45 TILEHURST ROAD / READING / RG1 7TT

Design & Access Statement

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COLONYARCHITECTS.COM

A collaborative of architects
and designers with an agenda.
The Wine Store, Brewery Court,
Theale, Reading RG7 5AJ
+44 (0)118 380 0328
design@colonyarchitects.com

01 - Executive summary



Executive Summary

- Application for 8 new apartments comprising 1 no. one bedroom apartment and 2 no. two bedroom apartments.
- The new dwellings have been carefully designed to reflect the variety of local charactistics of Tilehurst Road and surrounding areas.
- The site is outside of any restricted zones such as conservation areas
- The proposal has been carefully designed to preserve the nearby trees
- The impact with respect to overlooking and overbearing on the adjacent proprieties is minimal
- Removal of the derelict house and outbulidings to be replaced with landscaping and parking court which is a visual betterment of the site
- The 8 new apartments represent a more efficient use of a large suburban plot

"The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools."

National design guide pg 2

02 - This statement

Colony Architects use a Design and Access Statement as an illustration tool to explain the planning application design proposal, the rationale behind its creation and how it is appropriate for the context. The Statement also serves to meet statutory requirements, local planning policy and national guidance documents. Statutory requirements of a Design & Access Statement.

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 over arching priorities: - Climate, Character & Community. These themes re are then broken into the 10 essential characteristics that a well-designed place or building should embody. Our Design and Access Statements references 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.

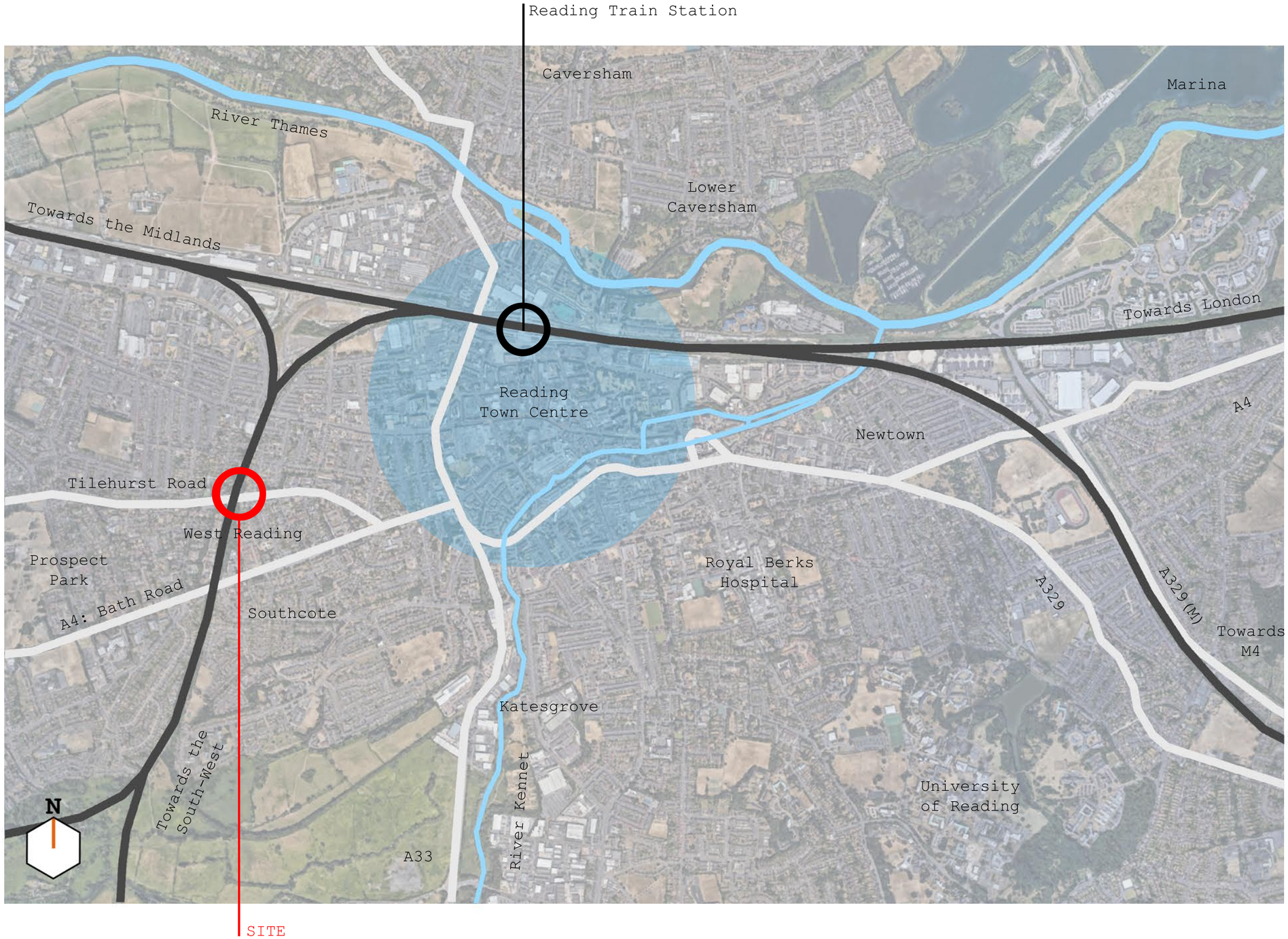
Landscaping

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.

