

61 TRELLECK ROAD

- DESIGN AND ACCESS STATEMENT -





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November 2021
Design and Access statement 61
Trelleck Road, Reading, RG1 6EN.

1. INTRODUCTION

1.0 INTRODUCTION

This DAS document has been prepared to set out the Proposed Development at 61 Trelleck Road, Reading, RG1 6EN. The Proposed Development is seeking to demolish the rear conservatory and to extend the house single story to the rear. 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



KEY
— Site Boundry



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2.2 SITE PLAN



2.4 EXISTING SITE PHOTOS



Single storey garden office Double storey rear extension



2.5 WIDER SITE CONTEXT



69 Trelleck Road



38 - 44 Trelleck Road

Double storey side extension



12 Trelleck Road

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
National Planning Policy Framework;
National Planning Policy Guidance;

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

Sites and Detailed Policies Document 2012 (Altered 2015)
DM4 (Safeguarding Amenity)
DM9 (House Extensions and Ancillary Accommodation)
DM10 (Amenity Space)
Supplementary Planning Guidance- A Design Guide to House Extensions (2003)

- S1 – Presumption in favour of sustainable development
- D1 – Place Shaping
- D2 – Climate Change, Sustainable Design, Construction and Energy

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

The Site's Planning Designation as per the Council's Interactive Mapping Tool online sets out the following main designations:

- The application site is within flood zone 3.

The Site has not had any significant planning history on site.

3.2 RELEVANT APPLICATION

69 Trelleck Road

Application No: 960031

Proposal: Two storey side extension. No additional details online.

10 Trelleck Road

Application No: 121677

Proposal: Single and two storey extensions to front side and rear and increased forecourt for disabled person parking (resubmission of 12/00744/FUL)

12 Trelleck Road

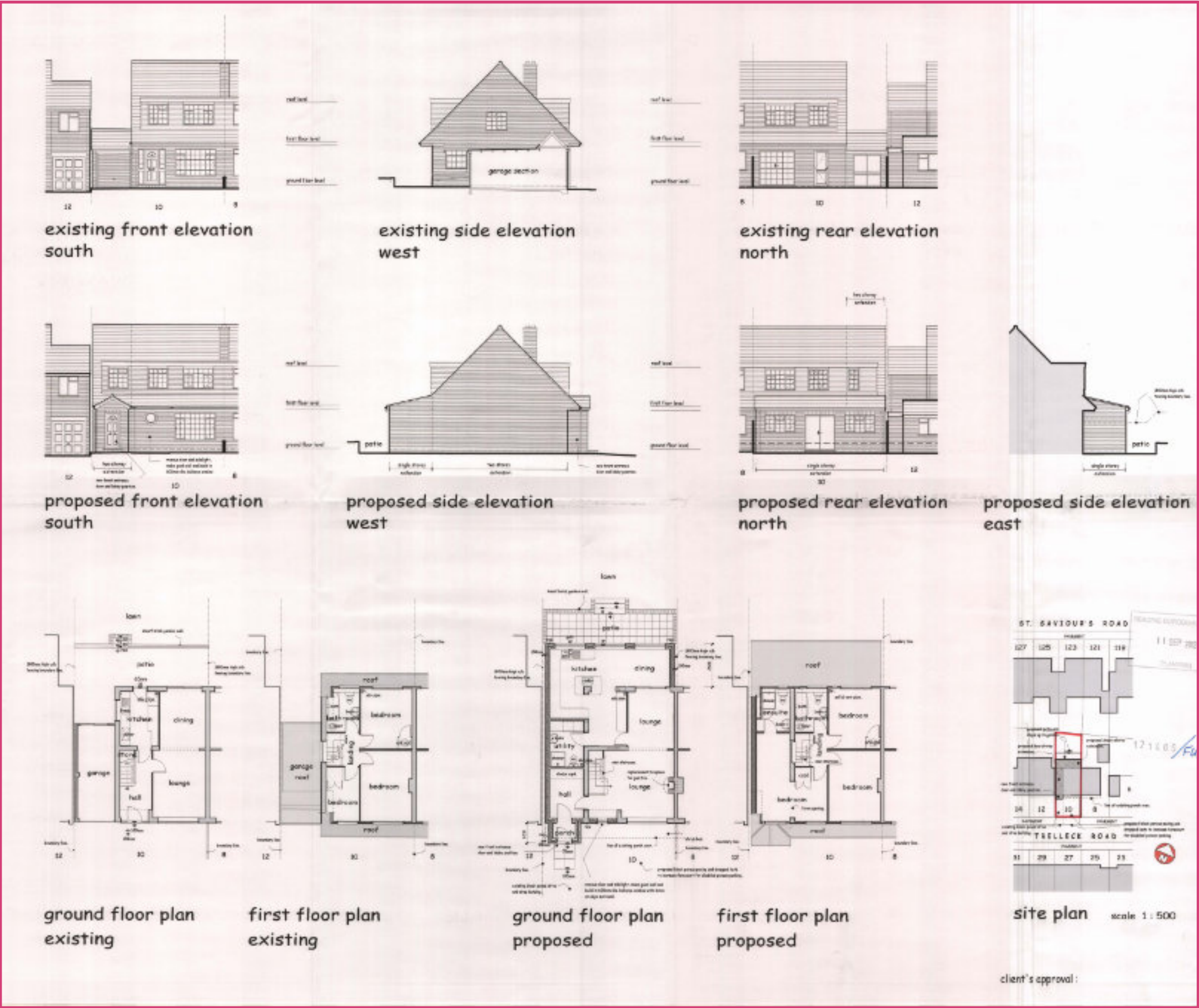
Application No: 020723

Proposal: First floor extension above existing garage and single storey rear/ side extension.

36 Trelleck Road

Application No: 020723

Erection of a two storey side extension and single storey front extension



Application No: 121677

4. DESIGN PROCESS

4.1 INTRODUCTION

The development is seeking improve and upgrade the fabric of the existing house and extend the dwelling single storey and two storey and to the side and rear. The design

The proposal also seeks to improve the front elevation as well, by improving the proportions and details of the openings.

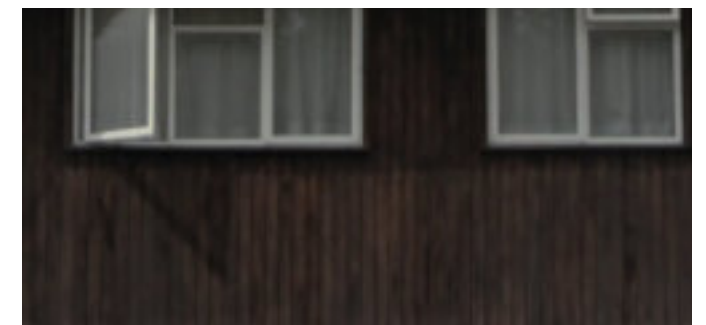
The proposed two storey porch extension, being set down from the main ridge and set back from the existing front elevation of the house by 1.2m would appear subservient to the host dwelling and is considered to respect character and pattern of the house and surrounding area in terms of scale and design. There several two storey side extensions on Trelleck Road as mentioned in section 3.2 that appear to be less subservient to the existing house and extend to the edge of the property creating a pattern of terraced houses.

The single-storey extension to the rear is of the modest size of 1.9m and has a roof height of 2.875m and is subservient to the main dwelling.

