

30 BRIANTS AVENUE

- DESIGN AND ACCESS STATEMENT -



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August 2021
Design and Access statement 30
Briants Avenue, Reading, RG4 5AS

1. INTRODUCTION

1.0 INTRODUCTION

This DAS document has been prepared to set out the Proposed Development at 30 Briants Avenue, Reading, RG4 5AS. The Proposed Development is seeking to demolish the front porch and to extend the house double storey and First floor to Nelson Road and 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



2.2 BLOCK AND LOCATION PLAN



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1 Location Plan 1:1250



2 Block Plan 1:200

2.4 EXISTING SITE PHOTOS



2.5 WIDER SITE CONTEXT



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:

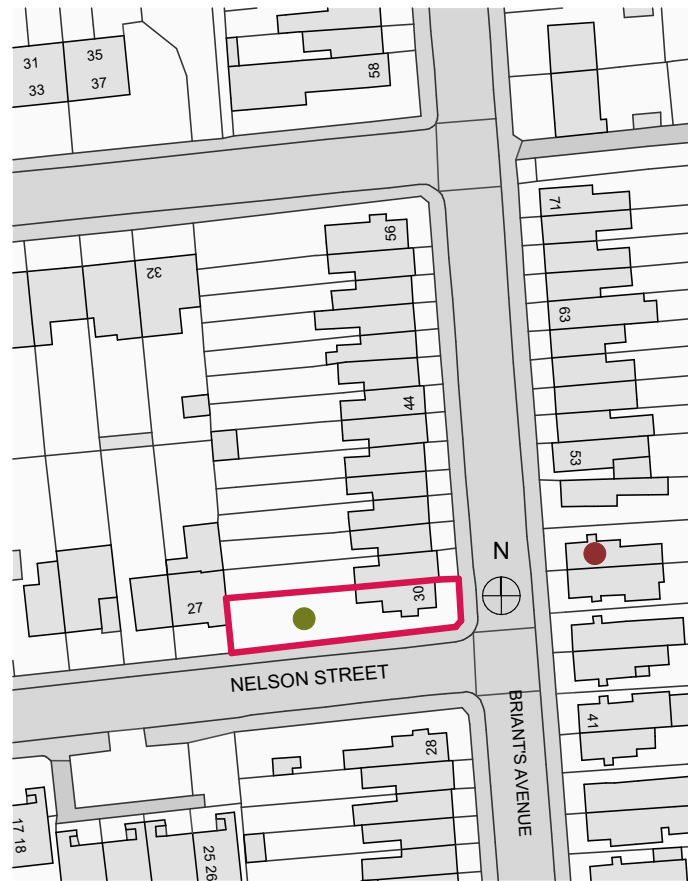
- The National Planning Policy Context (2019)
- Planning Policy Guidance (PPG online 2019)
- Sustainable Design and Construction 2011 SPD

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.

3.3 PRECEDENT DEVELOPMENTS



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INDICATIVE MAP OF SIMILAR DEVELOPMENTS

● 30 Briants Avenue ● 49 Briants Avenue

3.3.1 49 Briants Avenue

A householder planning permission is sought for a two storey side extension and a single storey rear extension.

The two storey side extension would be set back 4.5m from the existing front elevation and would leave a 0.9m gap to the boundary with no.51. The side extension would have a depth of 6.3m and would project 1.3m from the existing side elevation of the house. A hipped roof set down 1.5m from the main ridge is proposed.

The single storey rear extension would project 2.5m beyond the rear elevation of the exiting rearward addition with a width of 4m. The proposal would have a flat roof 2.7m high to match the existing flat roof rear extension and the flat roof rear extension of the adjoining neighbour. A first floor rear dormer window is proposed in the main roof, as is a roof light in the rear roof slope. Two ground floor side facing windows are proposed in the side extension.