The Access Component

Design and access statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the wider transport network. It should include an explanation of the applicant's policy and approach to access, with particular reference to the inclusion of disabled people, a description of any consultation undertaken in relation to access issues and how the outcome of consultations and advice received on accessibility issues has been followed. Access for emergency services should be explained where relevant.

03 - Location



The site is located along the Tilehurst Road in an area known as West Reading, to the south-west of Reading town centre. It is currently occupied by Electronic Imaging Maintenance Ltd, and the site address is:

45 Tilehurst Road, Reading, RG1 7TT.

The site is approximately 1 mile from Reading Town Centre, a distance which can be walked in around 20 minutes and cycled in under 10 minutes. Reading town centre provides a variety of amenities and services. In addition to this, there is a local convenience store on Tilehurst Road to the east and there is a Tescos Extra which is 1/2 mile to the north.

The site is approximately 1.3 miles from Reading train station. This can be walked in 25 minutes and cycled in 8 minutes. Reading train station provides various connections to London, the South West and the Midlands.

Both Reading and its train station can be accessed via bus, and there are bus stops on the Tilehurst Road directly in front of the site.

Vehicle access into the site is directly from Tilehurst Road. The site is well connected:

- The A4 provided vehicle access west towards Calshot, Theale and the M4, and east towards Twyford and Maidenhead.

- The A33 provides vehicle access south towards Basingstoke and the M4

- The A329/A329(m) provided vehicle access south towards Bracknell, Wokingham and the M4 and norther towards Pangbourne and Oxford.

04 - Local Area



1. Southern view of the site



2. Northern view of the site



3. Tilehurst Road looking West



4. Tilehurst Road looking East



5. Tilehurst Road Railway Bridge

05 - Surroundings



The site is broadly rectangular, with its longer boundary orientated east-west.

The site is bound by:

- Tilehurst Road to the north
- Residential homes and gardens to the south
- A residential home to the east. This residential home has a lean to garage which adjoins the boundary wall.
- The main railway line and a substantial green buffer to the west.

The majority of the buildings to the south and east are residential terrace homes arranged in lengthy, linear blocks. Many have rear extensions.

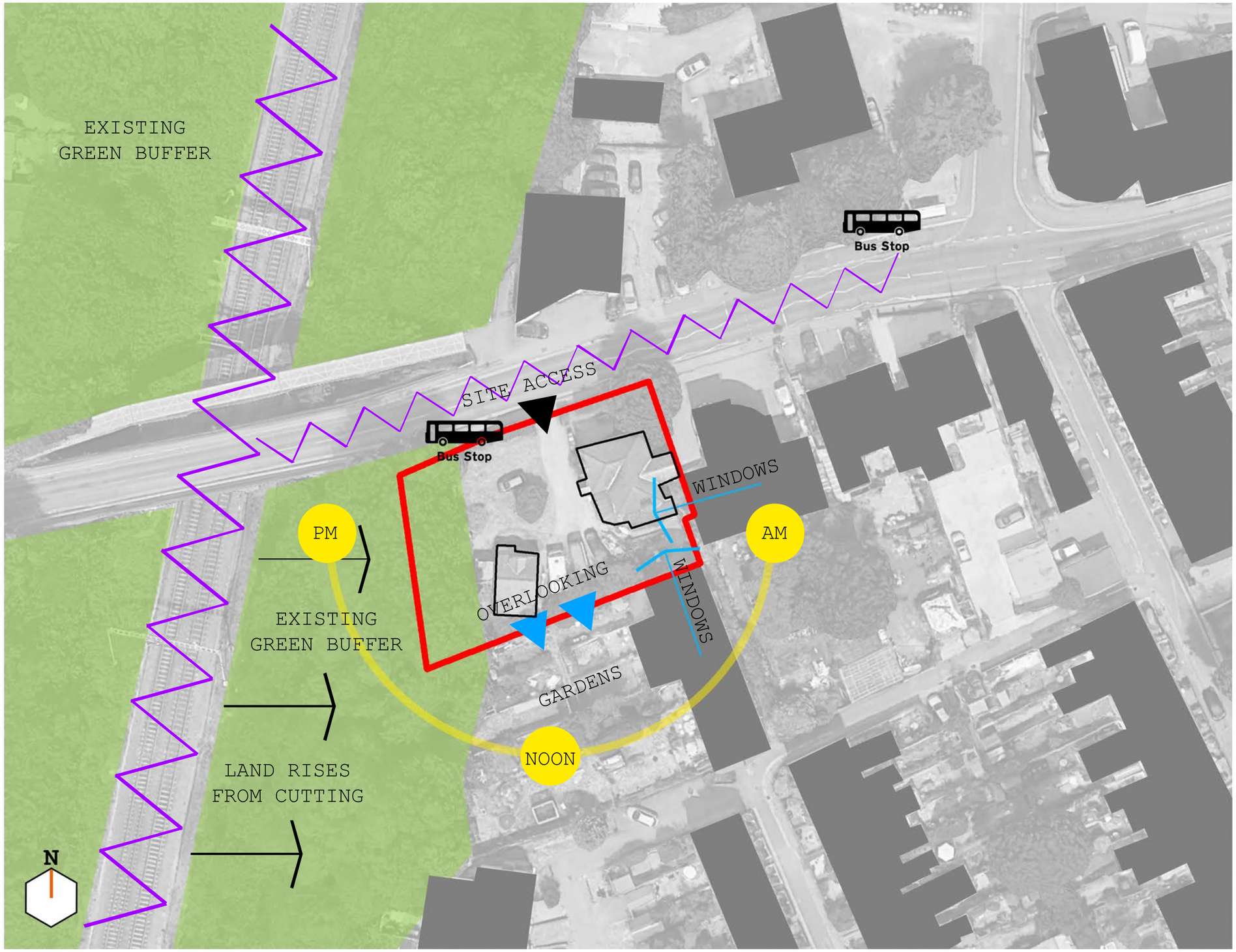
This is a newer housing development on Reservoir Crescent to the south. There are also new medium-rise residential blocks on Alleyne Close and on the junction of Brunswick Hill and Tilehurst Road, These are 3/4 storeys in height.

