

8 WETHERBY CLOSE

- DESIGN AND ACCESS STATEMENT -



CONTENT

INTRODUCTION

CONTEXT

PLANNING CONTEXT

DESIGN PROCESS

DESIGN RESPONSE

LANDSCAPE DESIGN

ACCESSIBILITY

November 2022
Design and Access statement
8 Wetherby Close, Reading, RG4 8UD

1. INTRODUCTION

1.0 INTRODUCTION

This DAS document has been prepared to set out the Proposed Development at 8 Wetherby Close, Reading, RG4 8UD. The development is seeking to improve and upgrade the accommodation of the existing dwelling and extend the dwelling two storeys to the front. The Proposed Development has been informed and prepared by the following team:

Outset Think – Architects

This DAS is compliant with the Development Management Procedure (England) 2015, and the Planning Practice Guidance 2014 (PPG, Paragraph 031, reference ID 14-031-20140306). The DAS illustrates the design principles and concepts that underpin the application proposal and address the requirements set out in the PPG website ‘Making an Application’. Specifically, responding to the PPG requirements ‘What should be included in a DAS’, A Design and Access Statement must:

(a) explain the design principles and concepts that have been applied to the proposed development; and
(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development’s context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly. Design and Access Statements must also explain the applicant’s approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

This document is therefore structured in the following way in order to meet the requirements set out above:

In **Section 2.0**, we have set out our understanding of the context, assessing the site’s immediate and wider context in terms of physical characteristics.

Section 3.0 outlines the relevant planning policy context.

Outlined in **Section 4.0**, is the design evolution, which sets out the design constraints and opportunities, the conceptual approach and explores a number of design options.

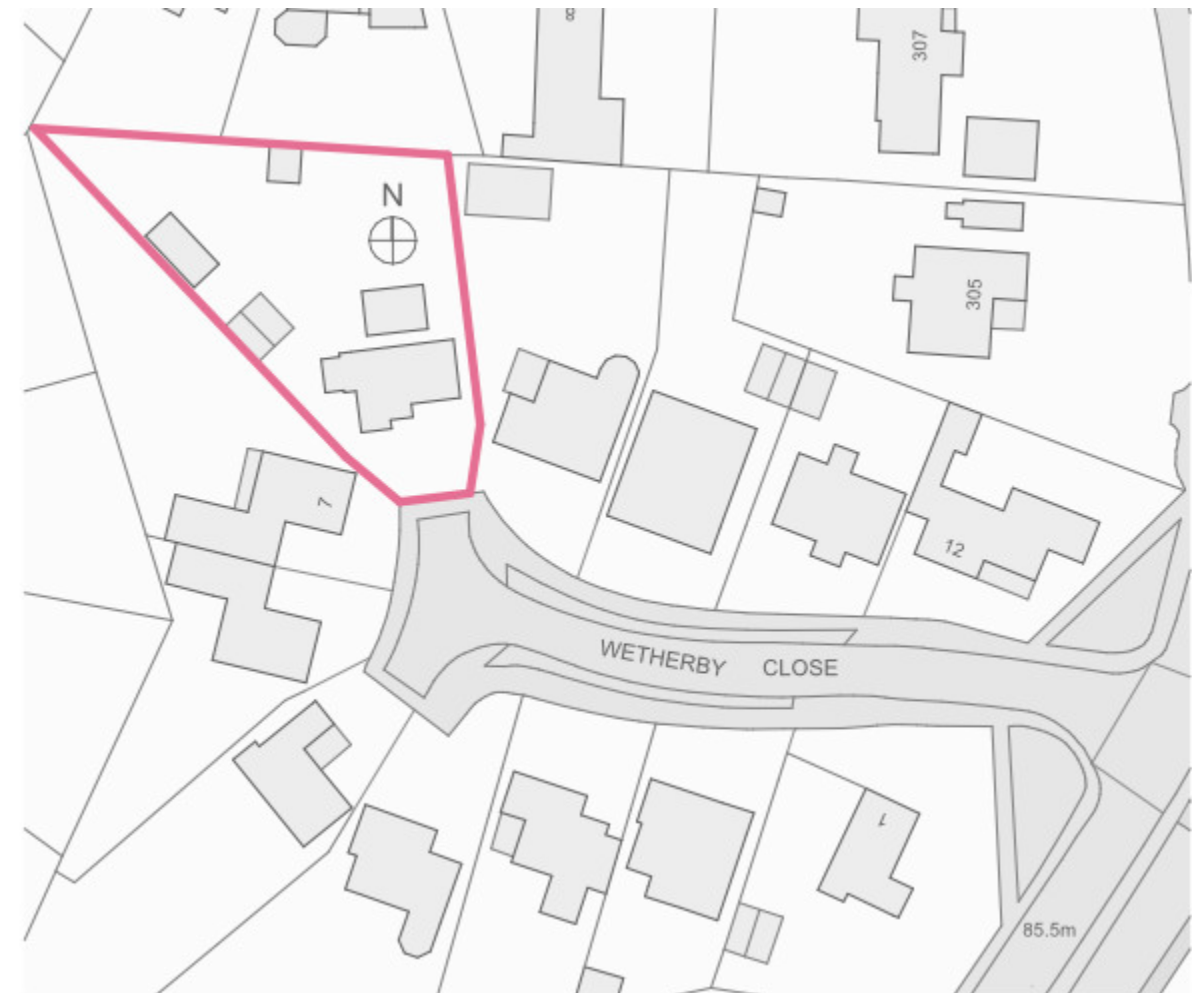
Section 5.0 details the design response, which is the subject of this detailed planning application. Here we describe the scheme under the Layout, Use, Amount, Scale, and Appearance sub-headings suggested in DCGL Circular and sets out some of the technical strategies of specific aspects of the design.

Landscaping is outlined in **Section 6.0**

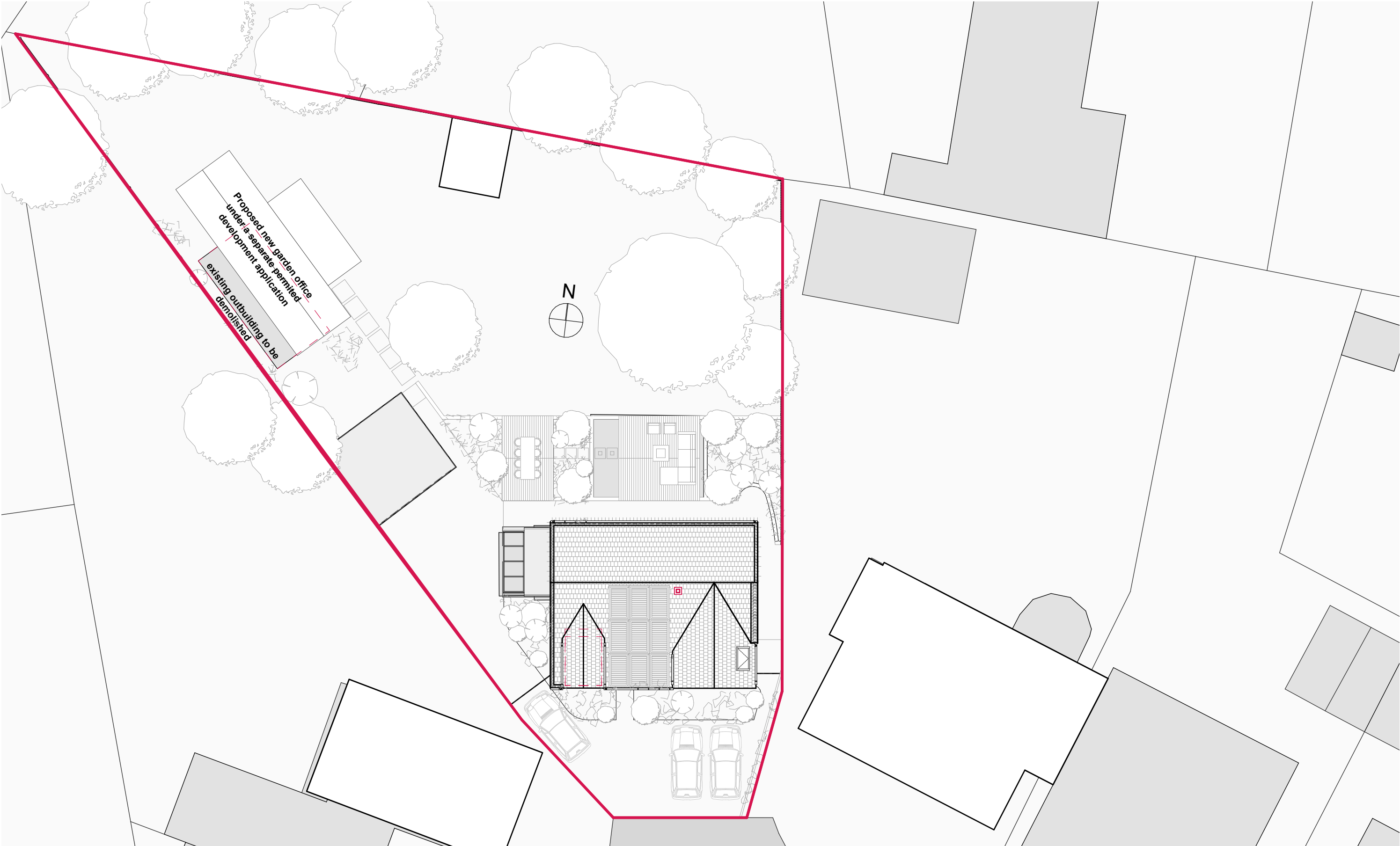
Section 7.0 sets out the accessibility aspects of the design. A suite of application documents support the application and this document should be read in conjunction with these reports.

2. CONTEXT

2.1 LOCATION PLAN



2.2 SITE PLAN



2.3 EXISTING SITE PHOTOS



2.5 WIDER CONTEXT

Generally, the street is characterised by two-storey dwellings with a mix of render finishes, shades of brickwork, tiles hanging, and timber cladding.

The end of the street has two larger dwellings with gable ends facing the road and a large amount of glazing.