49 Briants Avenue Proposed - West Elevation



49 Briants Avenue Proposed - East



49 Briants Avenue Proposed - North Elevation



49 Briants Avenue Proposed - Rear view



49 Briants Avenue Proposed - Front view

4. DESIGN PROCESS

4.1 INTRODUCTION

The Proposed Development is seeking to create a two storey extensions to Nelson road and a Single storey extension in the garden. The existing dwelling has a distinct Victorian character.

Whilst the proposal would be visible from the street scene along Briants Avenue and Nelson Street the proposed side extension would project a relatively modest 1.6m for the bedroom and kitchen area and only 0.6m for the porch and new en-suite from the existing side elevation of the main house and it is not considered that the proposal would be significantly harmful to the character of the street scene or surrounding area.

The proposed two storey porch extension, being set down from the main ridge by 1.6m and set back from the existing front elevation of the house by 2.5m 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.

The proposed two storey Kitchen/Bedroom extension, being set down from eaves by 0.8m from the existing eaves of the bedroom and set back from the existing front Briants Avenue elevation by 7.7m would appear subservient to the host dwelling.

The single-storey extension to the rear is of the modest size of 2.6m by 4m and has low eaves height of 2.4m and a ridge height of 3.5m and is subservient to the main dwelling.

In terms of finishes, all the extensions will be finished in brickwork to match the exiting of the main dwelling both in colour, grain and details around the cones, windows and walls.

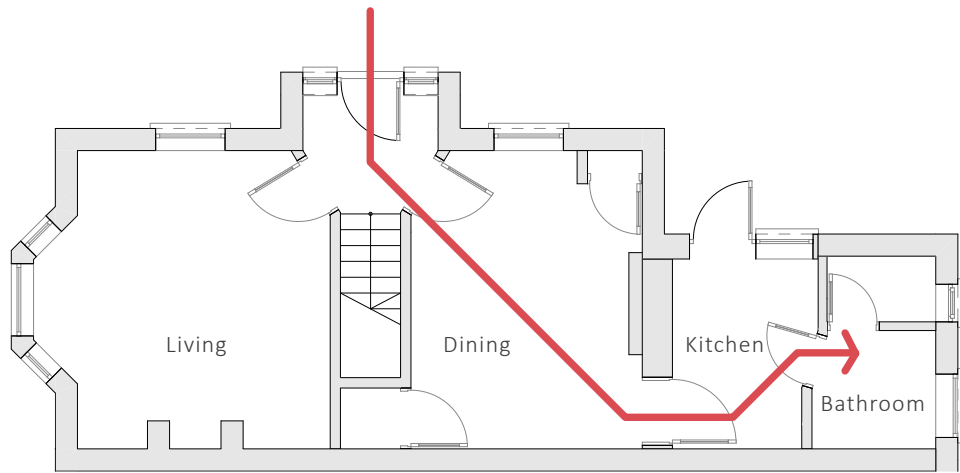
4.2 DESIGN CONSTRAINTS

The existing dwelling occupies a fairly prominent position on the corners of Briants Avenue and Nelson Street.

It has a narrow footprint with an internal width of only 3.7m, with most of the spaces oriented towards Nelson Street and only the Front reception room and Front bedroom oriented towards Briants Avenue. (Diag.01)

The functionality of the dwelling is compromised by the current position of the only bathroom accessible from an extremely small kitchen by transitioning through a space that is currently used as a dining room.

This arrangement of spaces creates a circulation corridor through most of the rooms of the house.