Directly opposite the site there is an MOT garage.

There is a local convenience store on the ground floor of a neighbouring villa.

There are a number of schools within close proximity of the site including St. Edward Prep/Russian School Istok and the All Saints Infant and Junior Schools.

06 - Constraints



There are two buildings on the site - a larger residential villa and a smaller garage. There is also an existing brick wall along the Tilehurst Road boundary with pedestrian and vehicle gates.

It is proposed that the buildings and boundary wall along Tilehurst Road will be demolished as part of the application.

The broadly rectangular site is relatively flat although the land slopes down significantly just beyond on the western boundary, forming the cutting for the railway.

The railway line itself is the main line between Reading and Basingstoke/Newbury. This busy line will generate intermittent noise throughout the day.

There is however an extensive green buffer on the slopes of the railway cutting which will help mitigate some of the noise generated by passing trains. It also provides a pleasant outlook from the site.

The site is accessed from Tilehurst Road and there is an existing drop kerb which provides vehicle access into the site. Tilehurst Road is not a primary radial route out of Reading (unlike the nearby A4), however some noise will be generated by passing cars.

There are bus stops on both sides of Tilehurst Road with the stop heading out of Reading directly on the site boundary.

The site lies to the north of residential homes and gardens. being north of these homes/gardens will minimise the impact of overshadowing from any new development. However privacy will need to be carefully considered to minimise overlooking.

There are a number of windows in the neighbouring buildings which overlook the site and will prevent any development being located on the boundary.

07 - Grain and Mass



The local character, grain and massing broadly fits into two categories depending on whether the area is to the north or the south of Tilehurst Road.

South of Tilehurst Road

With the exception of some larger 'villas' along Tilehurst Road, the majority of the buildings in this area are residential terrace homes arranged in lengthy blocks and with narrow streets and a regularly gridded street pattern. They vary from 2 to 3 storeys in height with the roof ridge line orientated predominately north/south. This includes along Tilehurst Road where gables are presented to the street.

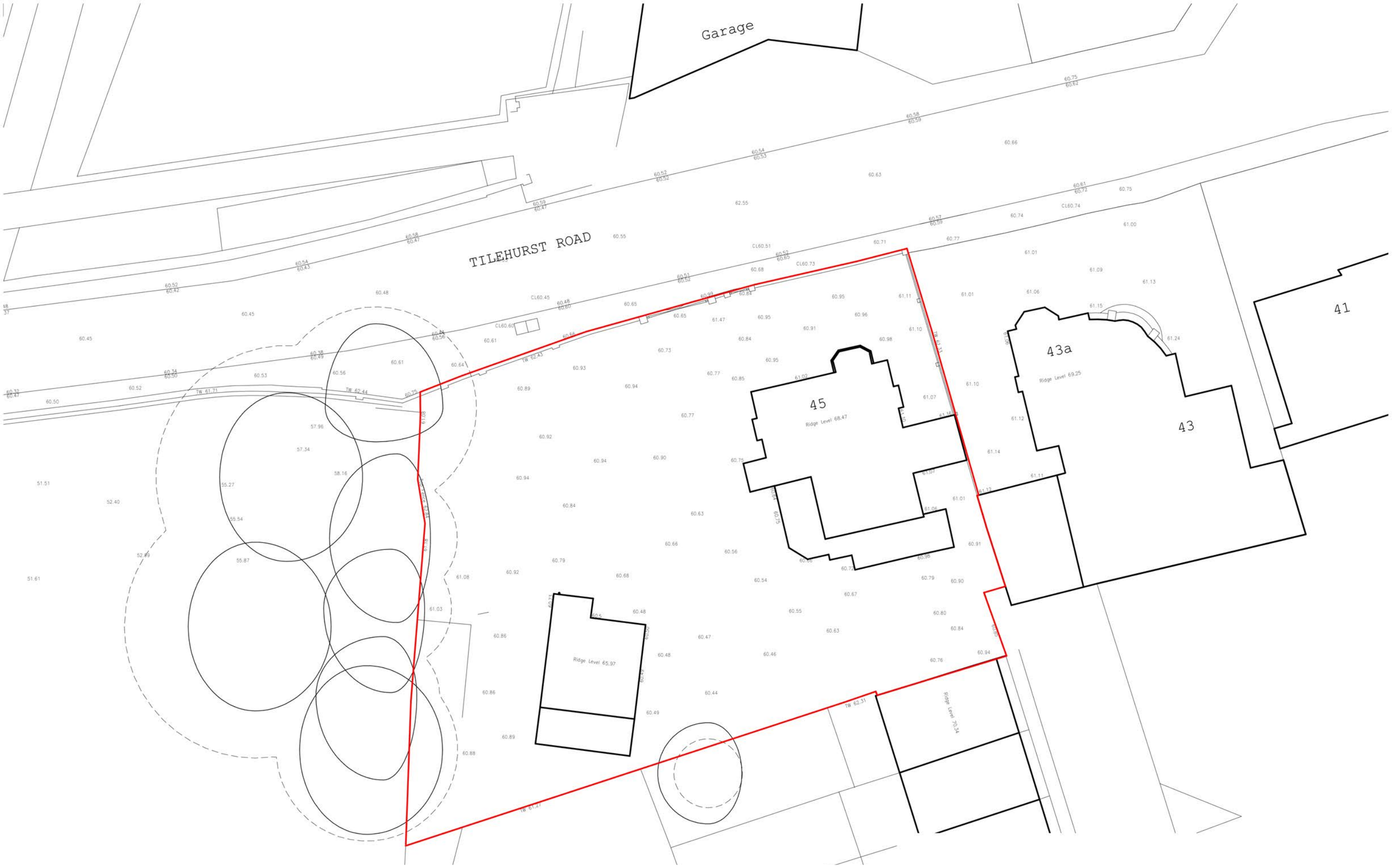
The existing villa on the site and its neighbouring buildings to the east are all set back significantly from the pavement. Continuing east beyond Brunswick Street/Brunswick Hill, the buildings encroach onto the street, tightening the space between facing elevations.

