

D&A Statement

85 Cressingham Road
Reading | RG27RX

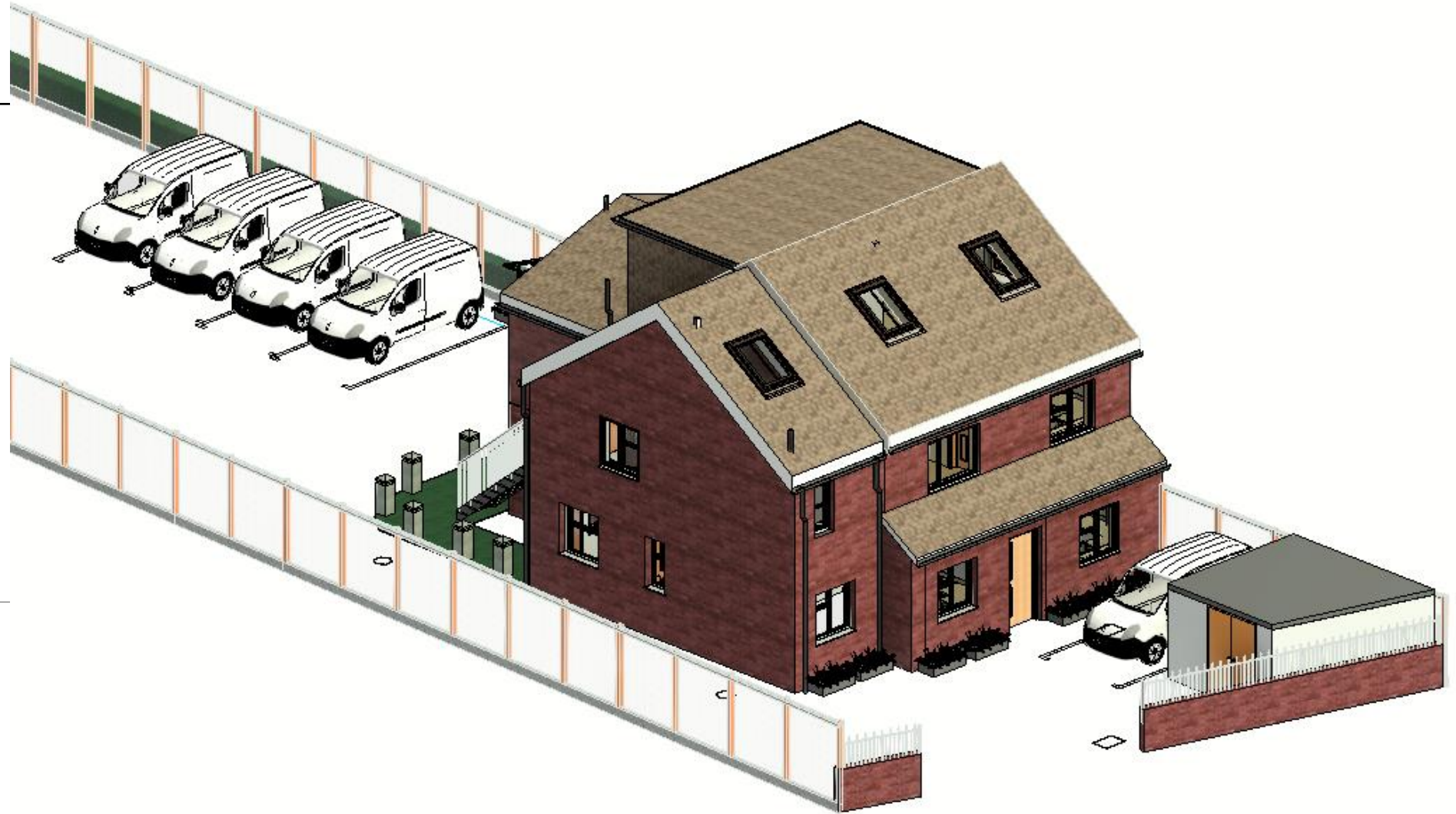


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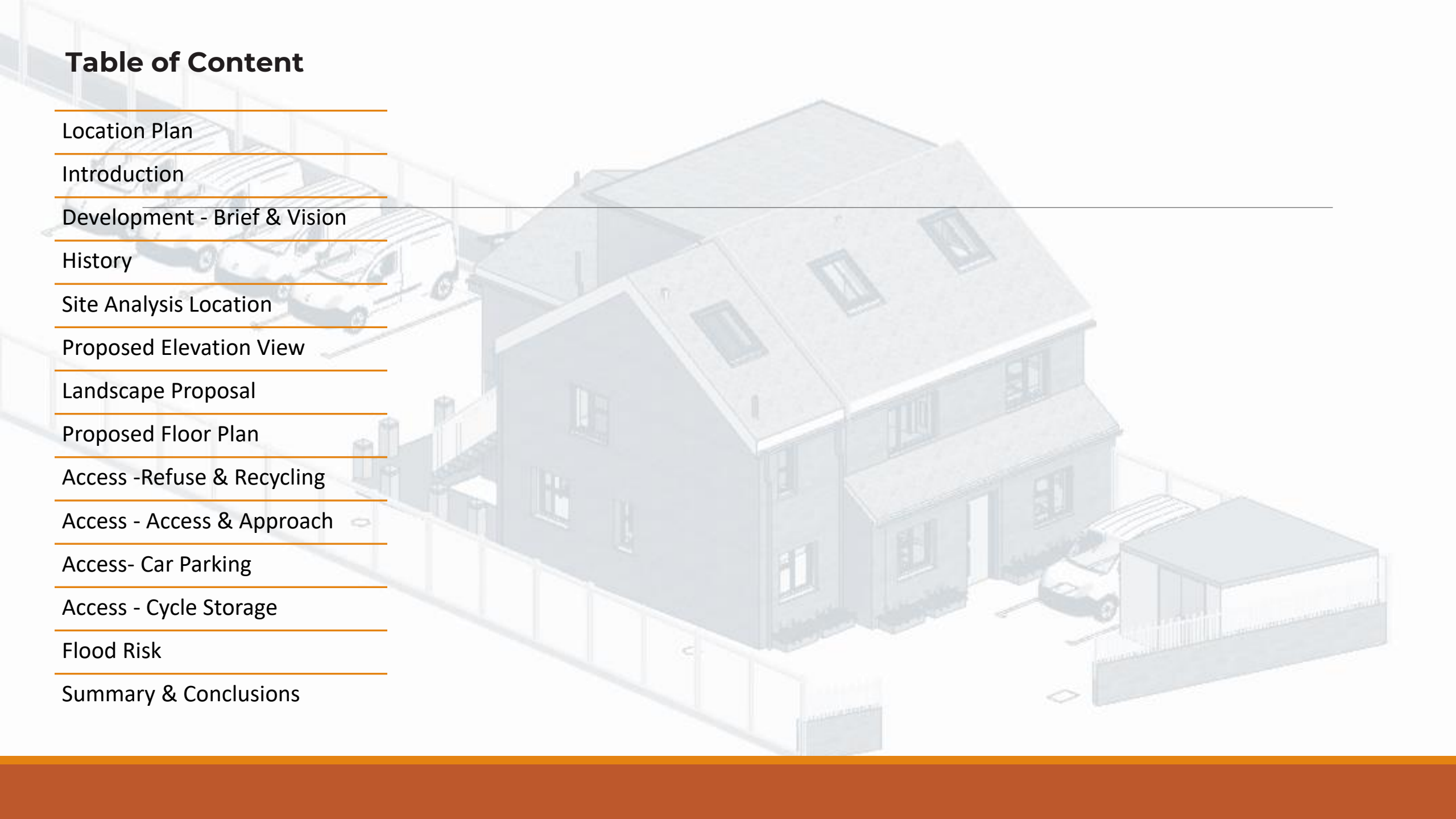
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Cressingham Rd

