



Design and Access Statement

30th November 2022

This proposal for a two-storey extension and internal alterations to existing flats. has been designed following planning guidance given following pre application advice given on the 26th September 2022. (Planning No 221051)

Described herein are the design process and design proposal and provide details of elements of the:

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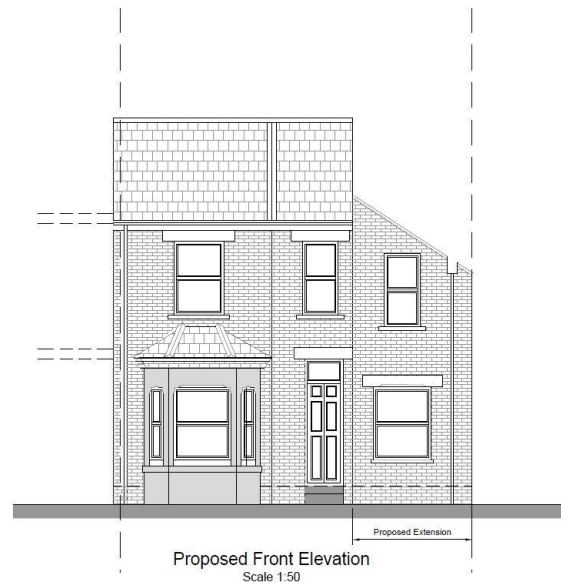
- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

It is believe that this development offers a sensitively designed, high quality built environment, meeting local and national aspirations for sustainability and character.



The proposal is to improve spatial standards for residents of 52 Gower Street by enlarging the 2 no existing 1 bed apartments to provide 2 no larger 1 bed apartments with the benefit of space for working from home (Study Area). The size of the proposed apartments are 56m² and 51m² which exceeds of the national technical guidance for apartments.

The 2-storey designed side extension, with a single pitch roof is designed to be subservient to the main 'house' due to the provision of a reduced eaves height & setback from the building line at the frontage due to mirroring the rear single pitch elevation. To create a visually matching roof line.

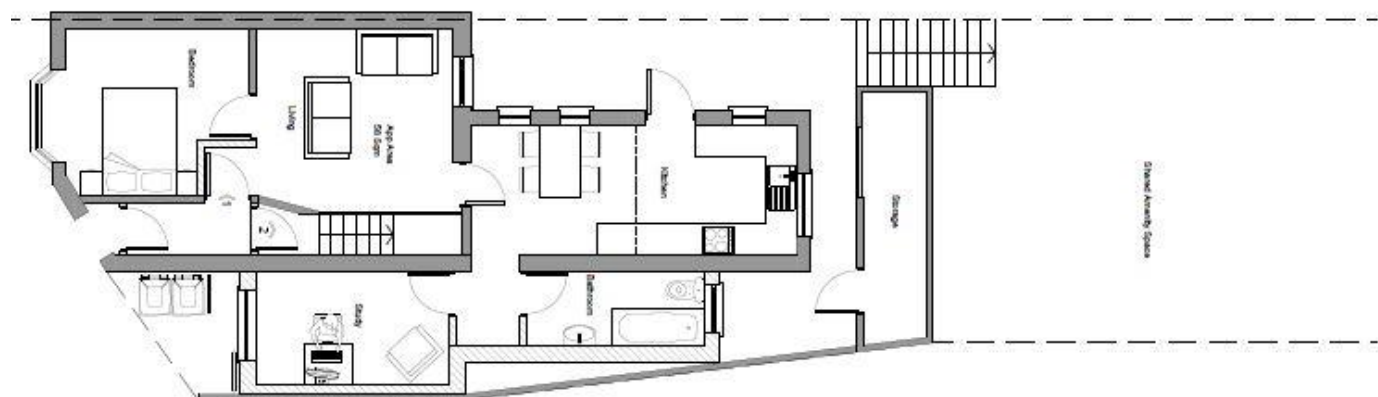


The proposed north (side) elevation will also visually break up the back of the existing large blank north elevation.

The proposal will have no adverse impact on no.50 the adjacent dwelling.

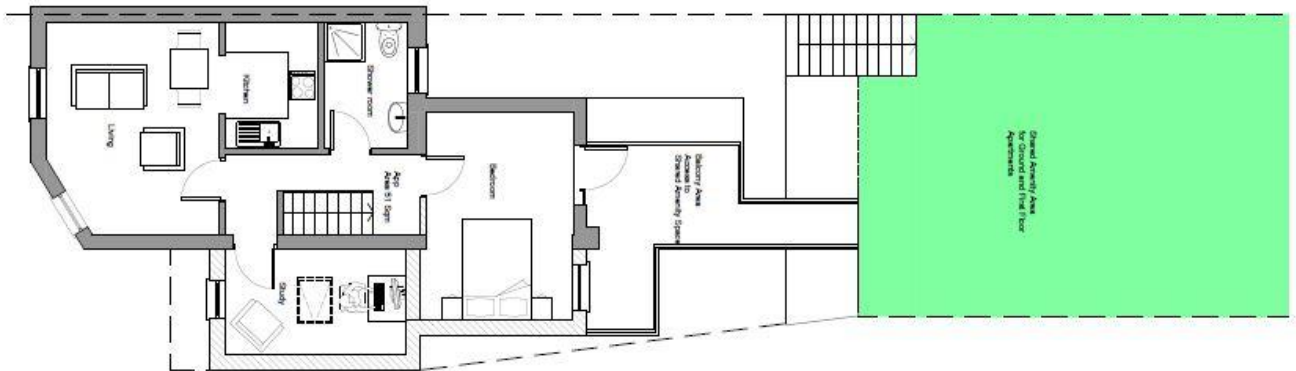
Refuse will be stored and collected as indicated on the plans at the front of the dwelling, in keeping with other dwellings in the street.