The prominent building material is red brick although some buildings have been rendered white/buff. The terraces have shallow front gardens which present directly onto the pavement or even the road in places. There are also occasional use of blue/grey brick.

North of Tilehurst Road

The buildings are more sporadicly arranged, with larger spacing between them and are generally less uniform in shape, positioning with the site the site, and appearance. The majority of buildings are 2/3 storeys in heigh although this increase to 4 storeys on the new development on the junction between Tilehurst road and Brunswick Hill. There are a mix of pitched and flat roofs and whilst the predominant material in still red brick, other materials including painted brick, hanging tiles and buff render are prevalent.

08 - Site Topography Plan



09 - Existing Buildings





There are two existing buildings on the site.

The primary building is a four bed Victorian villa that is finished in a red/brown brick, and has a hip and valley roof finished in slate. There is a bay window presenting to the street with the rest of the windows being sash. There is a porch and chimney on the west elevation and a further chimney on the southern elevation. The building has been extended on a number of occasions with the most recent addition being a wooden conservatory.

The second building is a detached garage. This more recent addition has accommodation at first floor. It is completed in red brick.

This application proposes to demolition both of the existing buildings.





10 - Opportunities

The square site has a great outlook towards the wooded area along the western boundary. Consideration must be given to the west boundary in relation to the root protection area for the existing trees. Please refer to the seperate report prepared by Harper Tree Consulting.

Views south onto a garden space are achievable but the design needs to take into account the sensitive nature of the boundary.

There are opportunities to align any new building with the massing and form of its neighbours. Any design proposal can be evolved to suite the character, local grain and massing of the area. A number of the buildings in the area are 3/4 storeys in height



11 - Preapplication



Indicative front elevation of new dwellings



Floor plan of dwellings and parking area

Preapplication advice has been sought and the following are the considerations highlighted by the report:

Core Strategy & Development Management Policies:

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)
- EN12 (Biodiversity and the Green Network)
- EN14 (Trees, Hedges and Woodland)
- EN15 (Air Quality)
- 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)

Revised Parking Standards and Design SPD
(2011)

Employment, Skills and Training
(2013)

Sustainable Design & Construction SPD
(2019)

Revised SPD on Planning Obligations under Section 106
(2015)

Affordable Housing SPD
(March 2021)

Tree Strategy for Reading
(March 2021)

Tilehurst Road is designated as an Air Quality Management Area (AQMA)– an important traffic corridor through the borough.

In addition to policies above, policy H5 states that new build housing will need to comply with the nationally-prescribed space standard.

<u>Key Pre-App Comments</u>
Housing Mix:

- Three Bedroom flats are prefered, However Policy H2 4.4.9 states that majority of the need is for homes with two or more bedrooms, capable of accommodating families.

Design and character:

- The mixture of vernacular coupled with the sites location on the end of the street next to the railway line gives the proposal some flexibility in terms of design, mass and height. Officers are not convinced that such an increase in height compared to the surrounding area is acceptable.
- Proposed is designed to minimise overlooking the neighbouring properties to the rear. Officers suggest fenestration could allow high level openings both for visual interest and to provide light.
- Officers believe provision of parking by way of undercroft is an indication of overdevelopment of the site.

Residential amenity:

- Officers concerned that the proposal may be harmful to the neighbouring properties in terms of visual dominance and overlooking.
- Limited information regarding amenity space in proposal. Policy H10 states minimum provision for amenity space for 1 and 2 bedroom flats is 25m^2 per flat.

