

LAND ADJACENT TO 67 SOUTHCOTE LANE/ READING/RG30 3AQ



**Design, Access and
planning statement**

Date: April 2022
Ref: 809/DAS01/REV1
site address: Land
adjacent to 67
Southcote Lane,
Reading, RG30 3AQ



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and designers with an agenda.

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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



Proposal description

- Design proposal for a single detached dwelling
- The new build element and landscape proposals enhances the architectural quality and setting of the site and surrounding area
- The design has drawn influence from the local area to ensure it is a suitable proposal for the context

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.

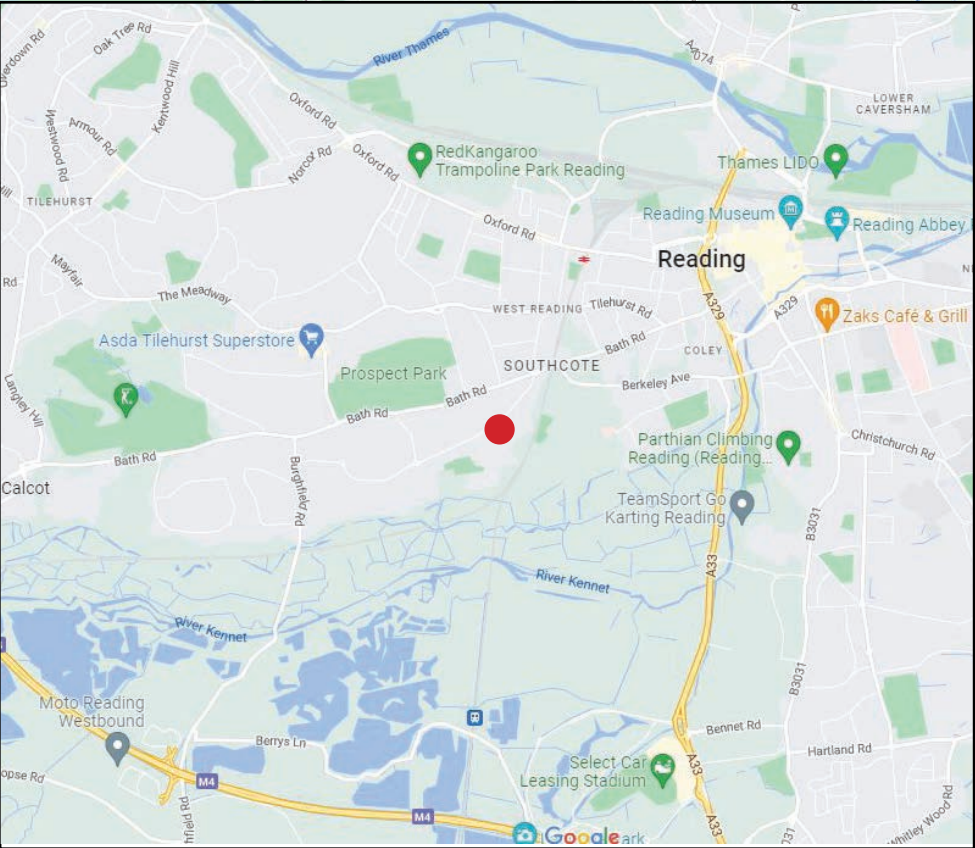
Landscaping

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



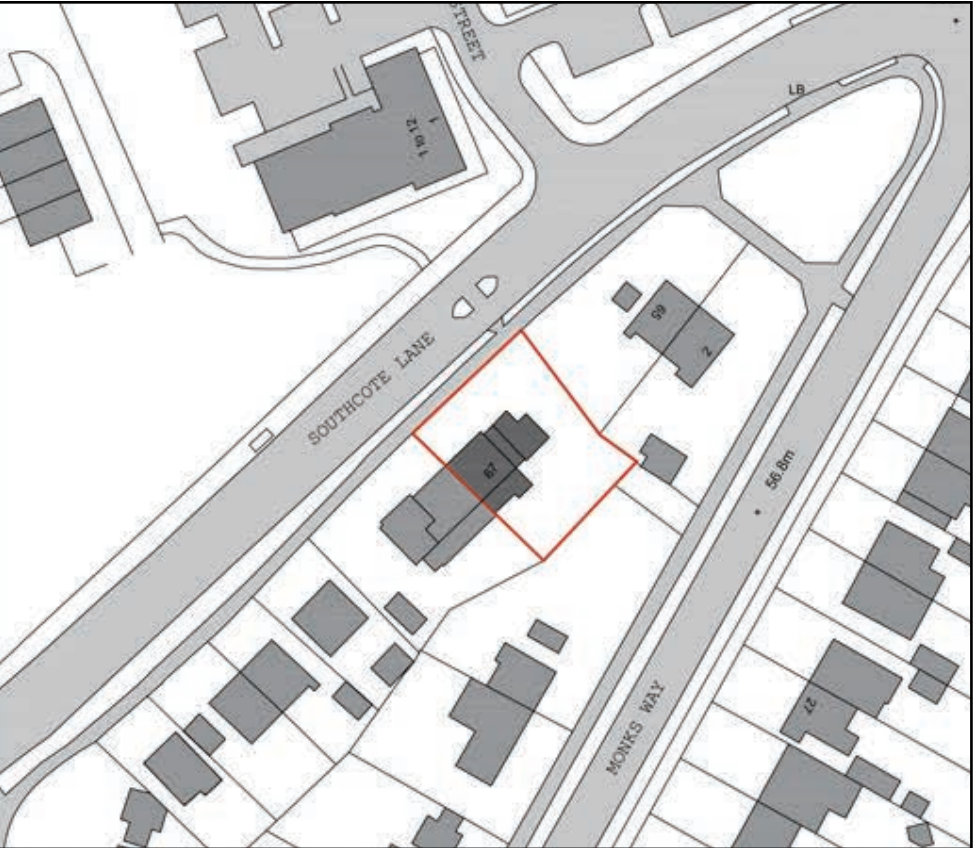
Regional location

- The site is just south-west of the central Reading Area
- surrounding areas include the Prospect Park within close proximity north of the site.
- Surrounding areas of the site are the built up residential areas of Reading.



Aerial view

- The plot is located on the south side of Southcote Lane between an established row of semidetached houses but with several detached properties in the vicinity
- Southcote Lane is positioned to the South of Bath Road which is one of the main arterial routes in the area.
- no. 69a and no. 73a both featuring newly built infill dwellings.



Site location plan

- The red line illustrates application boundary
- Total site area 501m²
- The site is a dwelling and a storage shed.

04 SITE PHOTOS



05 SITE ANALYSIS - CONSTRAINTS & OPPORTUNITIES



- ① Site boundary
- ② View from Southcote Lane (as photographed)
- ③ Front entrance
- ④ Southcote Lane (main access road)
- ⑤ Neighbours with distant view/aspect
- ⑥ outlook opportunity with little/no overlooking
- ⑦ Solar orientation
- ⑧ previously developed land on site in yellow hatch (shed)

