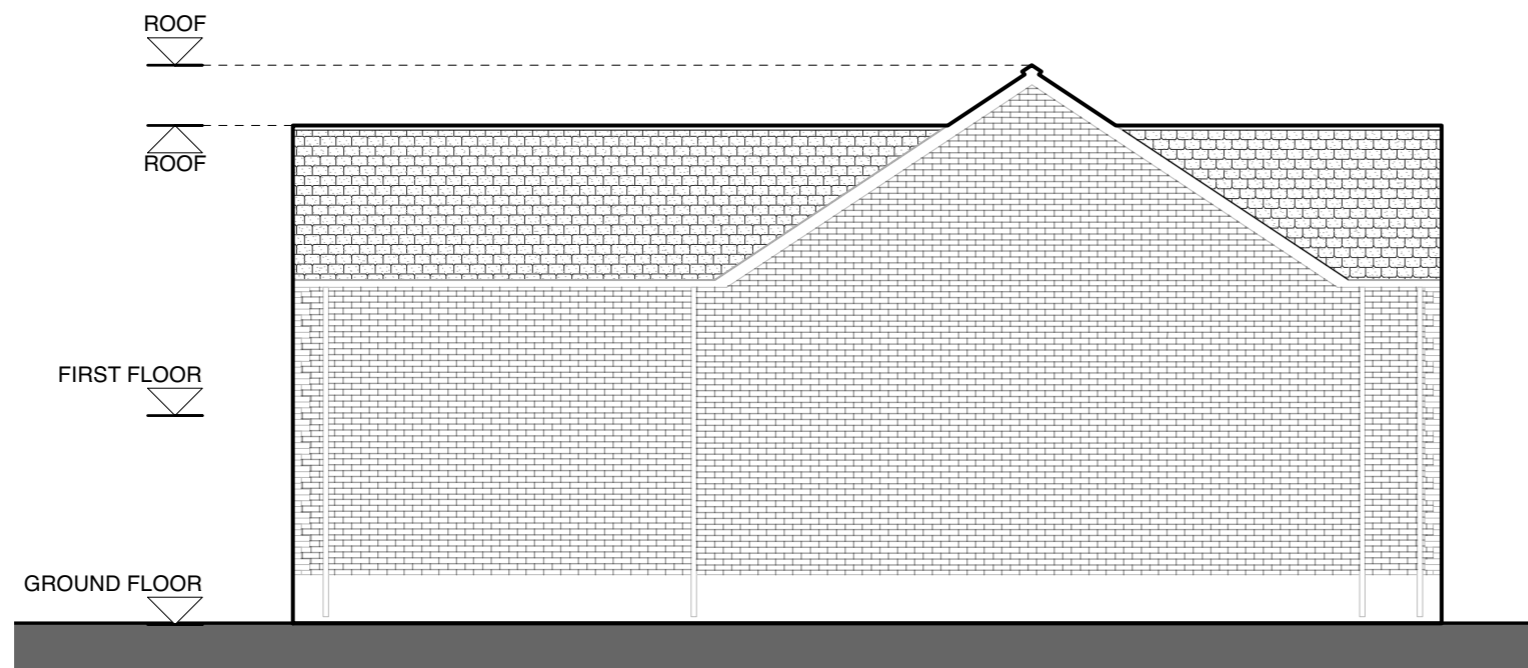
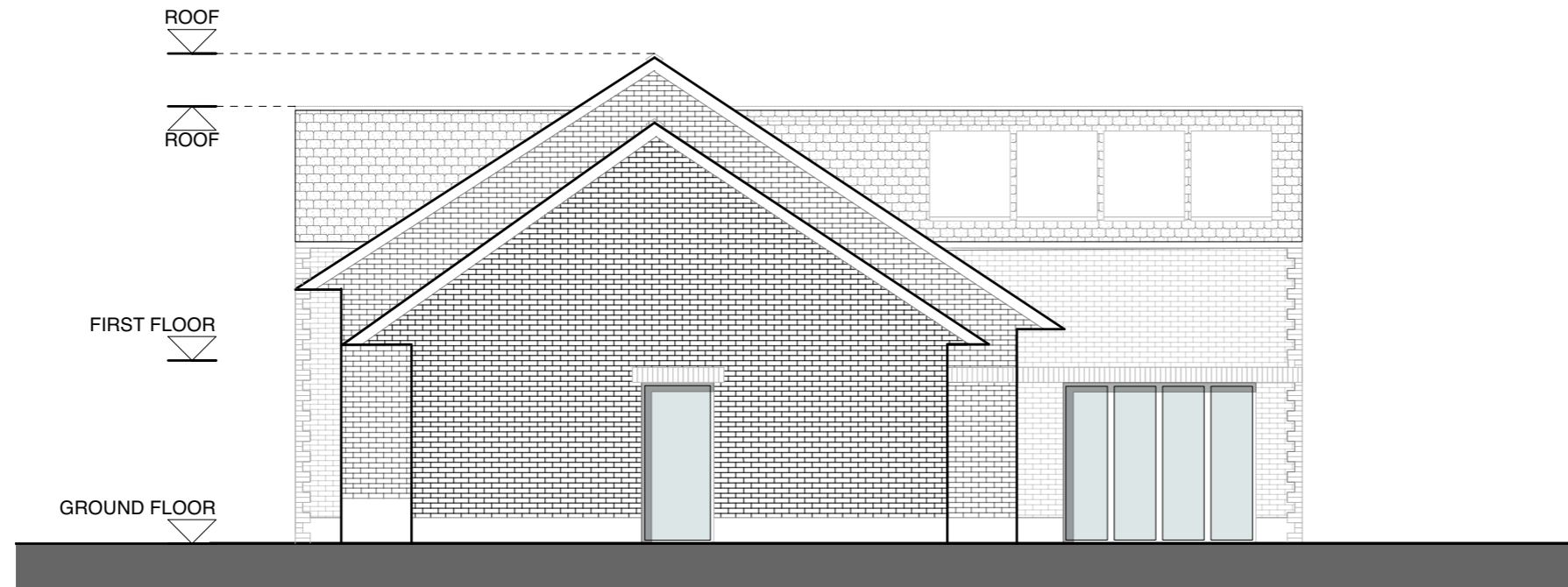
- 1 - Red Brick - Details
- 2 - Red Brick - Main building Body
- 3 - Clay tiles
- 4 - Red / Grey flint

