

2 GLOUCESTER ROAD /READING/RG30 2TH



Planning, Design and Access statement

Date: June 2022

Ref: 838/DAS01/REV2

site address: 2

Gloucester Road,
Reading, RG30 2TH



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01 PROPOSAL DESCRIPTION

"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



Executive Summary

- Design proposal for a new 1 bed dwelling
- Proposed site represents an Efficient use of a redundant building, infilling an end of terrace gap
- The new build element and landscape proposals enhances the architectural quality and setting of the site and surrounding area
- The design is low density, with plenty of planting to soften the edge with the boundary side to ensure it is a suitable proposal for the context
- The form the of the proposal has been carefully crafted to fit the site and not introduce any further harm to nearby dwellings and amenity spaces compared to the existing buildings

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.

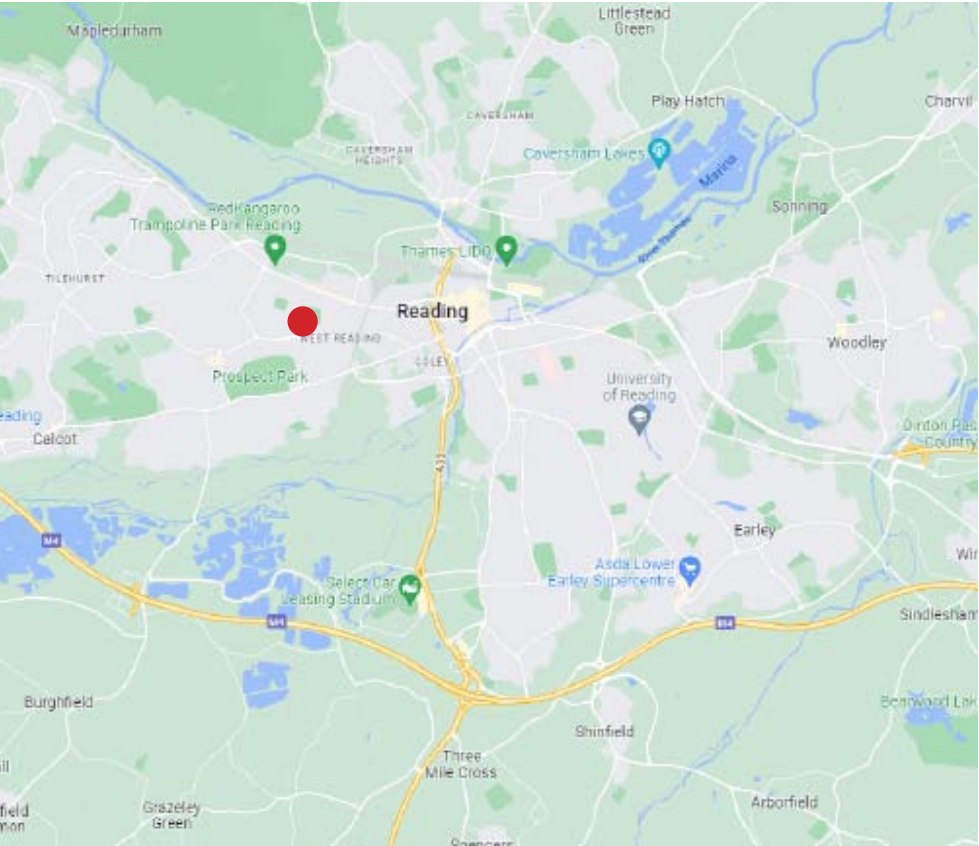
Landscaping

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 SITE LOCATION



Regional location

- The site is West of Central Reading.
- Surrounding areas of the site are the built up residential areas off the Road and local area of Oxford Road.
- South-West of the site is public amenity space Prospect park, and North-West of the site is the public amenity space Oxford Road Garden.



Aerial view

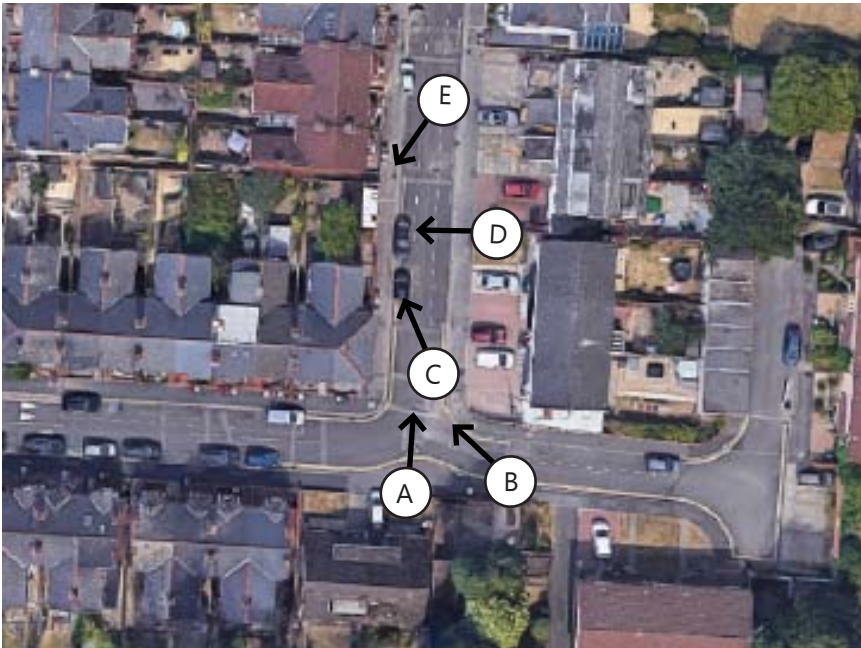
- The surrounding areas are compact residential streets.
- The predominant character is terraces of townhouses, with small gardens and small coachouse/garage structures filling gaps