3. PLANNING CONTEXT

3.1 PLANNING POLICY

The planning policy context in which the Proposed Development will be examined is as follows (the Development Plan):

The application has been assessed against the following policies:

National Planning Policy Framework;

National Planning Policy Guidance;

PRBC Local Development Framework
Core Strategy 2008 (Altered 2015)
CS7 Design and the Public Realm
CS24 Car/Cycle Parking

ENV24

DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY
PLANNING DOCUMENT Adopted, March 2021

CC3: Adaption to Climate Change

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN12: Biodiversity and the Green Network

EN14: Trees, Hedges and Woodlands

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging

The Reading Climate Emergency Strategy 2020-25

As well as the above, the following documents and the policies and guidance contained within these will also be material considerations:

The National Planning Policy Context (2019)

Planning Policy Guidance (PPG online 2019)

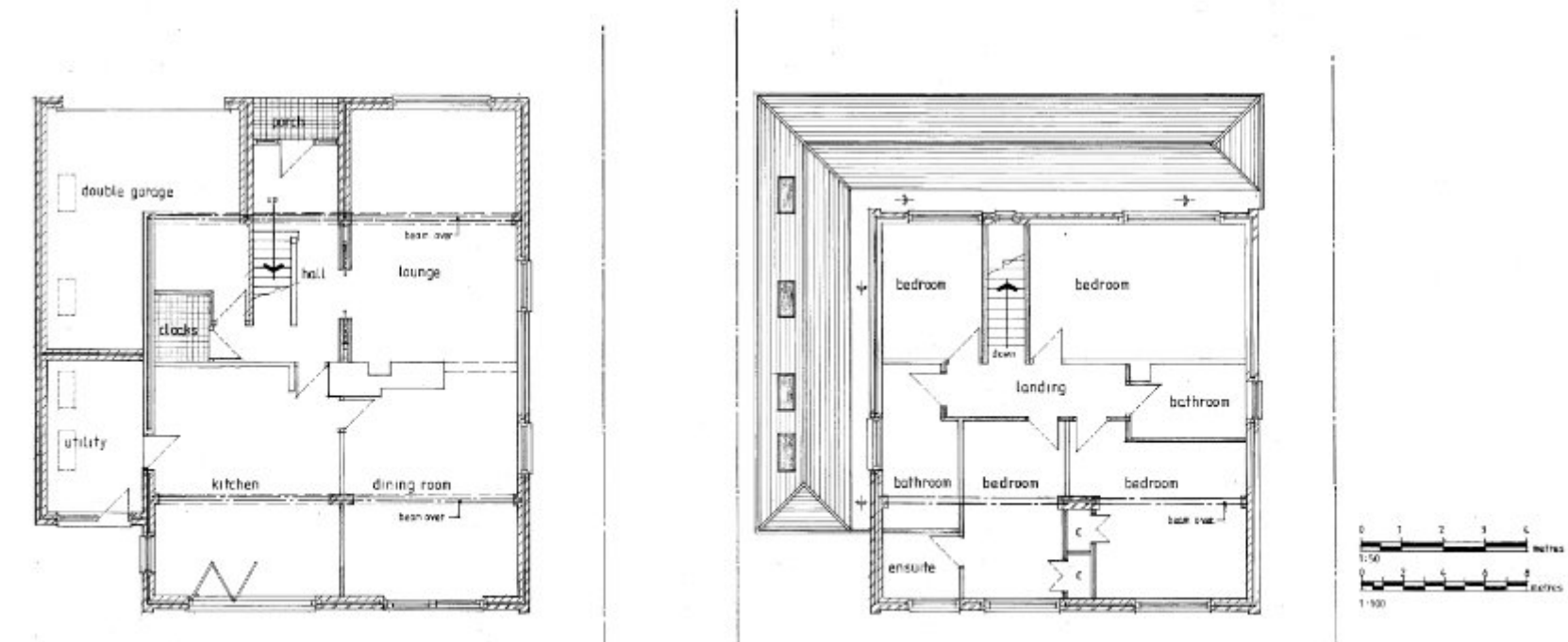
Sustainable Design and Construction 2011 SPD

3.2 RELEVANT APPLICATION

2 Wetherby close

Application No:140531

Proposal: two storey rear extension, single storey front extension, single storey side extension and pitched roof over garage.

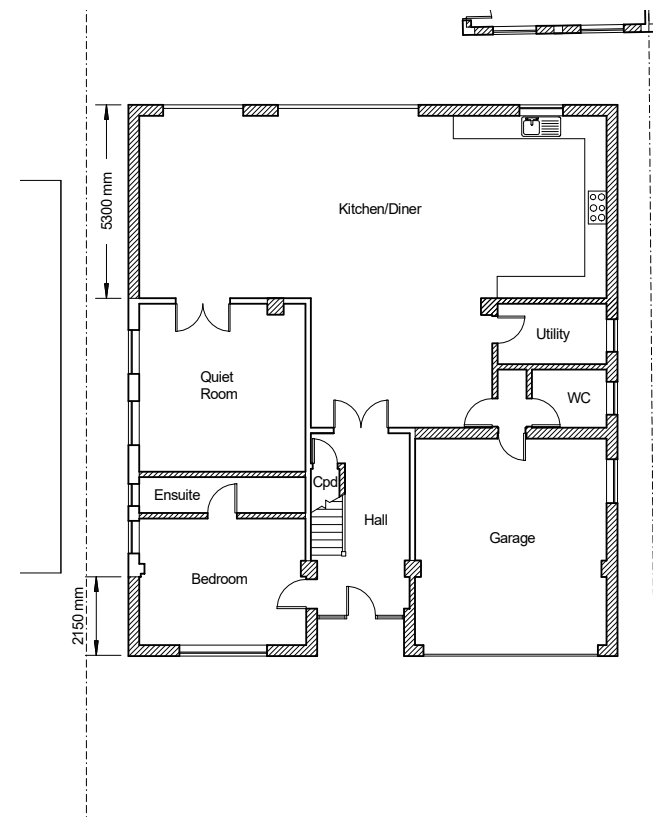


Application No: 140531

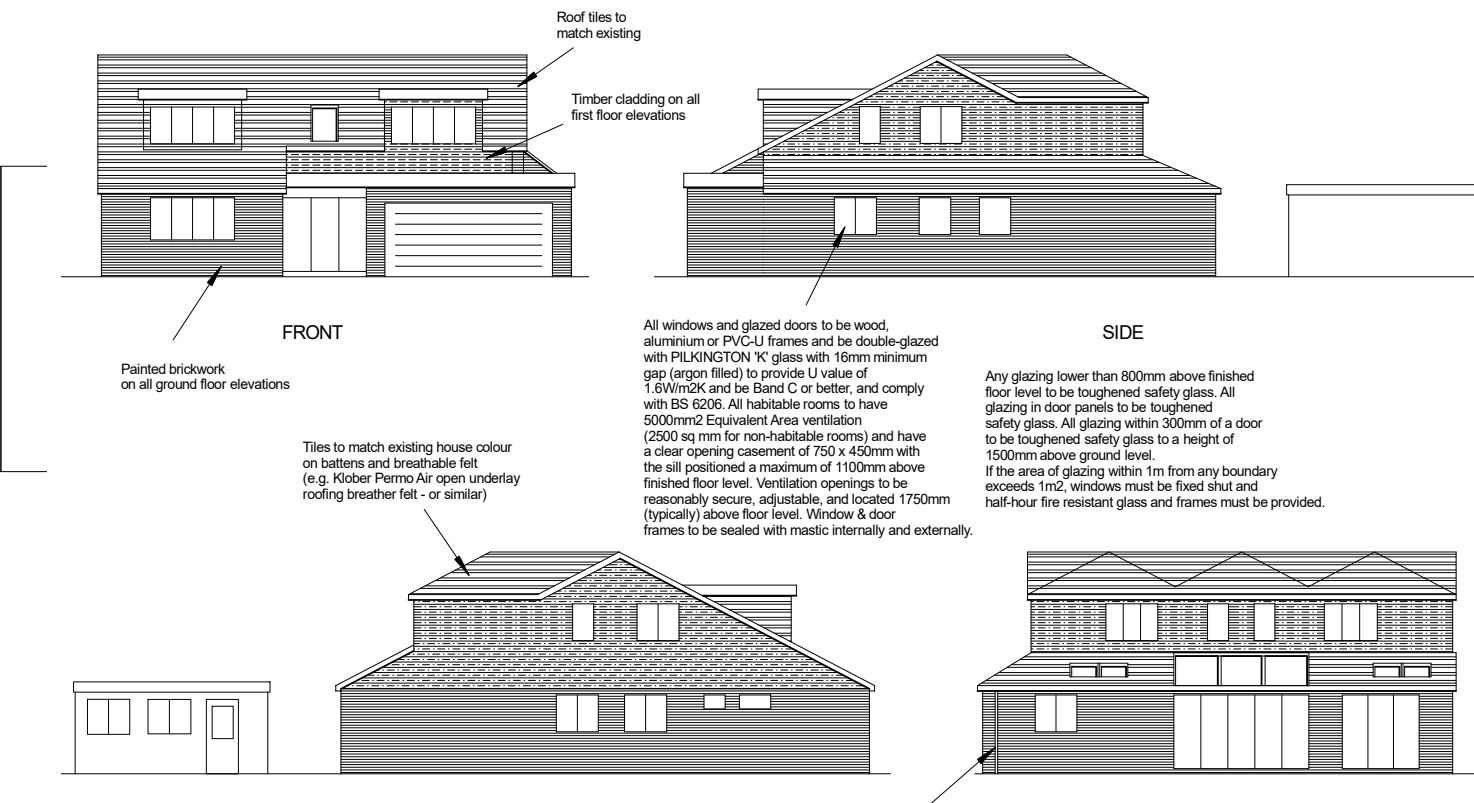
10 Wetherby close

Application No: 171106

Proposal: Single storey front and side extensions, two storey rear extension, and garage conversion.



