



Design & Access Statement – 81 Hamilton Road

Client	:	Grace Developers Ltd
Site	:	81 Hamilton Road Reading RG1 5RB
Prepared	:	dkdesign Ltd
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Contents

Design & Access Statement

1.0 Introduction

2.0 Assessment

- 2.1 Project Proposals
- 2.2 Site Location
- 2.3 Site History
- 2.4. Site Description

3.0 Evaluation

- 3.1 General Considerations
- 3.2 Design Considerations

4.0 Conclusion

1.0 Introduction

This Design and Access Statement has been prepared to support a planning application for the Development of 81 Hamilton Road and is to be read in conjunction with the accompanying drawings and documents.

2.0 Assessment

2.1 Project Proposals

The renovation and extension of 81 Hamilton Road and the Coach House to provide the following:

Main Property - 1No Three bedroomed flat, 3No Two bedroomed flats, 1No One bedroom flat
Coach House (Garage) - 1No One bedroomed cottage
Off street parking
Cycle racks
Communal bin store and recycling area
Hard and soft landscaping

2.2 Site Location

Site Location Plan



Site Plan



2.3 Site History

The property is currently in use as an 8 person HMO (as stated in the statement submitted with the pre-application).

2.4 Site Description

The application site is a Victorian detached two storey villa in the South Park Conservation Area. It is set within a large plot with an existing garden wrapping round the property and a driveway on the southern side leading to a two storey building (former coach house). It has a garden to the front enclosed with low railings and a pedestrian gate. The driveway is enclosed with double wooden gates. To the rear are a number of single storey extensions across the full width of the house. The local area is characterised by a range of large detached and semi-detached properties.

81 Hamilton Road was originally built around 1880 and was originally an example of a two storey red brick detached villa with grey brickwork corner quoins details and with a gabled roof, bracketed eaves, and a timber fascia and soffit.

The existing timber windows that have been retained are offset three light sash windows with vertical glazing bars and stone sills. The existing window openings have flat segmental brickwork arches in a contrasting grey brick with decorative contrasting brickwork reveals, matching the quoin details.

The rear elevation has a small central closet wing to the ground and lower first floor with a pitched roof.

The original timber front door has been retained with stained glass panels and a glazed fan light and set back to create an external lobby.

While certain original elements of the building have been retained there have been numerous unsympathetic modifications and extensions. The northeast side elevation has had a lean-to extension added

To the rear of the site is a part two storey coach house which is brick built with a slate roof which is in a complete state of disrepair



Front Elevation



Front Elevation



Side Elevation



Side Elevation



Street View



Coach House



Coach House Storage Shed

3.0 Evaluation

3.1 General Considerations

Pre-Planning Advice

A Pre-Planning Application (Ref 201761) was submitted and a report issued 10th April 2021

Advise Summary

81 Hamilton Road is specifically identified as a Building of Townscape Merit and forms part of a row of significant non-designated heritage assets. The proposal to demolish a Building of Townscape Merit is not considered acceptable for the reasons given above. There are also significant concerns with the proposed design and the impact on neighbouring properties. Should a full planning application for this proposal be submitted it would not be supported by officers.

Planning History

171562/FUL - Change of use from a C3 dwellinghouse to a 7 person large Sui Generis HMO.
Permitted 08/12/2017.

180239/APPCON - Discharge of conditions 3, 4, 12 & 15 of planning permission 171562.
Discharged 08/05/2018.

Policy Considerations

The following local and national planning policy and guidance is relevant to this application: National Planning Policy Framework
Reading Borough Local Plan (Nov 2019)
CC1 (Presumption in Favour of Sustainable Development) CC2 (Sustainable Design and Construction)

CC3 (Adaptation to Climate Change) CC5 (Waste Minimisation and Storage)
 CC6 (Accessibility and the Intensity of Development) CC7 (Design and the Public Realm)
 CC8 (Safeguarding Amenity)
 EN1 (Protection and Enhancement of the Historic Environment) EN3 (Enhancement of Conservation Areas)
 EN4 (Locally Important Heritage Assets) EN12 (Biodiversity and the Green Network) EN14 (Trees, Hedges and Woodland)
 EN16 (Pollution and Water Resources) H1 (Provision of Housing)
 H2 (Density and Mix)
 H3 (Affordable Housing)
 H5 (Standards for New Housing)
 H10 (Private and Communal Outdoor Space)
 H11 (Development of Private Residential Gardens) TR3 (Access, Traffic and Highway Related Matters)
 TR5 (Car and Cycle Parking and Electric Vehicle Charging)

Supplementary planning documents/guidance Sustainable Design & Construction SPD (2019)
 Revised Parking Standards and Design SPD (2011)

3.2 Design Considerations

The pre-application submission related to a proposal to demolish the existing property, 'Coach House' and storage sheds. A revised scheme has been prepared to renovate, refurbish and extend the existing buildings reflecting the comments received as the property has been identified as a Building of Townscape Merit within South Park Conservation Area.

The existing main property will be converted into 1No three bedroomed flat, 3No two bedroomed flats and 1No one bedroom flat. The couch house will be converted into a one bedroomed cottage.

Principle of the development

The principle of the development is assessed in terms of the requirements of the National Planning Policy Framework (NPPF).

Policy H11 of the Council's Local Plan also establishes the criteria against which applications for the development of private residential gardens need to be assessed.

The property is a former dwelling house in multiple occupation and so the principle of residential development is established.

The revised proposal now utilises the best parts of the existing floor space and offers the opportunity for harmonious extensions of the main building and the coach house.

The aims of the Borough Local Plan to conserve and enhance the special interest, character and architecture of the South Park Conservation Area would be achieved.