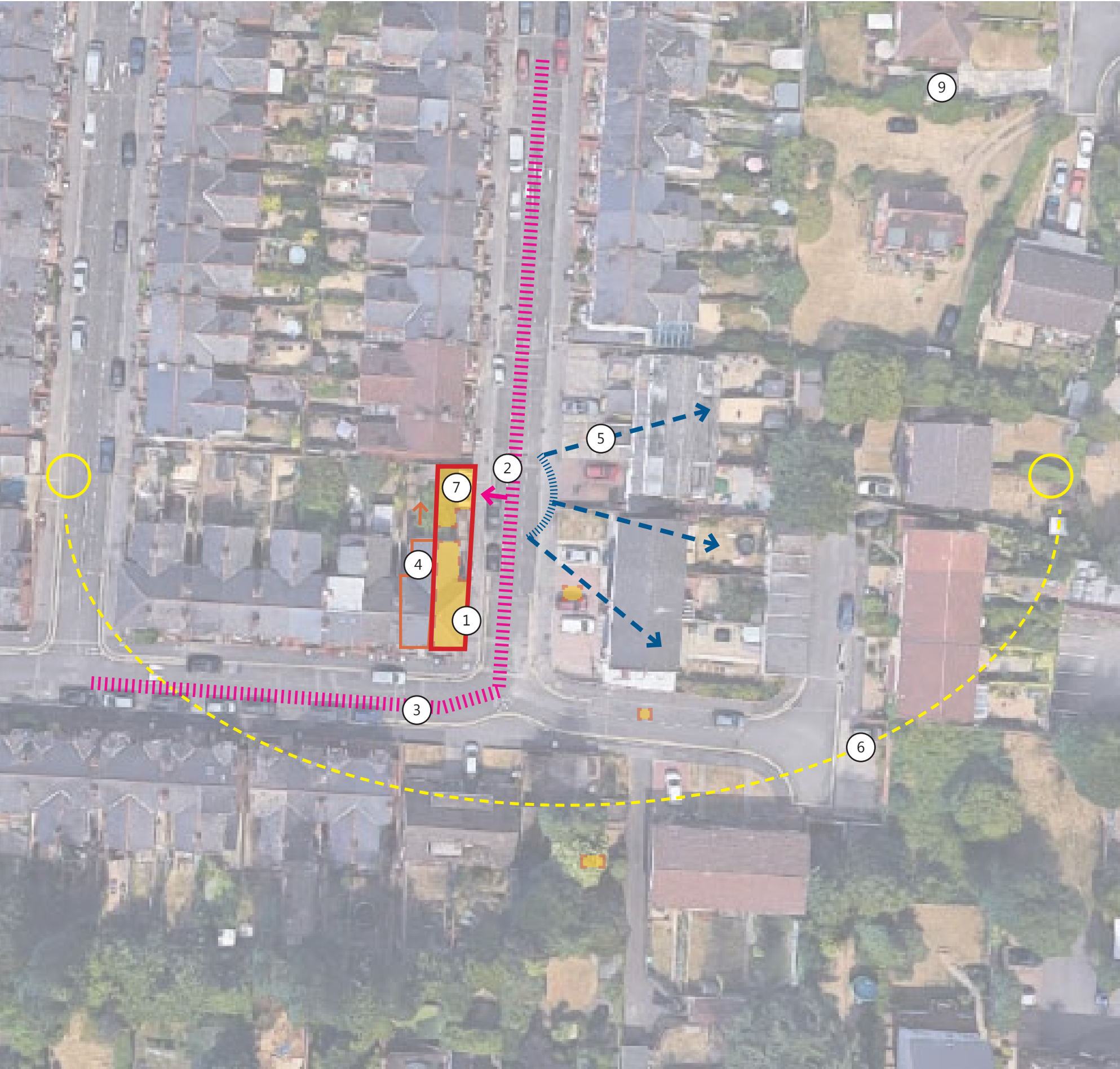
Site location plan

- The red line illustrates application boundary
- Total site area is 100m².
- The site has currently an end of terrace dwelling with a garage shed infilled at the rear.
- The site is accessed off Elm Road on the corner with Gloucester Road.