06 LOCAL INFILL DEVELOPMENTS - SOUTHCOTE LANE



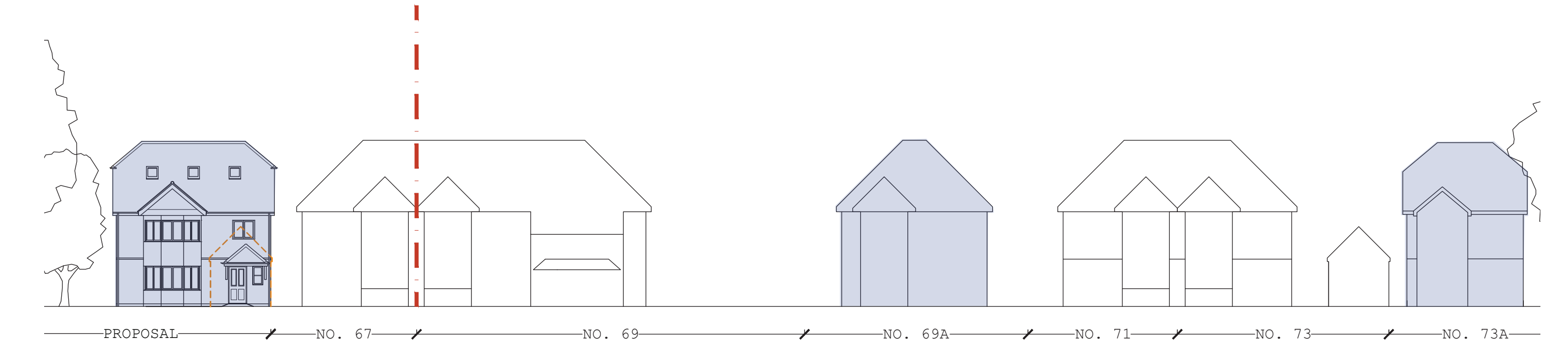
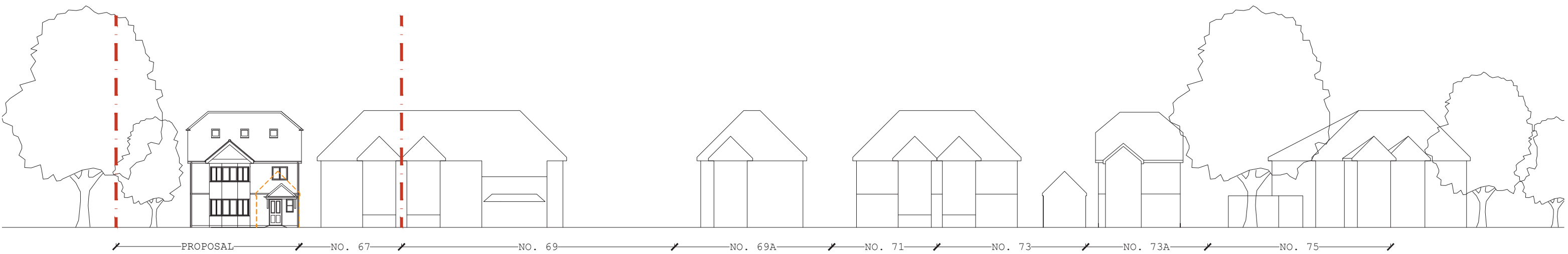
Land adjacent to 67 Southcote Lane
Proposed development