Application No: 171106



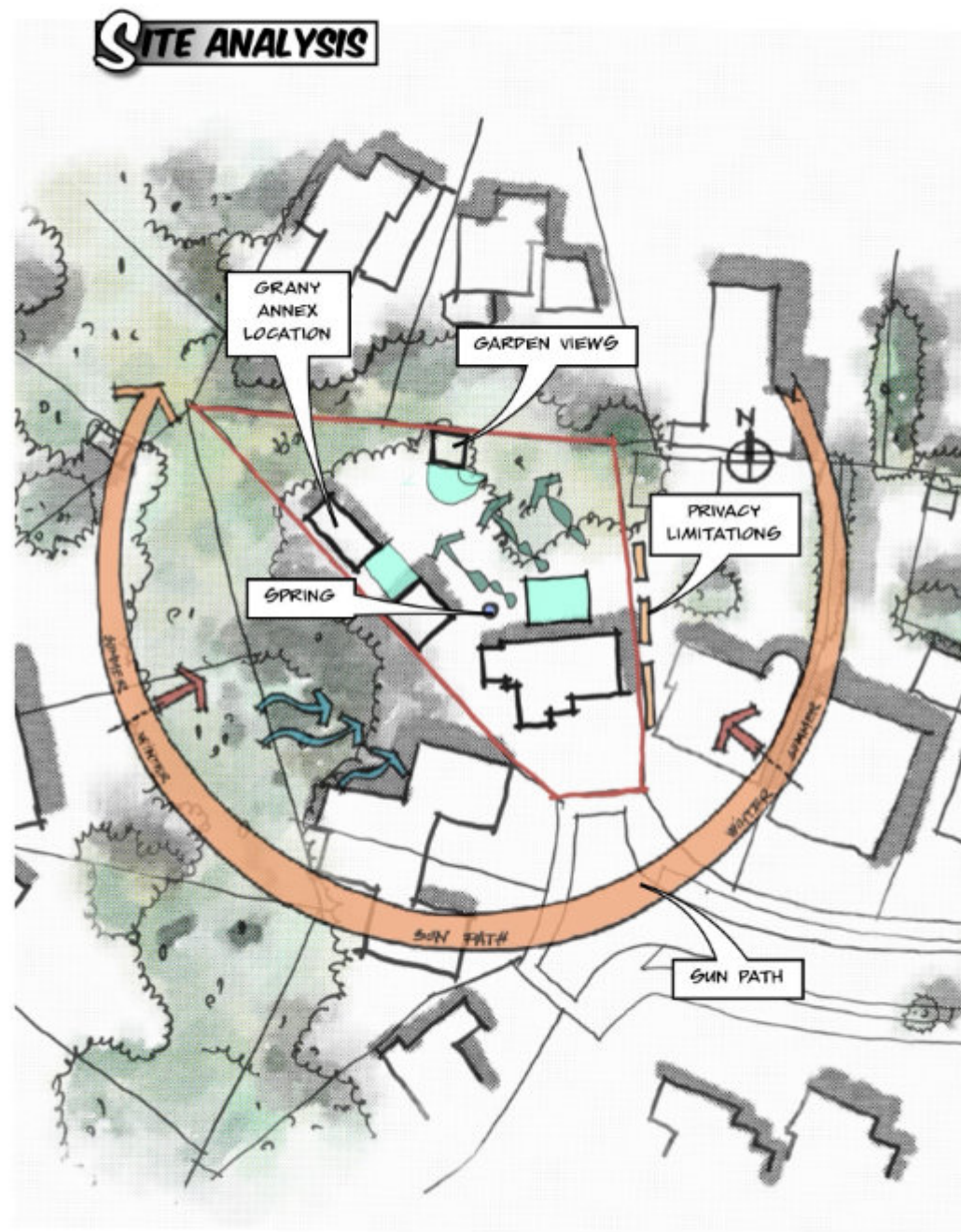
4. DESIGN PROCESS

4.1 INTRODUCTION

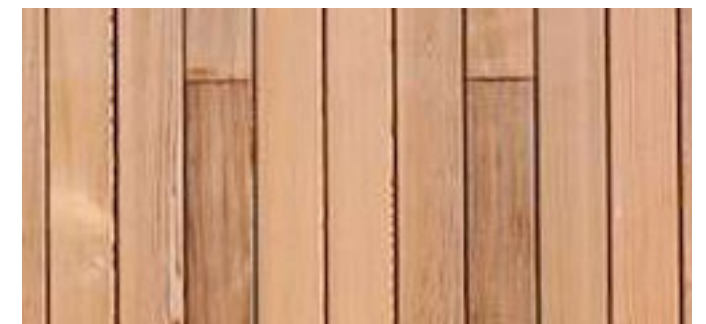
The development is seeking improve and upgrade the overall appearance of the existing dwelling and its energy efficiency by completely insulating it externally with careful detailing to minimise the cold bridging, end extend the dwelling two storeys to the front.

The general finish will be an off-white render with accent vertical timber cladding. The render is a typical finish on the street, and vertical timber cladding is found as a precedent finish at no.2 Wetherby Close.

IN THE NEXT FEW PAGES ARE A FEW OPTIONS INITIALLY EXPLORED.