DIAG 02. 30 Briants Avenue Existing Floor plan diagram

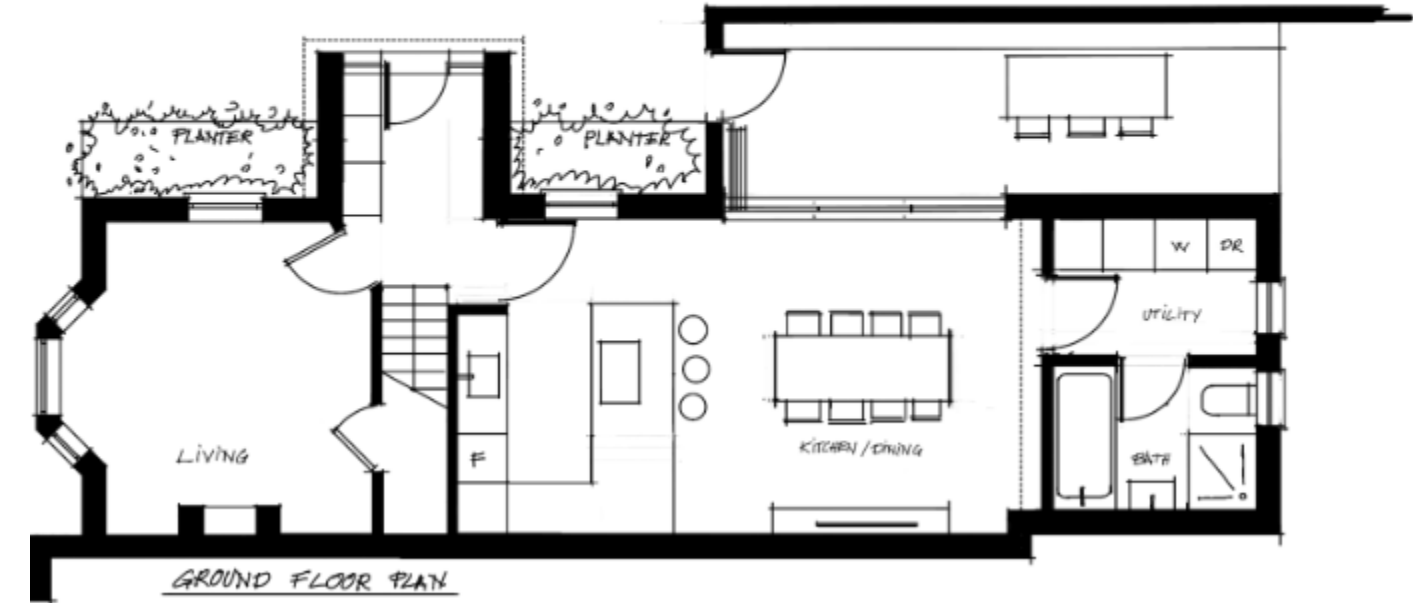


DIAG 01. 30 Briants Avenue visibility from Briants Avenue and Nelson Street

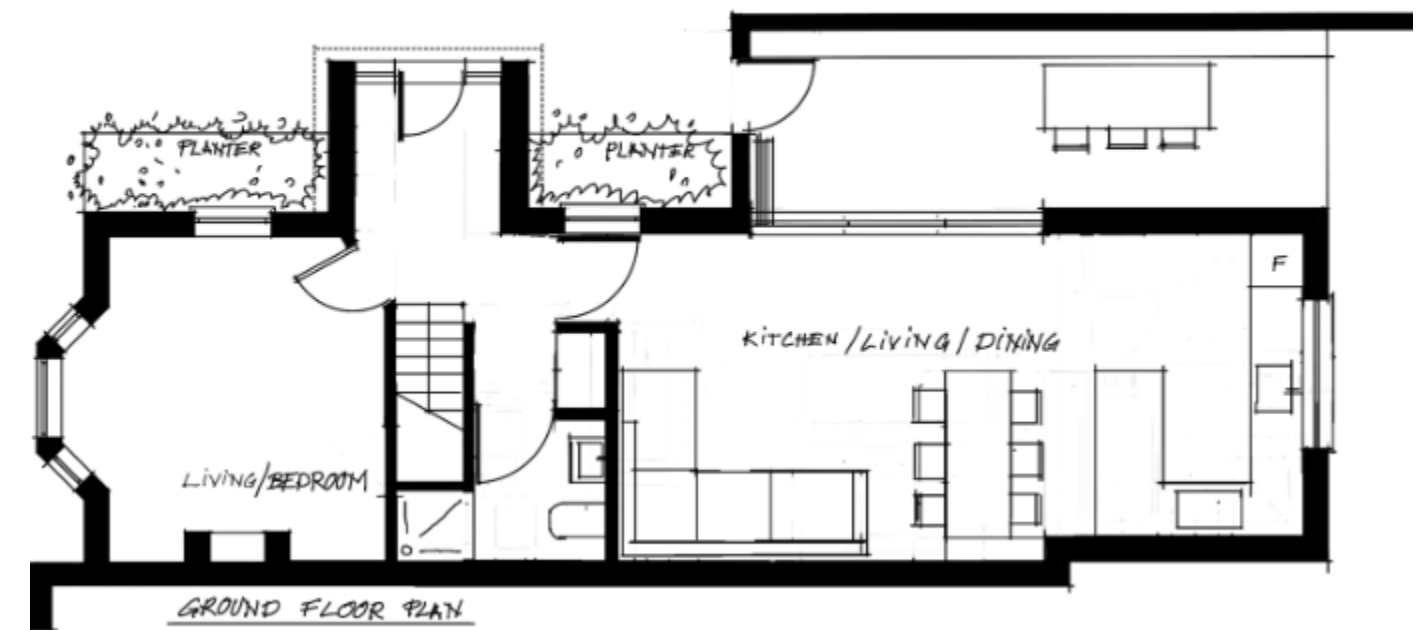
4.4 DESIGN OPTIONS

We have explored several design options and arrangement of spaces and concluded that Option 1 will offer the best opportunities to integrate the extensions into the street scene.