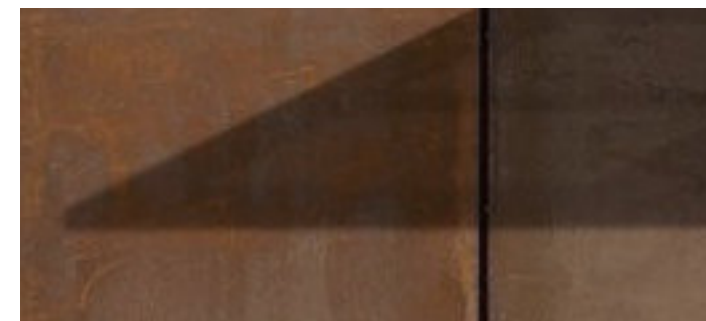
In terms of finishes, all the extensions will be finished in a combination of black timber cladding similar in appearance to the ones found on Trelleck Road and Corten steel matching the colour red-brown bricks of the surrounding dwellings.



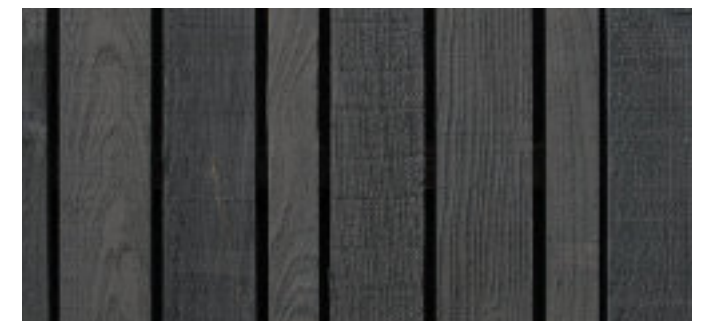
Colour palette of finishes for no. 65 Trelleck Road



Vertical timber cladding to first floor no. 24 Trelleck Road



Proposed Corten steel finish



Proposed vertical timber cladding

4.2 DESIGN CONSTRAINTS

The existing dwelling occupies a tucked away position on towards the end of Trelleck Road.

The dwellings on Trelleck Road have a 1960's character predominantly. Several have been extended over the years single or double-storey to the side front and rear.

