

**TONY
HOLT
DESIGN.**

DESIGN AND ACCESS STATEMENT

Site Address: 305 Peppard Road, Reading. RG4 8TQ

Description of Development: Demolition of existing dwelling and garage and erection of new detached dwelling and associated landscaping works.

1 PROJECT PARTICULARS

1.0 INTRODUCTION

1.0.0 This statement accompanies the planning application for the demolition of existing dwelling and erection of a replacement dwelling made to Reading Council by the applicants Mr & Mrs Northway

1.1 THE APPLICANT

1.1.0 The applicants Darren & Martha Northway purchased the property in 2019 with the intention of developing the site to create a modern-day family home to reside in permanently.

1.2 THE BRIEF

1.2.0 KEY OBJECTIVES:

- Deliver a contemporary dwelling achieving high architectural merit.
- Achieve excellent environmental credentials via the building fabric and renewable technology.
- Provide a spatial arrangement that provides short and long-term accommodation requirements.
- Provide a positive contribution to the surrounding area by raising the standards of design generally.

1.3 THE SITE

1.3.0 The site is in Emmer Green, a suburb approximately 2 miles north of Reading town centre. The site is located on the west side of Peppard Road just south of the junction with Kiln Road. The site features an existing detached dwelling along with a detached garage and outbuilding.

1.4 THE PROPERTY

1.4.0 The existing property is a detached bungalow with detached garage thought to be built in the mid 1960's. It is a relatively simple design consisting of a concrete tiled roof with two ridges, the main running east to west and forming a front gable with a smaller ridge running north to south on the south side of the property. A small rear flat roof extension has been constructed in the past to infill the south west corner along with a rear single storey utility room. The external materials are mainly facing brickwork with timber cladding to the upper sections of the gables with UPVC windows and doors. The existing dwelling falls well short of current building standards with the property undergoing little/no modifications of the years incorporating asbestos products, poor energy efficiency and lacks the modern-day accommodation requirements expected from a single-family dwelling. The property requires demolition and replacement in order to meet and exceed modern day building regulation requirements.

2 SITE ANALYSIS & CONSERVATION AREA APPRAISAL

2.0 THE SITE & SURROUNDINGS

2.0.0 SITE LOCATION:

The application site is located on Peppard Road, approx. 2miles north from the centre of Reading.

2.0.1 SITE AREA:

1092m²

2.0.2 TOPOGRAPHY:

The site is predominately level itself with no significant level changes on site apart from the elevated position that it sits from the highway itself.

2.0.3 USE:

The existing site features exclusively C3 residential use.

2.0.4 AMOUNT:

The existing detached dwelling has a gross external footprint of 165m². The area is generally moderately high in density representing the typical built-up suburb of reading.

2.0.5 LAYOUT:

The dwelling is situated in the middle of the plot with the detached garage to the north of the dwelling. The plot itself splays in slightly as it narrows from front to back. The front measures approx. 30m wide with the rear boundary tapered down to around 16m.

2.0.6 SCALE:

The existing dwelling is a single storey bungalow. There is no significant building line to neighbouring properties, with the neighbours to the south orientated 90degrees to the application site and No.307 set further back in the plot with a garage forward of the building backing onto the shared boundary.

2.0.7 APPEARANCE:

The existing dwelling is a typical example of a 1970's detached bungalow, the original having been subject to potentially 1 or 2 additions and alterations over its lifetime. It presents a simple mass arranged with the main element offering two ridge lines running perpendicular to each other. The dwelling is finished with a mixture of concrete tiles, uPVC windows and facing brickwork and timber cladding to the external walls.

2.0.8 LANDSCAPE:

The site itself is relatively simple representing a typical residential garden. The rear garden is bordered by a timber fence. The applicant intends to retain/repair the existing boundary treatments wherever possible. The site was previously overgrown by trees impacting the light to the application site and the neighbouring properties. Since purchasing the property the applicant has cleared the overgrown trees/hedges on the site with a view to replanting more manageable soft landscaping and has worked with the neighbours and will continue to work with them to find an appropriate degree of screening. The front is almost completely screened from the road with little views into the site.