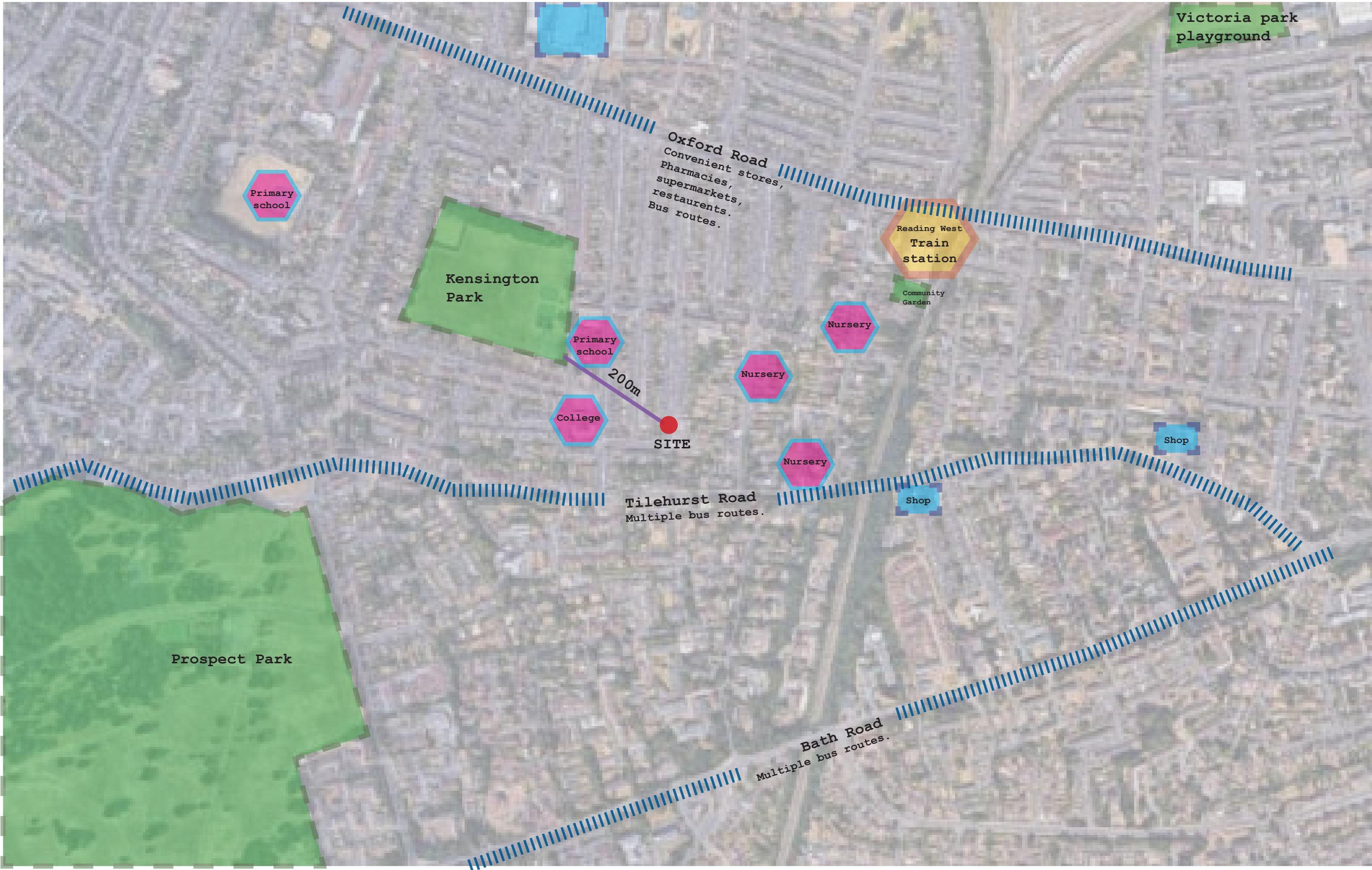
04 SITE PHOTOS



05 SITE ANALYSIS - CONSTRAINTS & OPPORTUNITIES



- ① Site boundary
- ② Site Access
- ③ access off Elm Road on the corner with Gloucester Road.
- ④ Neighbours with distant view/aspect
- ⑤ outlook opportunity with little/no overlooking
- ⑥ Solar orientation
- ⑦ Established developed land on site (Garage)



07 LOCAL CHARACTER + PRECEDENTS



Neighbouring end of terrace infill structure (no.48 Prince of Wales Avenue, side access from Albany Rd)



Adjoining property exhibits a mix of red brick and buff brick pattern banding



Neighbouring end of terrace infill structure (no. 22 Gloucester Road)



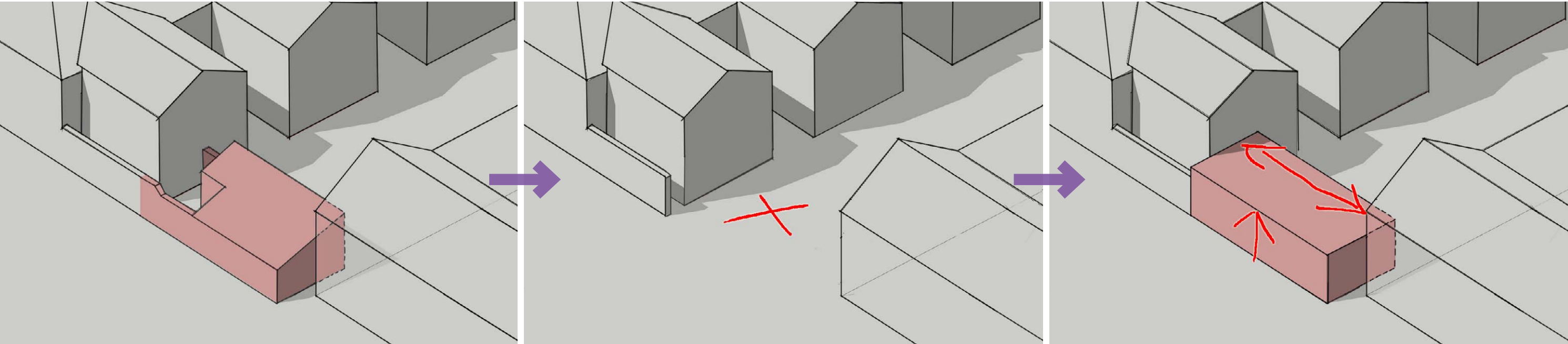
Beresford Road end of terrace development



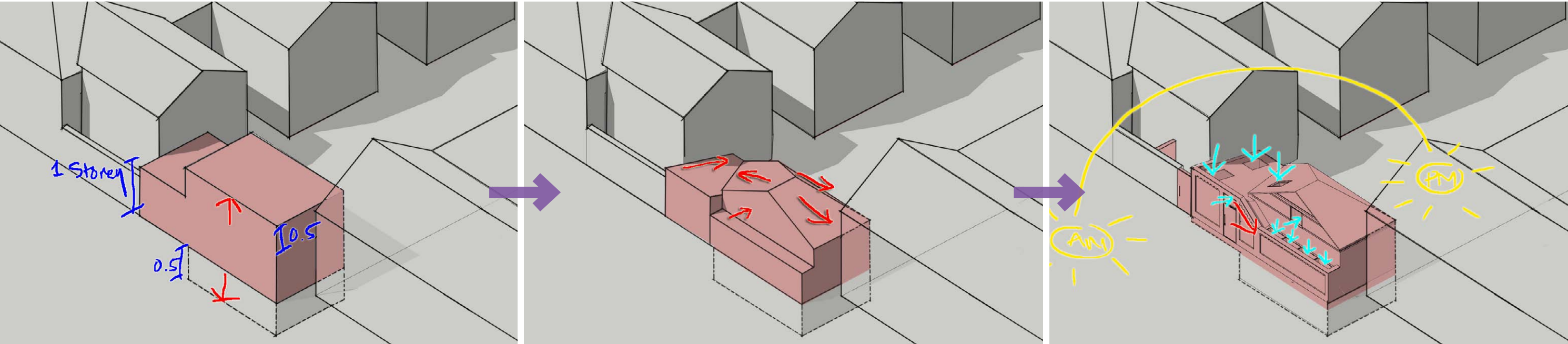
Precident example end of terrace infill - London