Staverton Rd

Cressingham Rd

Modbury Gardens

Ashburton Rd

Kiln View Rd

Introduction

This Design & Access Statement has been prepared to inform the proposed redevelopment of the 85 Cressingham Road Reading RG27RX, in preparation for a full planning application with Reading Council.

The application seeks approval for the development of the site for a residential scheme comprising of 5 flats

Development Brief & Vision

The client’s brief for the development of this site aspires to deliver a high-quality residential development which will:

- Realise the potential of the site and wider areas.
- Provide a mix of 1 bed and 2 bed units to the latest standards.
- Meet design standards of Lifetime Homes and Secured by Design.
- The Proposal complies with planning policies for the area, particularly in relation to Good Design which the NPPF confirms: “good design is a key aspect of sustainable development, it is indivisible from good planning, and should contribute positively to making places better for people”.
- Our intention is to create a distinct and high quality scheme which sits respectfully within its surroundings. The design seeks to deliver improvements to the surrounding area, contribute to the need for housing, as well as realising the potential of the site.
- Located a short distance to bus services, stopping within 100m at Birdhill Avenue and Staverton Rd. The “no 9 Scarlet” and “Nineteens 19B” both provide regular transport to Reading Town Centre.

Ground Floor

- Flat 1 - 1 x 1 bedroom (38m²)
- Flat 2 - 1 x 2 bedroom (50m²)

First Floor

- Flat 3 - 1 x 1 bedroom (37m²)
- Flat 4 - 1 x 2 bedroom (50m²)

Loft Floor

- Flat 5 - 1 x 2 bedroom (50m²)

- Secure private bicycle storage
- 5 x parking spaces, meeting parking requirements for the flats

History

85 Cressingham Road has been a shop and 2 flats for 10 years or more.

There have been multiple applications made for this site, all of which bar one were rejected:

11/01324/FUL - Demolition of existing dwelling and erection of a new two-storey building containing five flats. (Resubmission of planning application 11/00248/FUL). Appeal dismissed. Inspector found this scheme with flat in the roof to be too high and with an unacceptable mass. He also found the amenity for occupiers of the top floor flat to be unacceptable.

11/00729/PREAPP - Pre-application advice for demolition of existing building containing five flats – Observations sent

11/00248/FUL - Demolition of existing dwelling and erection of a new 2-storey building containing 6 flats – not entertained

08/00861/FUL - Demolition of existing dwelling and the erection of a new two storey building containing five self-contained flats – refused

05/01158/CLP - Erection of outbuilding (280sq m) to be used as garage, storeroom and playroom – refused

03/01491/FUL - Demolition of existing dwelling and the erection of a new two storey building containing 4 x 2-bedroom units and a 1 x 1-bedroom unit with associated parking and amenity space – refused

12/01670/FUL - Demolition of existing building and erection of a 2-storey building containing 4 x 2-bedroom flats (resubmission of 11/01324/FUL) – Application permitted

Site Analysis Location



Housing directly opposite

- The site is located on Cressingham Road, in a residential area in the South of Reading. A public footpath runs down the side of the site. The front of the site features hardstanding and the rear is a large garden. The surrounding area contains a mix of residential styles.
- The existing site contains a mixed-use building, ground floor being an A1 retail shop, and the first floor and part of the ground floor being a C3 use flats.
- The current business in situ is not achieving the income as expected. This is due to other competition in the local area as well as recent changes in the economy. Due to current inflation business is struggling.
- The existing site contains a large amount of unused, overgrown space that has much more potential than the existing use takes advantage of, and we believe the proposal offered provides a much better solution.
- The road facing elevation features hard landscaping and the building sits close to the road, ultimately this does not create an attractive view and is quite imposing on the road.
- Cressingham road slopes from East to West, and as such the height of houses increases with this slope. The houses immediately surrounding are a mixture of detached and semi-detached dwellings.
- The site is within close proximity of where many shops, restaurants, public buildings, community buildings and local amenities can be found. There are also various educational facilities, religious buildings, green spaces and playgrounds within its' immediate surroundings.



