

33 PROSPECT STREET, READING

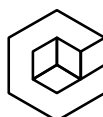


concise heritage, design &
access statement

Issue: Planning Issue

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Job No: 721

Location: 33 Prospect St, Caversham, Reading RG4 8JB

Description: part retrospective application for Rear extension to ground floor, creating a 1 bed studio flat. Rear extension to first floor.

This Document

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design and Access Statement to be made in the following application situations:

- Major Developments
- Within a designated area (Conservation Areas, World Heritage Sites)
- The provision of one or more dwellinghouses; or
- The Provision a building, or increase in building area greater than 100m²

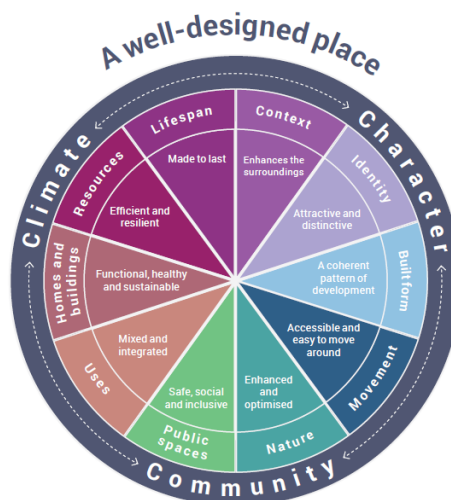
The statement should cover:

- The design principles and concepts that been applied to the development
- How access relating to the development has been dealt with, adopting local planning policy requirements
- Explain the steps taken to appraise the context and how the design of the development takes the context into account
- State what, if any, consultation has been undertaken on issues relating to access to the development, and what account has been taken of the outcome of any such consultation

Design Guidance Documents

In addition to the statutory requirements of a Design and Access Statement, there is further guidance on the document structure and overall design process within the National Design Guide – Planning practices guidance for beautiful, enduring and successful places, prepared by The Ministry of Housing Communities & Local Government.

This guide identifies three overarching priorities: - **Climate, Character & Community**. These themes re are then broken into the 10 essential characteristics that a well-designed place or building should embody.



The ten characteristics of well-designed places

Our Design and Access Statements has been broken into these 10 chapters to present the design proposal and illustrate the suitability and well-designed nature of the proposal.

Design Process

During the design process, the design team observe not only statutory requirements and guidance documents, but also local planning policy requirements, examples of these documents include:

- Design Quality (Supplementary Planning Documents / Guidance)
- Character & Conservation Area assessments
- Lifetime Homes & Wheelchair User housing requirements
- Housing Design Standards
- Sustainability Checklists
- Parking & Highways Standards

Components for good design

A statement must demonstrate the steps taken to appraise the context of the proposed development. It is that an applicant should understand the context in which their proposal will fit and use this understanding to design the scheme. To gain a good understanding of context and to use it appropriately, applicants should follow a design process which includes assessment, involvement, and evaluation, as well as proposing a final design.

The following are important components for good design that this statement discusses: -

Use How the use or mix of uses proposed for the land and buildings have been derived from an understanding of the site's context.

Amount How much development is proposed. For residential development, this means the number of units proposed for residential use. The statement should explain and justify the amount of development proposed for each use, its distribution across the site, how it relates to the site's surroundings and how accessibility to and between all parts of the development have been maximised.

Layout The way in which buildings, routes and open spaces (both public and private) are provided, placed and orientated in relation to each other, and to buildings and spaces surrounding the site.

Scale The size of the buildings (including their height), in relation to their surroundings. The statement should also explain and justify the size of individual building parts and how these relate to each other.

Appearance The visual impression made by the building should be explained and justified, including its built form, architecture, materials, decoration, lighting, colour and texture.

Detailing Consider how the building is crafted and materials relate, the detailing should reinforce the macro level design concept at a micro level off detail. The touch and feel of a building is just as important as the aesthetics.

Landscaping The treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated, through hard and soft landscaping measures, and how these will be maintained.