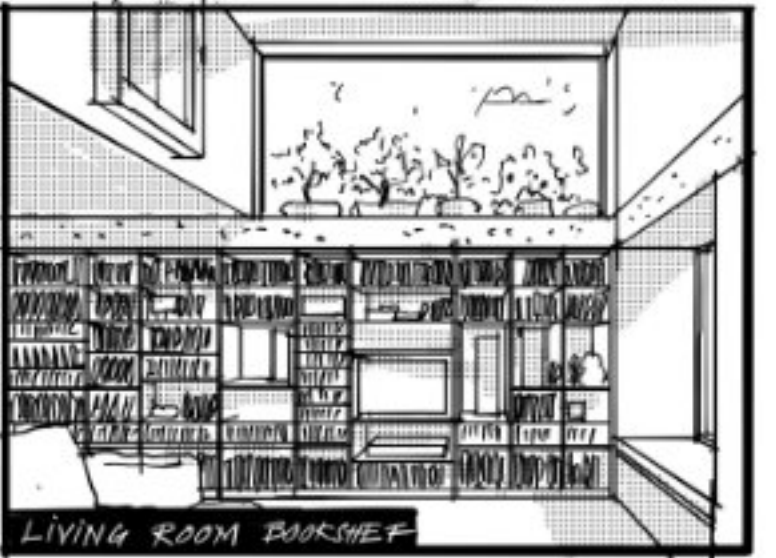
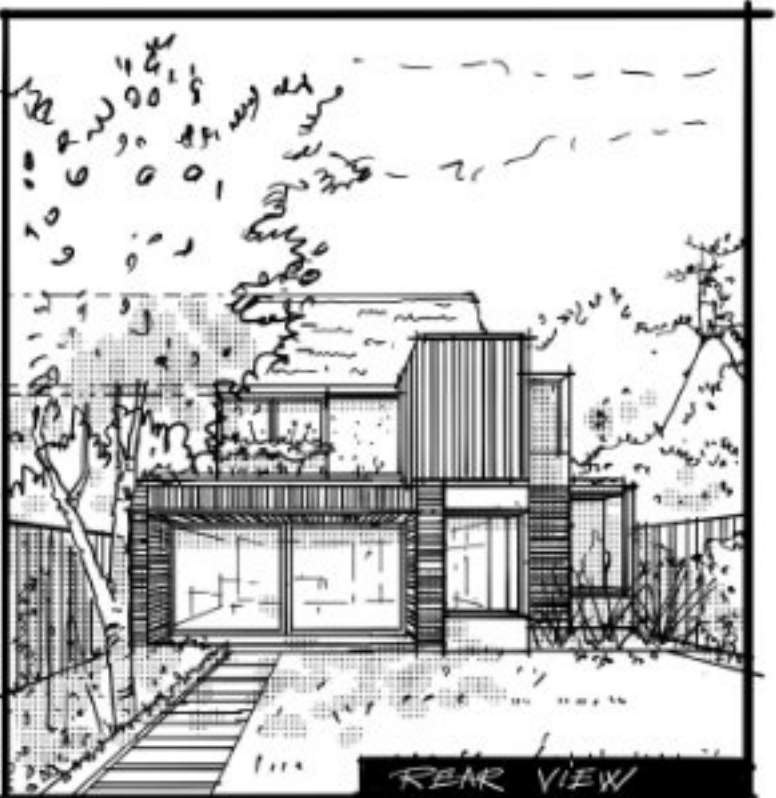
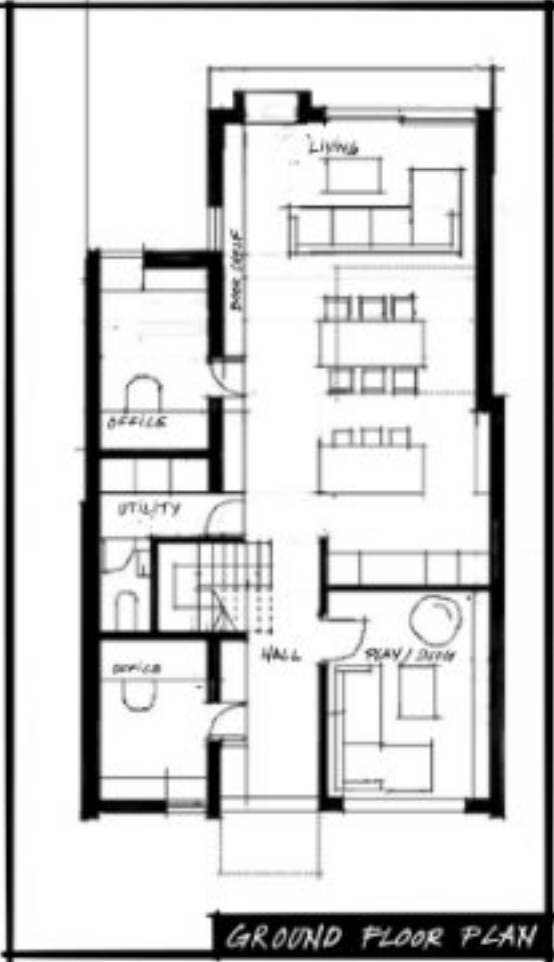
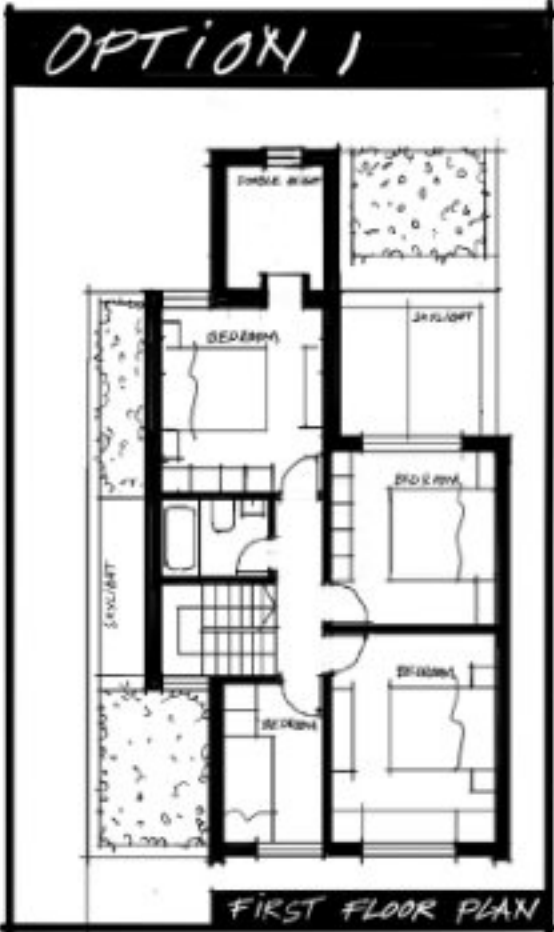
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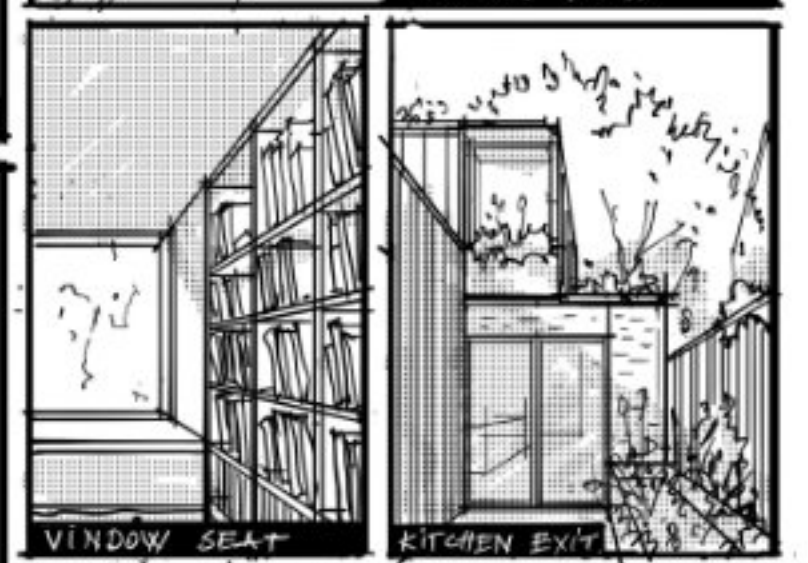
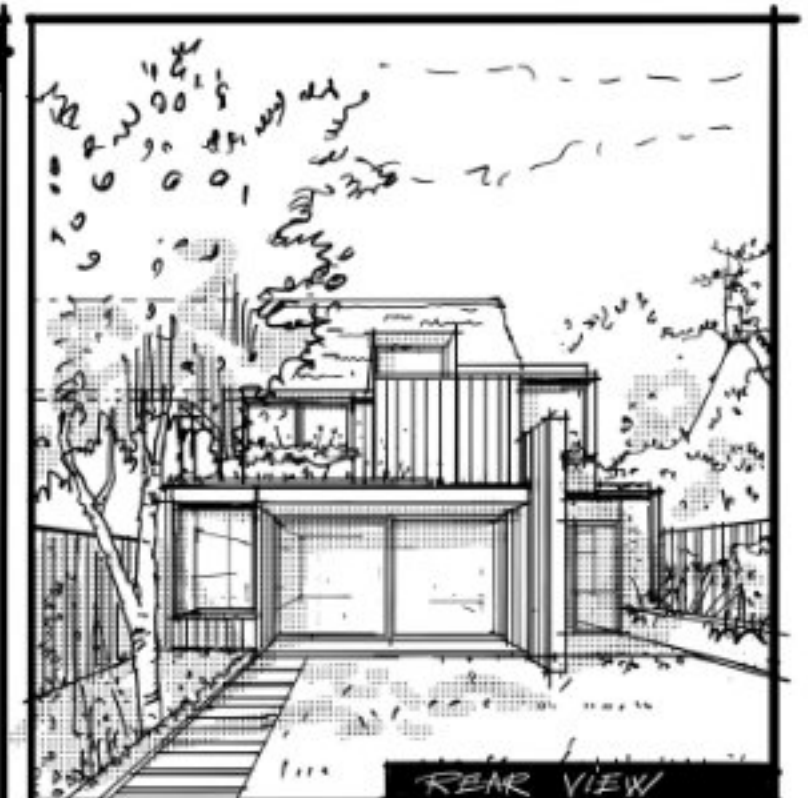
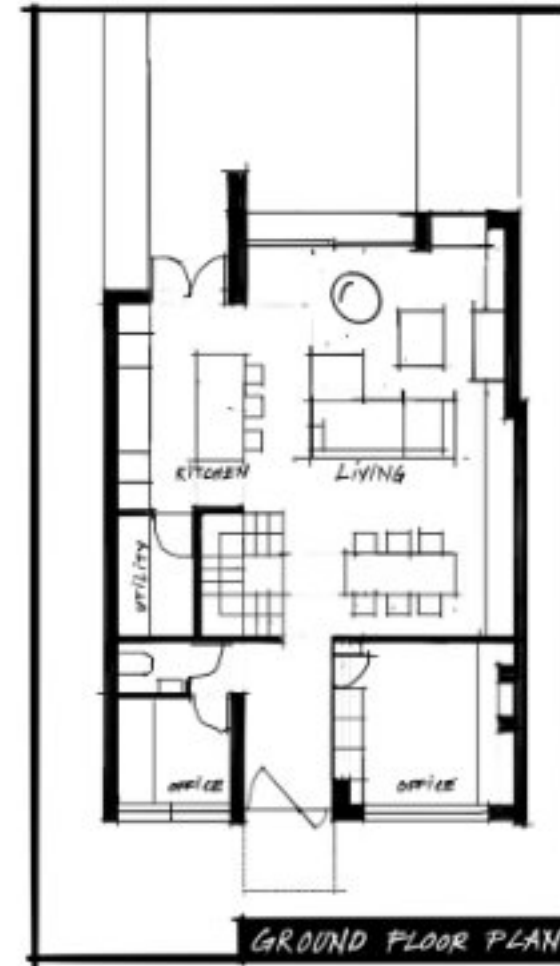