Figure 1 : View of site from North of Peppard Road



Figure 2 : View of entrance to site from Peppard Road.

2.0.9

ACCESS:

Vehicular and pedestrian access directly into the site is from an entrance in the south east corner. The site is located with good access to public transport and major roads. The centre of reading is situated 2 miles south of the site and has a train stations close by as well as other good public transport links. Parking for several cars and turning is provided within the site.

THE SITE

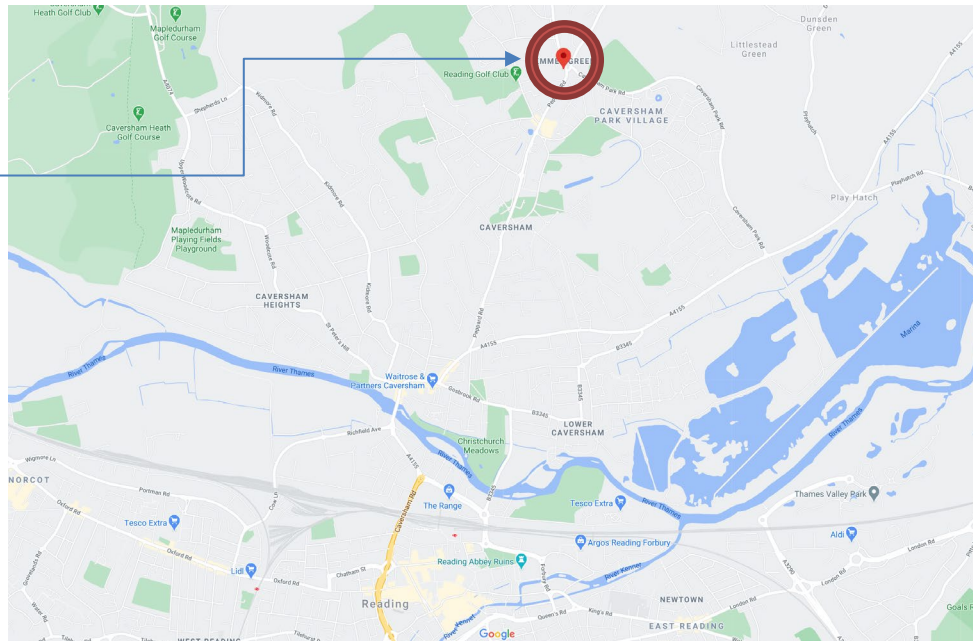


Figure 3 : Site in relation to Reading

2.0.10 CHARACTER OVERVIEW

The site is surrounded by a variety of properties and styles ranging from relatively plain 1970's developments, inter and post war homes and more recent 21st century development. There is a variety in the materials used ranging from brick and render to weatherboard, tile hanging, pebble dashed and stone.

2.1 NATIONAL PLANNING POLICY GUIDANCE

2.1.0 The National Planning Policy Framework (NPPF 2019) sets out three objectives that include economic, social, and environmental considerations to enable the planning system to contribute to achieve sustainable development. The NPPF 2019 para 10 states *"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development"*,

2.1.1 Para 127 of the NPPF (2019) is also relevant to the proposals that:

"Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*

2.1.3 Para 131 of the NPPF (2019) *"In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."*

2.1.1 The NPPF 2019 sets out the Government's planning policies for delivering a sufficient supply of homes, achieving well-designed places, conserving, and enhancing the natural environment, conserving, and enhancing the historic environment.