Precident example end of terrace infill - London

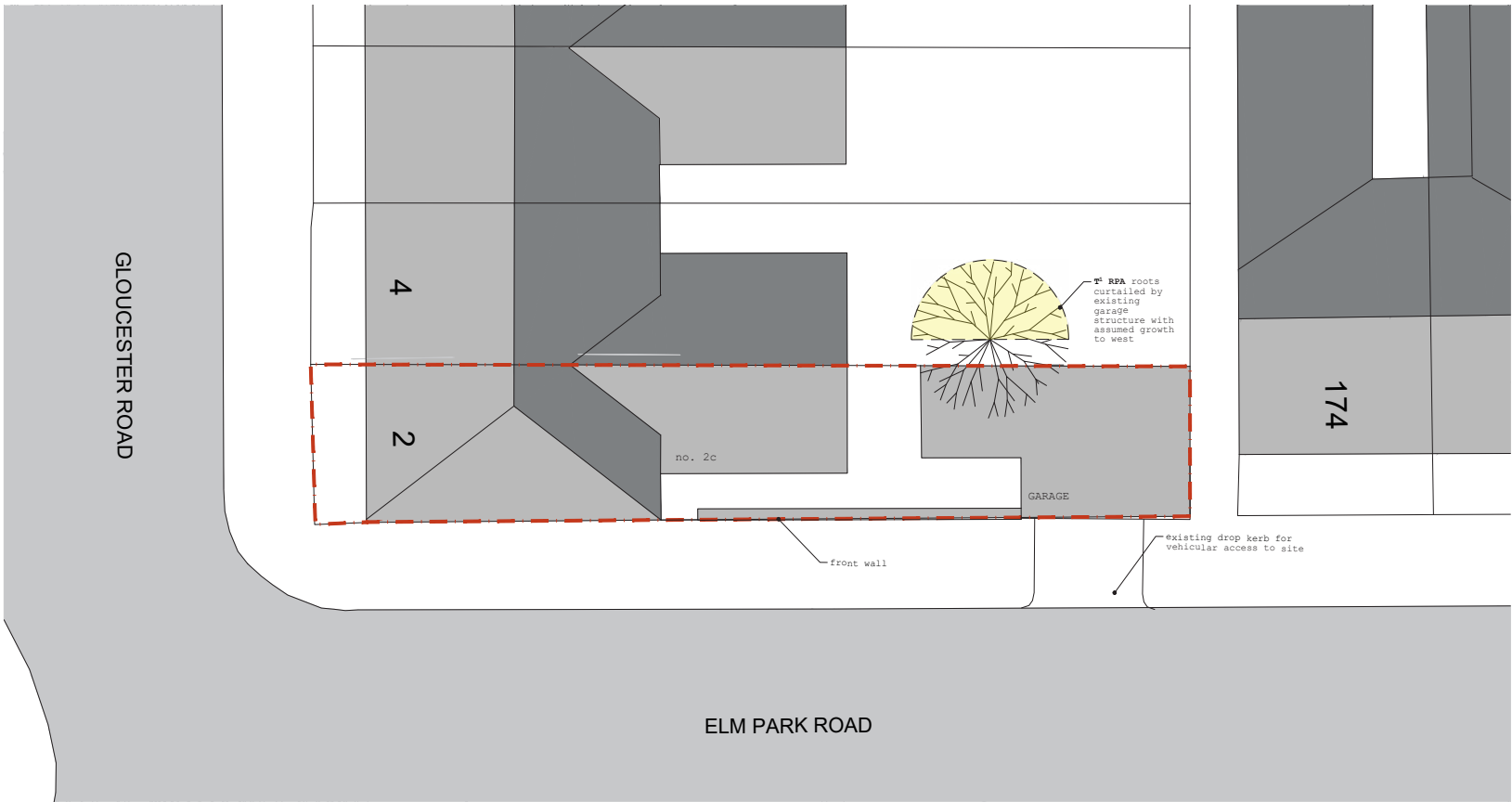


Existing massing

