

Project

Residential Development

Address

**Land to rear of
17 Eldon Square**

Reading

RG1 4DP

Client

Mr & Mrs Huntridge

Document

**Design & Access
Statement**

Document Ref

19008.9.1_20.09.07_DAS

Author

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1.0 INTRODUCTION

This Design and Access Statement is written as support for a Full Planning and Listed Building Consent application with Reading Borough Council for the residential redevelopment of land to the rear of 17 Eldon Square in Reading. The application is submitted by Weston & Co Architects on behalf of the applicant Mr & Mrs Huntridge.

The development proposals involve enhancement and enlargement to the 3no. residential units as described by the existing planning approval refs: 180274 and 191734.

Proposals to enlarge the scheme are derived from the discovery of a significant drawing error within the application ref: 180274 relating to the separation distance between the rear elevation of the proposed dwellings and the existing rear elevations of the listed townhouses at 15 and 17 Eldon Square.

This statement is to be read in conjunction with the following information:

Weston & Co Architects drawing numbers: 19008-PL-20, 19008-PL-21A, 19008-PL-22A, 19008-PL-23A, 19008-PL-24A, 19008-PL-25A, 19008-PL-26A, 19008-PL-27A, 19008-PL-28A, 19008-PL-29A, 19008-PL-30A, 19008-PL-31A, 19008-PL-32A, 19008-PL-33A, 19008-PL-34A, 19008-PL-35A, 19008-PL-36, 19008-PL-37, 19008-PL-38, 19008-PL-39, 19008-PL-40, 19008-PL-40A, 19008-PL-41, 19008-PL-41A, 19008-PL-42, 19008-PL-42A, 19008-PL-43, 19008-PL-44, 19008-PL-45, 19008-PL-46

Heritage Statement, ref: 19008.9.1_20.09.07_HS

Affordable Housing Contribution Statement, ref: 19008.9.1_20.07.02_AHCS



Fig.1: Combined proposed street elevation extract from drawing number 19008-PL-33A

2.0 SITE LOCATION & CONTEXT

The combined application site is comprised of land to the rear of no. 17 Eldon Square and also includes the land adjacent at 14 Eldon Terrace all located within Reading's Eldon Square Conservation Area. The site is in a central location 500 metres south east of Reading's town centre, opposite The Weather Station Public House on Eldon Terrace.

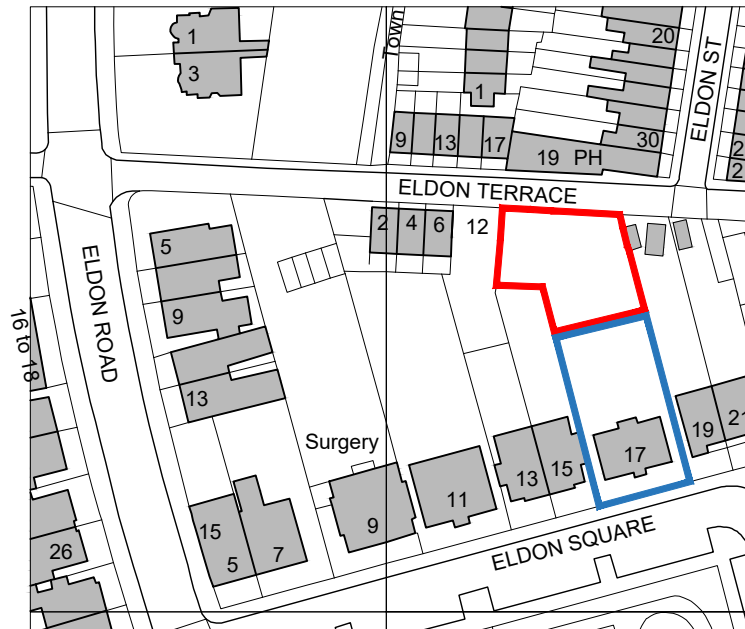


Fig.2: Site location plan extract from drawing number 19008-PL-20

Local context surrounding the site has an assortment of uses. In addition to the Public House across the road, there is a predominant mix of residential uses, including single family houses, flats and some houses in multiple occupation in the immediate vicinity. Other uses nearby include: healthcare facilities, Royal Berkshire Hospital, religious institutions, offices and convenience shops.