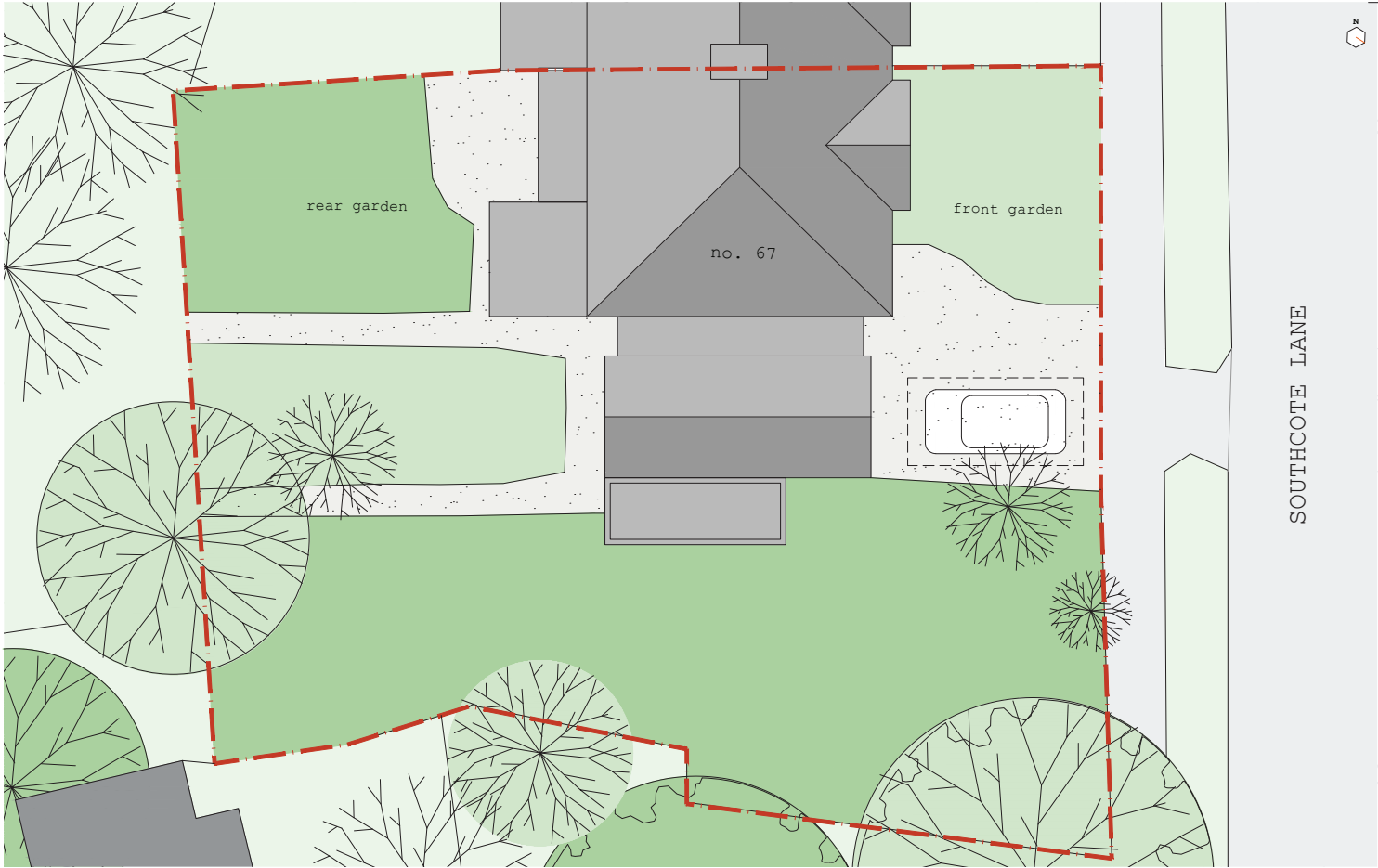


69a Southcote Lane, New infill development
(no. 151479, Approved 15 February 2016)

73a Southcote Lane, New infill development
(no. 162358, approved 18 January 2019)