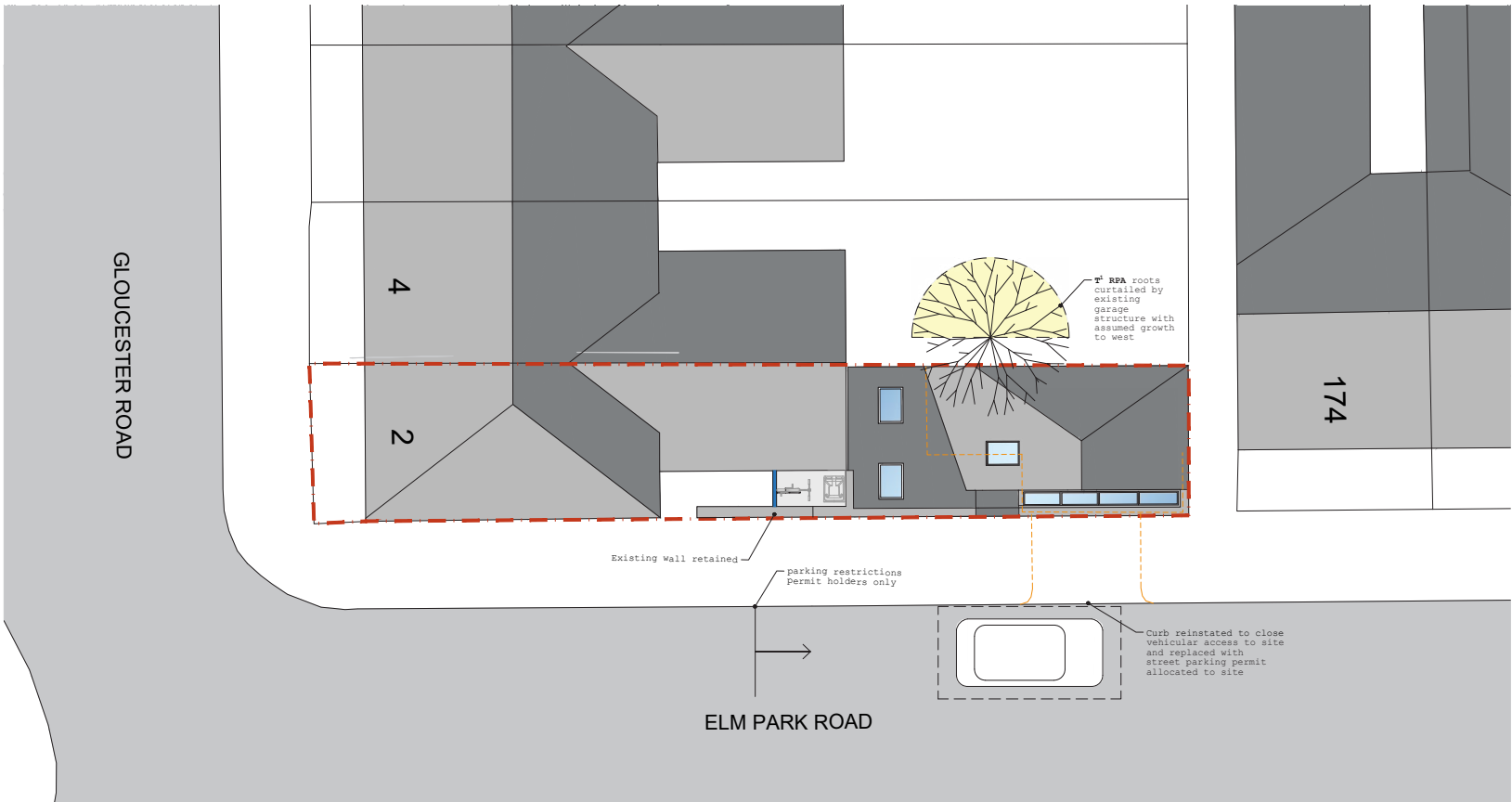


Proposed massing

09 PROPOSED BLOCK PLAN & DESIGN COMPONENTS

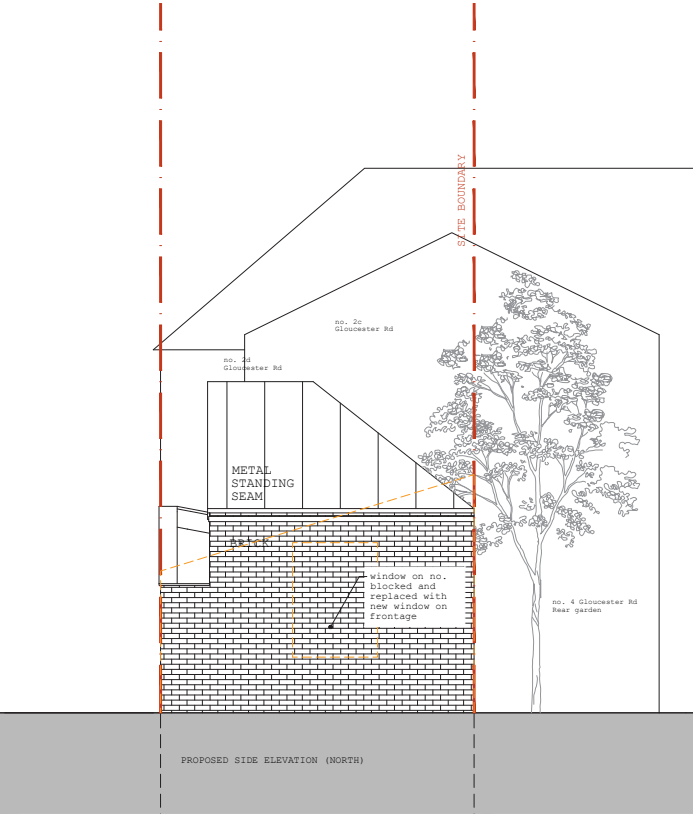