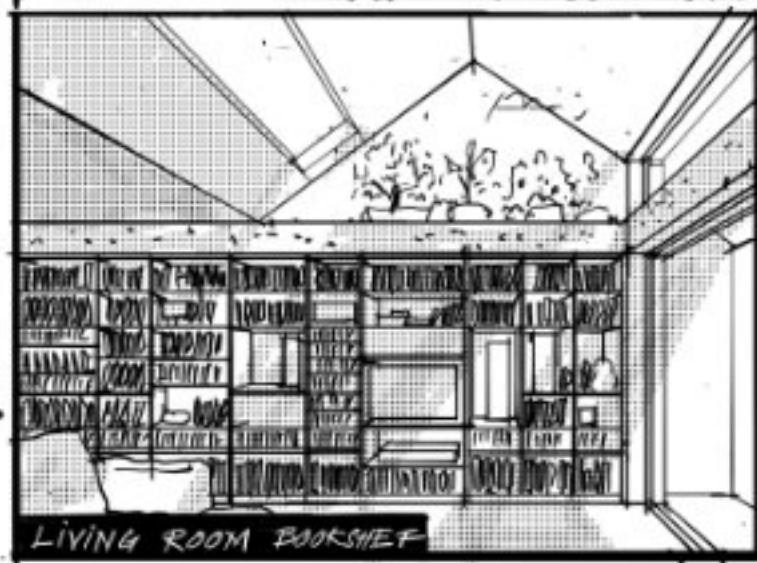
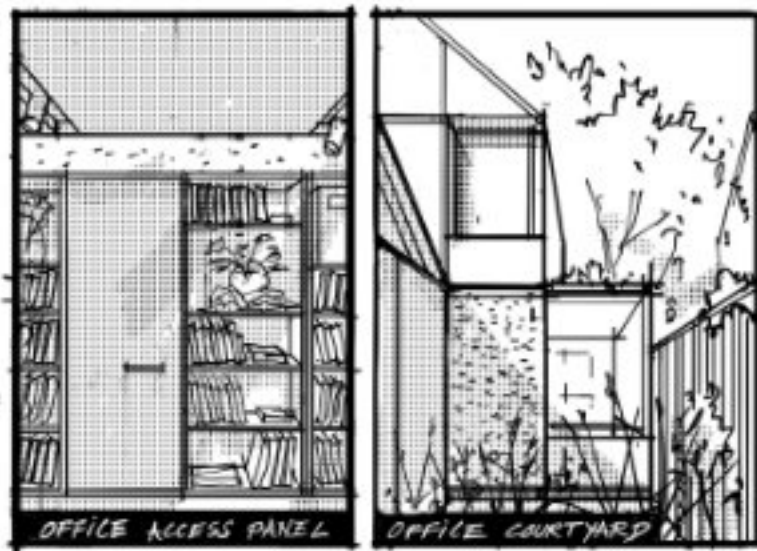
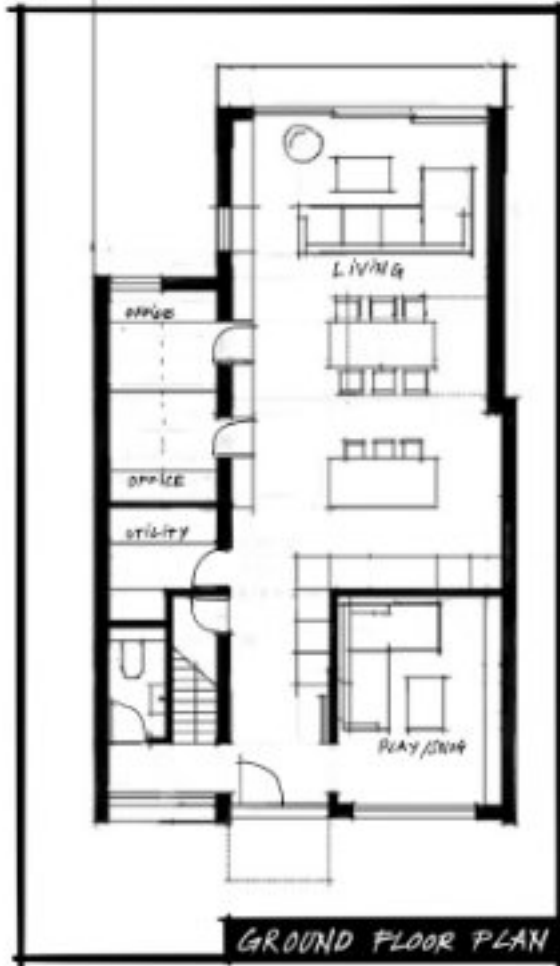
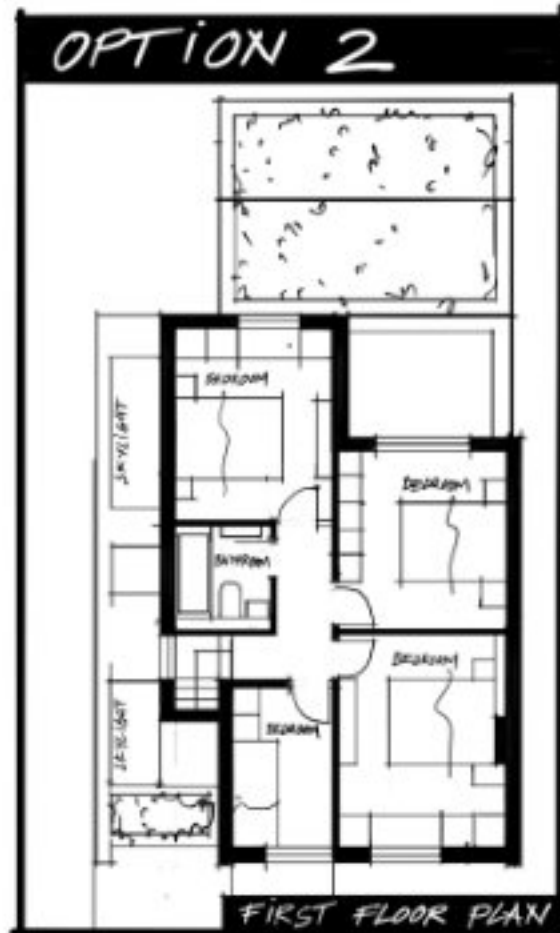
The existing property is a 1960's style yellow brick semi detached house with concrete tile roof, essentially unchanged since construction with the exception of the rear Extension.

