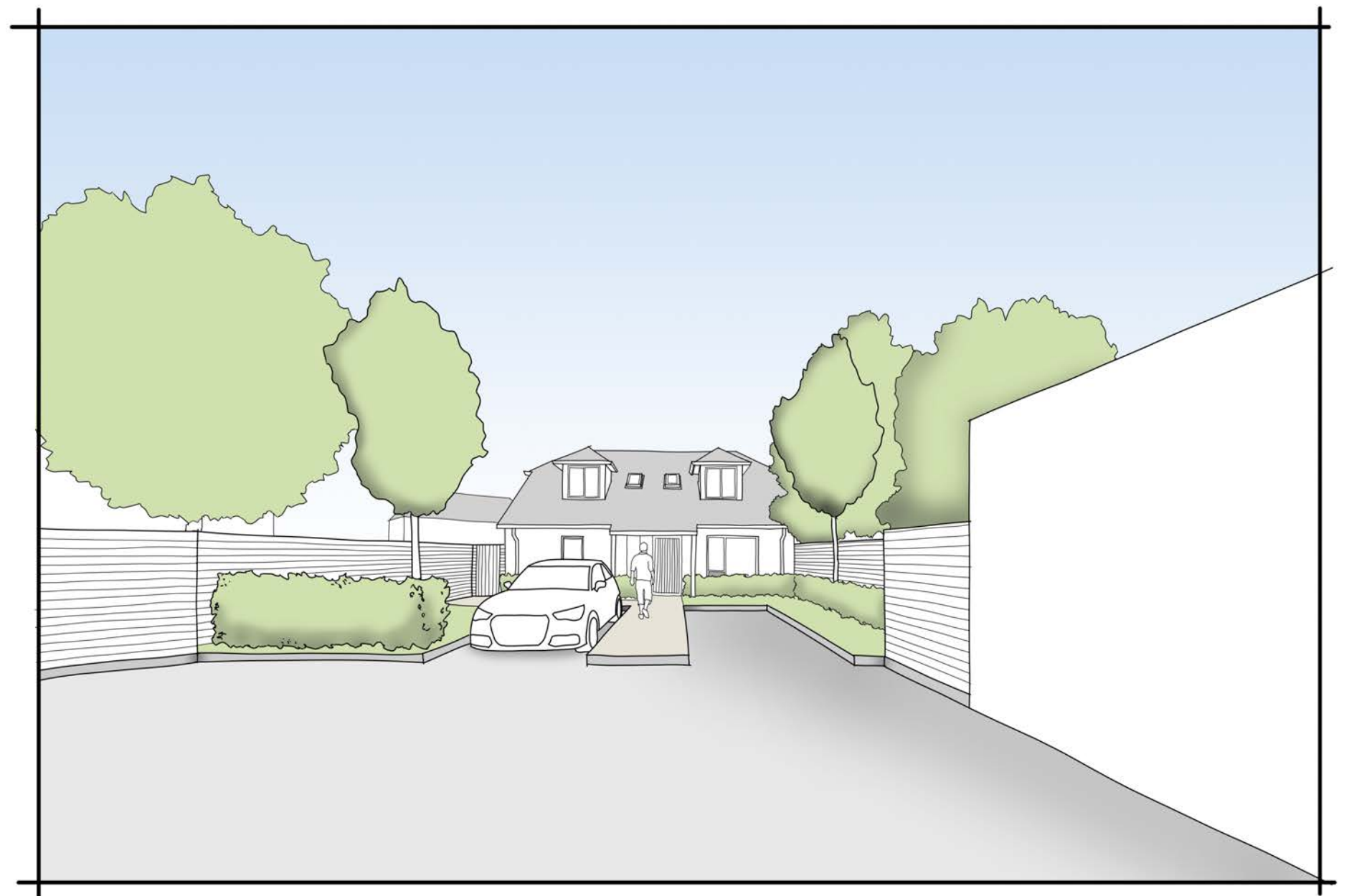


RIDGE

DESIGN & ACCESS STATEMENT

PROPOSED DEVELOPMENT
88 KNIGHTS WAY
READING
RG4 8RH

April 2021



Prepared for



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Notes

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INTRODUCTION

1. INTRODUCTION

1.1 PURPOSE OF THE DOCUMENT

Design and Access Statements (DAS) are intended to achieve the following:

- As a design tool, they help to ensure that development proposals are based upon a thoughtful and rigorous design process. It is intended that statements should evolve throughout the design process and that this will improve the quality of the proposals.
- As a communication tool, statements allow the applicant to explain the design process and justify their proposals. In turn, statements help those assessing the application to understand the design rationale that underpins them.

According to Planning Policy Guidance Paragraph (14-031-20140306) a Design and Access Statement should:

- (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.

The guidance goes on to identify three essential components of a DAS. These include the areas below:

1. Context

A DAS statement should demonstrate the steps taken to appraise the context of the proposed development. Therefore, it is important that proposals are technically sound and layouts are robust and withstand scrutiny.