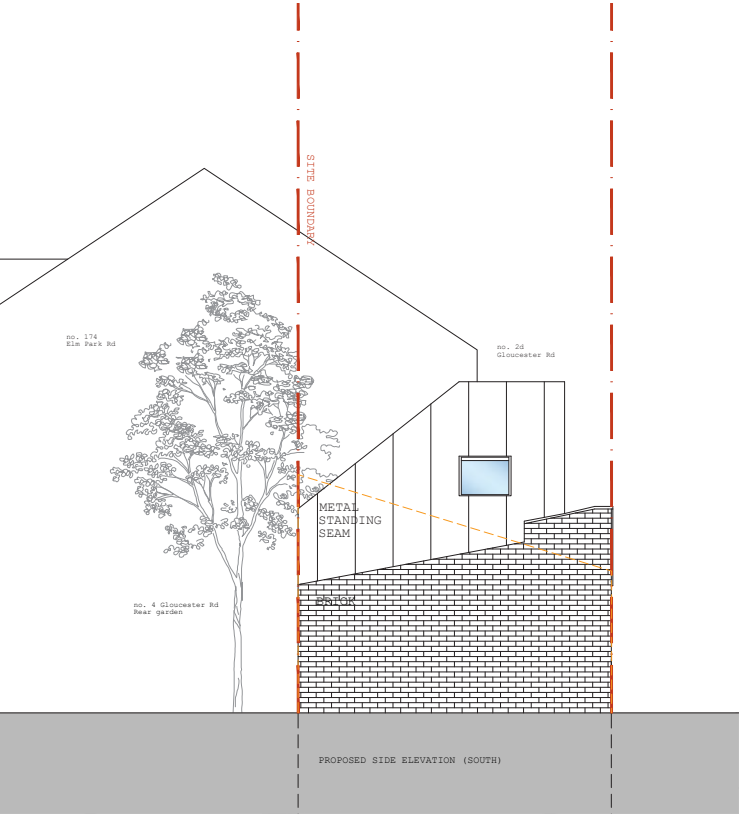
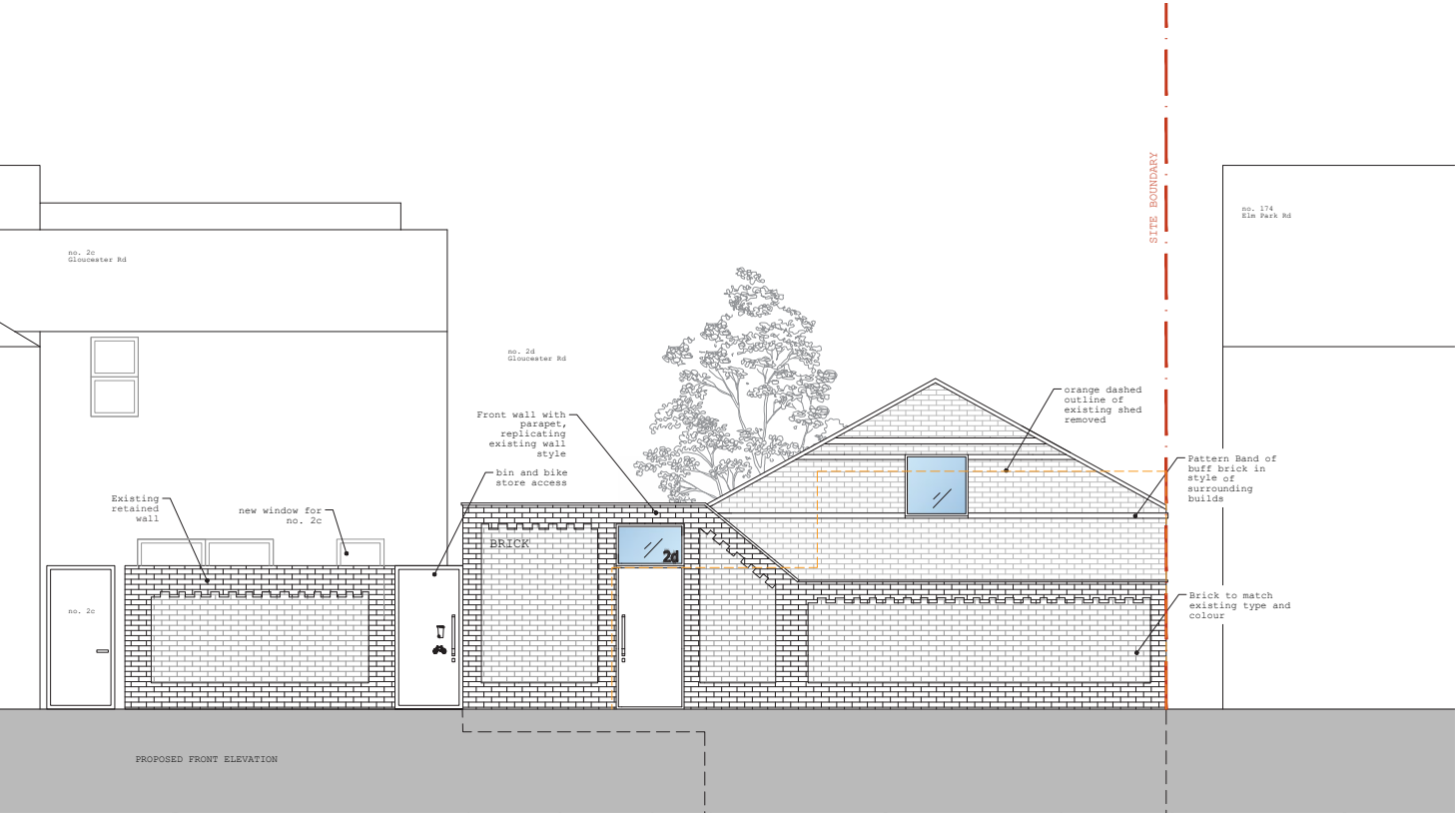
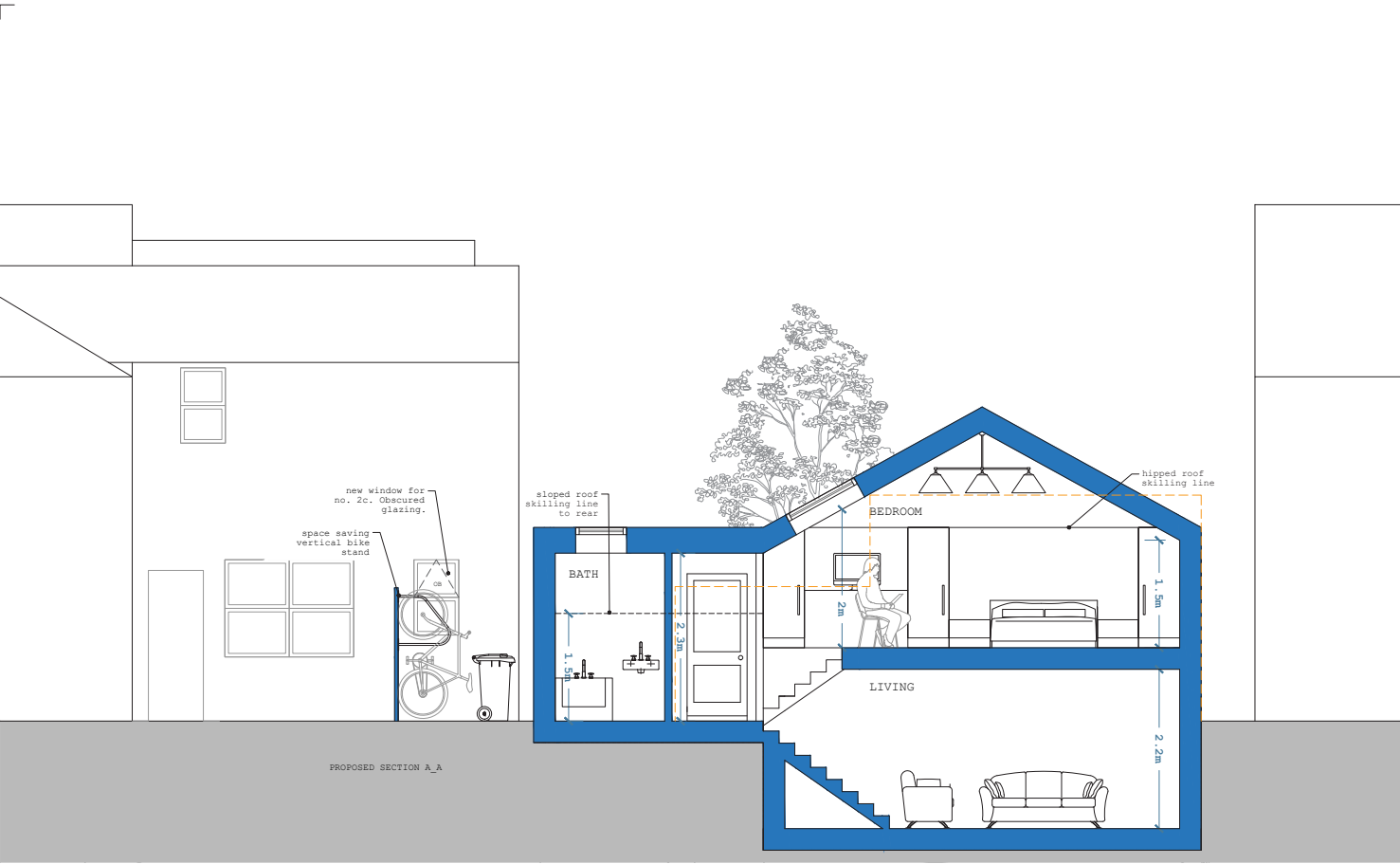