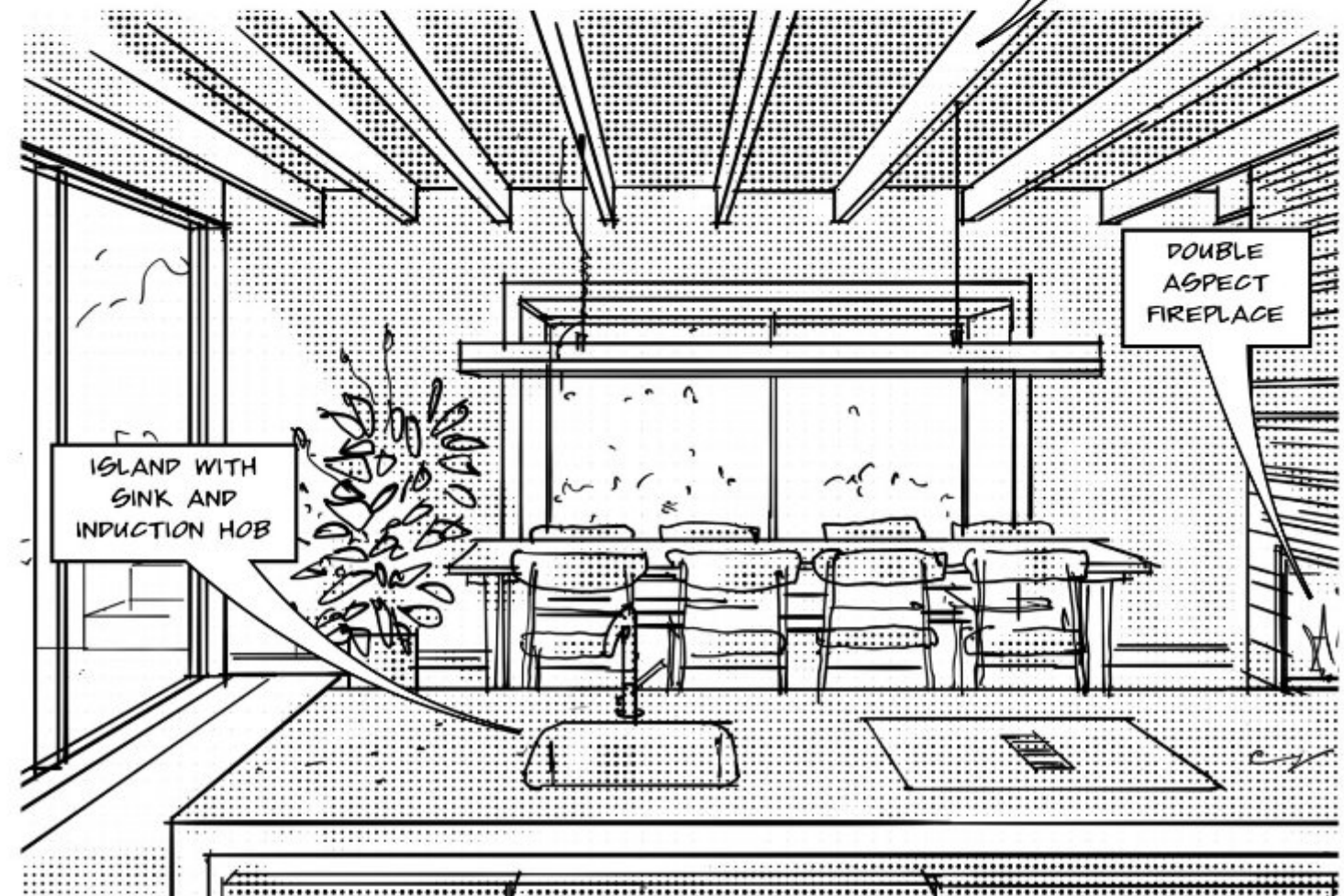
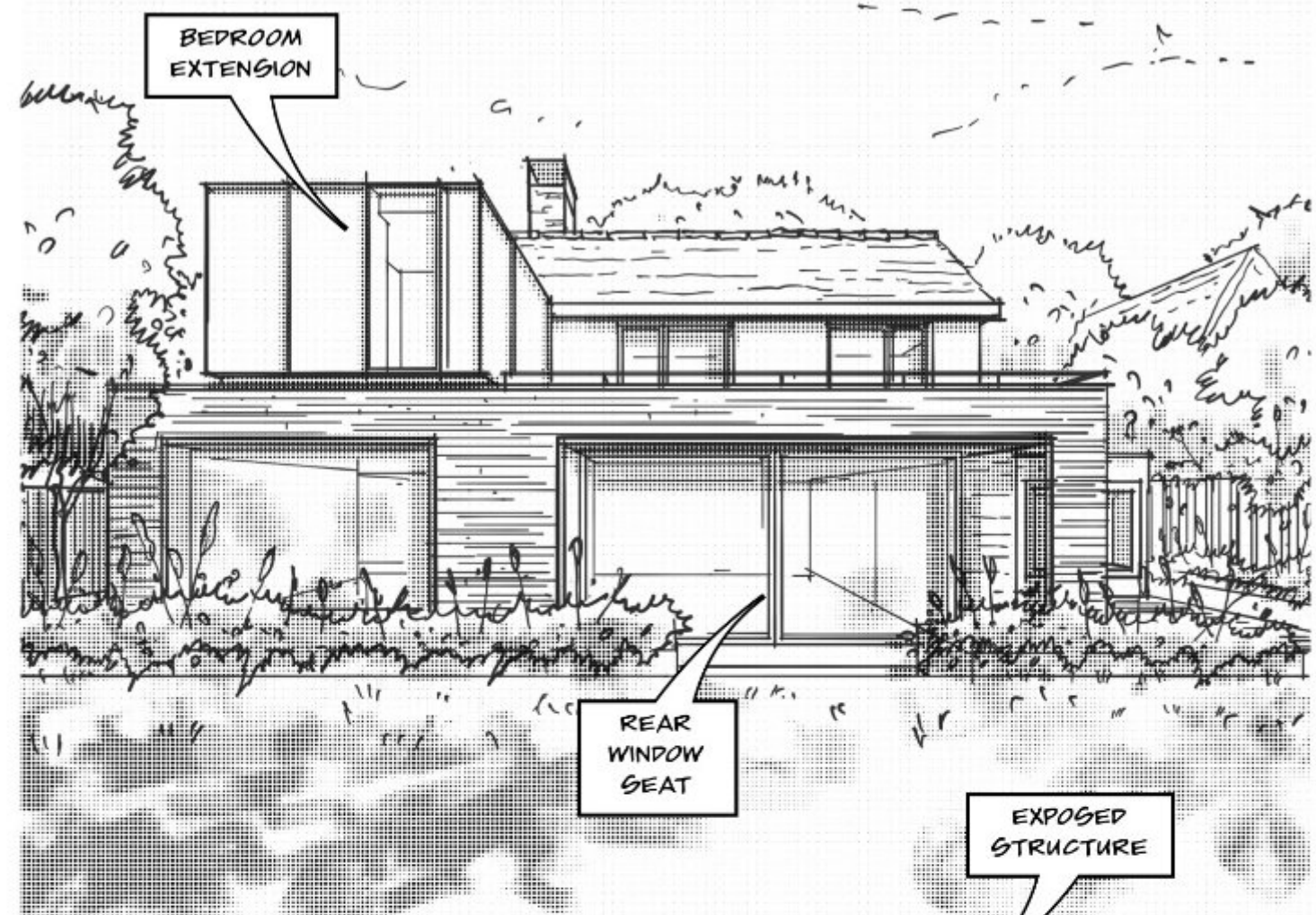
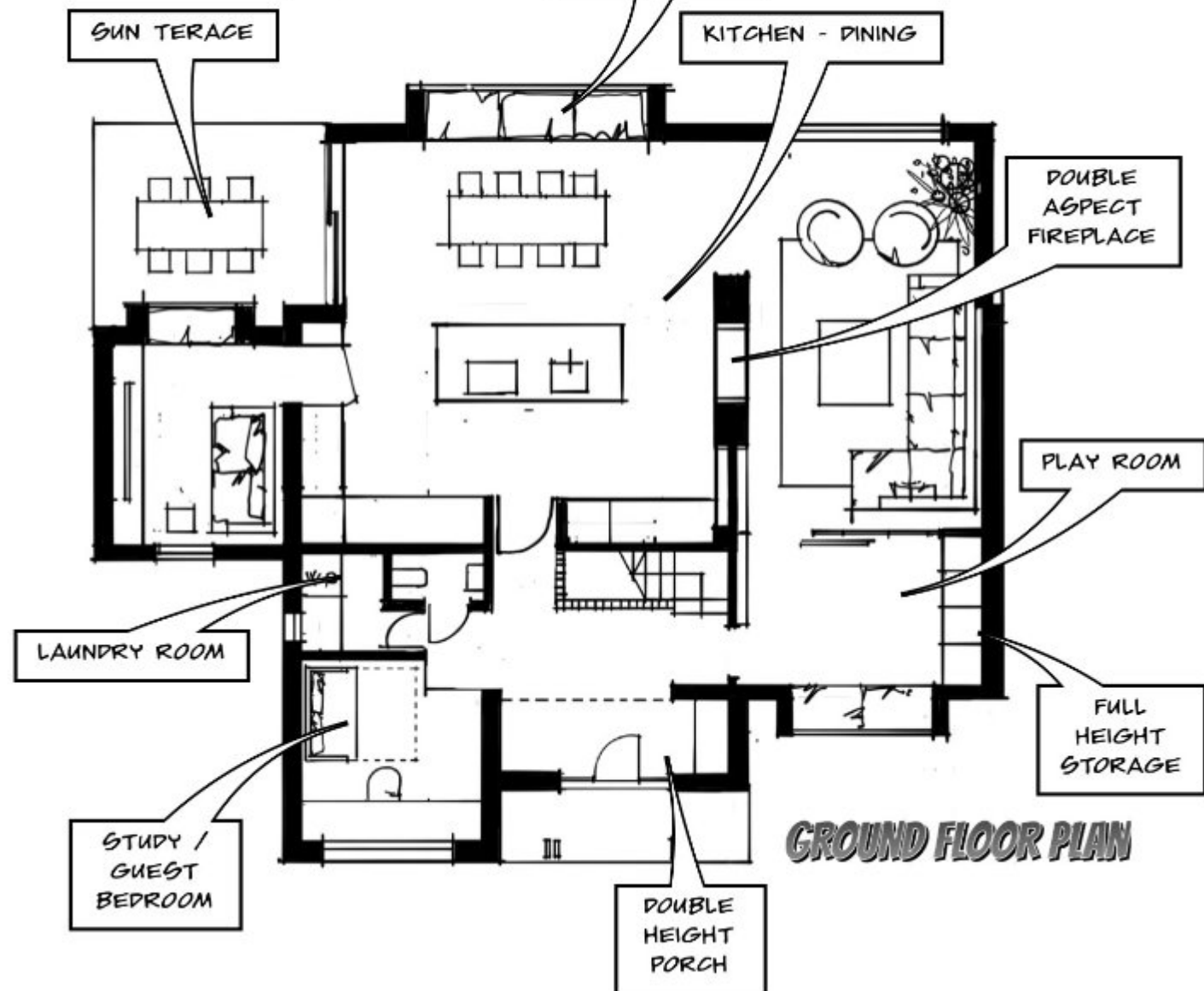
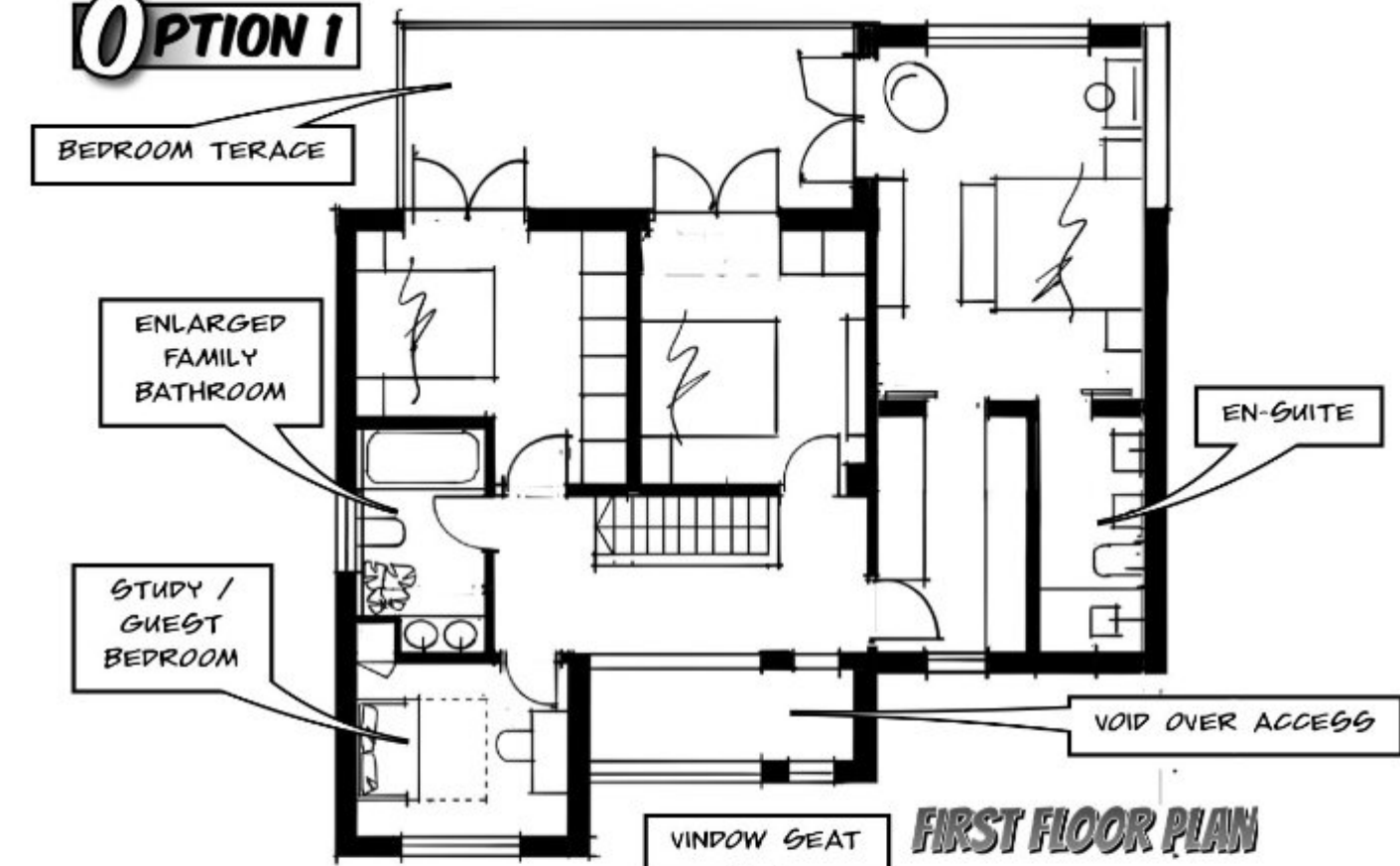