07 PROPOSED STREETSCENE

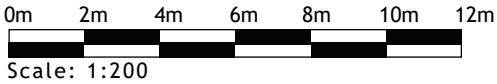


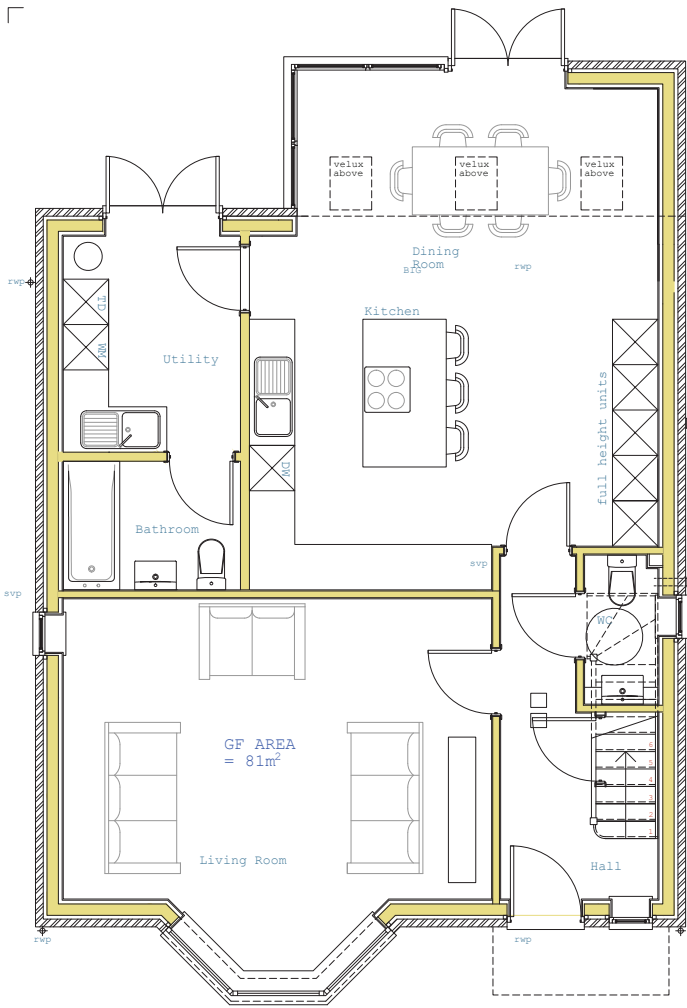


Existing block plan

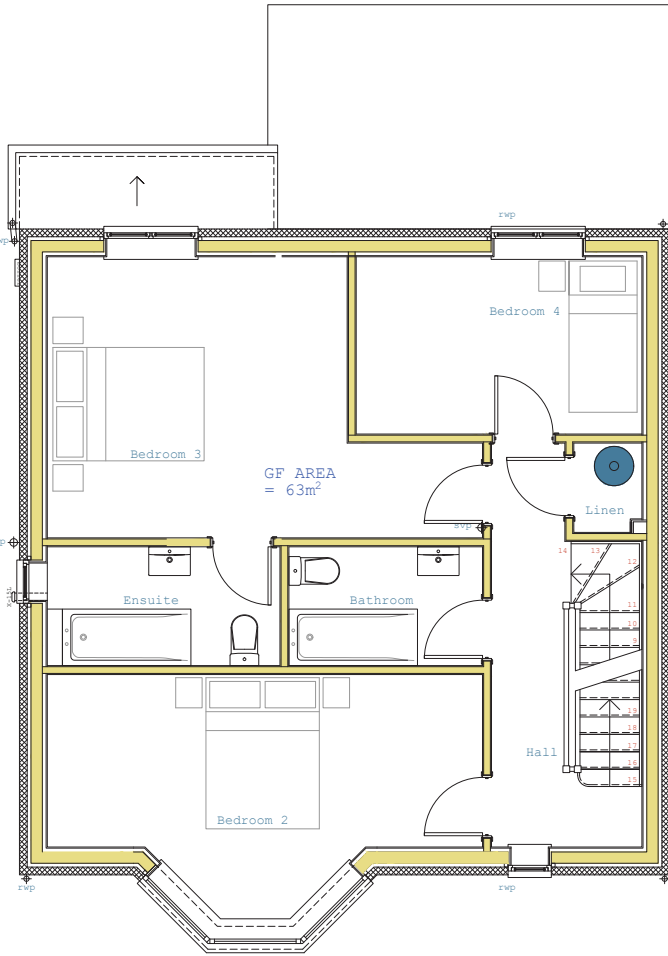