OPTIONS 1



OPTIONS 2

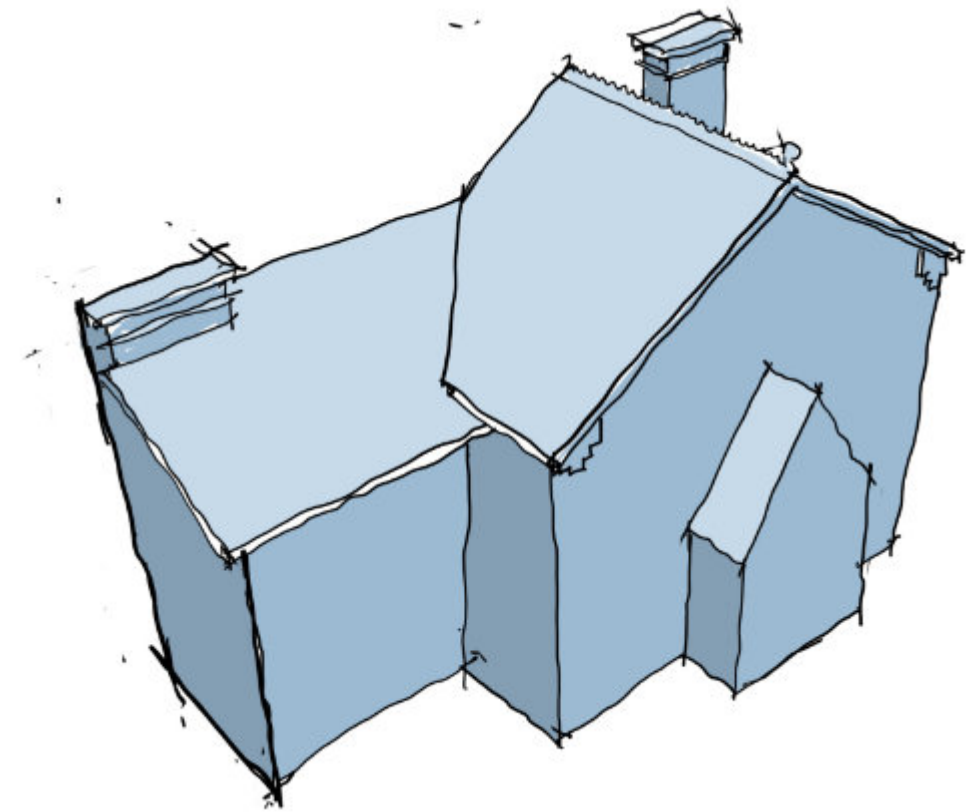


5.1 CONCEPT

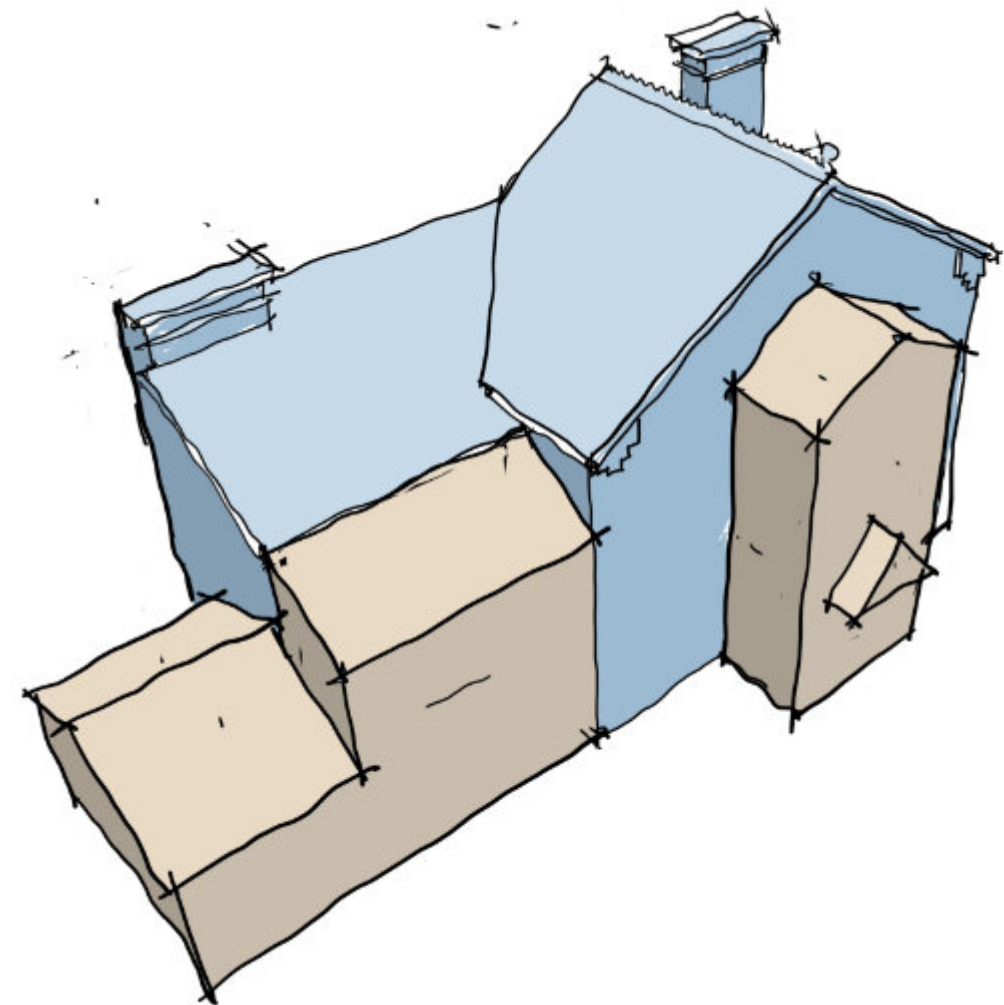
5. DESIGN RESPONSE

5.1 CONCEPT

The appearance of the extensions have been considered in the street scene and designed in a sympathetic way and subservient to the host dwelling. In terms of bulk and massing, the new extensions are of modest size and finished in matching brickwork to the main dwelling both in terms of colour and texture and also in terms of details. DIAG. 3



Existing massing



Proposed massing

5.2 ILLUSTRATIVE PERSPECTIVE CGI s



ILLUSTRATIVE NELSON STREET VIEW



ILLUSTRATIVE REAR EXTENSION VIEW

ILLUSTRATIVE PORCH VIEW

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 will be contained in the rear garden of the property.