Neighbouring Housing to West



Neighbouring Housing to East

Proposed Elevation View



Front Elevation View



Side Elevation View



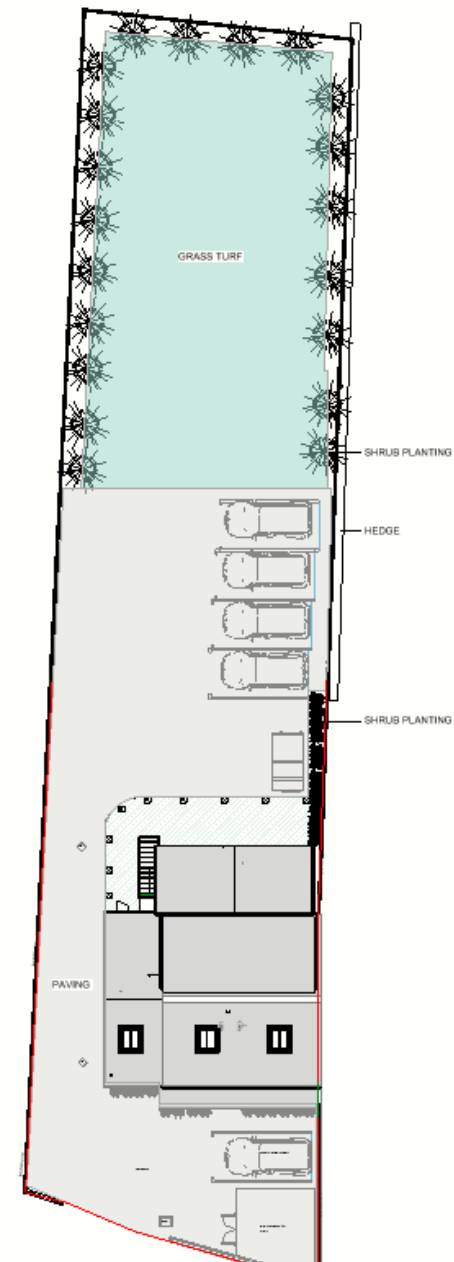
Side Elevation View



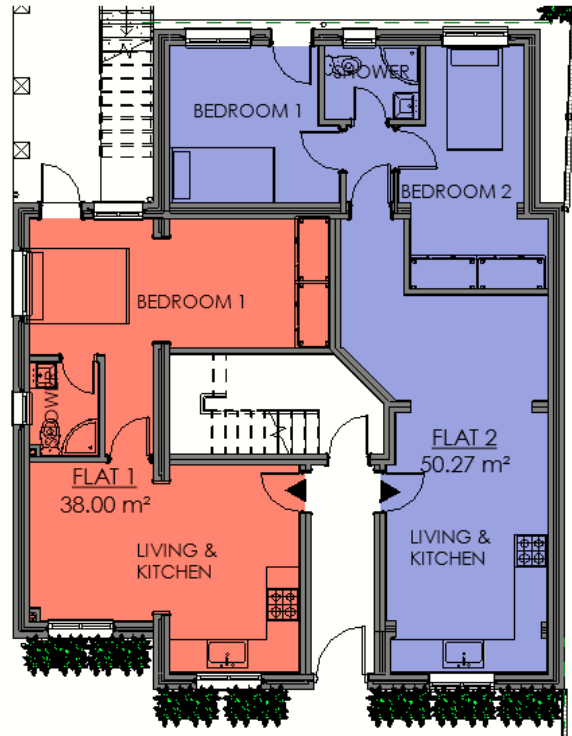
Rear Elevation View

LANDSCAPE PROPOSAL

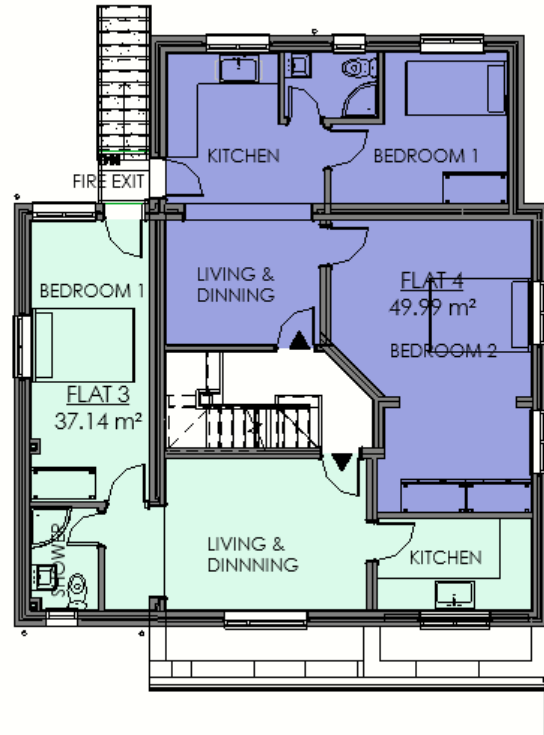
KEY	
	GRASS TURF
	EMBANKMENT ZONE
	MEADOW GRASS
	HEDGE
	SHRUB PLANTING
	TREE PLANTING
	P1 - ENTRANCE PAVIN
	P2 - PRIVATE PAVING
	P3 - VEHICLE PAVING



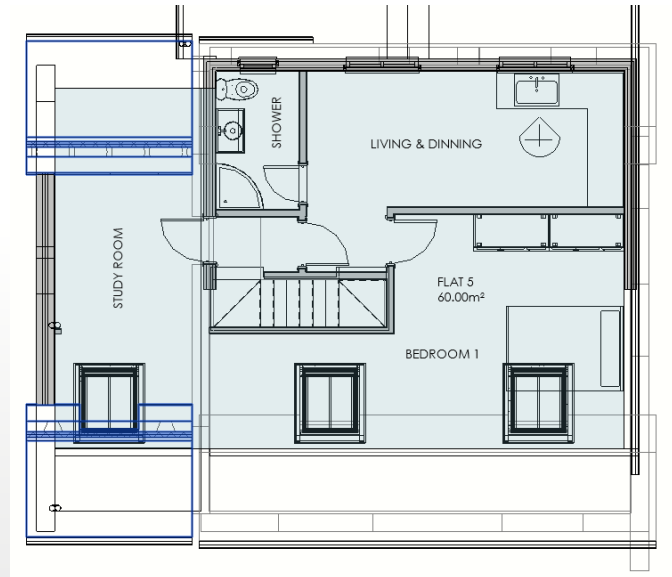
Proposed Floor Plan



Ground Floor Plan



First Floor Plan



Loft Floor Plan

Access

Refuse & Recycling

Ground Floor

- Flat 1 - 1 x 1 bedroom (38m²)
- Flat 2 - 1 x 2 bedroom (50m²)