The proposed development replaces poor quality and dilapidated garage buildings which have now been demolished following the approval of planning application ref: 180274.



Fig.3: Photograph looking west along Eldon Terrace of previous garage buildings on application site (now demolished)

Following the results of an accurate topographical survey of the site to inform construction design information it was discovered that the previously approved site plan from planning application ref: 180274 was drafted from very inaccurate base information. The originally approved site plan located the number 15 and 17 Eldon Square townhouses significantly closer to the proposed new residential units than is the actual reality on site. The separation distance between the existing listed buildings and the new residential terrace was of significant concern to the planning officers which resulted in the quality of the residential units accommodation being compromised with a very shallow depth plan and internal floor areas which fall short of the nationally described standards adopted by Reading Borough Council.

The proposals submitted with this improved planning application are able to propose three residential dwellings which can meet the nationally described space standards and still have a larger separation distance from 15 and 17 Eldon Square than was previously approved.

The submitted Comparative Site Plans drawing no. 19008-PL-36 illustrates the hand drawn previously approved site plan overlaid with the planning proposal plans (dark blue) and the topographical survey (red). The quoted dimensions on the drawing illustrate how the new proposed separation from 17 Eldon Square is 280mm larger, and from 15 Eldon Square is 705mm larger than previously approved.

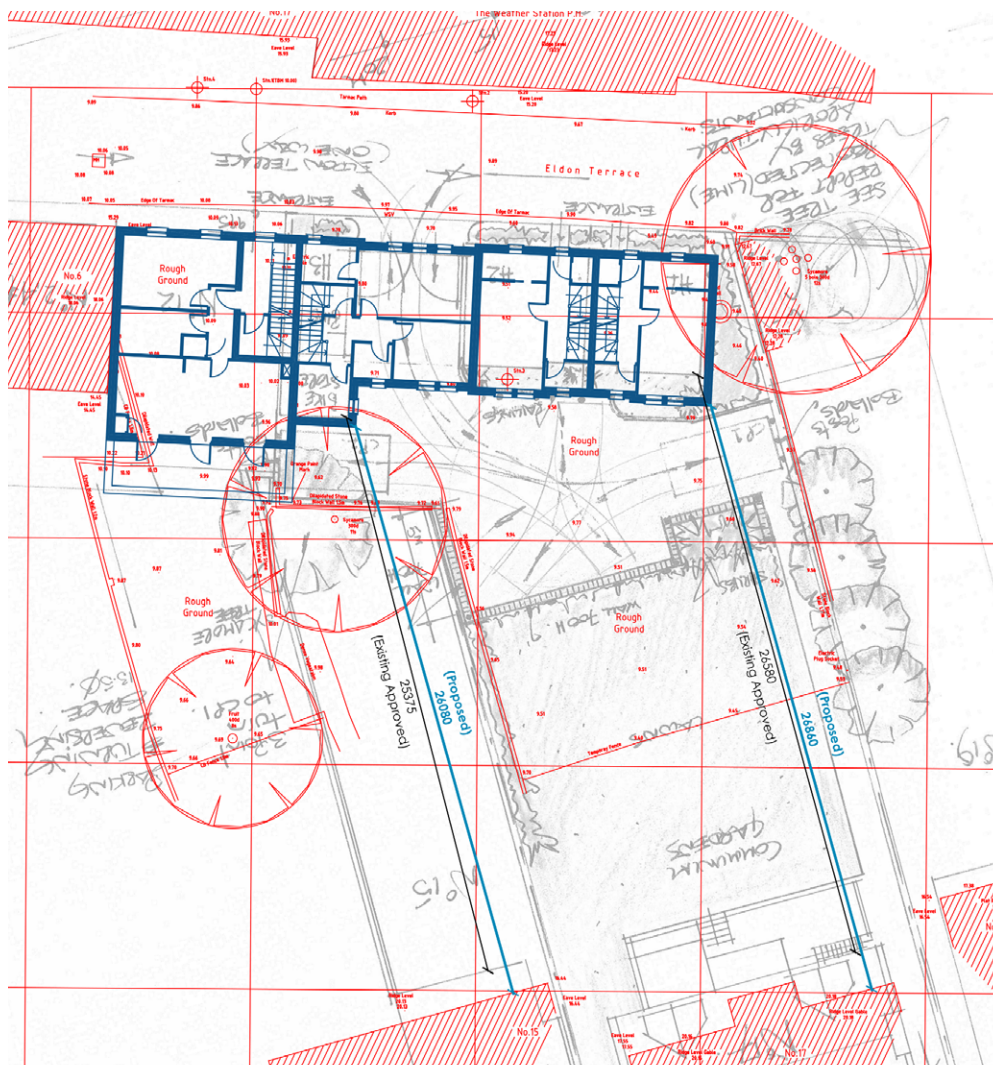