2.2 LOCAL PLANNING POLICY

2.2.0 The following relevant policy constraints apply to the application:

Reading Borough Local Plan 2019

- CC1 Presumption in Favour of Sustainable Development
- CC2: Sustainable Design & Construction
- CC3 Adaption to Climate Change
- CC5: Waste Minimisation and Storage
- CC7: Design and The Public Realm
- CC8: Safeguarding Amenity

2.3 MAIN PLANNING CONSIDERATIONS

2.3.0 The main planning issues relating to these proposals are:

- *The principle of development.*
- *Impact on character of the area.*
- *Amenity of existing and future residents.*

2.4 SITE PLANNING HISTORY

2.4.0 None to date.

Two additions to the original dwelling which were most likely constructed under permitted development in the past. A rear/side extension the south west corner which squares of the original rear elevation and forms the dining room and a small rear extension that forms a utility room.

3 DESIGN RESPONSE

3.0 MEETING THE KEY OBJECTIVES

- *Deliver a contemporary dwelling of high architectural merit.*

Response: The design proposals create a building designed of contemporary 21st century architecture which directly responds to the surrounding environment. Simple flat roofs with parapet walls offer slick detailing whilst the offsetting of the ground floor to first floor offers greater separation to shared boundaries. The use of high-quality materials of facing brickwork, render and porcelain tiles and powder coated aluminium windows and parapet capping which wraps around the building on all 4 elevations offer a well-balanced appearance. A context driven approach has been taken to inform the placements of primary living spaces, fenestration, and the resulting building plan form to achieve the highest quality living spaces. Where possible fenestration has been orientated to respond to the site's orientation and in turn respect neighbouring properties and amenity spaces. Every opportunity has been taken to utilise an overall approach that sits comfortably within the local context.



Figure 4: Proposed dwelling - Front Elevation

- *Achieve excellent environmental credentials via the building fabric and renewable technology.*

Response: Placement of primary living spaces and associated fenestration responds to the site's orientation, maximising opportunities for passive solar gain and minimising unnecessary heat loss from internal spaces. It is the applicant's intention to elevate the performance of the building fabric above the current minimum standards, whilst utilising renewable technologies (e.g. air source heat pumps, solar PV, mechanical ventilation with heat recovery and rainwater harvesting) in order to achieve an A-rated SAP energy performance.

- *Provide a spatial arrangement that provides short- and long-term accommodation requirements.*

Response: The decision-making process followed a robust path exploring several possible spatial solutions. The final design meets all the requirements required by the applicant.

- *Provide a positive contribution to the surrounding area by raising the standards of design generally.*

Response: The proposals successfully replace a dwelling of limited lifespan, delivering high architectural credentials. The placement of mass and bulk in relation to immediate neighbouring properties ensures it successfully integrates within the immediate context, whilst raising the standards of design generally.

3.1 PLANNING APPRAISAL RESPONSE

3.1.0 USE:

No change proposed and continued use as C3 residential.

3.1.1 AMOUNT:

Whilst the proposals will add to the amount of development on the site the resulting amount of accommodation has been carefully considered to respect the character of the immediate surroundings.

3.1.2 LAYOUT:

The location of the proposed dwelling will occupy an almost identical position as the current dwelling, with the front building line being brought forward with an attached double garage. The staggered building line to the rear responds directly to the movement of the sun capturing more of the early afternoon direct solar gain for the occupants offering a context driven energy efficient approach.

3.1.3 SCALE:

The proposals relate to the scale expected of a domestic two storey residential dwelling in a built-up urban area, adopting similar overall proportions and storey heights to nearby developments.

3.1.4 APPEARANCE:

The new dwelling achieves a well-balanced appearance using simple geometry and placement of materials adopting simple architectural detailing. The materials palette shows a clear intention to utilise high quality products including facing brickwork, render, porcelain tiles, powder coated aluminium windows and capping. The materials have been selected to deliver a low maintenance solution which will ensure long term durability and robustness to the appearance of the building. The roof/canopy overhangs will help with solar gain and solar shading assisting with the building's performance.