Outside amenity space will be provided in the rear garden to which both flats will have direct access.



Ground Floor Plan

Following Pre app discussions, we have removed the rear balcony to the first floor flat to avoid overlooking.



First Floor Plan

Daylight Calculation

These calculations are for the daylight factor of Ground Floor Study area which is the front side extension room. This has been calculated as part of the pre-planning advice given.

$$ADF = \frac{TAW\phi}{A(1-R^2)}$$

Key:

ADF = Average Day Light Factor

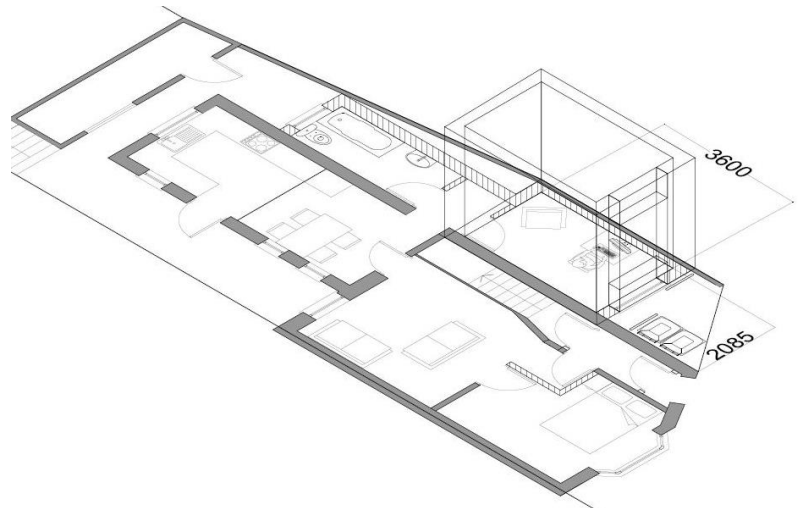
T= Diffuse light transmittance of glazing

Aw = Window Open

ϕ = The vertical angle subtended at the centre of window.

A = Total area of indoor surfaces including glazing

R= Area weighted average reflectance of Ceiling + Walls + Windows



$$A = 8.64 \times 2 + 13.68 + 10.26 \text{ (Floor)} + 10.26 \text{ (Ceiling)}$$

$$A = 51.48 \text{ m}^2$$

$$R = 8.64 \times 2 \times 0.5 = 8.64 \text{ (Side Wall)}$$

$$R = (13.68 - 1.8) \times 0.5 = 5.94 \text{ (Front + Backwall less than the front window)}$$

$$R = 0.1 \times 1.8 = 0.18 \text{ (Window area)}$$

$$R = 0.7 \times 10.26 = 7.18 \text{ (Ceiling)}$$

$$R = 0.3 \times 10.26 = 3.08 \text{ (Floor)}$$

$$R = (\text{Total}) = 25.02$$

$$R = \frac{25.02}{51.48} = 0.48$$

$$\text{ADF} = \frac{0.75 \times 1.8 \times 90}{59 (1-0.48 \text{ m}^2)} = \frac{121.5}{45.4} = 2.67 \%$$

Recommended day light factors

Space	Mini %	Average%
Study in Dwellings	0.5	1.5

Daylight factor over 1.5% is more than Adequate

This in average overcast sky of 5000 lux

$$= 5000 \times 2.67 = 133.5 \text{ Lux}$$

Conclusion

The development has been planned positively to embody high quality and inclusive design, following a considered appraisal of the identity of the neighbourhood and the site's setting, and will provide an environment which is informed by the site's unique characteristics and locality. In the preparation of this application the development team has strived to take the opportunities available for improving the character and quality of this part of Reading and the way it functions:

A design approach has been adopted which will integrate the design of the buildings, the materials palette, hard and soft landscape details and enclosure features into a positive concept.

The scheme has access to good public transport links as well as the services and facilities of the local centre at Reading.

The development will provide a form of development and grain in keeping with the local area.

These application proposals represent high quality, contextual design, of which we believe the applicant, and his designers, that Reading Council and residents can feel is suitable.

We believe this proposal provide a significant improvement to the living environment to the occupants of the apartments. As this provides two generous 1 bed apartments with amenity space.