2. Design

To gain a good understanding of context and use it appropriately, applicants should follow a design process which includes assessment, involvement and evaluation. Based on the Reserved Matters facets on the application form, design could include:

- Use- how the use or mix of uses proposed for the land have been derived from an understanding of the context, technical appraisal and best practice.

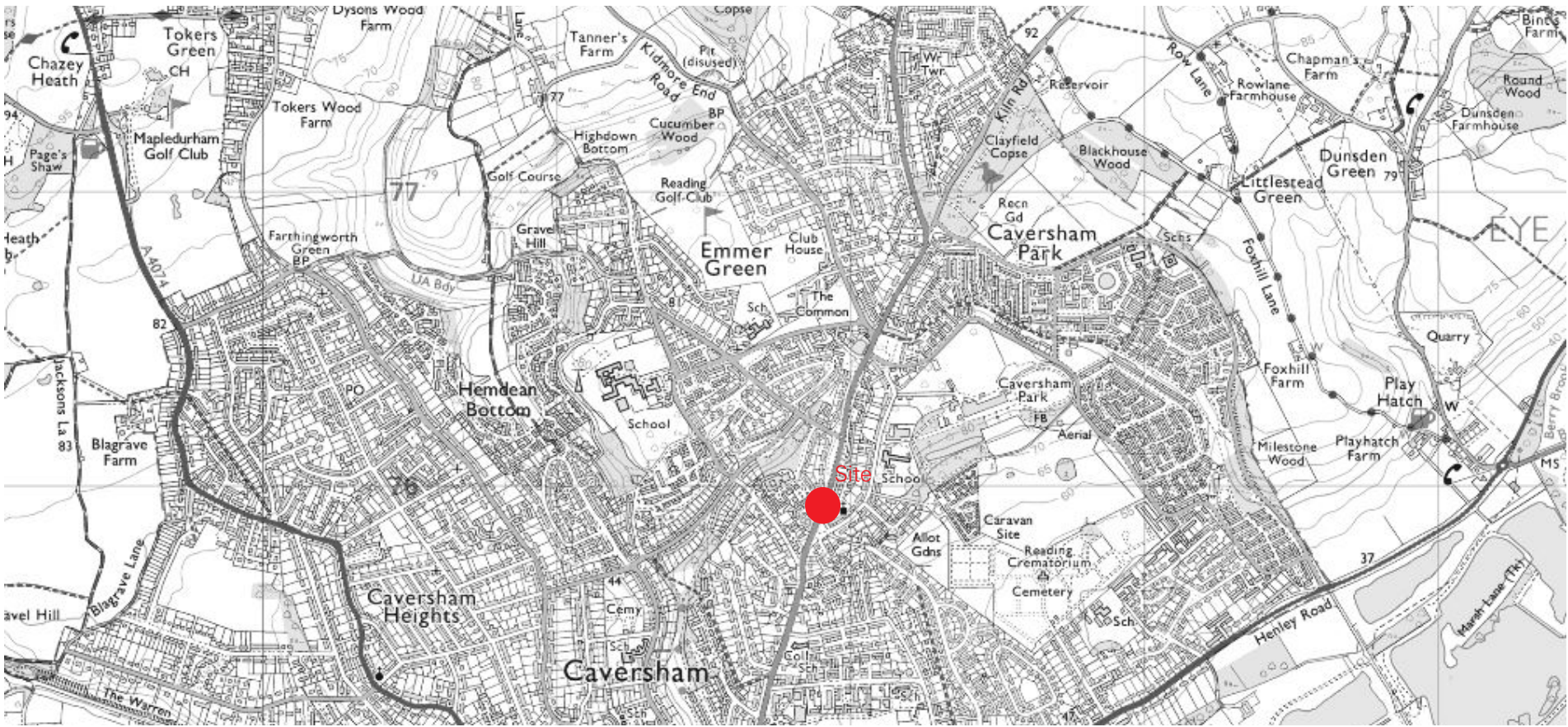


Figure 1-1. Wider Site Location Plan

- Amount- how much development is proposed. The DAS 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, and open spaces (both public and private), are provided, placed and orientated in relation to each other and in relation to buildings and spaces surrounding the site. This element remains important even in an outline application since the LPA must be comfortable that the quantum of development proposed can be accommodated within the site area.
- 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. This element of the DAS is only useful in establishing likely upper limits of ridge heights.
- Appearance- the visual impression made by the buildings

should be explained and justified, including their built form, architecture, materials, decoration, lighting, colour and texture. The appearance is a matter for future applications but the LPA nonetheless needs to be satisfied that the character of the wider area has been the subject of research and has an informed illustrative layout and street scene illustrations.

- 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 degree to which this area is relevant depends to some degree upon the individual site and how enclosed it is.

3. Access

A DAS statement should explain the applicant’s approach to access, including a description of any Local Highway Authority (LHA) consultation undertaken in relation to access issues and how the outcome of this advice has influenced the proposals. Access also refers to accessibility and for this reason an illustrative layout has been included.