Proposed off white render finish

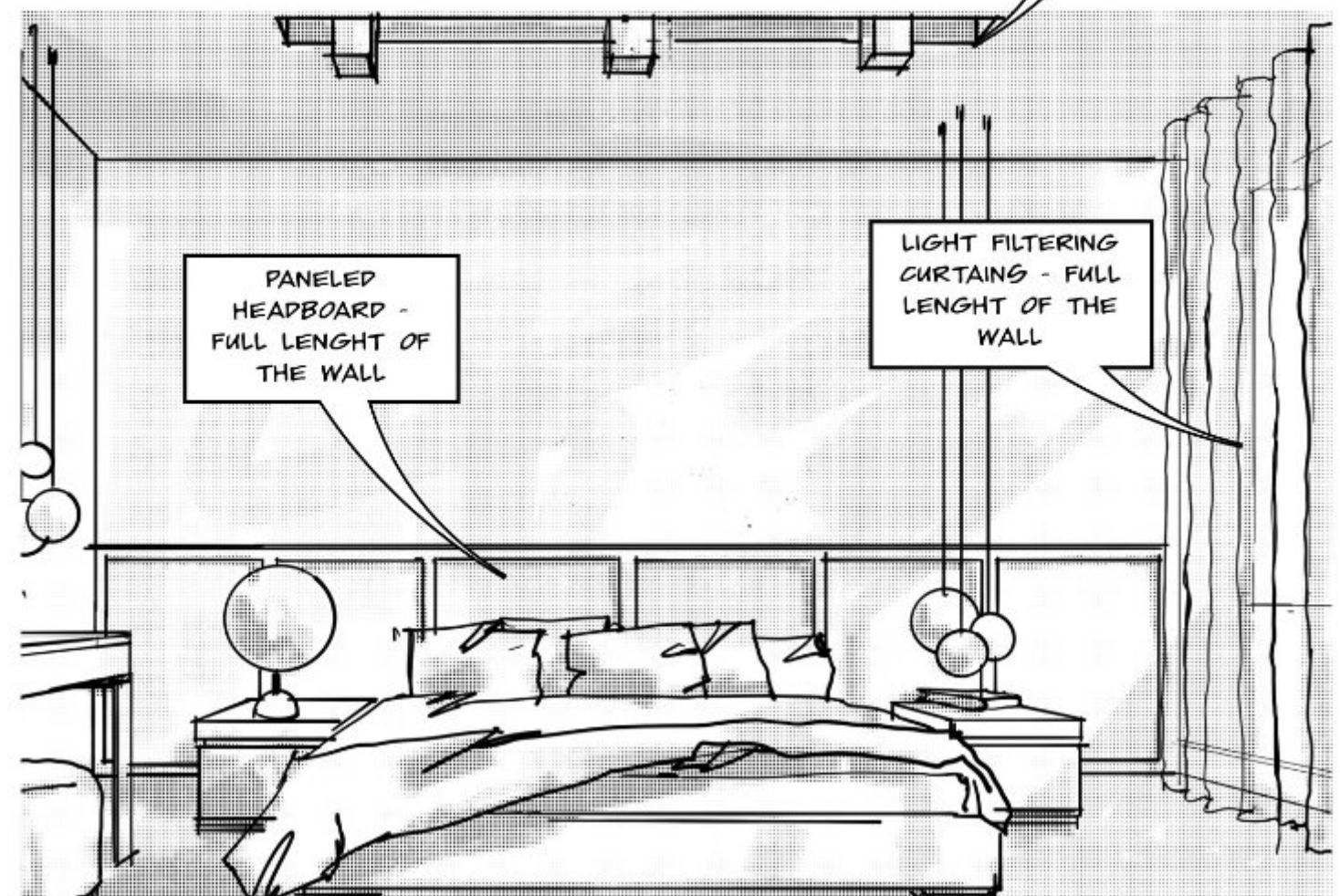
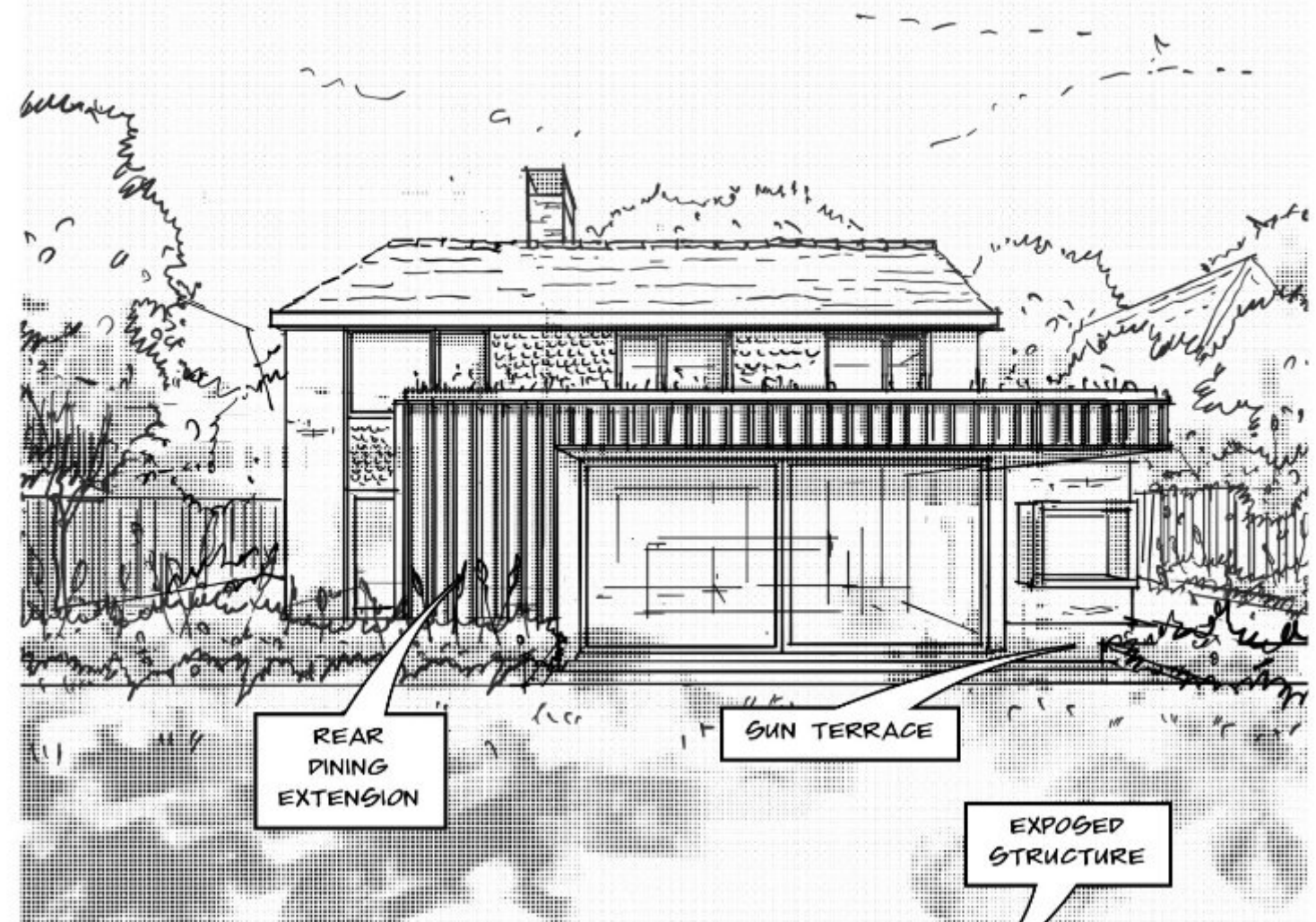
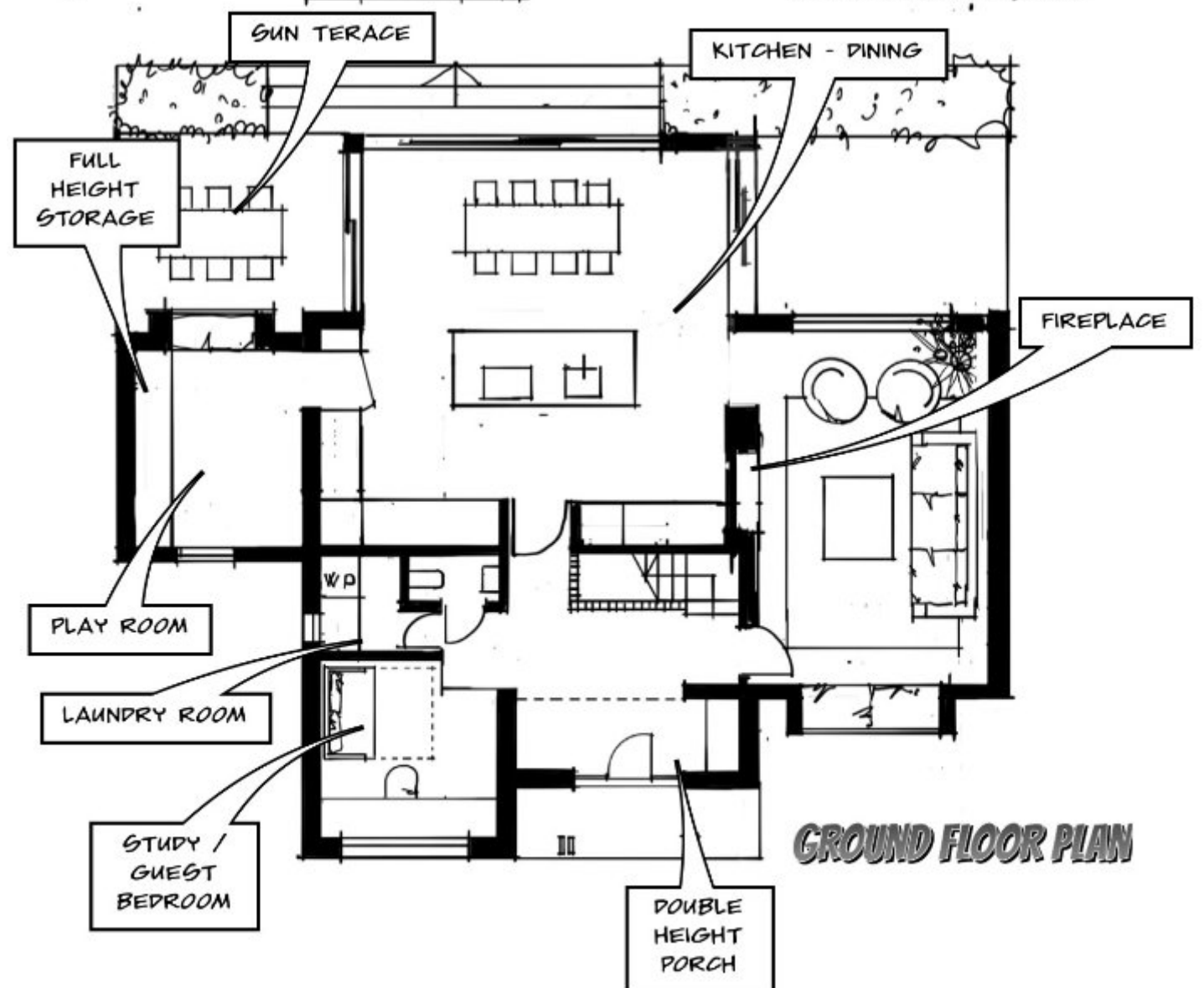
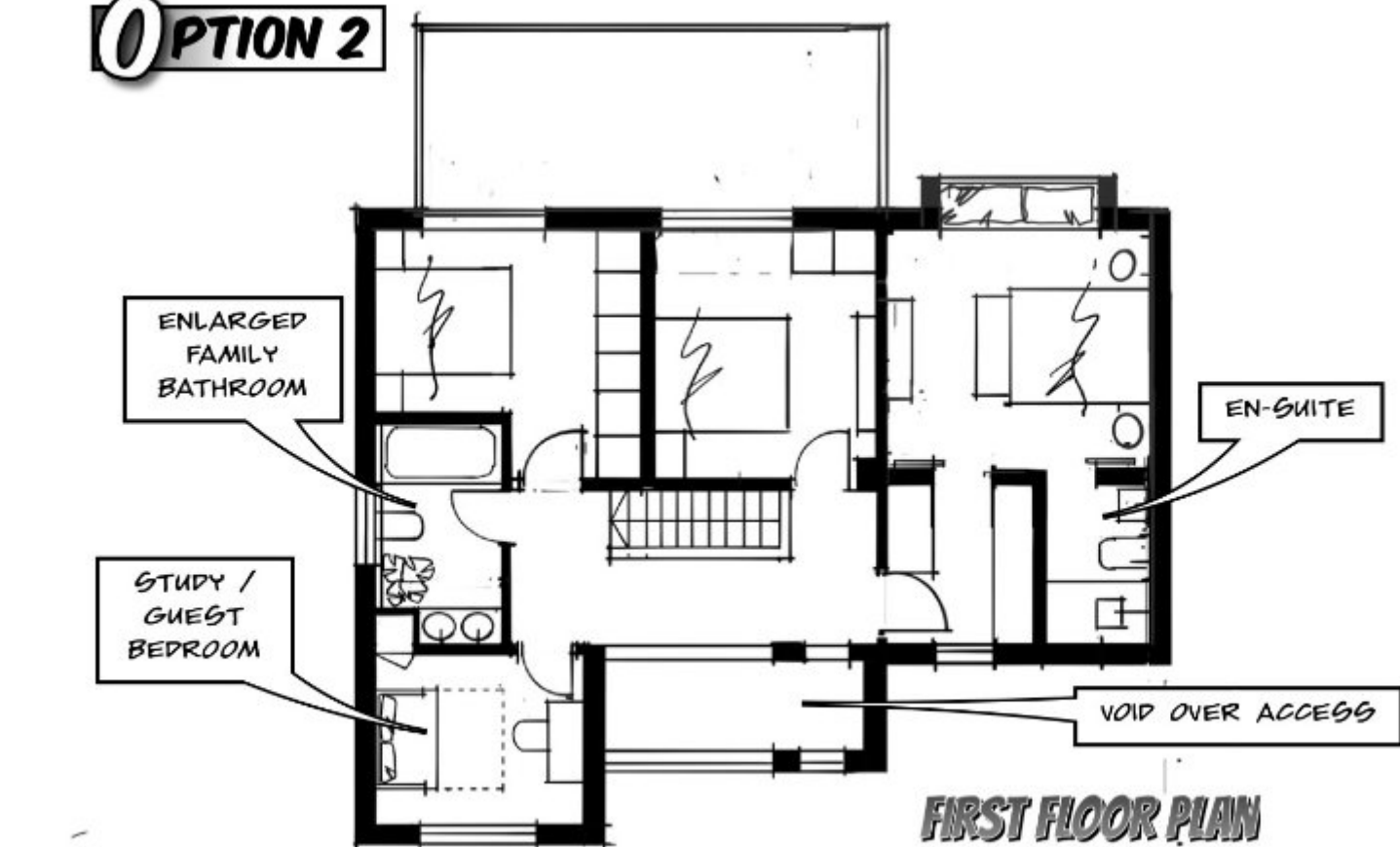