Proposed block plan

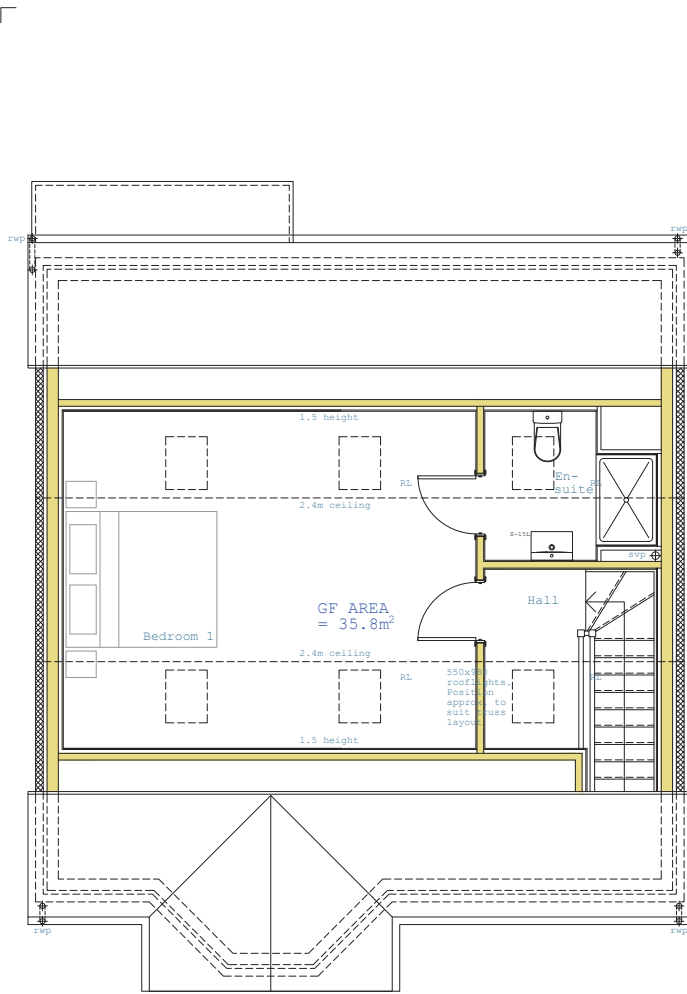




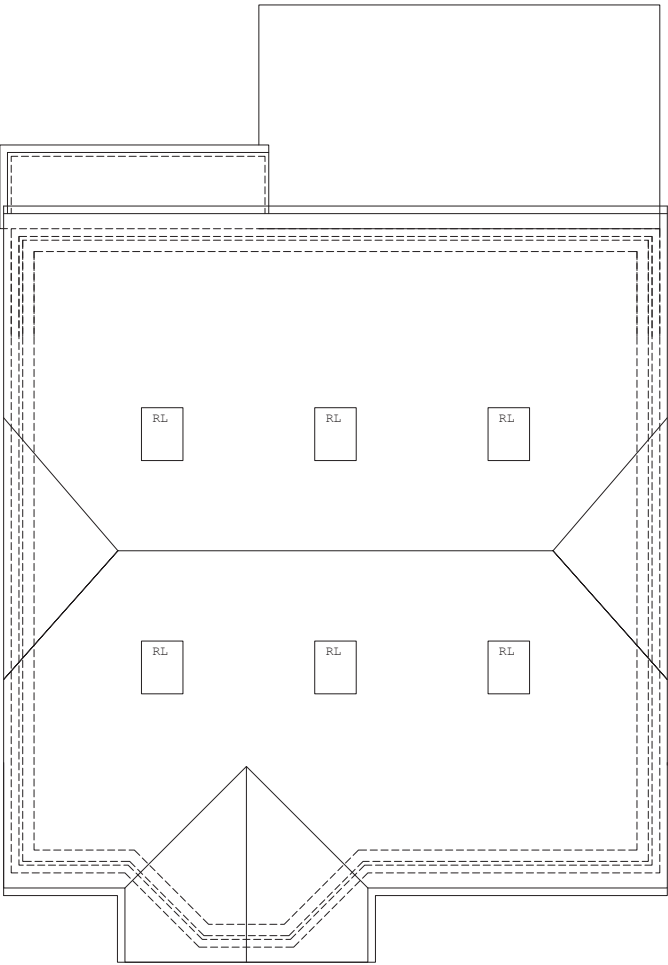
Proposed GF



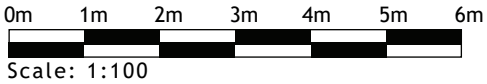
Proposed FF