12 - Response to Pre-App Feedback

	Ground Floor	First Floor	Second Floor
1b2p	1	2	2
2b3p	1	2	2
2b4p			

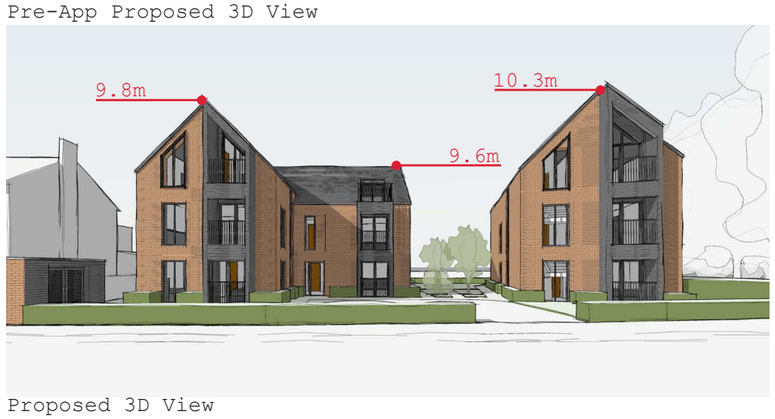
Pre-App Accommodation Schedule

	Ground Floor	First Floor	Second Floor
1b2p			1
2b3p	3	3	
2b4p			1

Proposed Accommodation Schedule



Pre-App Proposed 3D View



Proposed 3D View



Proposed 3D Aerial View from South West

Housing Mix

- 87.5% (7 no.) of proposed dwellings are 2 bedroom family units.
- 75% (6 no.) of proposed dwellings are 2 bedroom 3 person units
- 12.5% (1 no.) of proposed dwellings are 2 bedroom 4 person units
- 12.5% (1 no.) of proposed dwellings are 1 bedroom 2 person units

Design and Character

- The proposal features a mixture of gable and hipped roof types to better reflect existing street scene on Tilehurt Road.
- The ridge height of the pre-app proposal was 10.9m
- The proposal has varied ridge heights dependant on the roof type and position on the site. The Eastern block has a ridge height of 9.8m (gable) and 9.6m (hipped). The Western block has a ridge height of 10.3m to 'bookend' the street without appearing overly dominant.
- The proposal avoids placing windows on the rear of middle block to minimise overlooking. Instead, windows have been placed on the east and west facades, allow light into the dwelling. The brickwork on the rear facade is inset to follow the window pattern for visual interest.
- Parking has been relocated to front of developement.

Residential amenity

- proposal considerably downsized in comparison to pre-app scheme.
- 10 units to 8 units
- Ground floor flats have min. 25m2 of private amenity space.
- The other 5 flats have a min. 1.5m^2 of private amenity space by way of a balcony accessed directly from each flat. They also share amenity space of 30.5m^2 (in addition to their private 1.5m^2) per flat, equalling a total of 184m^2 shared amenity and a total of 32m^2 amenity space per flat.