A rear addition was constructed at some time in the past to provide a additional living accommodation and is unsightly and poorly constructed.

4.3 DESIGN OPTIONS

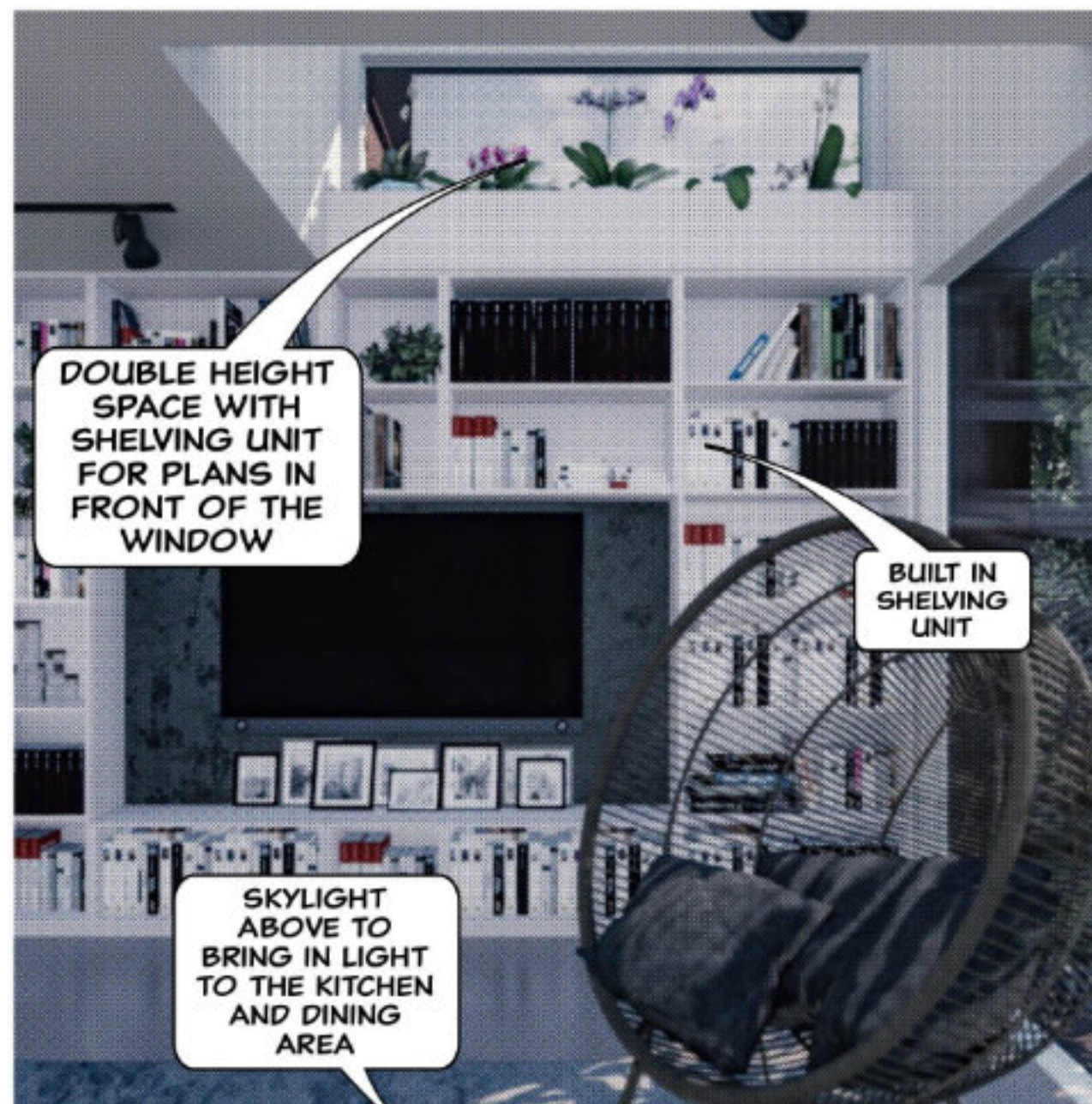
We have explored several design options and arrangement of spaces and concluded that a combination of them will offer the best opportunities to integrate the extensions into the the existing house layout and offer an improvement on the strat scene.