First Floor

- Flat 3 - 1 x 1 bedroom (37m²)
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Loft Floor

- Flat 5 - 1 x 1 bedroom (50m²)

As guidance the allocation of capacity per property for communal flats is

- 95L per bedroom + 30L per dwelling

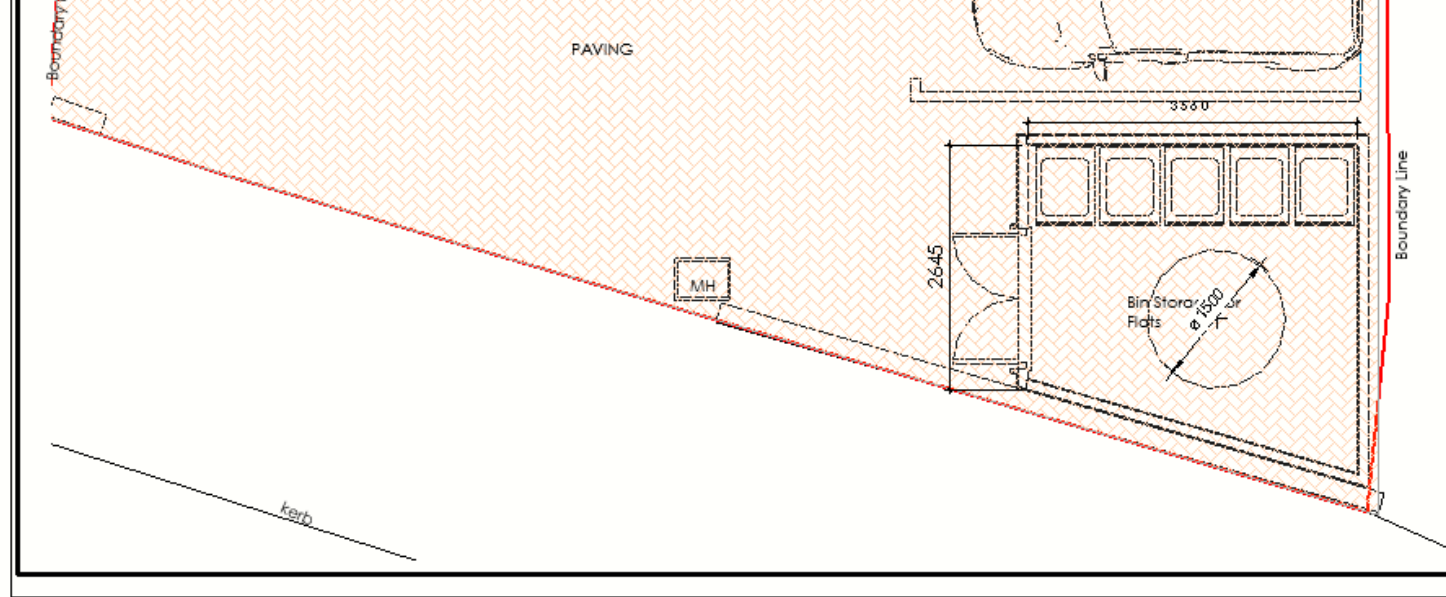
Total Refuse = 815L

This would be split as follow:

- 55% Recycling - 2 x240L
- 40% Refuse – 2 x240L
- 5% Food – 1 x140L

One lockable refuse store will be located at ground floor level. Externally, it will be accessible from Cressingham Road by a double louver door. Internally, residents will gain access to it through the entrance lobby (onto the car park).

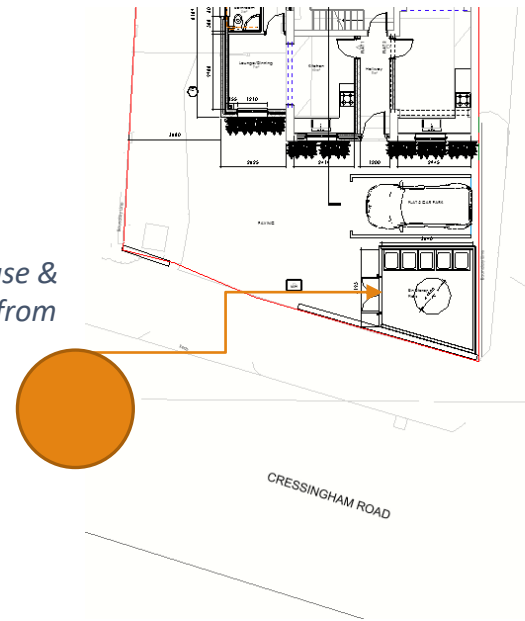
The proposal complies with the Recycling and Waste standards set by Reading Council



Communal refuse store accessible from street.