Proposed vertical timber cladding

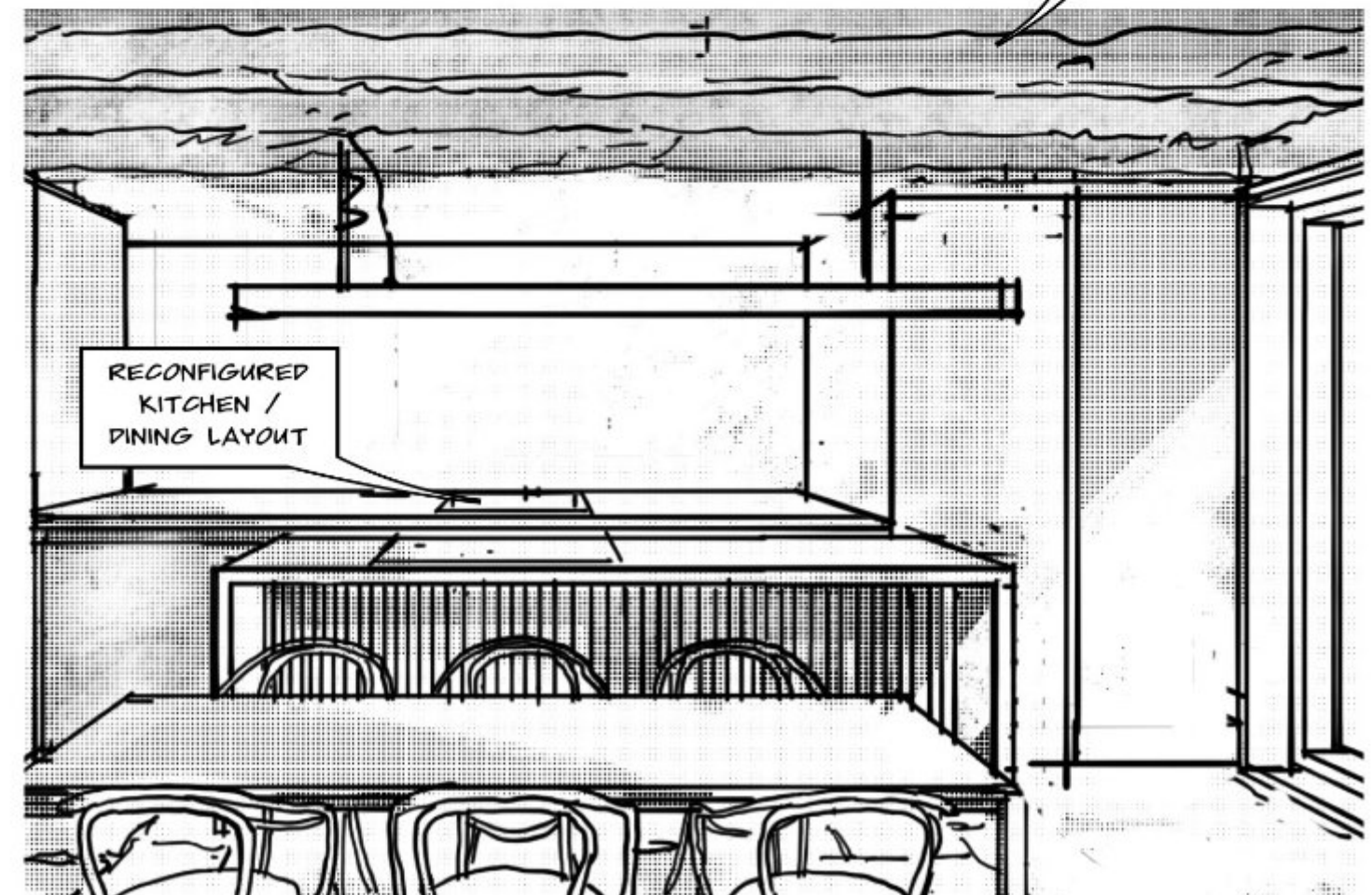
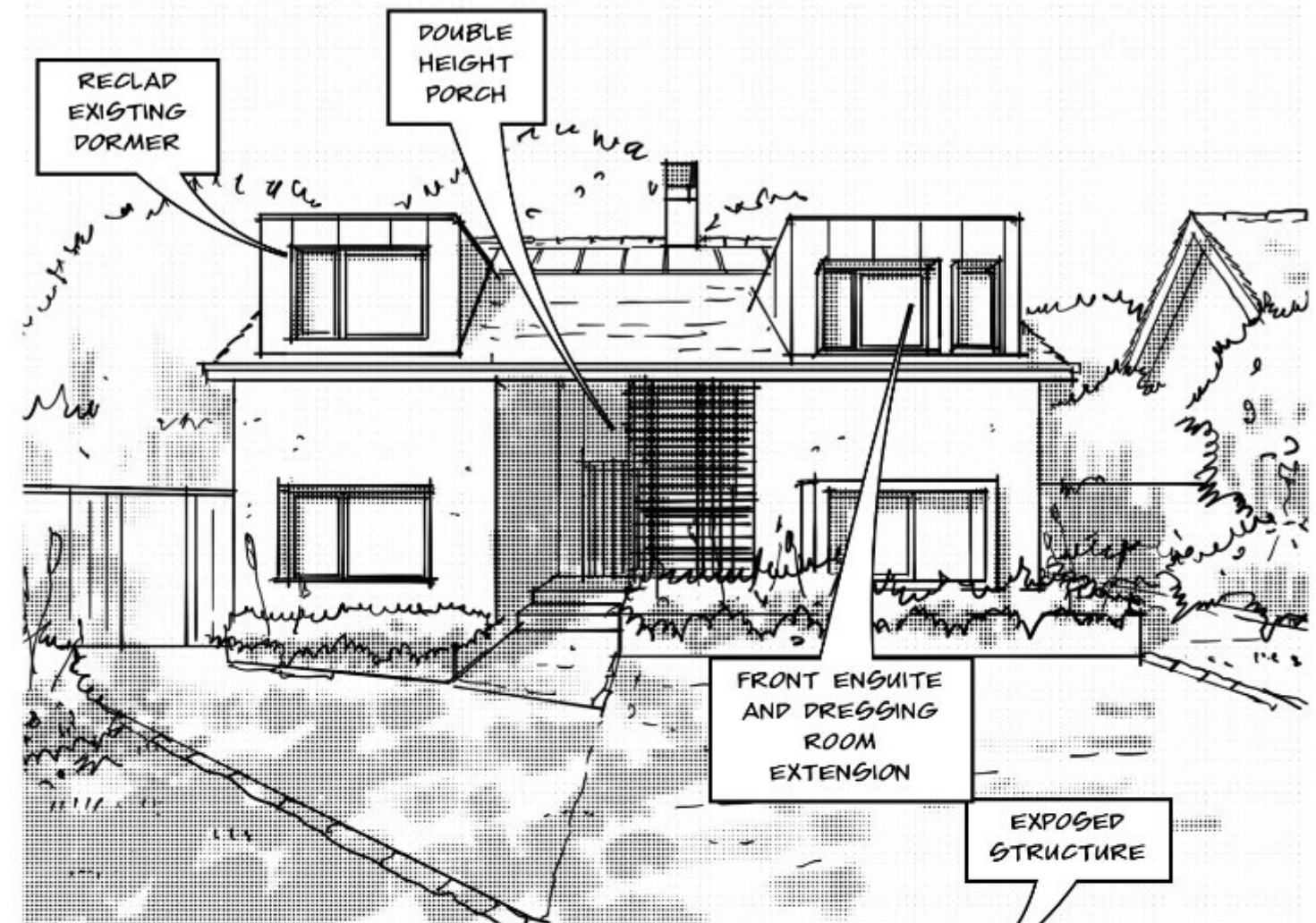
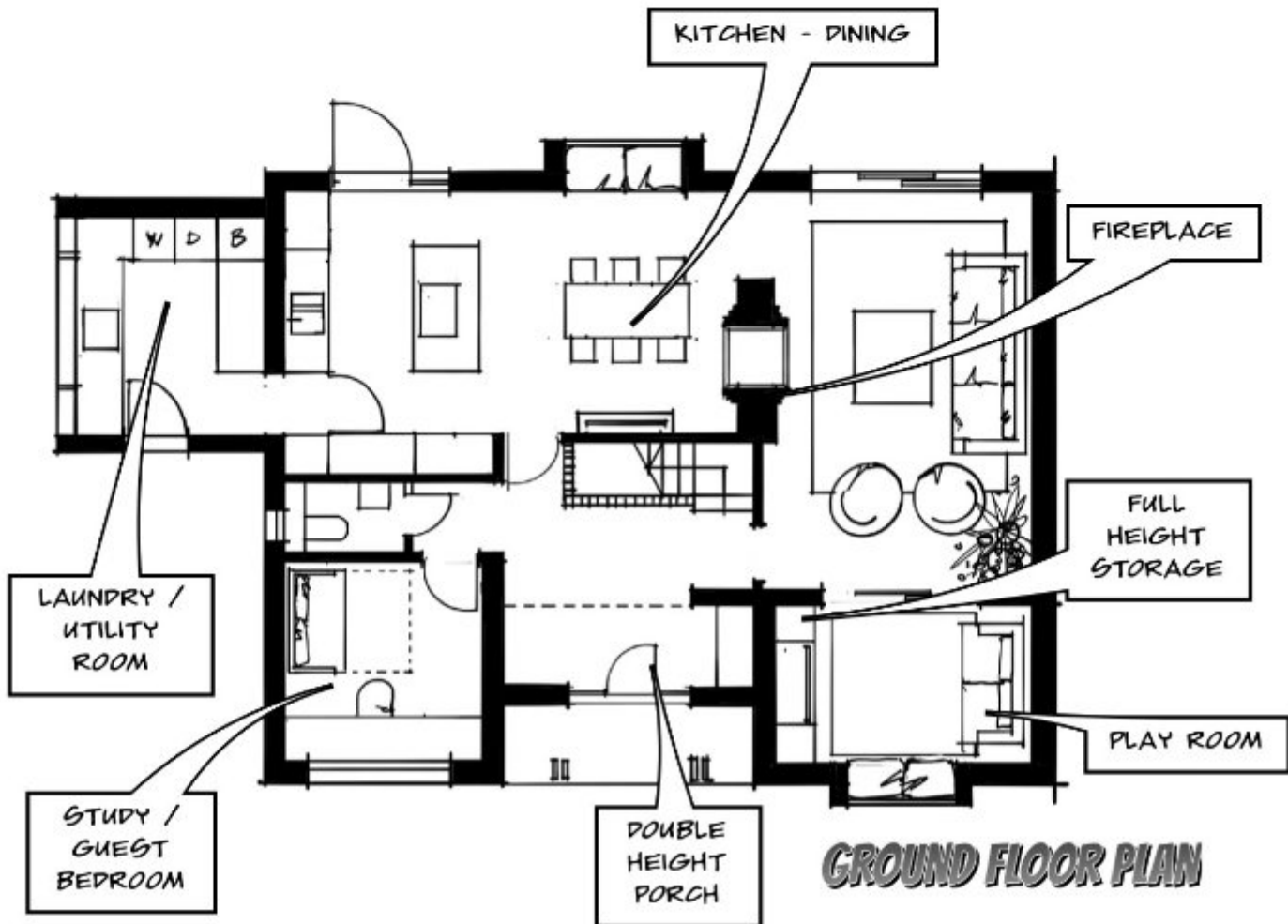
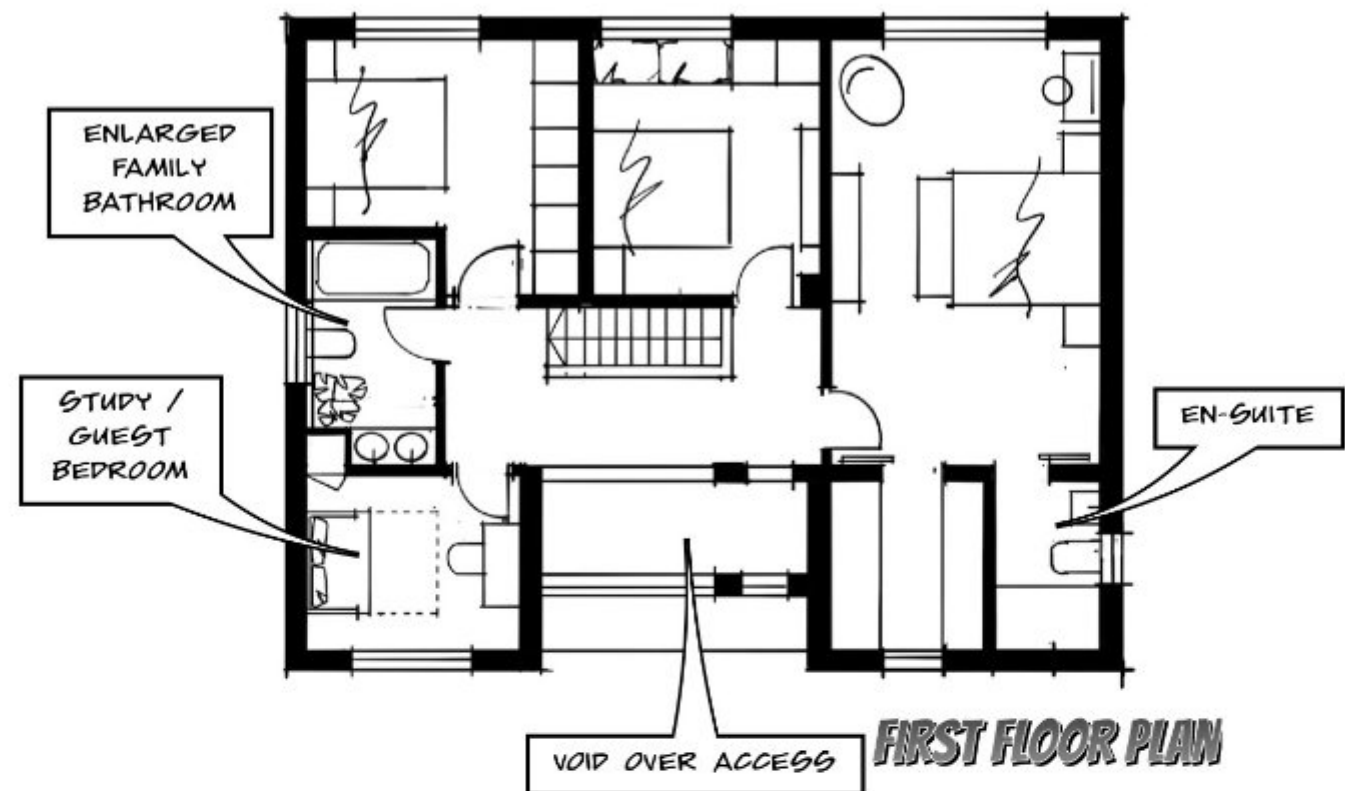
OPTION 1



OPTION 2



OPTION 3



5. DESIGN RESPONSE

5.1 CONCEPT

IMPACT ON THE EXISTING DWELLING:

The appearance of the extensions has been considered in relation to the existing house and designed in a sympathetic way and subservient to the host dwelling. In terms of bulk and massing, the new extensions are small and subservient to the main dwelling. FIG 1

SIZE AND SCALE:

The extensions complement the existing dwelling representing only a 15% increase in GIA and a 22% increase in dwelling massing.

The proposed ridge line and the proposed eaves line of the front extension is lowered by 200mm from the main ridge and eaves of the existing dwelling.

OUTDOOR AMENITY

The extension's footprint represents a tiny percentage of the overhaul of the large plot the dwelling occupies. Also, the front extension does not impact the parking arrangement at the front of the house and does not impact at all the outdoor amenity at the back of the house.

IMPACT ON NEIGHBOURING PROPERTIES

BOUNDARIES

The extension is set back from the boundaries and also 200mm from the side wall of the house.