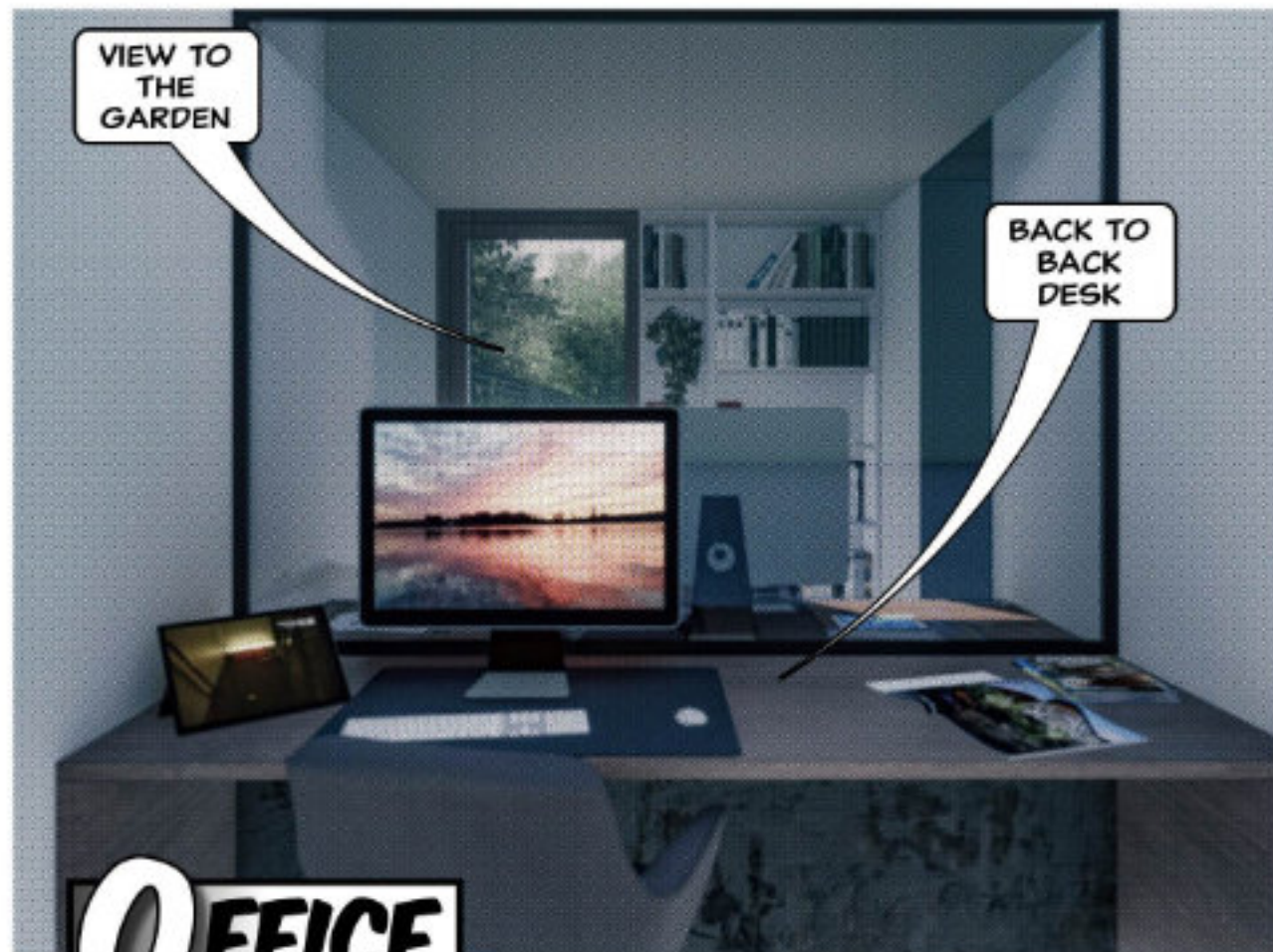


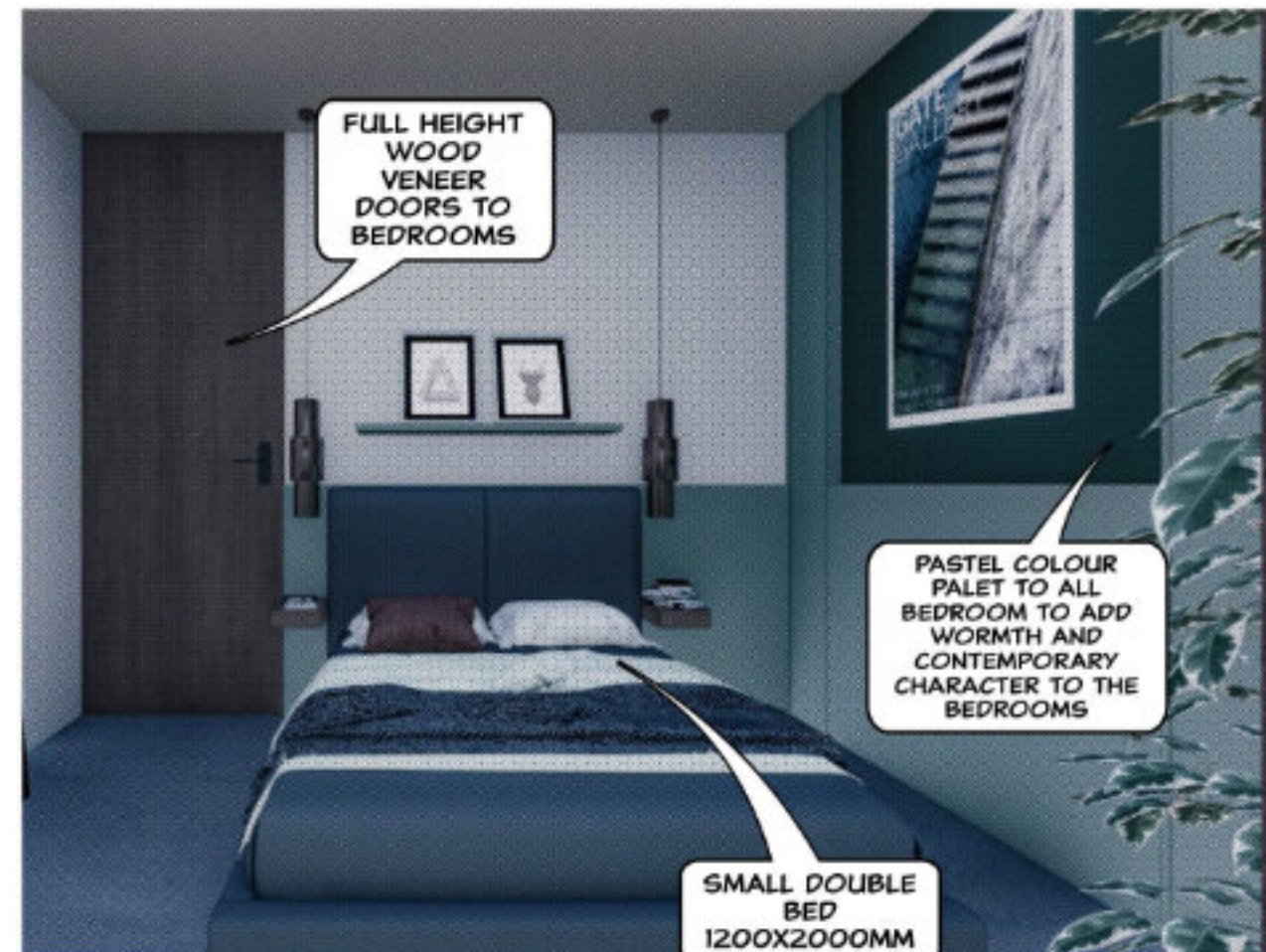


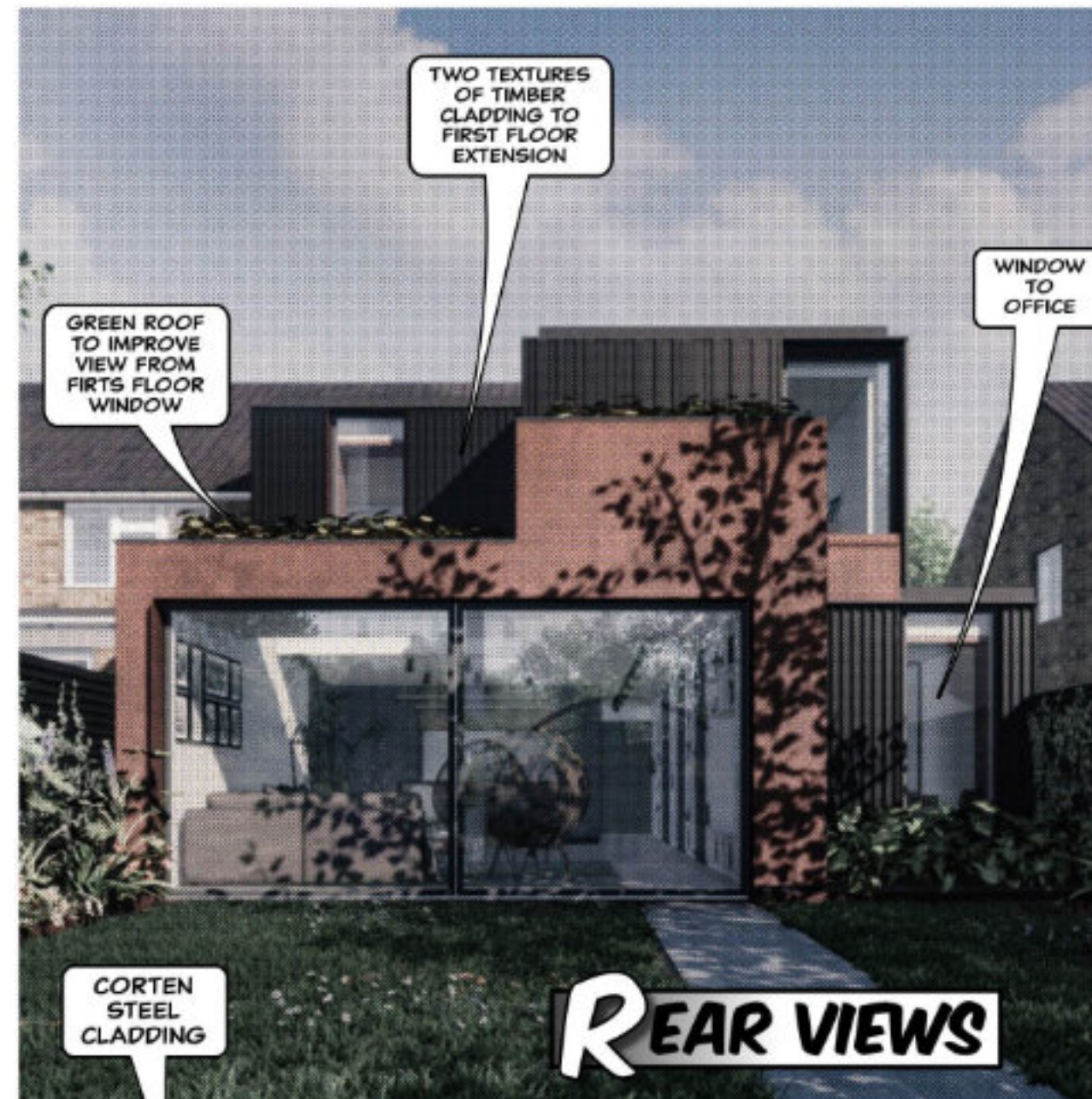












5.1 CONCEPT

5. DESIGN RESPONSE

5.1 CONCEPT

The appearance of the extensions have 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 medium but still subservient to the main dwelling. FIG 1

The double storey side extension is set back from the street and has a pitched roof towards the back to maintain the silhouette of the original development patterns. FIG 2.