Volume (Litres)	Height (mm)	Width (mm)	Depth (mm)	Weight (kg)	Max Load (kg)
140	1054	510	560	12	70
180	1064	560	570	13	85
240	1063	585	740	16	120
360	1090	600	880	23	160
660	1190	1220	770	50	310
1100	1470	1380	1090	65	450

Entrance to refuse & Recycling store from street



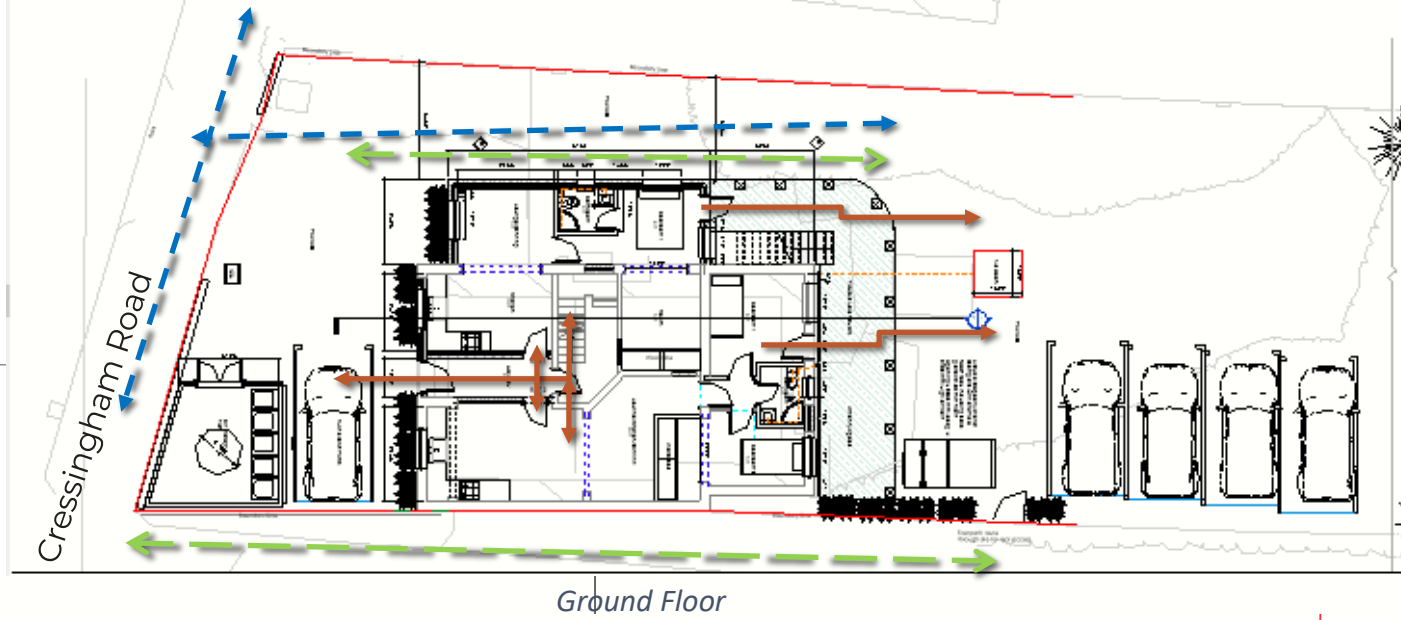
Access

Access & Approach

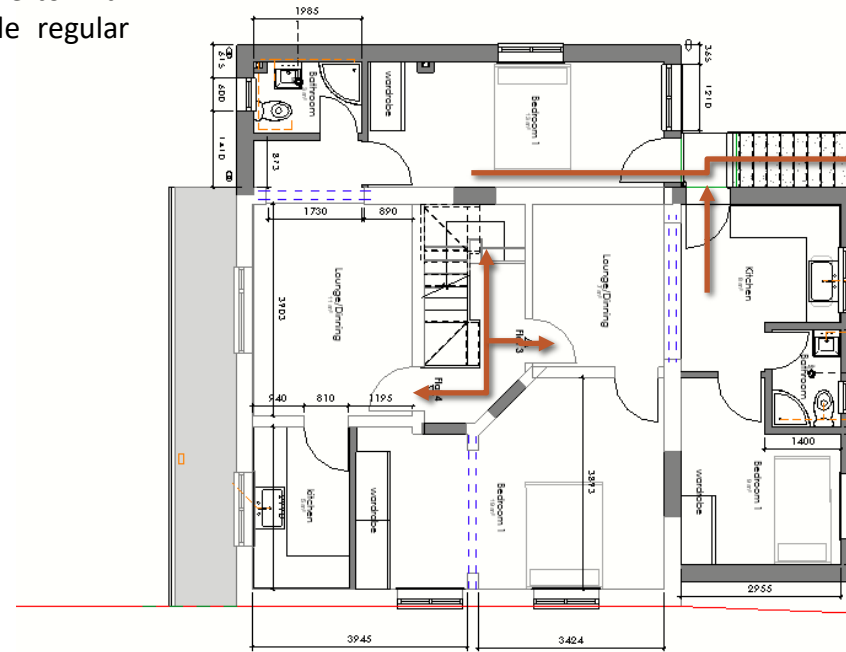
-  Car Access
-  Internal Access
-  Cycle Access

The proposed scheme is designed to meet the highest standards of accessibility and inclusion. The development incorporates principles of inclusive design that ensures it can be used easily by as many people as possible without undue effort, separation or special treatment.

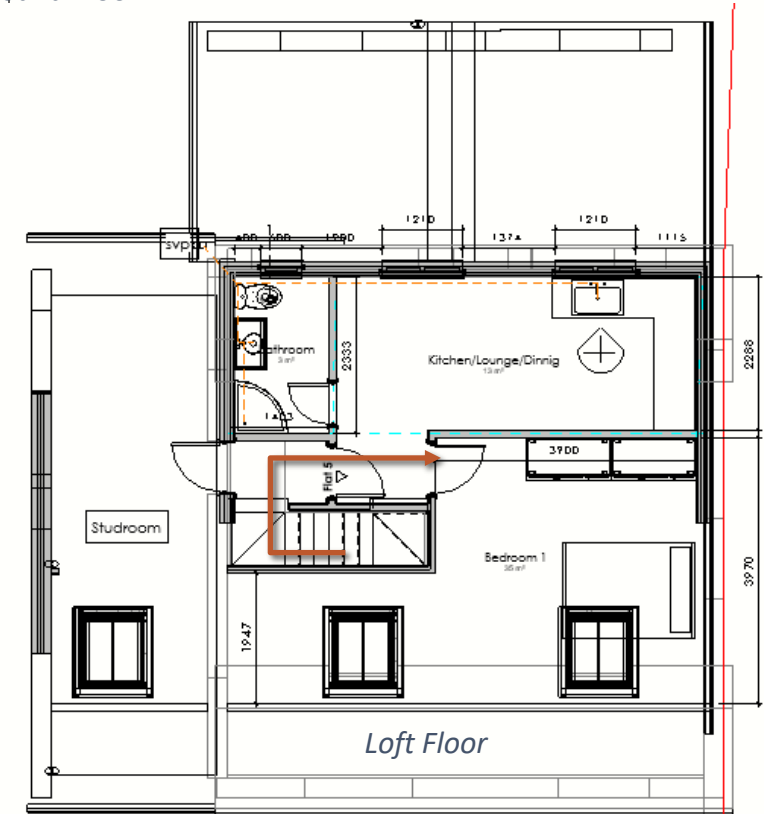
Vehicular and Transport Links: Located a short distance to bus services, stopping within 100m at Birdhill Avenue and Staverton Rd. The “no 9 Scarlet” and “Nineteens 19B” both provide regular transport to Reading Town Centre.