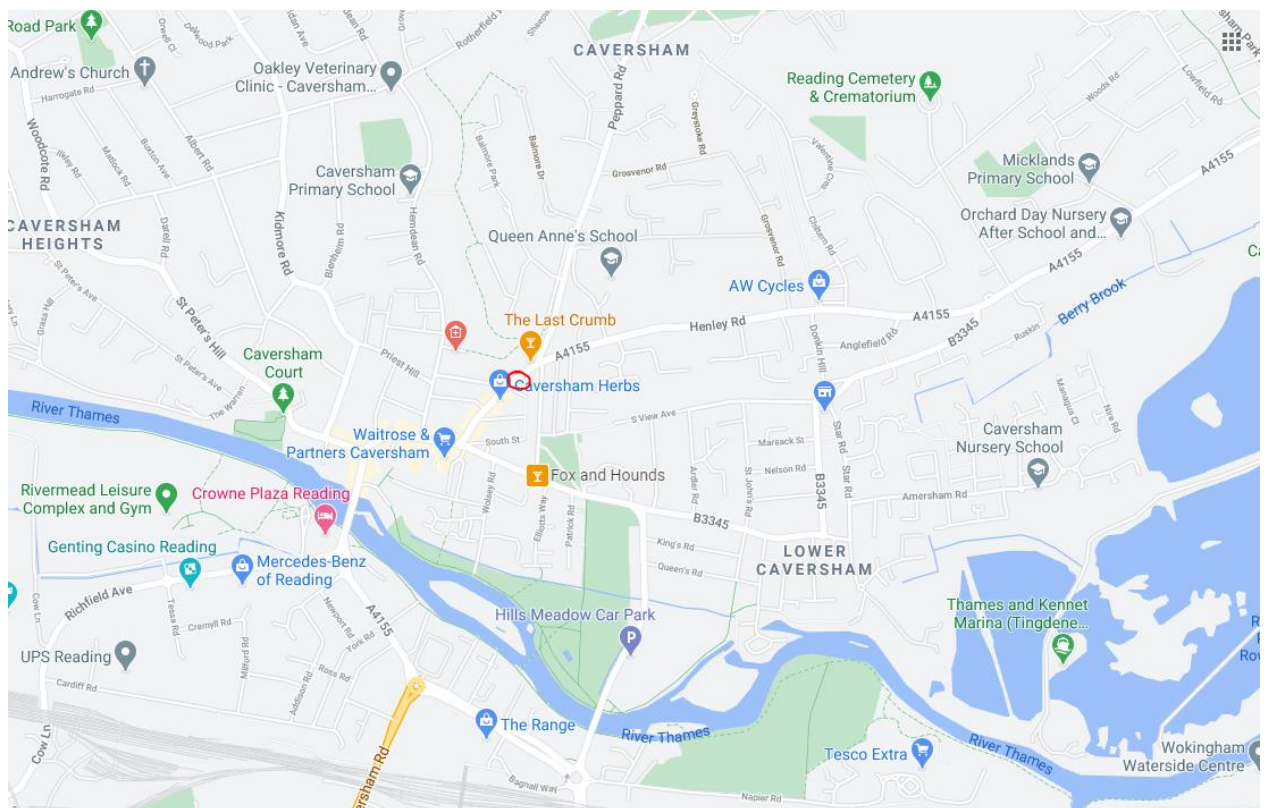
1. INTRODUCTION

Colony Architects were appointed in late 2020 to prepare the documentation needed to support a an application for the extension of the property 33 Prospect street.

This application proposes: - part retrospective application for Rear extension to ground floor, creating a 1 bed studio flat. Rear extension to first floor.

2. SITE LOCATION AND CONTEXT

The property is located to the south of Reading town centre, on the western side of Southampton Street (A327).



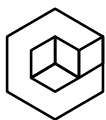
The site is approximately 339m² in area and directly abuts Prospect Street to the front and a rear garden meets a parking court to the rear with access from Short Street.

3. SITE ACCESS

The front of the site is accessed from Prospect Street, which is directly into the retail unit . The rear residential part of the site can be accessed via side road Short Street, where the ground floor flat is accessed at ground level, first and second floor flats are accessed via a spiral staircase, and entrance at first floor over a terrace roof.

4. Conclusion & assessment for development

- The site is outside of any CA
- The proposed works do not alter the front elevation and therefore do not impact the street scene or setting.
- The main works concerned by this application alter the interior of the existing building and extend the rear of the property at two floor levels.
- The extension replaces the existing structures and steps to preserve a sensitive distance between the proposal and the rear garage parking court.
- The Proposed flat unit sizes are compliant with the nationally described space standards, forming 1 x 1 bedroom units.
 - Flat 1: 37m² - 1 bedroom, 1 person studio flat
- The Materials selected are brick which is the sensitive choice in this local. Windows to be white upvc framed as to match those used on the front façade.
- The design of the extensions is now traditional to be sensitive and in-keeping to the existing building, neighbouring properties and heritage assets in the area, as well as recent developments, which are similar to form and size of the proposed extension.
- Overall the proposal introduces less than significantly harm area, is a reflection of the local adjoining developments, and represents an appropriate design response for this situation.



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