To the rear the double storey extension is set in a similar line with the double storey extension from no 59 Trelleck Road.

The single storey extension is also if a similar size to the garden office of no. 59.

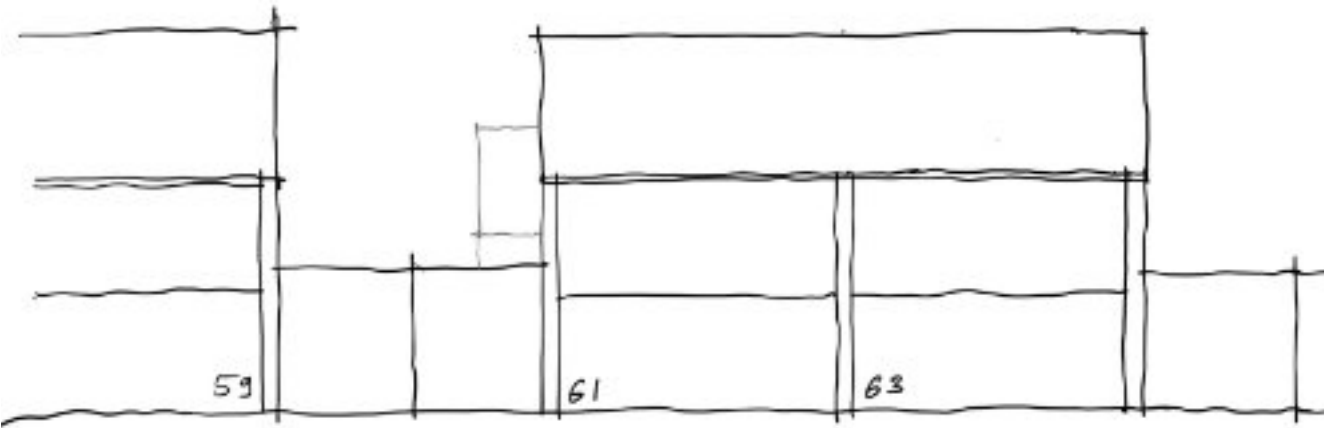


FIG 1. DEVELOPMENT PATTERN

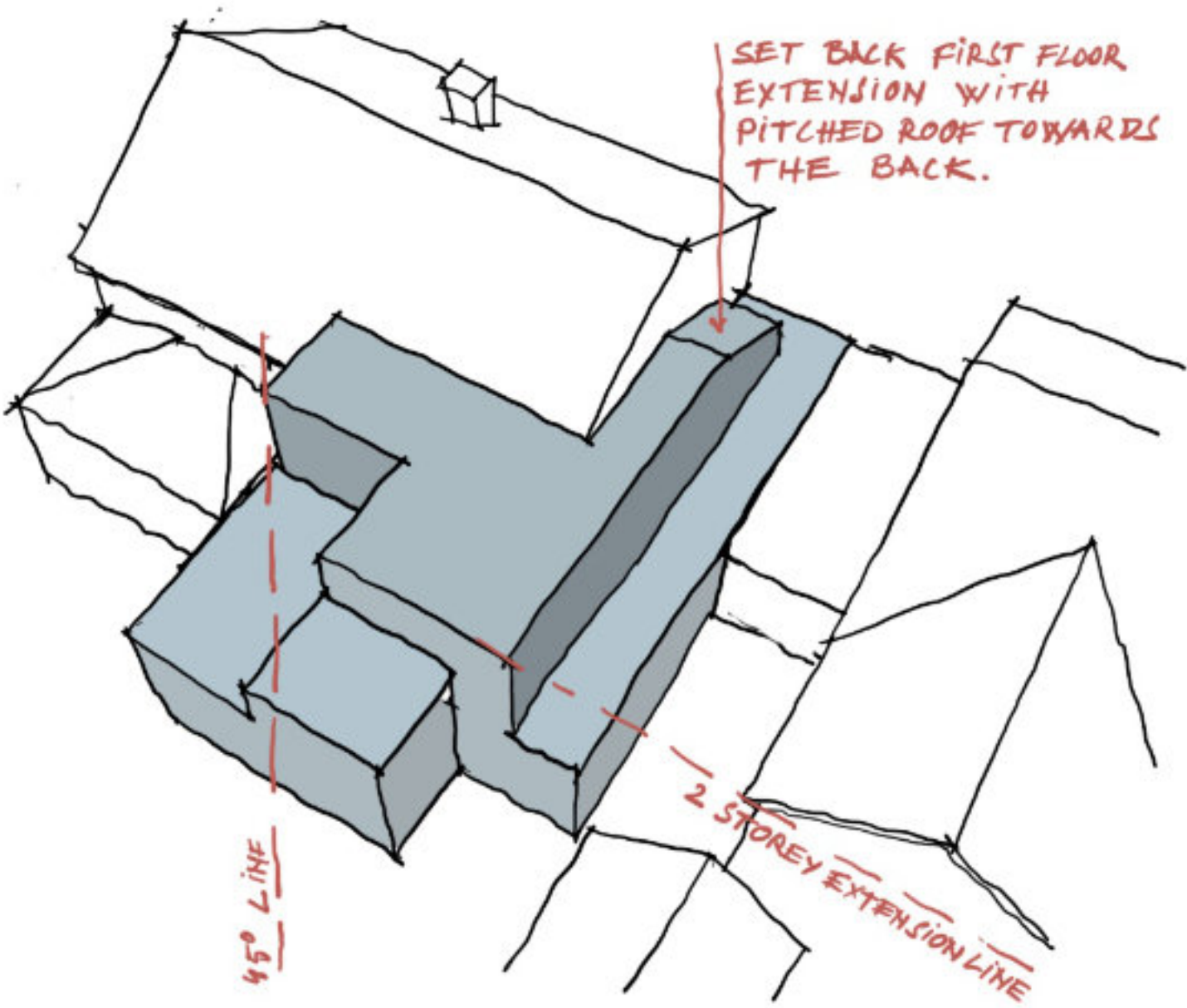
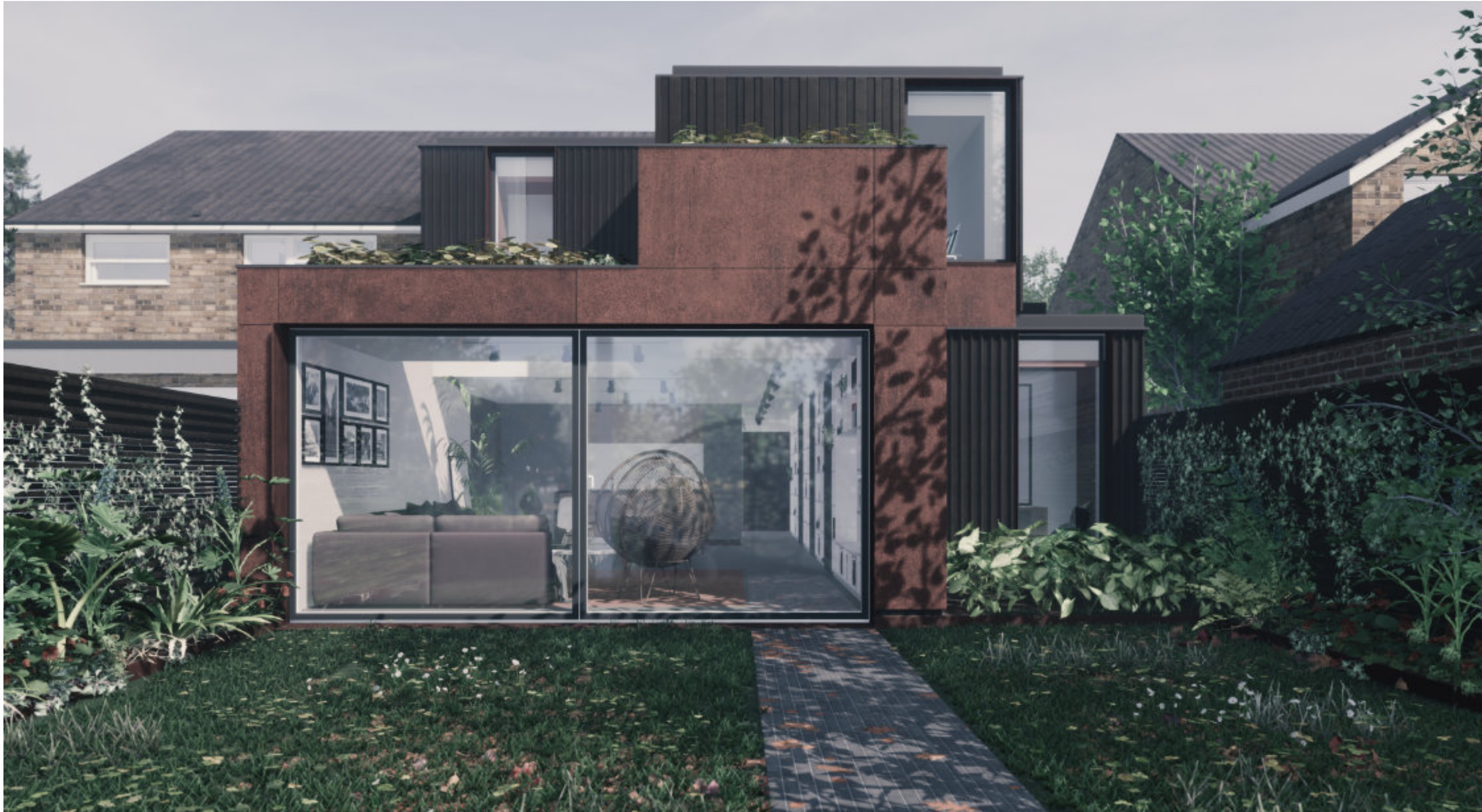