Ground Floor



First Floor



Loft Floor

Access

Car Parking

Car Parking

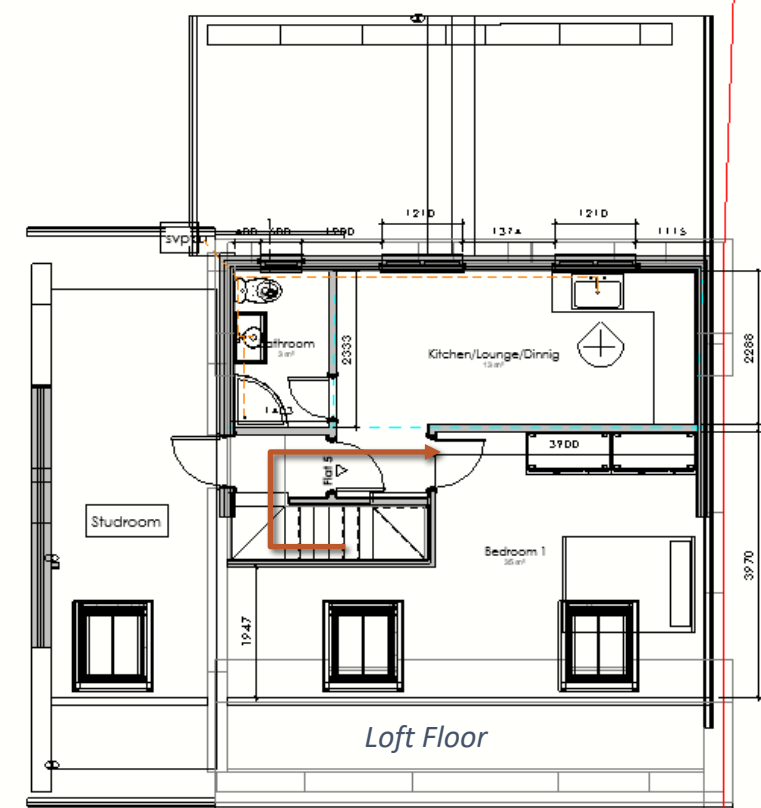
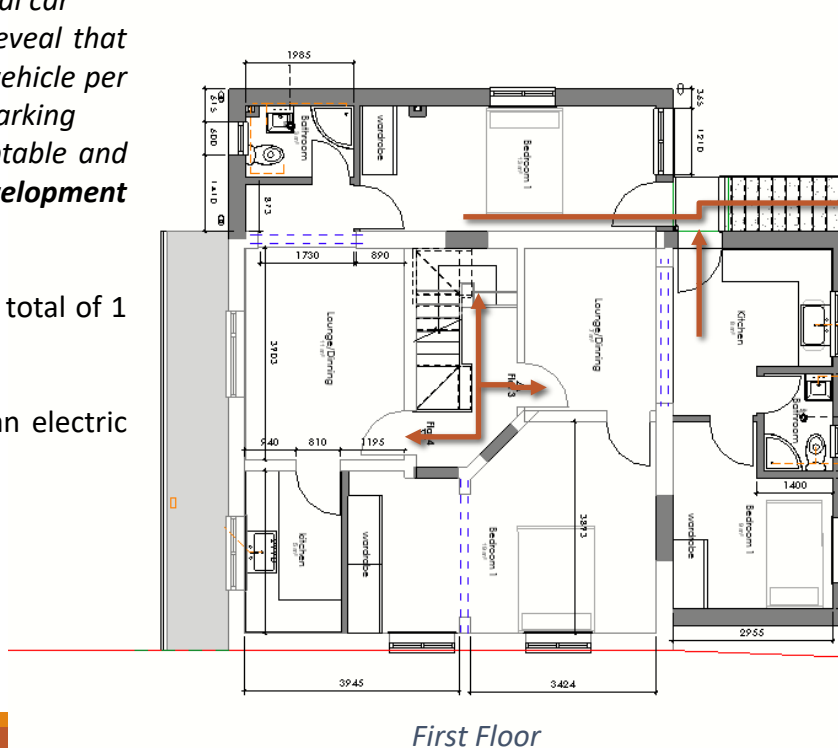
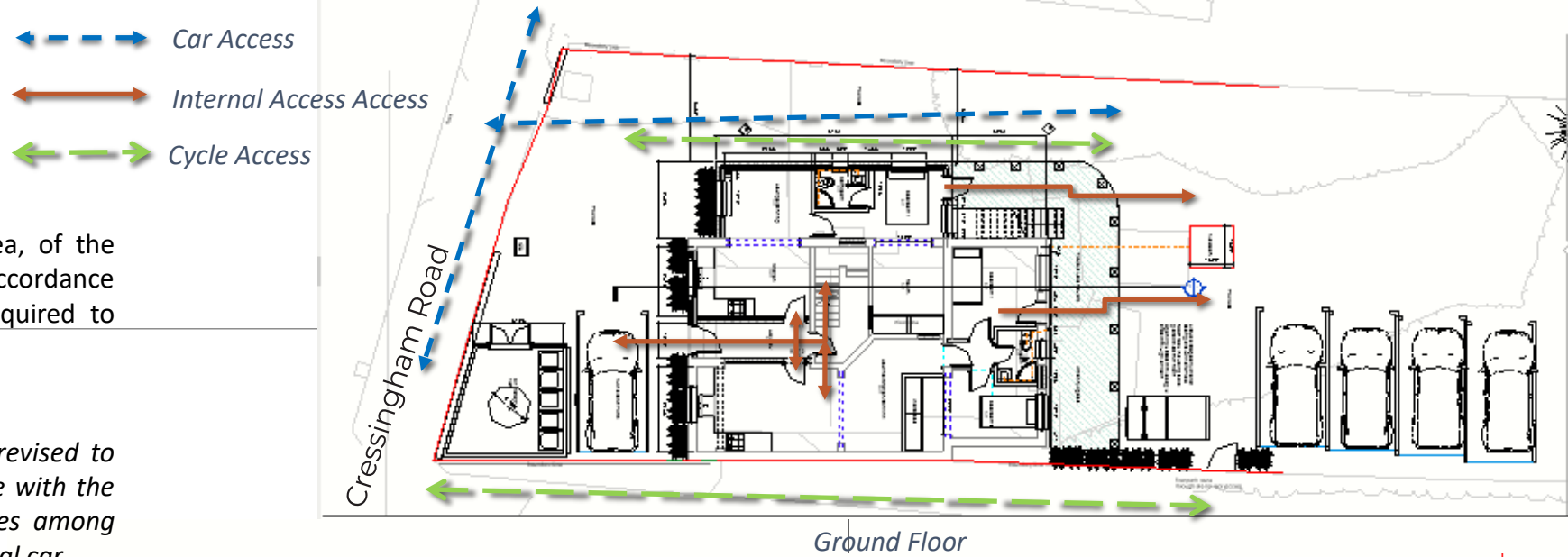
The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. In accordance with the adopted SPD, the development would be required to provide a parking provision 1.5 spaces per flat.