Fig.4: Comparative Site Plans extract from drawing number 19008-PL-36

3.0 USE

The existing approved use comprised 2no. 2-bed and 1no. 1-bed residential units (Class C3) with associated car parking, bin and cycle storage (planning ref: 180274).

The proposed use comprises 3no. 2-bed residential units (Class C3) with associated car parking, bin and cycle storage.

4.0 AMOUNT

The application site area is 359.7 sq.m.

The existing approved gross internal floor area is 217.3 sq.m with enlargement proposed to become 253.3 sq.m.

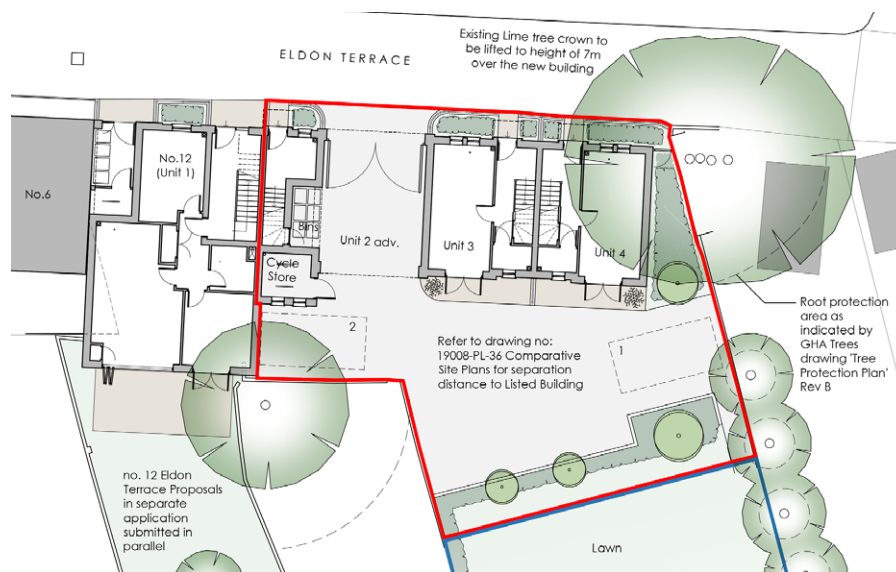


Fig.5: Combined proposed site plan extract from drawing number 19008-PL-23A

The proposed 3no. residential units have the following gross internal floor areas which now all exceed the DCLG nationally described space standards adopted by Reading Borough Council:

Unit 2: 86 sq.m
Unit 3: 79.3 sq.m
Unit 4: 79.3 sq.m

310 sq.m of shared external amenity area is to be provided for the new dwellings within the garden shared with the flats at 17 Eldon Square, as previously approved. The new dwellings will also have access to local publicly accessible amenity spaces. The closest publicly accessible green amenity space being Eldon Square which is less than a 2-minute walk south of the site.

The car parking provision remains unchanged with 2no. spaces proposed within the rear car parking court, as previously approved.

The proposals for bin and cycle storage provision remain as previously approved.

5.0 LAYOUT

The overall principle of the proposed layout remains as previously approved with the 3no. separate dwellings arranged as a terrace of housing with the undercroft vehicle access passage, bin and cycle stores all located within the previously approved configuration illustrated on the existing approved plans.