Proposed SF



Proposed RF

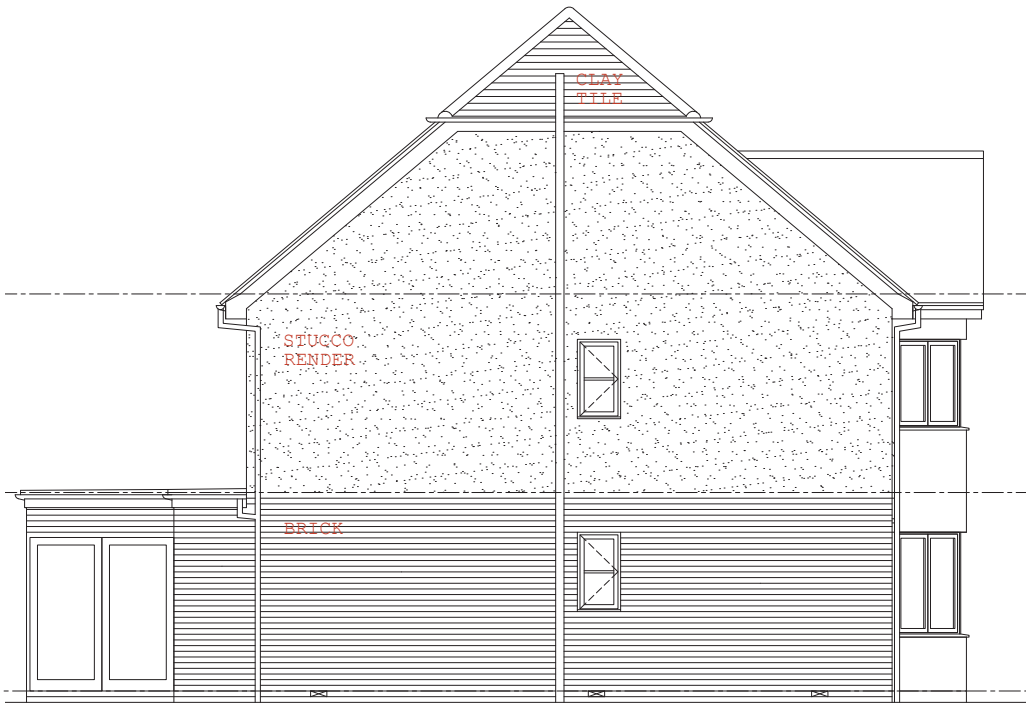




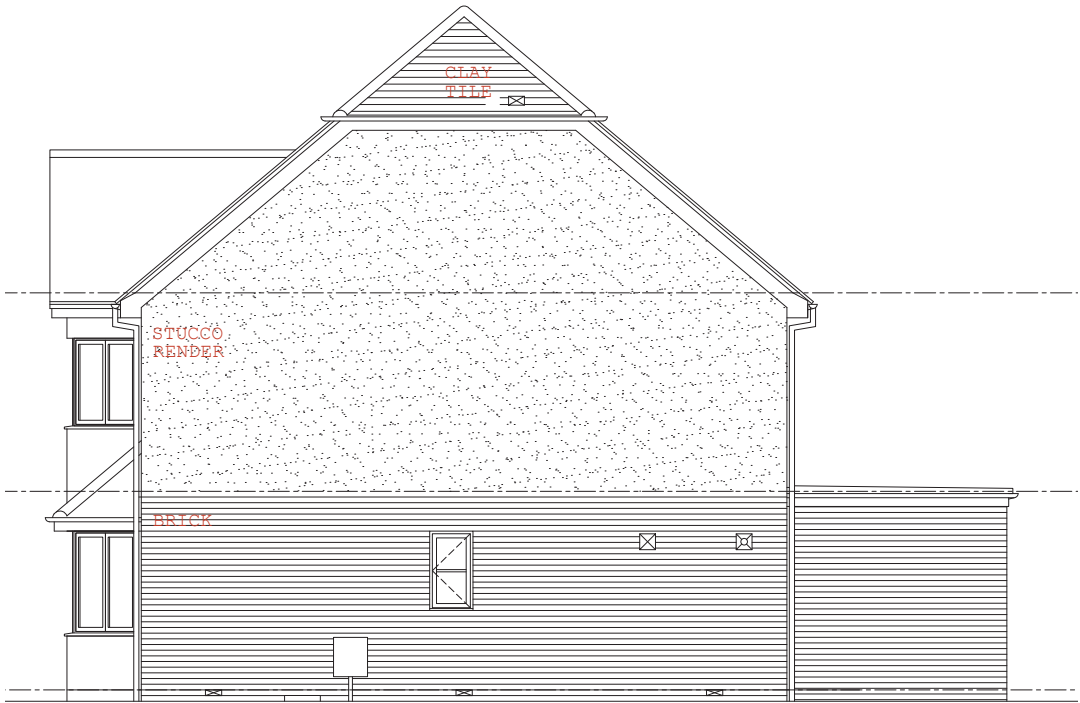
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