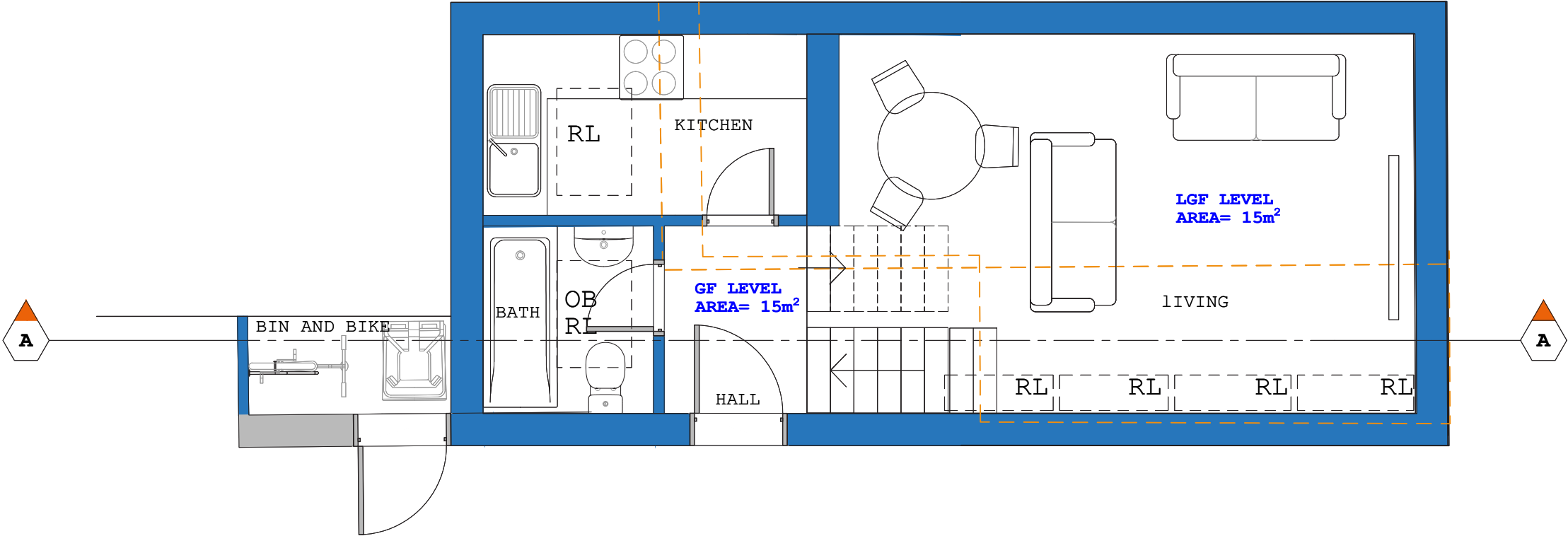
Existing block plan



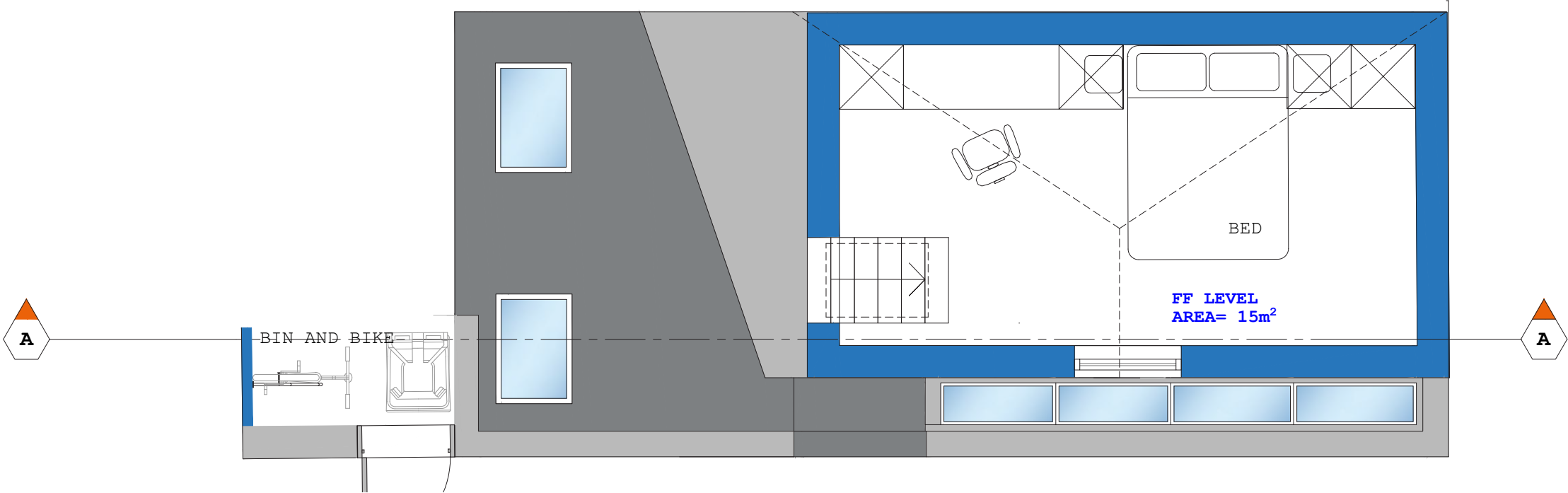
Proposed block plan

10 PROPOSAL ELEVATIONS





PROPOSED GROUND FLOOR PLAN



12 DEVELOPMENT PROPOSALS

The National Design Guide (2019) identifies that "well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time" (para 120-121).

Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:

Use and Amount

- This design allows for an increase in accommodation for the area, providing an additional of 47m² residential space in place of the existing disused garage of the site, in turn increasing the efficiency of the use of the land, whilst being valuable for the local area.
- Schedule: 1 x 1bed dwelling
- This is an increase of 100% residential floorspace use of the land in comparison to the existing development and use.

Layout and scale

- The current land of no.2 is to be divided into 2 plots with separate front and rear amenity spaces and sensitive outlook strategy to reduce overlooking.
- The dwelling will be one storey in scale



Access and Transport

- The curb is reinstated to close vehicular access to site and replaced with 1 additional street parking space with permit allocated to site.
- Bins and cycle stored in an accessible store adjacent to the dwelling structure.

Scale

- The form of the proposal has been carefully crafted to fit the site and not introduce any further harm to nearby dwellings and amenity spaces compared to the existing buildings

Appearance

- The materials used are sensitive and sympathetic to the character of the area of the surrounding dwellings on Southcote Lane, and Reading.
- Adjoining property exhibits a mix of red brick and buff brick pattern banding which this proposal adopts for its frontage

Quality of accommodation

- The design carefully allocates living areas across 3 levels whilst the structure only 1 storey in scale. To prevent overlooking but ensure quality daylight into the building, a series of rooflights have been positioned for efficient sunlight.

13 POLICY ASSESSMENT

The following section identifies and reviews the planning policy context relevant to the application site and the proposed development. A detailed analysis of how these policies apply to the proposals is set out below.

The Reading Borough Local plan is the document that contains the policies for how Reading will develop up to 2036, which is the end date of the plan.

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

Policy H1: (Provision of Housing)

“Provision will be made for at least an additional 15,847 homes (averaging 689 homes per annum) in Reading Borough for the period 2013 to 2036. The Council will continue to work with neighbouring authorities within the Western Berkshire Housing Market Area to ensure that the shortfall of 230 dwellings that cannot be provided within Reading will be met over the plan period.”

“...Provision of new housing therefore involves a heavy reliance on previously developed land, and the supply of such sites constrains the amount of housing that can be delivered in the Borough. The Council therefore needs to set targets for housing provision that are capable of being met.”