FIG 1. MASSING DIAGRAM

5.2 ILLUSTRATIVE PERSPECTIVE CGI s



ILLUSTRATIVE FRONT VIEW



ILLUSTRATIVE REAR VIEWS

6. ECOLOGY

The proposed extensions will not affect the roof space of the existing host dwelling. And the owner has stated that there is no evidence of bat presence.

7. LANDSCAPE DESIGN

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

The front drive is soften by introducing Bin and Cycle storage with a large planter on top, planter in front of the garage conversion and multi tier defensive landscape in front of the Snug to offer additional privacy.

The rear garden is re-landscaped to offer an levelled garden with layered landscaped design.



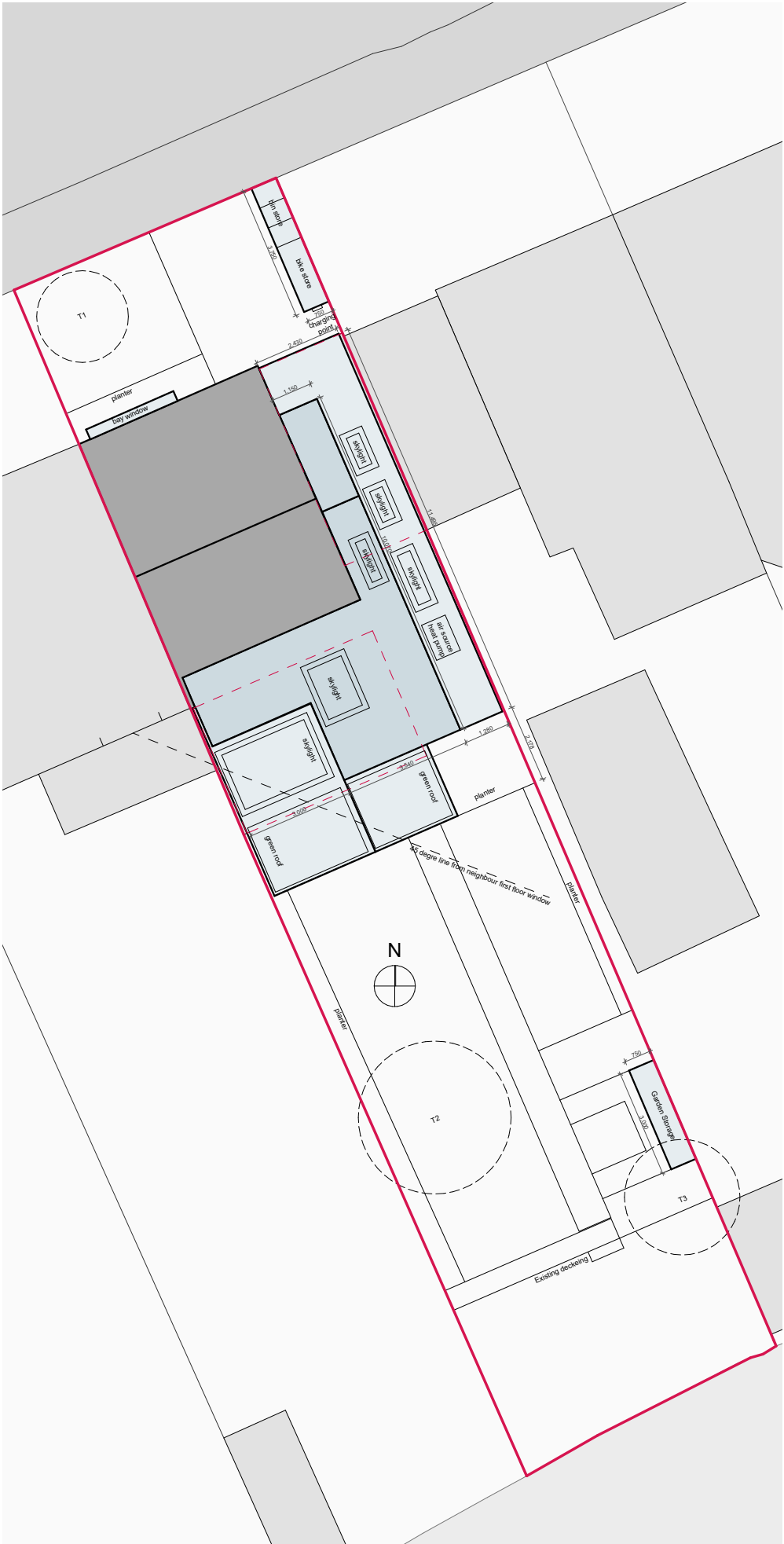
PLANTER IN FRONT OF HOME OFFICE



PLANTER IN FRONT OF CONVERTED GARAGE



DEFENSIVE LANDSCAPE IN FRONT OF THE SNUG



SITE PLAN



BIN AND CYCLE STORAGE

8. ACCESSIBILITY

8.1 INTRODUCTION

Attached to this DAS are the additional documents and plans. This DAS to be read 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, elegant, 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 street.