The materiality of the scheme echoes the local character and aims to blend in with its neighbours.

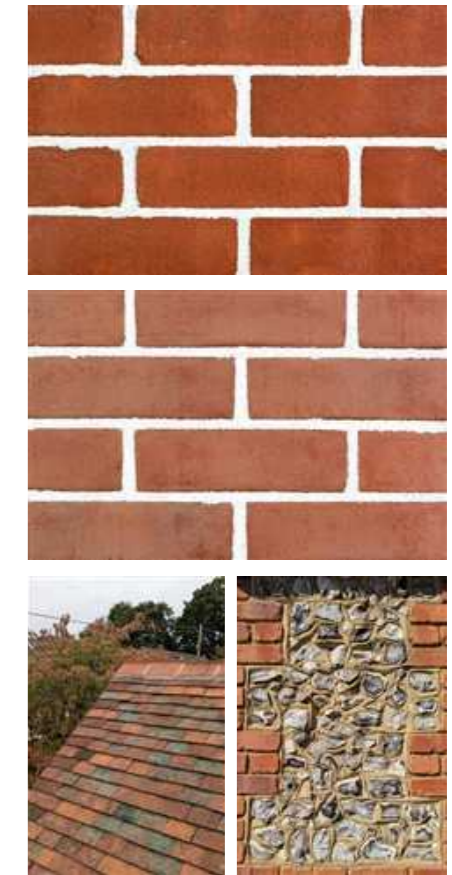


Nearby precedent

## 5.2 PROPOSALS - ELEVATIONS



### MATERIALS



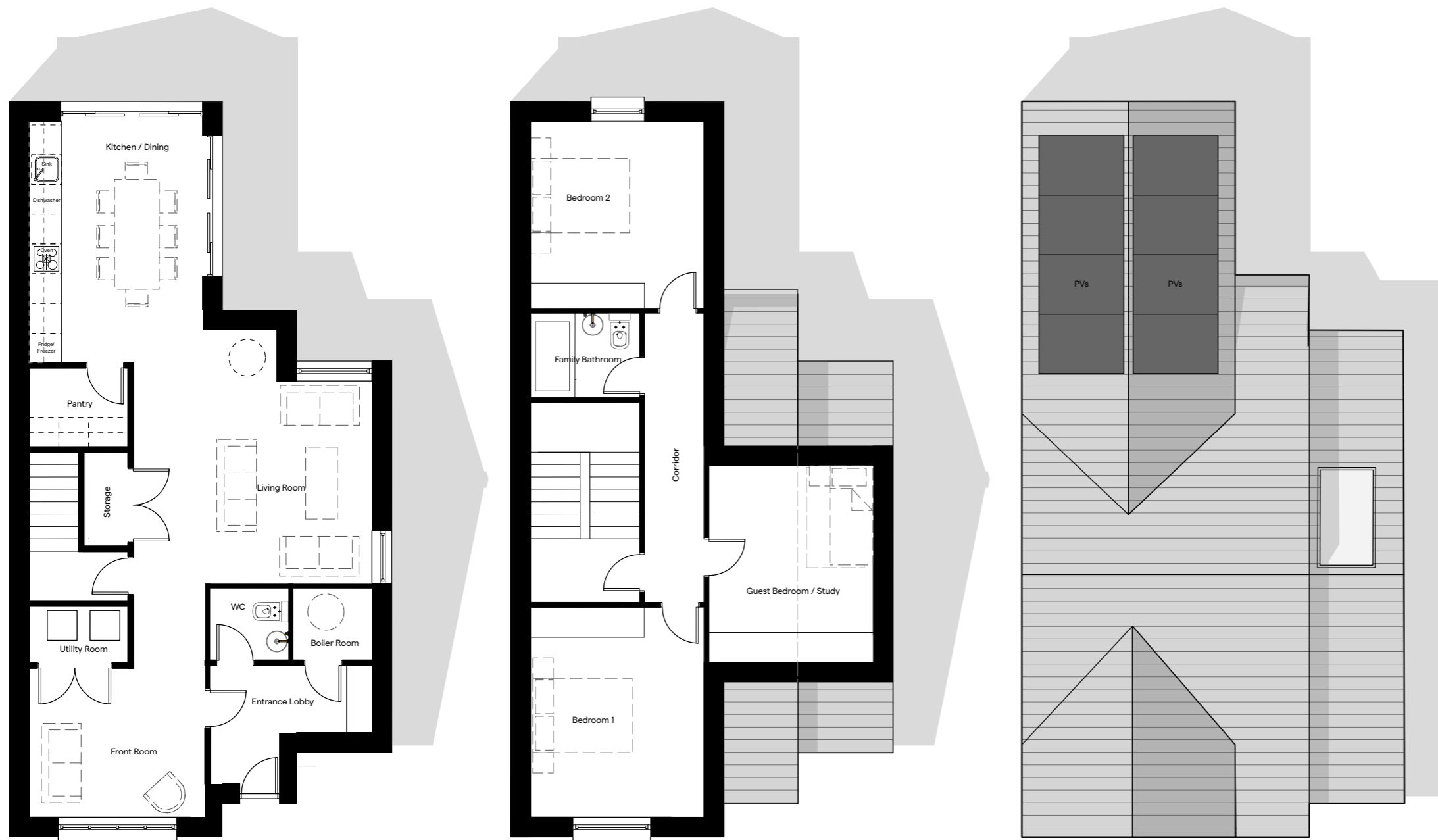
- 1 - Red Brick - Details
- 2 - Red Brick - Main building Body
- 3 - Clay tiles
- 4 - Red / Grey flint

The materiality of the scheme echoes the local character and aims to blend in with its neighbours.