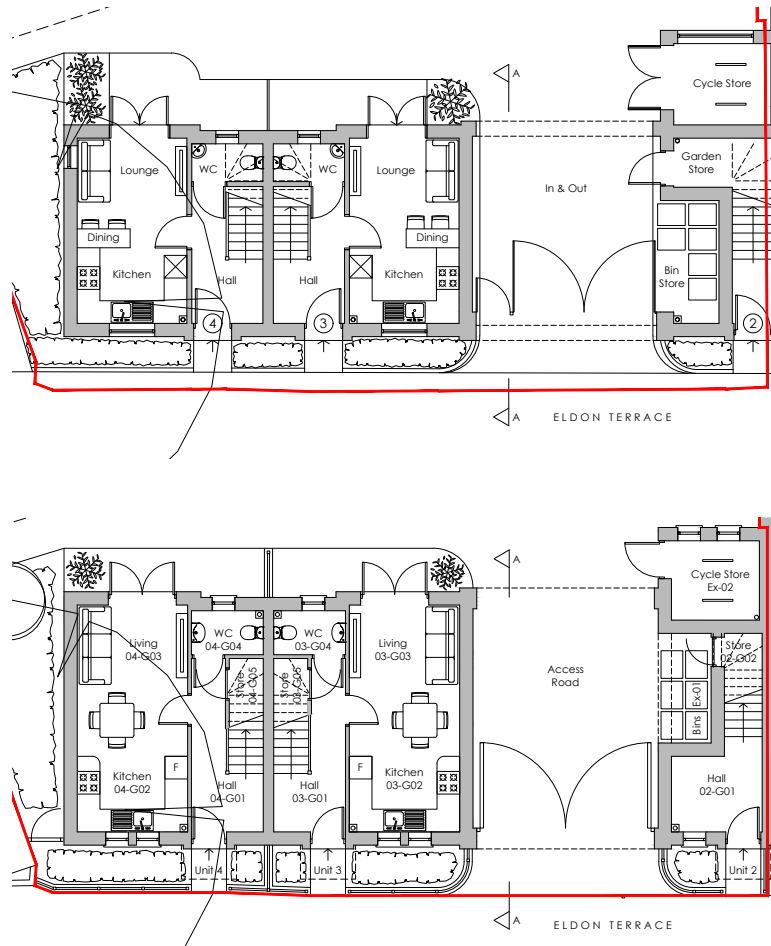


Fig.6: Existing approved & proposed ground floor plan extracts from drawing nos. 19008-PL-24A & 19008-PL-30A

The most significant improvement to floor layout has been possible with Unit 2 where this unit has now been increased to become a 2-bedroom family size dwelling where it was only accommodating one full size bedroom previously. On the ground floor the entrance hall has been enlarged to make it more functional and a more pleasant space to arrive in the house. The first floor is now able to accommodate two bedrooms (one of which with en suite shower room), a family bathroom and small utility room. The second floor accommodates an improved open plan living / kitchen / dining room within the vaulted roof space.