OVERLOOKING, OVERSHADOWING AND OVERBEARING

The extensions will have a minimal impact on the joining property at no 9: And a 45 degree line from the centre of the first floor window passes in front of the proposed extension.

The orientation of the proposed is also considered with regard to overshadowing and loss of light. The orientation of no. 8 Wetherby Close to the other houses on the street is at

an angle of 26 degrees, and it is set back more than the other properties on the road; the proposed extension does not impact the street alignment. FIG 2

THE NATURAL ENVIRONMENT

The extension's footprint represents a tiny percentage of the overhaul of the large plot the dwelling occupies. Also, the front extension does not impact the parking arrangement at the front of the house. There is no impact on the rear outdoor amenities of no.8.

THE STREET SCENE AND THE SURROUNDING AREA

FENESTRATION

The proposed openings are in proportion to the host dwelling and similar in size to the neighbouring properties. Large glazed areas are found at no. 6 and no.7, similar in size to the proposed rear windows. The front windows are proportioned based on the mass of the new extension and are similar in size to the other properties on the street.

The development enhances the street scene through high-quality design. The existing street scene consists of a variety of designs with extensions at the front of mediocre designs.

The extensions also seek to improve the end of the street views by adding a gable end volume and completing the rhythm of three gable ends for the end of the street. The poorly initial dormer is rebuilt with a pitched roof, and the gable end form a transition element between the rhythm of the three main gable ends. FIG 3

CLIMATE CHANGE

The refurbishment of the house has also been considered against The Reading Climate Emergency Strategy 2020-25. The proposal improves the building fabric beyond the current Part L 2022 building regulations by adding additional Floor insulation, outulation of the entire house and additional loft insulation and minimising the cold bridging. A more efficient heating system will be introduced, and also additional solar panels will be added as well.



FIG 1 SUBSERVIENT MASSING TO HOST DWELLING

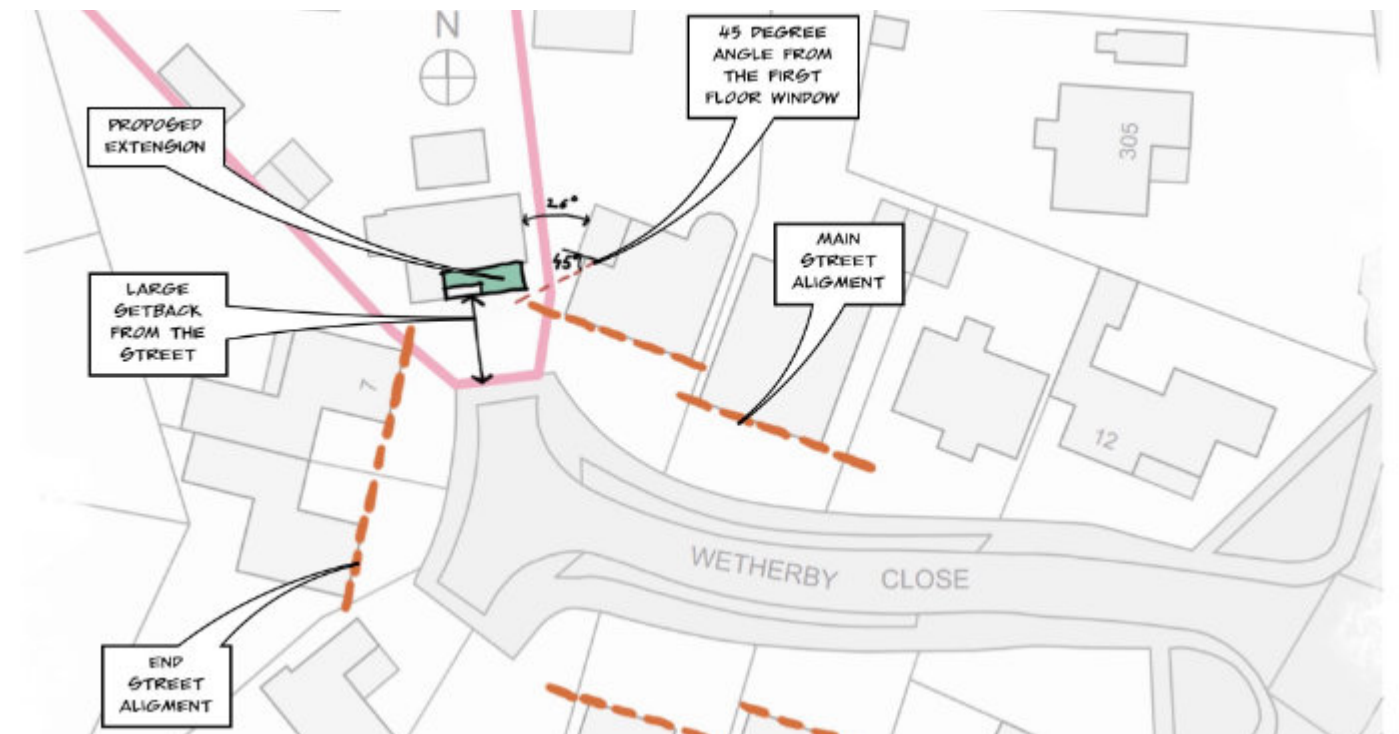


FIG 2 MINIMAL IMPACT ON THE NEIGHBOURING PROPERTIES



FIG 3 GABLE END RHYTHM TO THE STREET

5.2 ILLUSTRATIVE PERSPECTIVE CGI s



ILLUSTRATIVE FRONT VIEW









6. LANDSCAPE DESIGN

Generally, the landscape has been design as an integral part of the dwelling design.

The majority part of the landscape garden at the rear and the front will be retained as existing. The front extensions is set behind two front planters.

The design also integrates window planters and surrounds around the front to minimise solar gains.



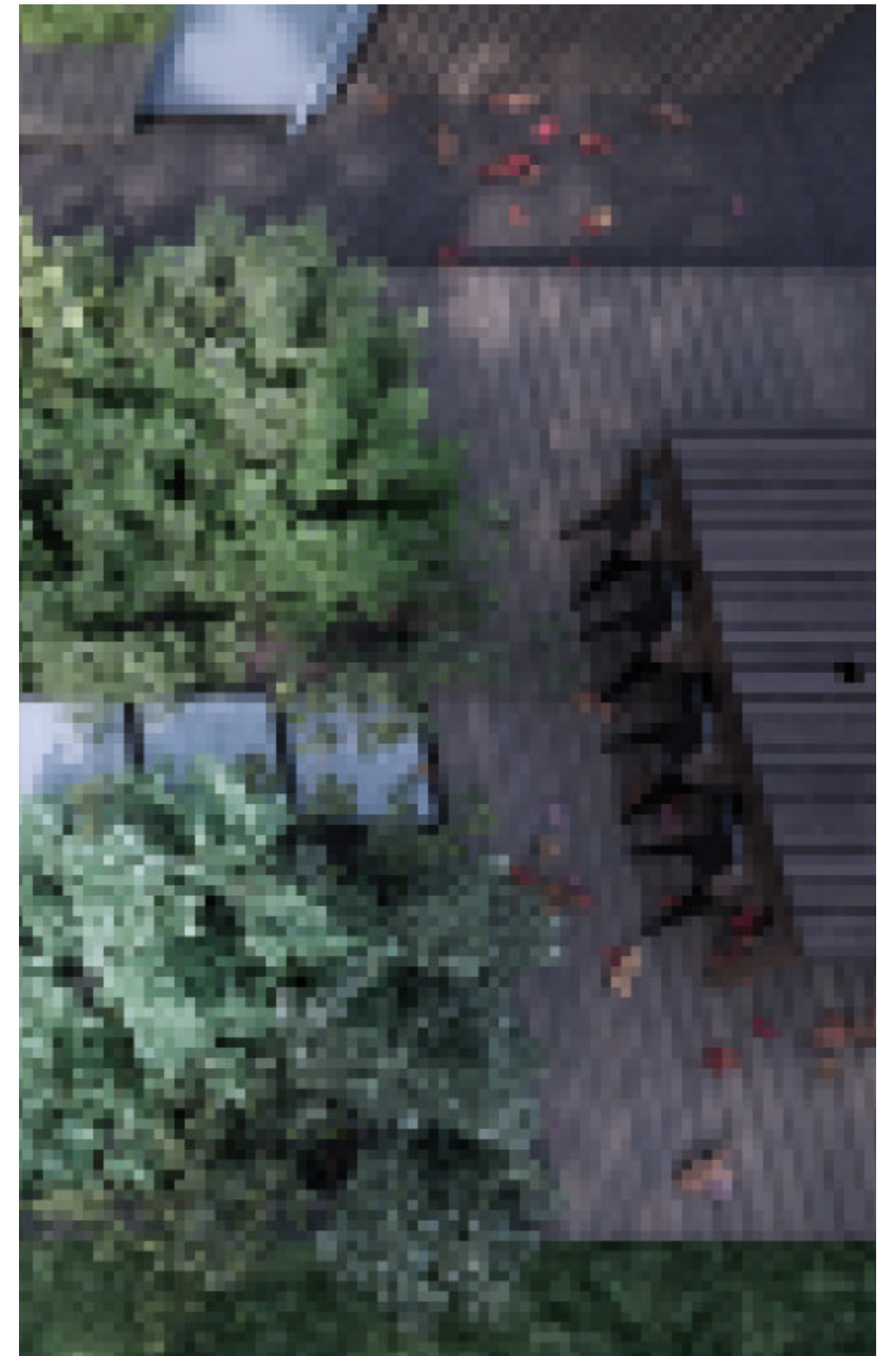
Illustrative view of planter at the front



Illustrative view of window planter



Illustrative view transition between the two terraces



Rear terrace

7. ACCESSIBILITY

8.1 INTRODUCTION

Attached to this DAS are the additional documents and plans. This DAS to be red in conjunction with all drawings and the prepared documents.

8.2 CONCLUSIONS

The proposed design is rooted in the present but expresses the history of the place and the passage of time using beautiful, egging, and traditional materials. The extensions emphasises honest materiality and craft, and the relation between indoor and outdoor space, through carefully selected, tactile, and handcrafted finishes. The proposed development minimises the impact on the surrounding properties.