- This design makes the use of previously developed land to efficiently contribute to additional housing space at a low scale, in line with Readings plan for provision of housing.

Policy H5 (Standards for new Housing)

“ New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:

a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.”

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

- This design complies with the nationally described space standards (Technical Housing standards) as indicated to the left. This dwelling is a 2 storey 1 Bedroom build with a total GIA of 47m²’ .

“ b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations”⁹.

c. All major new-build residential development should be designed to achieve zero carbon homes.

d. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.

e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below).

f. On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be ‘wheelchair adaptable’ as defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be ‘wheelchair accessible’.”

- This design will be in compliance with energy standards in regards to water and carbon emissions, the importance of which is recognised by the NPPF, and will be presented to and approved by building control.

Policy H10 (Private and Communal Outdoor Space)

“ Dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children’s play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens.

The design of outdoor areas will respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.”

- The proposal allows for a bin and bike store, an allocated vehicular space, and pedestrian entance from the public footath,
- This document also shows the avaialbity of local green space and amenities allowing for suitable sitting out and play areas.

Policy TR2 (Major Transport Projects)

“ ...Reading West Station Upgrade: There is a proposal to upgrade the existing Reading West Station with improved passenger facilities. The Council is working with Network Rail and First Great Western on progressing this project.”

“...High-quality bus services: Reading has developed a comprehensive high quality bus network to enable effective public transport services to operate, resulting in one of the highest uses of buses in the country. The scale of developments forecast will require that this network is expanded and developed. There are also important inter-urban bus services linking Reading with other towns and cities. The Council will seek support for enhanced bus facilities such as bus lanes and bus stops to both safeguard the existing network from the effects of developments and to enhance the services offered to serve new developments.”

- This proposal would benefit from the transport plans the Readling local plan is proposing. The site is in close vicinity to the Reading West Station which is to be seeing an upgrade, as well as an efficient already-existing bus network along the surrounding roads of the site.



Diagram: Major transport schemes in Reading
Proposed site indicated by red circle









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