Nearby precedent

## 5.3 PROPOSALS - PLANS



The proposed dwelling provides a total of 140 sqm of internal accommodation, arranged as three well-proportioned bedrooms and associated living spaces. The layout has been carefully considered to ensure compliance with the London Plan and the Nationally Described Space Standards, while also responding to the site and its setting. A generous private garden of approximately 240 sqm provides ample outdoor amenity, reinforcing the character of a single-family home. Refuse storage is located to the rear of the property, allowing convenient collection without detracting from the appearance of the street frontage. Provision is also made for six secure cycle parking spaces within the rear garden, supporting sustainable travel choices in line with current guidance.

**140 SQ M** (NIA)

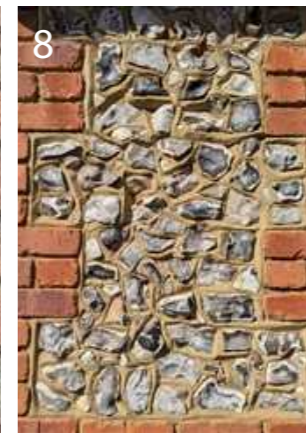
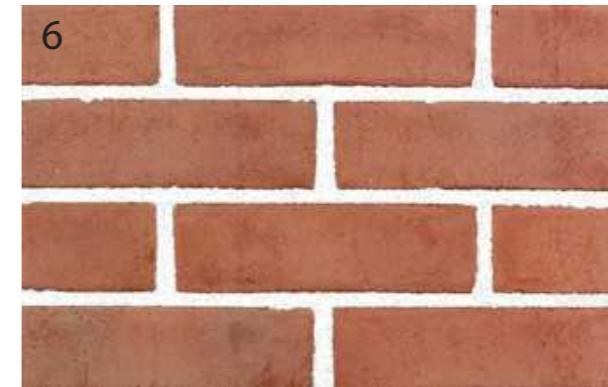
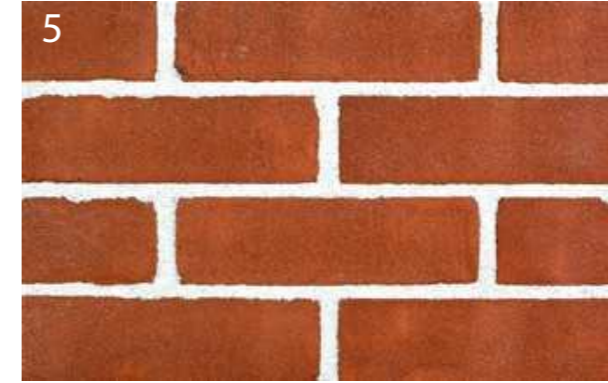
# 6.0 MATERIALS