3.1.5 LANDSCAPING:

The proposals indicate a simple layout with permeable surfaces providing shared vehicular and pedestrian access including ample parking and turning for several vehicles. The rear amenity space will be predominantly soft landscaped with a small external terrace breaking out from the primary spaces. The applicants intend to replant the shared boundaries with manageable hedges/bushes/trees.

3.1.6 REFUSE & RECYCLING

Covered storage is provided for refuse bins and recycling containers with provision for kerbside collection on the appropriate days.

3.1.7 FLOODING:

The site is not within a flood risk zone. The applicant intends to incorporate the use of water butts attached to the rainwater downpipes which can then be re-used within the domestic garden.

3.1.8 PARKING

Two parking spaces are provided along with an electric car charging point inside the garage as well as secure storage for the family bicycles.

3.2 MAIN PLANNING CONSIDERATIONS RESPONSE

3.2.0 *The principle of development.*

The proposal is for the replacement of an existing dwelling with a single-family dwelling house. Given the existing use of the plot is solely residential and that the building itself is not listed or retain any architectural merit the principle of demolition of the existing dwelling is widely accepted. The surrounding built form is a mixture of two/three storey dwellings and chalet bungalows and as such the principle of a two-storey dwelling would not be seen as an issue in principle.

3.2.1 *Impact on character of the area.*

The immediate surrounding area is surrounded by a mix of housing stock and styles. The materials range from a variety of facing brickwork, render, timber/tile hanging, stone and weatherboard. As such the character of the area would be defined as an eclectic mix. The proposals seek for a replacement dwelling of contemporary design. The use of flat roof enables the overall height of the dwelling to be kept to a minimum. The design proposals have been context driven with the first-floor mass and bulk offset from the ground floor along the south elevation to offer increased spacing to the shared boundary. The front boundary is heavily screened by dense hedge and trees which will offer privacy to the occupants as well as offering a barrier for noise pollution from the main road for residents.

3.2.2 *Amenity of existing and future residents*

The property has four immediate neighbours, No.307 Peppard Road to the north of the site and No.10,11 & 12 Wetherby Close to the south of the site. No.11 also borders the rear boundary of the application site. The proposals sought to position primary fenestration at first floor facing east and west directly down the applicant's garden or front drive, therefore does not give any rise to issues regarding overlooking, loss of light or overbearing. To the side where windows are proposed these will serve secondary spaces such as en-suites/bathrooms and will all have obscure glazing and be non openable below 1.7m from FFL. No.10 & No.11 both have garages/outbuildings bordering the shared southern boundary which offer separation between the application site and the neighbouring properties. The new dwelling will provide a spacious and attractive living environment for future occupiers with ample external living spaces.

4 CONCLUSION

4.0 SUMMARY

- 4.0.0 From the outset the design team including the applicant set out with a clear objective to create a building of its time, using modern materials and methods of construction whilst allowing integration into the local context without harm to the immediate context or surrounding neighbours.
- 4.0.1 The existing dwelling has a limited lifespan and has been subject to ad-hoc addition and alterations resulting in an unsustainable form of development in terms of its condition and energy consumption. The extent of investment required to upgrade the structure and fabric to meet today's energy efficiency benchmarks or expectations is inappropriate. It can be considered at best, a neutral contributor to the character of the area. Its replacement provides an opportunity to provide a long-term replacement that can enhance the character of the area and raise the standards of design generally.
- 4.0.2 The new dwelling delivers high-quality architecture and materials helping to elevate the standards of design generally, whilst still integrating successfully into its local context without compromise or harm.
- 4.0.3 The new dwelling will have elevated building fabric performance, complimented with renewable technology to exceed modern day energy efficiency credentials. It will provide a functional single-family dwelling, incorporating flexible living spaces and excellent access provisions to serve several generations.
- 4.0.4 The proposed dwelling would make a positive contribution to the public realm and would not have a detrimental impact on neighbours or important trees on the site and would be more energy efficient, whilst ensuring that the character of the area remains unaltered.
- 4.0.5 With the above in mind we respectfully request support for the proposals set out.