Previous application 171277

"The Councils residential parking standards have been revised to minimum / required standards and are, therefore, in line with the National Planning Policy Framework (NPPF) which states among other things that parking provision should be based on local car ownership levels. The car ownership levels in the area reveal that the average car ownership for flats within the ward is 1 vehicle per household. Therefore, it is considered that the proposed parking ratio of 1no. parking space per 1/2 bed flat to be acceptable and compliant with the adopted SPD". – Transport Development Control

This scheme proposes 5 parking spaces, accounting for a total of 1 car spaces per Flat.

1 parking space will have dedicated charging point for an electric car.



Access

Cycle Storage

Total 5 x Flats

One secure cycle store is proposed. The cycle store is located at ground floor level and accessed from the private car park. There is also access through public path to rear side

The proposed cycle storage provisions of each store are in line with cycle storage provision requirements.

The cycle store has been designed to accommodate (see Fig. 1).

This scheme follows the requirements and recommendations given within the Secure by Design, Guide for Homes 2019

The advices given in this guide has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environment' (SBD, Homes, 2019. p.5)

The proposed scheme uses thought through design measures to ensure safety and security of its inhabitants and those around including:

Secured parking located at the back of the scheme, hidden from the street and benefiting from passive surveillance by mean of overlooking from upper floor active rooms windows.

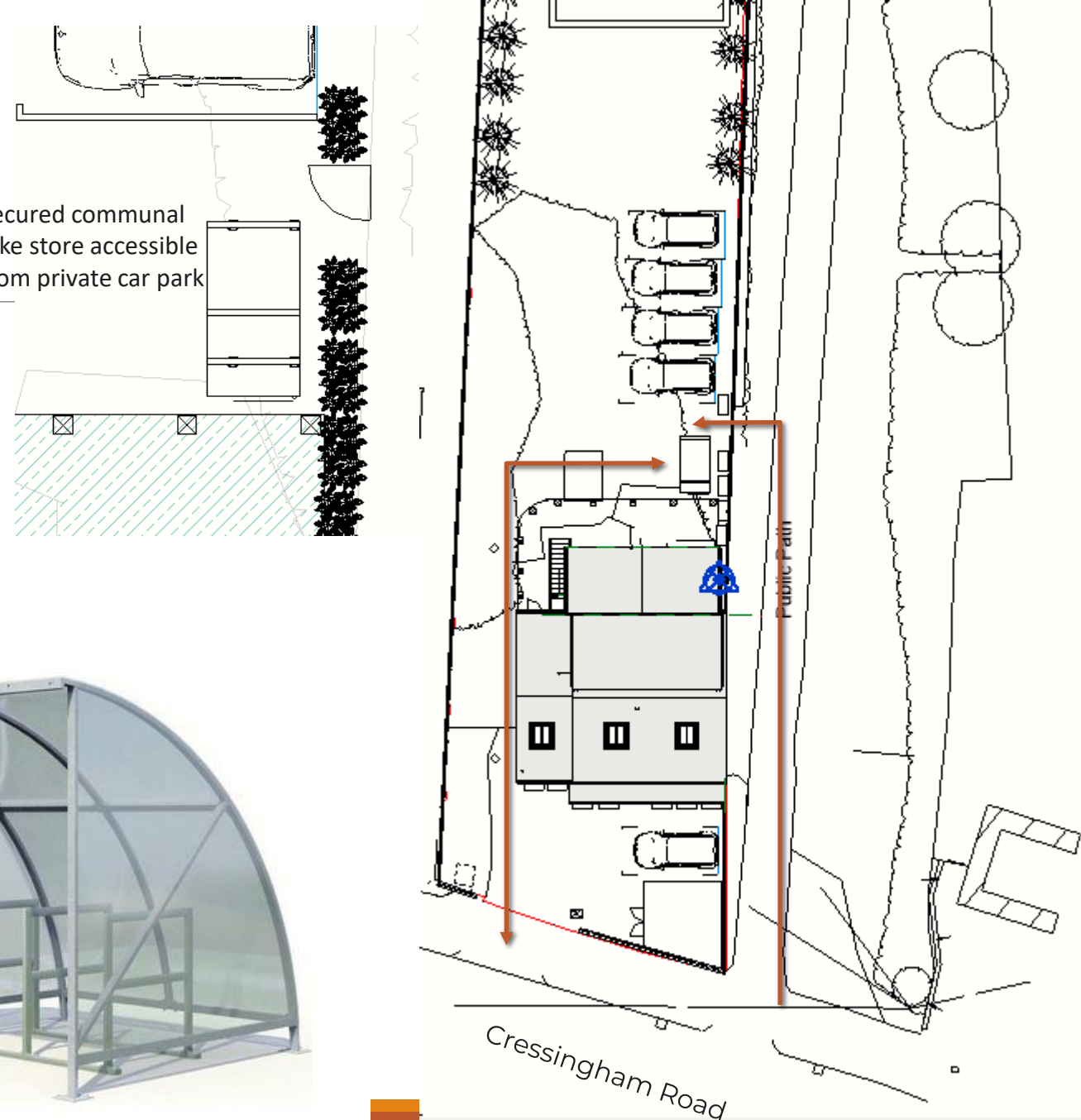
Bike storage located at the back of the scheme rather than directly accessible from the street.