0m 1m 2m 3m 4m 5m 6m
Scale: 1:100

11 DESIGN COMPONENTS

Amount

- This design allows for an increase in accommodation for the area, providing an additional of 179.9m² residential space in place of the existing disused garage of the site no. 67, in turn increasing the efficiency of the use of the land, whilst being valuable for the local area.
- Schedule: 1 x 4bed 8person dwelling
- This is an increase of 100% residential floorspace use of the land in comparison to the existing development and use.

Layout

- The current land of no.67 is to be divided into 2 plots with separate front and rear amenity spaces and sensitive outlook strategy to reduce overlooking.

Access and Transport

- Parking provision will be proposed with 4 vehicle spaces in total on the current plot which has provision for 1 parking space currently.
- Bins stored by the front garden, for curbside pick up.

Scale

- The proposal takes a similar scale of the surrounding detached dwellings, notably no 73a and 69a which were recently developed as infill plots.
- The existing trees and planting remains around the site retaining a natural barrier to prevent any overlooking or overbearing issues.

Appearance

- The materials used are sensitive and sympathetic to the character of the area of the surrounding dwellings on Southcote Lane, and Reading.
- The use of Red brick and stucco render to allow for an attractive build with a low maintenance finish.

Landscaping

- The design is carefully landscaped so the block has front and rear planting and garden space.



12 PLANNING POLICY

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 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."

- This design complies with the nationally described space standards (Technical Housing standards) as indicated below. This dwelling is a 2 storey 4 Bedroom build with a total GIA of 179.8m² ' .

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	

" b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations⁷⁹.

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 emmissions, 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 front garden allows for a covered bin and bike store, a driveway area, and pedestrian entance from the public footath, and vehicular access from existing drop kerb widened to allow for neighbouring use. With a mirrored setting out to the neighbouring property (no.67) and of similiar space to local front gardens.

- The new dwelling also allows for private outdoor space in the rear garden, of a similar size and space of the local vicinity, with no increase in overlooking nearby existing residential gardens

Policy H11 (Development of Private Residential Gardens)

" Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will be acceptable where:

- 1) The proposal makes a positive contribution to the character of the area in terms of:
 - The relationship of the existing built form and spaces around buildings within the surrounding area;
 - A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and existing pattern of openings and boundary treatments on the site frontage;
 - Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/ lawns and hedges, etc;
 - Compatibility with the general building height within the surrounding area;
 - The materials and elevational detail. These should be high quality, and where appropriate distinctive and/ or complementary;
 - The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.
- 2) The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;
- 3) The proposal includes access, which meets appropriate highway standards;
- 4) The proposal does not lead to tandem development⁸⁹;
- 5) The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures;
- 6) The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants;
- 7) The emphasis is on the provision of family-sized housing;

- The new build element and landscape proposals enhancing the architectural quality and setting of the site and surrounding area. The design has drawn influence from the local area to ensure it is a suitable proposal for the context.

- The private rear garden to new dwelling is 163m². With Trees and shrubs retained from established planting, and a new boundary fence erected between front, rear and neighbouring area.

- This design has been accepted in numerous situations along the street, which illustrates that this should be considered as a reasonable form of development for residential gardens, satisfying H11.



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