Private Amenity

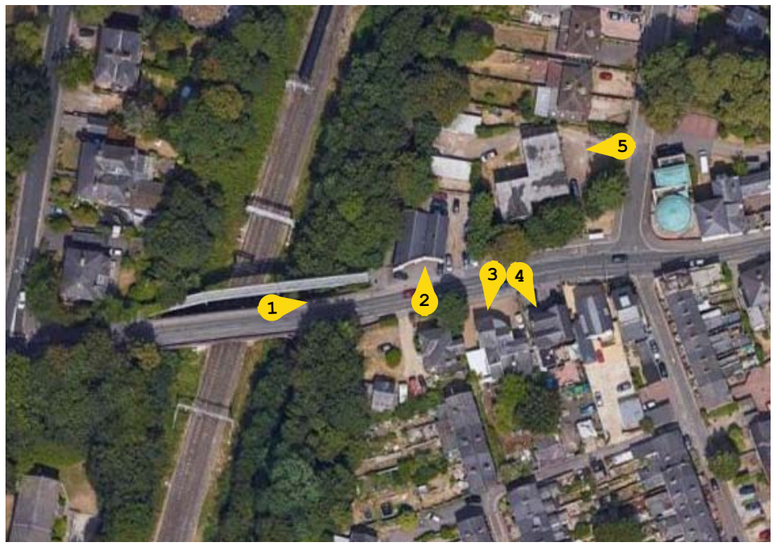
Shared Amenity

13 - Context

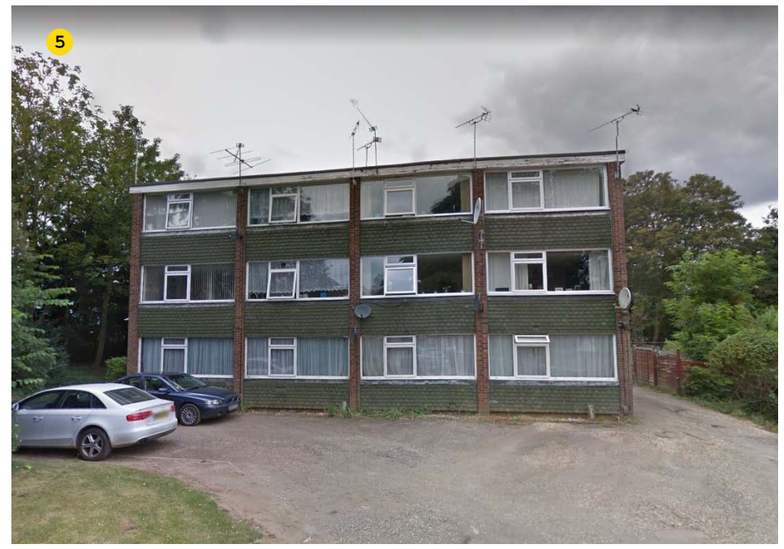


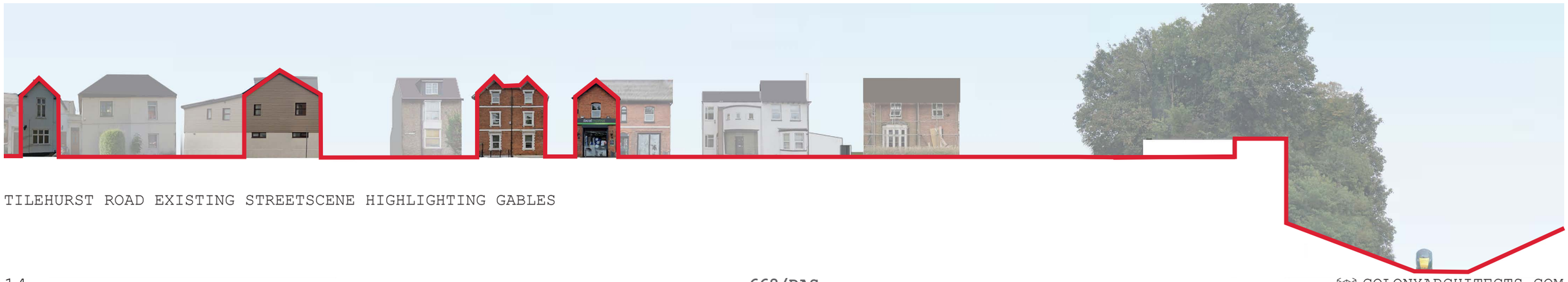












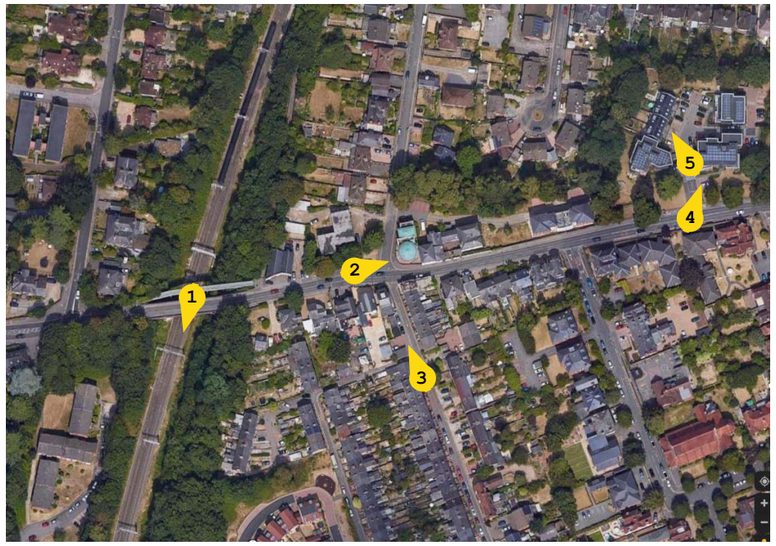
TILEHURST ROAD EXISTING STREETSCENE HIGHLIGHTING GABLES

14 - Context - understanding local character & identity









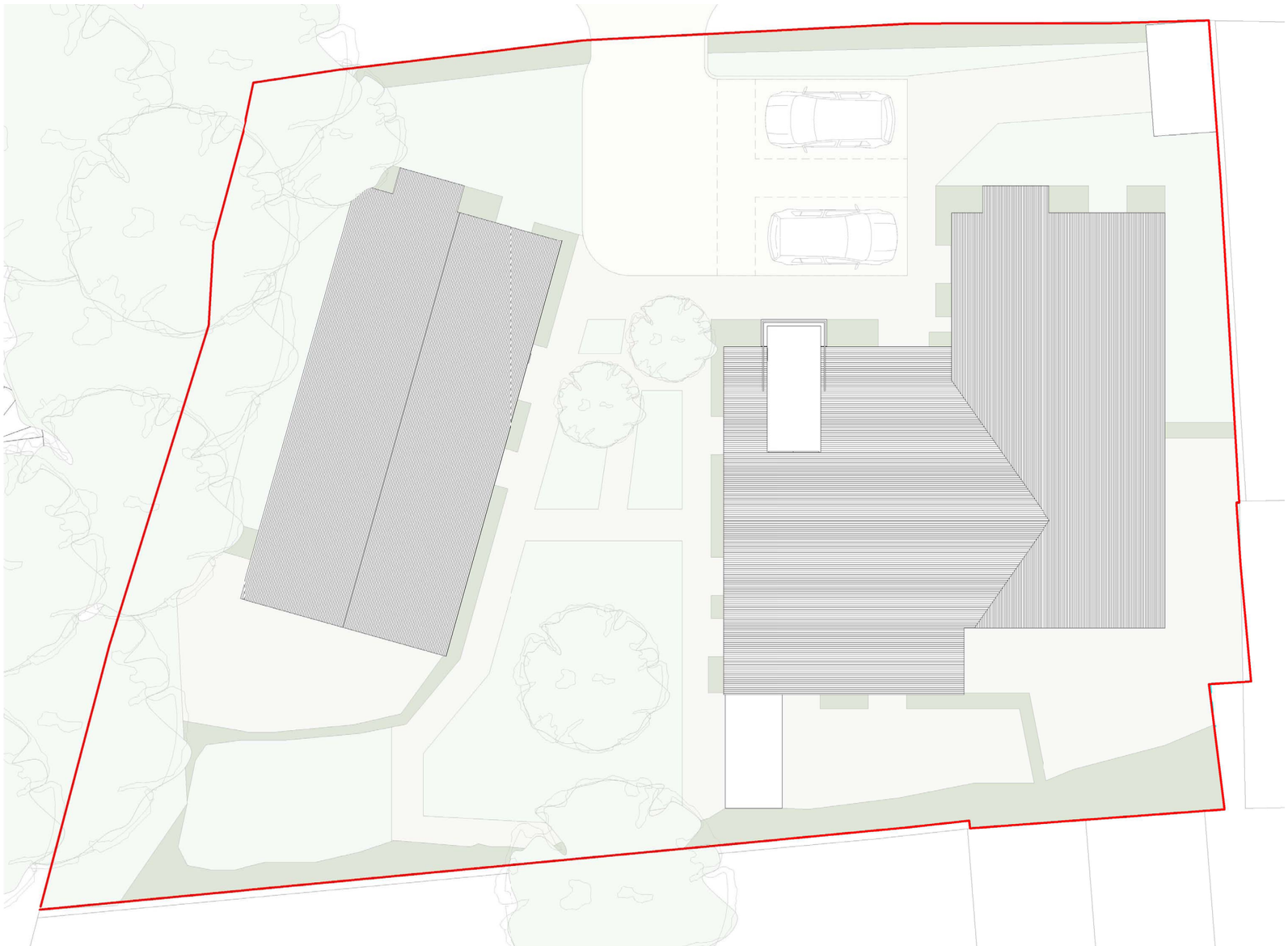






TILEHURST ROAD PROPOSED STREETSCENE HIGHLIGHTING GABLES

15 - Site plan - use & access



Proposed site plan

Use:

• This application replace the existing 2 storey detahced house and 2 storey outbuilding with two 2.5 storey buildings, comprising 8 new flats, retaining the residential use of the site.

- The eight new dwellings represent a more efficient use of a large suburban plot and bring more housing to the areas
-
- The eastern block sits in a similar position to the existing house (although with a larger footprint). The western block creates a new point of interest on the street and a ‘bookend’ to the street where it meets the railway line. This should be considered as a scheme betterment.

Schedule of existing areas:

Existing house: 195 m^2

Outbuilding: 81 m^2

Total: 276m^2

Access & Highways

• The existing property access’ the site from the driveway on the north of the site. The proposal looks to retain but widen this access arrangement.

16 - Proposed Ground Floor Plan



Proposed site plan

Unit 1:

- 2 bedroom flat for 3 people on 1 storey. The Technical housing standards – nationally described space standard states that a minimum area is 61 m^2.