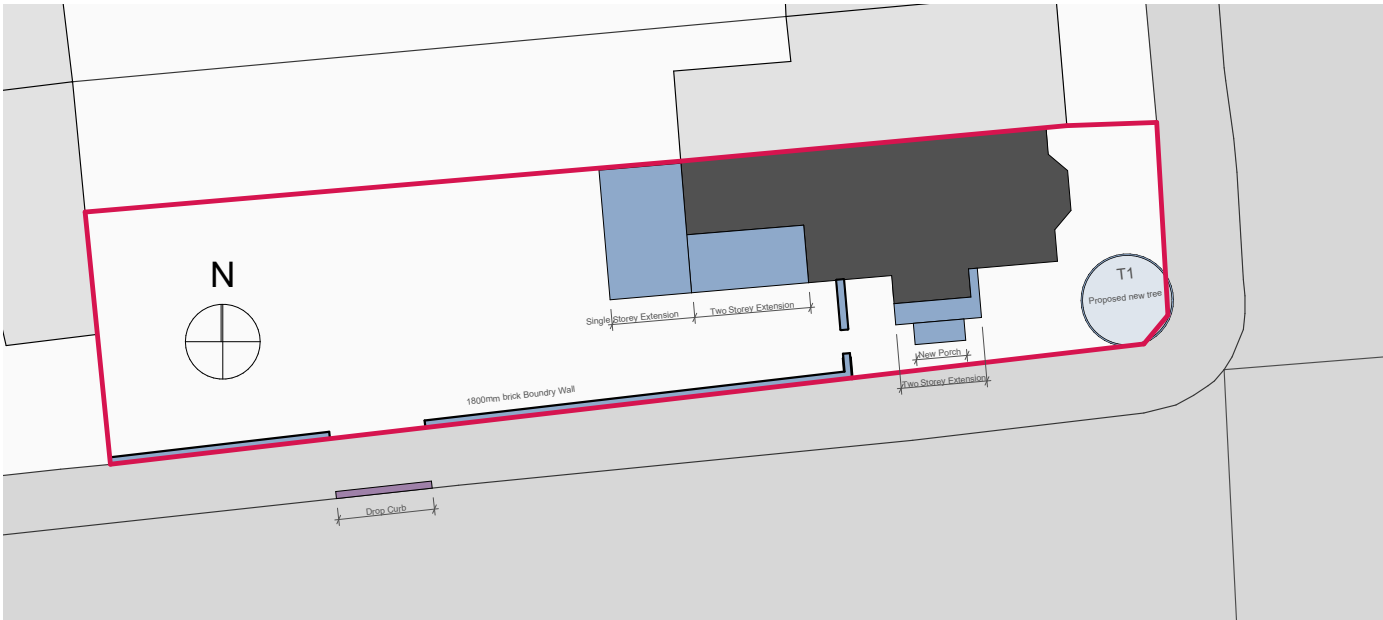
Proposed new vehicle access with a drooped curb is proposed to the rear property to create two parking spaces and reduce part of the over parking on Nelson Street.

A few general landscape enhancements will improve the setting of 30 Briants Avenue in the street scene:

A 1.8m high brick boundry wall will improve the aspect of the boundry treatment to Nelson Street.

A new 0.9m high boundary wall and the proposed mature tree will improve the setting of the property on the corner of Nelson Street and Briants Avenue.

The proposed new porch will be flanked by two large planters further improving the corner aspect property.



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.