Design and character

Policy CC7 states that "all development must be of high design quality that maintains and enhances the character and appearance of the area". The NPPF in paragraph 127 c) states that planning policies and decisions should ensure that developments "are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)".

Policy EN1 states "historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced" whilst EN3 states "the special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development within Conservation Areas must make a positive contribution to local character and distinctiveness."

The revised proposal maintains and enhances the character and appearance of the area and conserves the character of the Conservation Area.

Residential amenity

Policy CC8 (Safeguarding Amenity) of the Reading Borough Local Plan states that the development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

Privacy and overlooking
Access to sunlight and daylight
Visual dominance and overbearing effects of a development
Harm to outlook
Noise and disturbance
Artificial lighting
Vibration
Dust and fumes
Smell
Crime and safety
Wind

These are discussed below.

Impact on neighbouring amenity

The overall size, height, scale and massing are slightly reduced from the previous scheme. There are no side facing windows in the revised proposal. Careful attention to the orientation of the main rooms minimises overlooking.

There is no overlooking towards number 79. Overlooking towards 83 is minimised by the location of the new windows.

Overlooking from the new flats towards the coach house is minimised by the orientation of the living room and the bedroom west towards westerly private garden. Upper floor windows in the coach house facing the flats would be protected by obscure glass up to a height of 1.7 m. This complies with Policy CC8.

Amenity of proposed dwelling

Policies H5 (Standards for New Housing) and H10 (Private and Communal Outdoor Space) apply.

Policy H5 states that new build housing will need to comply with the nationally prescribed space standard.

The submitted information provides the sizes of the proposed flats and the size of the bedrooms and living spaces, which are in accordance with the Nationally Described Space Standards and which would comply with Policy H5 of the Reading Local Plan.

Policy CC8 is supported by the Daylight Report, which shows that the proposed flats have access to a suitable level of daylight and sunlight. Careful attention to the orientation of the main rooms has minimised overlooking.

Policy H10 sets out that 'Dwellings will be provided with functional private or communal open space. 'Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens.'

Paragraph 4.4.87 of Policy H10 sets out that in the past, the Council has sought the following minimum provisions for private or communal outdoor space and they provide a useful guide for proposals:

Flats outside central Reading:
1 and 2 bedroom: 25sqm per flat
3 or more bedrooms: 40sqm per flat

The property is located on a large plot and the submitted plans show how the garden would be subdivided in 6 private parcels. There would be no impact on the residents of the ground floor units and the coach house in terms of noise and disturbance, overlooking and loss of privacy.

Housing Mix

Policy H2 states that wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6, especially for family homes of three or more bedrooms. The scheme comprises 5 flats:

1 No 3 bedroom flat
3 No 2 bedroom flats
1 No 1 bedroom flat
1 No 1 bedroom Cottage

Notwithstanding other matters raised, the proposed mix is considered acceptable.

Coach House

The extension of the coach house includes increasing its height and overall footprint. It is located at the rear of the site along the boundary with 91 Crescent Road.

Policy H11 of the Reading Borough Local Plan states that a proposal should not lead to tandem development, however the proposal is the use of an existing building and the car parking for the coach house and the main property is integrated.

The proposed floor space is 76.5 m². The floor space and room sizes comply with the national floorspace standards.

Transport

The property benefits from an existing access situated on the right-hand side of the property, directly off of Hamilton Road.

The site is located just within Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. This zone directly surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading.

A frequent service of public transport is available along Wokingham Road which provides a good frequency of services to and from the town centre.

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1 space per 1-2 bedroom flat, 1.5 spaces per 3-bedroom flat and 1 space per 2-bedroom house.

Based on the proposed mix of accommodation, the development would require 7 parking spaces although a provision has been made for 5 spaces to retain the amenity space and landscaping to the front of the main property.

The site is situated within a designated Resident Permit Holders zone and a permit holder's only bay currently runs across the site frontage.

Future residents of the properties would not be automatically entitled to a residents parking permit for the surrounding residential streets where parking is under considerable pressure. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.

Policy TR5 relates to car parking. The proposal provides an active charging point to future proof the development.

In accordance with the Council's Parking Standards and Design SPD, 6 cycle parking spaces would be provided (a minimum of 3 Sheffield type stands) within a lockable covered store. The layout and design should comply with the Council's specification within the Parking SPD.

Refuse

The number of bins needed for 6 flats would be a minimum of 2 x 1100 litre refuse bins and 2 x 1100 litre recycling bins for a fortnightly collection.

A bin store is located within 10m of the public highway to enable on-street servicing to occur.

Natural Environment

The property is an attractive villa set on a large plot within the Park Conservation Area. The frontage includes attractive railings and an established hedge.

A draft layout of the garden areas is submitted. Landscape design would be subject to a condition requiring further details to be approved.

Existing vegetation comprises the conifer hedge at the front boundary and garden shrubs and plants.

The site is surrounded by habitat of good suitability for use by commuting and foraging bats, large, connected gardens with trees and a woodland less than 250m southwest of the application site. A bat roost survey has been carried out which found no evidence of roosts.

Sustainability

The proposed development, as per policy H5 of the Reading Borough Local Plan, would be required to be designed and constructed to meet the improved dwelling emissions rate, and water efficiency standards. The development would also be required to be accessible in line with M4(2) of the Building Regulations (unless built in line with M4(3)).

Although part of a planning condition, these requirements would normally be administered through Building Regulations.

4.0 Conclusion

This Design and Access Statement reflects the advice given in the Pre-Planning Application with a view to renovate, refurbish and extend the existing buildings.

dkdesign August 2022