- The property has a Gross Internal Area of 62.6m^2.
- Shared communal entrance to building
- Entrance hallway leading to all rooms
- Open plan living/dining/kitchen
- Built-in storage
- Private terrace to the front and rear of the dwelling

Unit 4:

- 2 bedroom flat for 3 people on 1 storey. The Technical housing standards – nationally described space standard states that a minimum area is 61 m^2.
- The property has a Gross Internal Area of 61.2m^2.
- Shared communal entrance to building
- Open plan living/dining/kitchen
- Built-in storage
- Private terrace to the rear of the dwelling

Unit 5:

- 2 bedroom flat for 3 people on 1 storey. The Technical housing standards – nationally described space standard states that a minimum area is 61 m^2.
- The property has a Gross Internal Area of 64.5m^2.
- Shared communal entrance to building
- Open plan living/dining/kitchen
- Built-in storage
- Private terrace to the rear of the dwelling

Bin Store:

- 2 no. 700l bins to serve 8 flats

Bike Store:

- 2 no. sheffield bike stands to hold 4 bikes

17 - Proposed First Floor Plan



Proposed site plan

Unit 2:

- 2 bedroom flat for 3 people on 1 storey. The Technical housing standards – nationally described space standard states that a minimum area is 61 m^2.
- The property has a Gross Internal Area of 62.4m^2.
- Shared communal entrance to building
- Entrance hallway leading to all rooms
- Open plan living/dining/kitchen
- Built-in storage
- Private balcony to the front of the dwelling