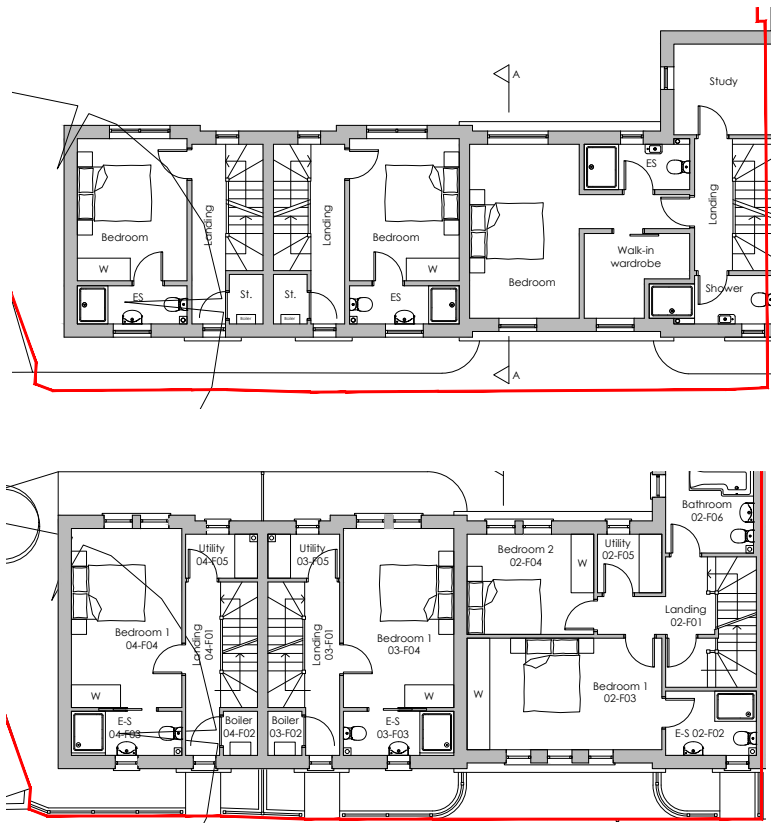


Fig.7: Existing approved & proposed first floor plan extracts from drawing nos. 19008-PL-25A & 19008-PL-31A

The increased floor plan depth and area has allowed for more spacious and better quality accommodation to be achieved on Unit 3 and Unit 4 with the principles of the layout remaining the same. The increased depth has also allowed for a small utility room to be accommodated at first floor level.

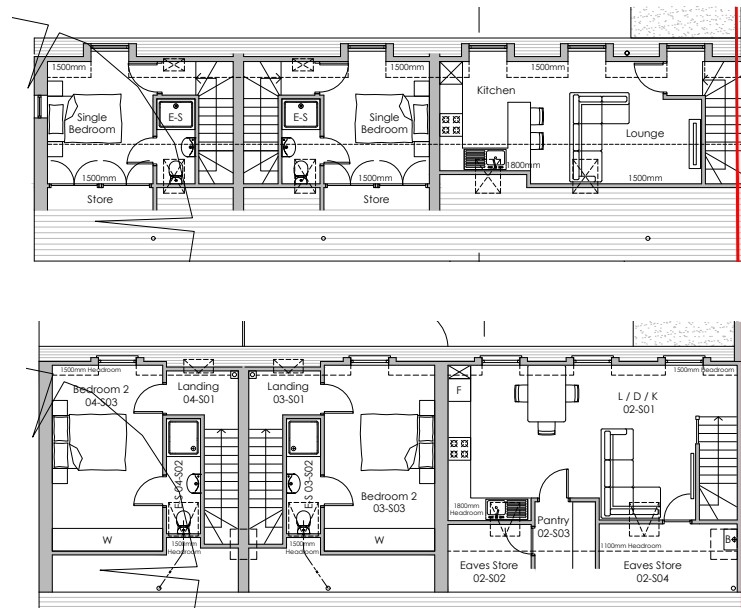


Fig.8: Existing approved & proposed second floor plan extracts from drawing nos. 19008-PL-26A & 19008-PL-32A

6.0 SCALE

There is no material change in scale proposed by the application.

7.0 APPEARANCE

There are few alterations proposed to the appearance of the building from the existing approved elevations with the high quality materials palette remaining the same to provide an appropriate contemporary appearance which will enhance the Conservation Area.

The windows are now proposed with a structural opening proportion and stone sub-sill detail which is more congruous with the windows on the Victorian housing found on the adjacent streets within the Conservation Area. These carefully proposed opening sizes and proportions are to be fitted with single pane high quality PPC aluminium slim-framed heritage style casement windows to provide an appropriate appearance to this contemporary building located within a Conservation Area context.

On the street (north) elevation there is an additional chimney stack proposed which is to house the boiler flue serving Unit 2.



Fig.8: Existing approved & proposed north elevation extracts from drawing nos. 19008-PL-27A & 19008-PL-33A

On the southern elevation the same approach to materials and detailing has been adopted to create an attractive contemporary appearance which is sympathetic to the listed building at 17 Eldon Square and will enhance the setting. The glazed doorsets and windows are all proposed with high quality PPC aluminium slim-framed heritage style frames to maintain the high quality appearance proposed on the street also at the rear of the building.



Fig.9: Existing approved & proposed south elevation extracts from drawing nos. 19008-PL-28A & 19008-PL-34A

8.0 LANDSCAPING

There is no material change to the landscape design principles proposed by the application.

9.0 ACCESS

There are no material changes proposed to the pedestrian or vehicle access into the site.



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