# 5.1 MATERIALS

## PRECEDENTS

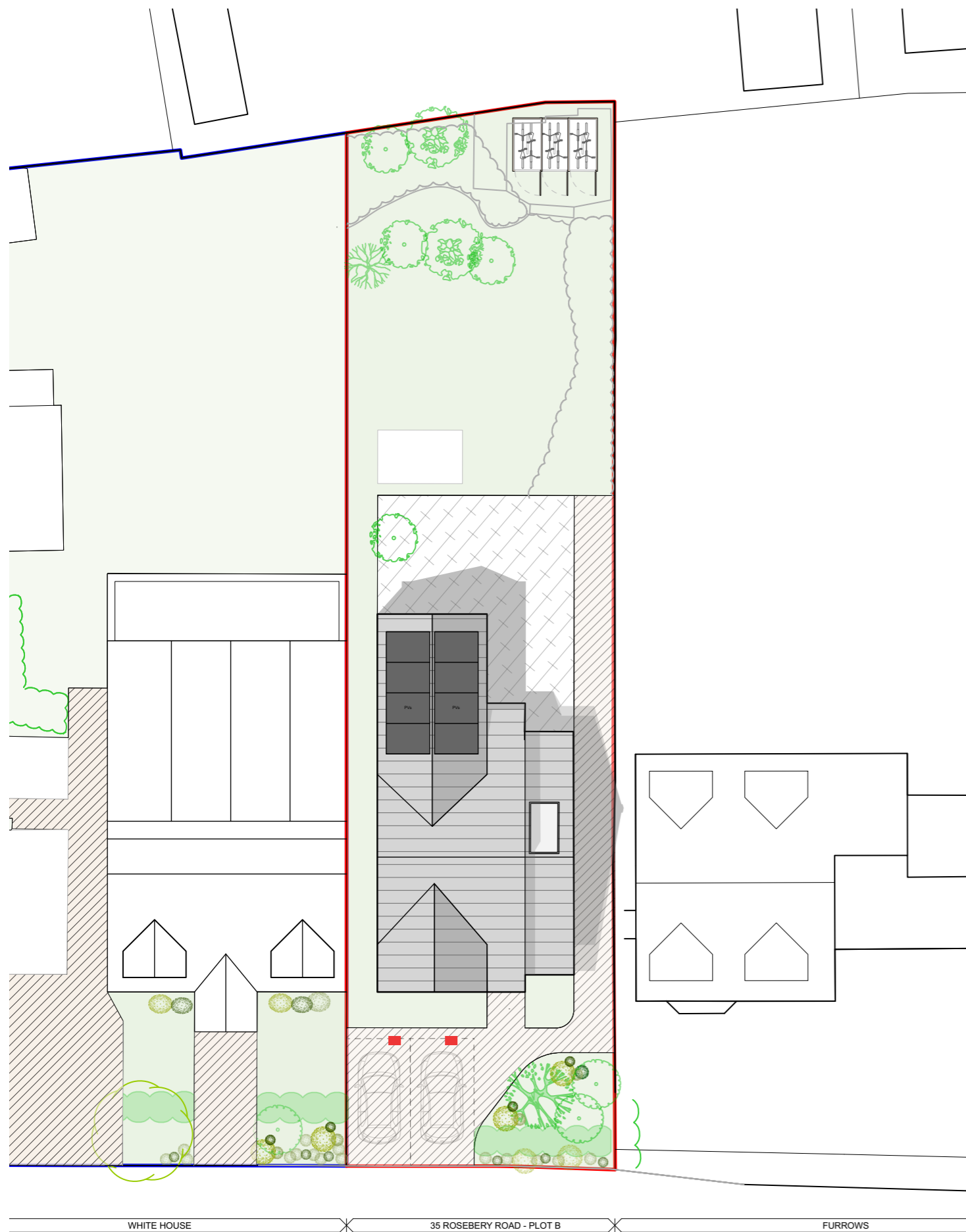


## MATERIALS



- 1 - Local Material Precedent
- 2 - Brick / Flint Detailing Precedent
- 3 - Red clay tiles
- 4 - Alternative detailing
- 5 - Red Brick - Details
- 6 - Red Brick - Main building Body
- 7 - Clay tiles
- 8 - Red / Grey flint

# 7.0 SUSTAINABILITY



■ 2 no EV charging points

**Thermal**  
Improved U Values

**Energy**  
Air source heat pump

**MVHR**  
With above building regulation levels of air tightness

**Improved Biodiversity**  
See report

**110** LITRES / HEAD / DAY  
Water efficiency

**2** ELECTRIC CAR POINTS  
Car charging points

**CO2** REDUCTION  
40% reduction targeted

**PV** PANELS  
Proposed

**SUDS**  
Proposed to hard-scaped areas

8.0 CGI



DESIGN AND ACCESS STATEMENT  
ADDRESS: THE WHITE HOUSE , PLOT B  
35 ROSEBERY ROAD  
TOKERS GREEN,  
READING, RG4 9EL  
REVISION: 01  
DATE: 25/09/25  
AUTHOR: GW