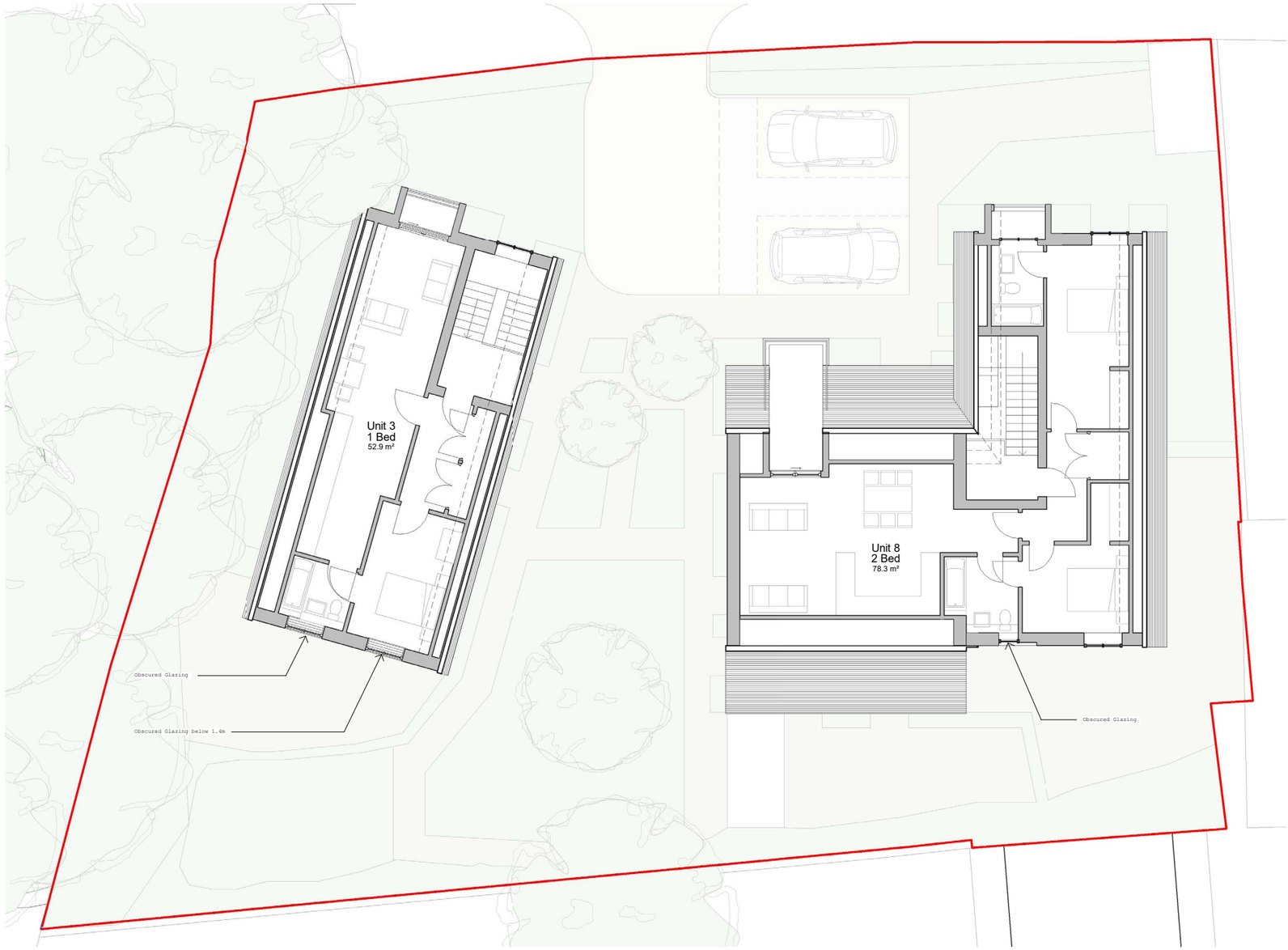
Unit 6:

- 2 bedroom flat for 3 people on 1 storey. The Technical housing standards – nationally described space standard states that a minimum area is 61 m^2.
- The property has a Gross Internal Area of 61m^2.
- Shared communal entrance to building
- Open plan living/dining/kitchen
- Built-in storage
- Private balcony to the front of the dwelling

Unit 7:

- 2 bedroom flat for 3 people on 1 storey. The Technical housing standards – nationally described space standard states that a minimum area is 61 m^2.
- The property has a Gross Internal Area of 63.1m^2.
- Shared communal entrance to building
- Entrance hallway leading to all rooms
- Open plan living/dining/kitchen
- Built-in storage
- Private balcony to the front of the dwelling

18 - Proposed Second Floor Plan



Proposed site plan

Unit 3:

- 1 bedroom flat for 2 people on 1 storey. The Technical housing standards – nationally described space standard states that a minimum area is 50 m^2.
- The property has a Gross Internal Area of 52.9m^2.
- Shared communal entrance to building
- Entrance hallway leading to rooms
- Open plan living/dining/kitchen
- Built-in storage
- Jack and jill bathroom
- Private balcony to the front of the dwelling

Unit 8:

- 2 bedroom flat for 4 people on 1 storey. The Technical housing standards – nationally described space standard states that a minimum area is 70 m^2.
- The property has a Gross Internal Area of 78.3m^2.
- Shared communal entrance to building
- Open plan living/dining/kitchen
- Built-in storage
- ensuite to master bedroom
- Jack and jill bathroom to second bedroom
- Private balcony to the front of the dwelling

19 - Appearance - materials, scale & design









- Appropriate scale, massing and appearance to suit context
- Simple, traditional building forms based on a rectangular plan and gable ends
- 2.5 Storey
- 2 blocks

Proposed Materials

- Use of locally sourced red brick with lime tone mortar
- Dark timber (or composite) cladding used to add visual interest to elevation
- Roof tiles
- Metal rainwater goods

Elevation design

- Simple and flat façade on most elevations except the front elevation, where protruding vertical balconies add visual interest to on-lookers and private amenity to residents.
- Generally symmetrical arrangement of windows and doors with recessed brick panels where windows aren't suitable in order to continue window pattern.
- Gable windows to second storey flats on front facade

Windows & doors

- Slim line double glazing to be used
- Side hung casement windows
- Window recesses greater than 100mm.
- safety glass below 800mm

Roof verge, eaves and Chimney

- Roof verges kept very simple with a mortared edge and no overhang.

14 - Appearance - site views



3D visual from Tilehurst Road