All access gates, doors and fences will be robustly constructed and will respect all statutory standards and recommended specifications.

Secured communal bike store accessible from private car park

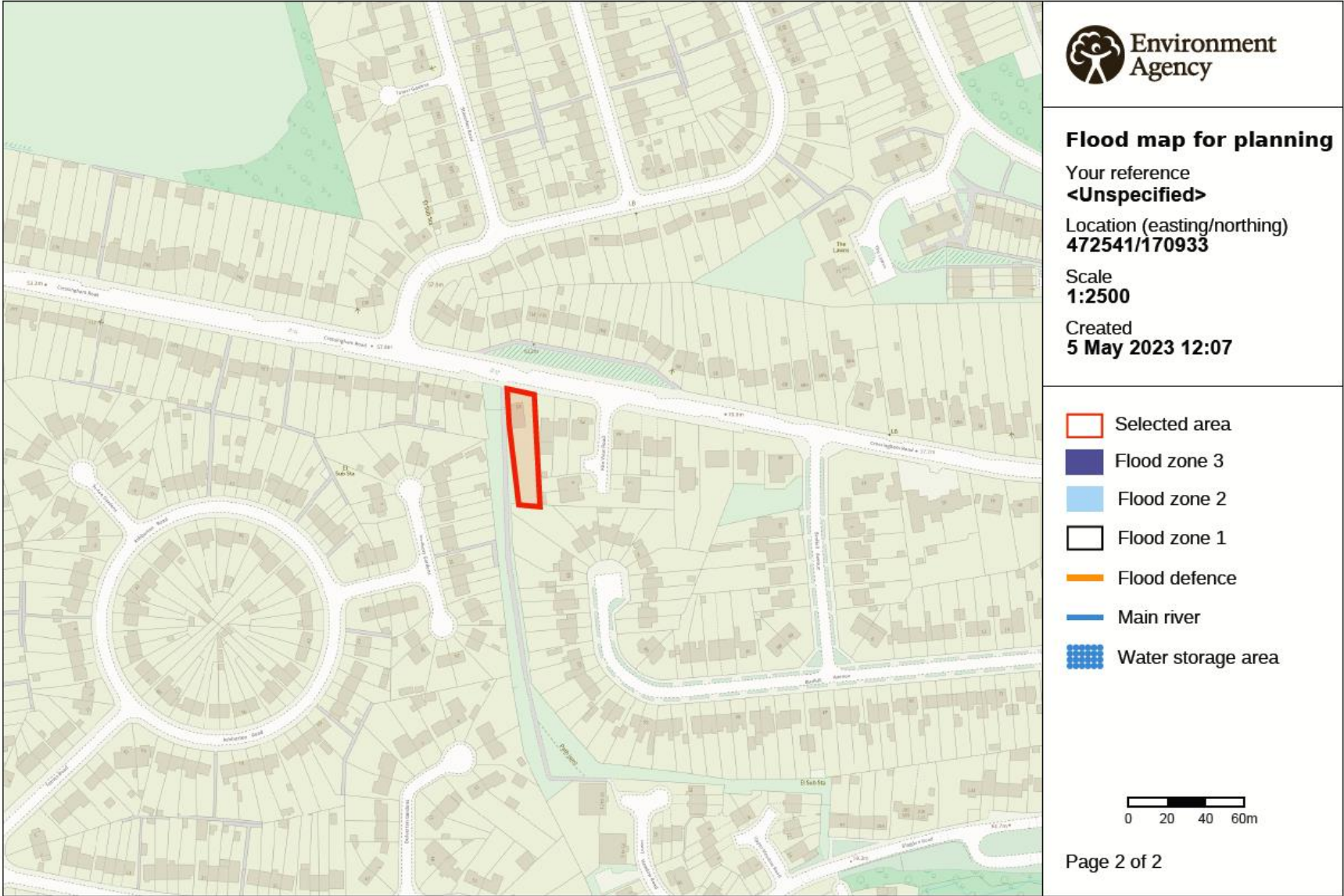


Fig 1



Flood Risk

The site is located within a Flood Zone 1, the site is below 2 hectare in size, and there is no risk of flooding.



Summary & Conclusions

The proposed scheme will deliver a high quality residential scheme which will:

- Offer a high quality architectural response to the site that preserves and enhances the character and appearance and provide active frontage along Cressingham road, while aiming for modernity and embrace the development of the area.
- The proposals ensure that the new works will not alter or diminish the significance of the current building. The quality of workmanship and the materials used will reduce any impact on the area, by enhancing the visual appearance of the property.
- The external amendments such as the new windows, which will match the existing windows (as shown in the proposal plans) will enhance the visual appearance of the building and enhance its status within the area.
- All internal walls and unit partitions will be fire rated stud walls including sound insulation between bathrooms and bedrooms.
- To conclude the proposal that is outlined in this application provides a genuine opportunity for significant investment in a high-quality restoration, which also secures the long term use of the building.
- Deliver a mix of 5 flats from 1 to 2 bedrooms.
- Provide a secure bicycle stand for 6 bikes, and car parking for 5 vehicles with 1 electric charging point.