1.2 DRAWINGS LIST

DRAWING NUMBER	DRAWING TITLE
5012247-RDG-XX-XX-PL-A-100	FLOOR PLANS, ELEVATIONS AND SITE PLAN
5012247-RDG-XX-ST-PL-A-101	SITE LOCATION PLAN
5012247-RDG-XX-ST-PL-A-102	COLOURED SITE PLAN

Figure 1-2. Drawing contents table

1.3 SITE LOCATION PLAN

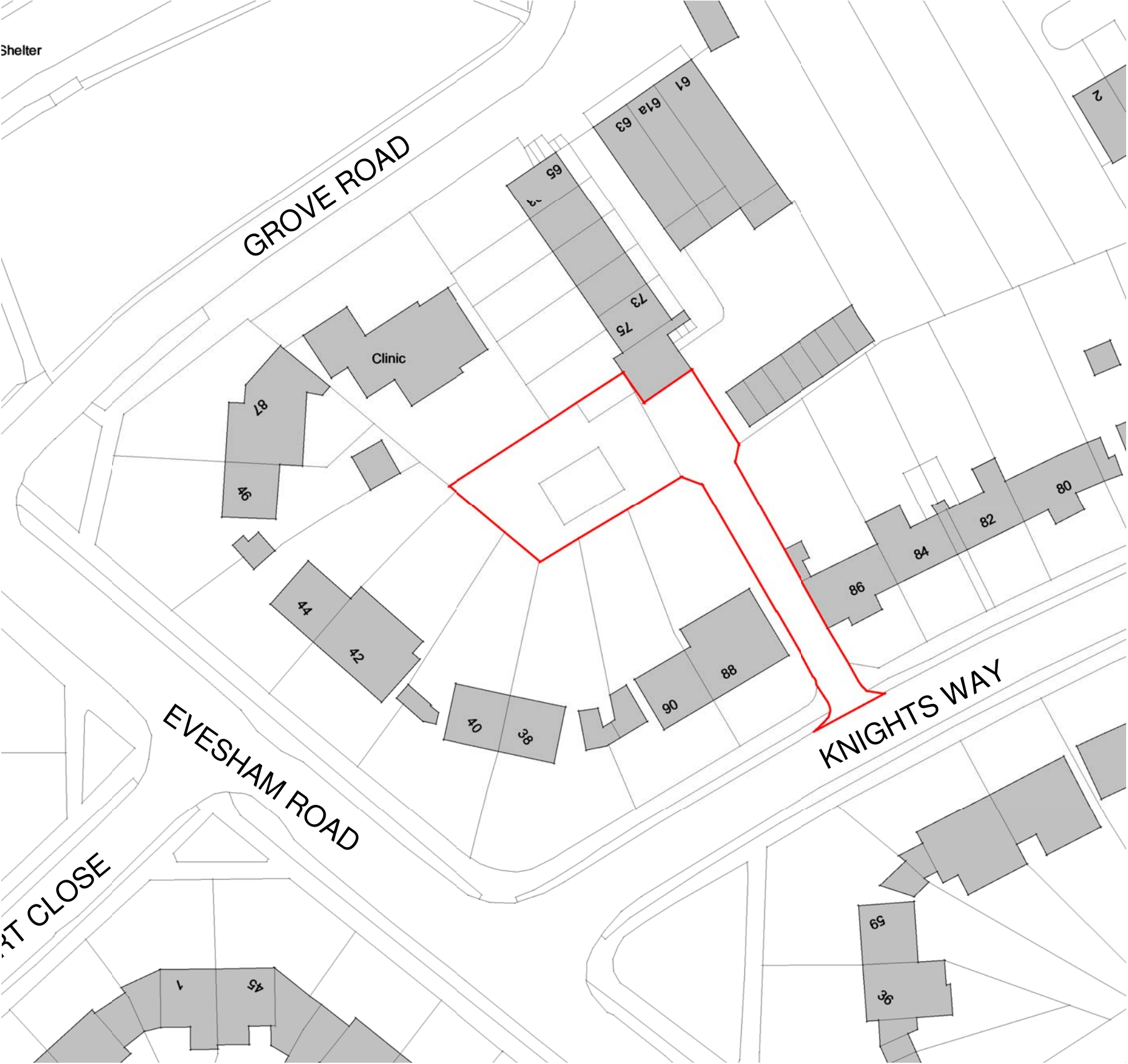


Figure 1-3. Extract from site location and context plan. (red outlines site)

1.4 SITE OVERVIEW



Figure 1-4. Location of the site on Google Maps snapshot (red outlines site)

2

ASSESSMENT

2. ASSESSMENT

2.1 THE SITE

The site location can be identified in figure 1-3. Knights Way is accessed off of Evesham Road. Dwellings along the road can be identified as having a similar mass, scale and architectural style and prominence. The dwellings typically contain sufficient private off-street parking via a drive-way situated within each of the plots, as well as on-street parking also and secluded gardens to the rear of each of the properties.

The property is situated within walking distance of the local bus routes, giving access to the centre of Caversham as well as Reading Town Centre. As can be seen in the photographic context in the images, the existing site boundary is populated with dense overhanging vegetation.

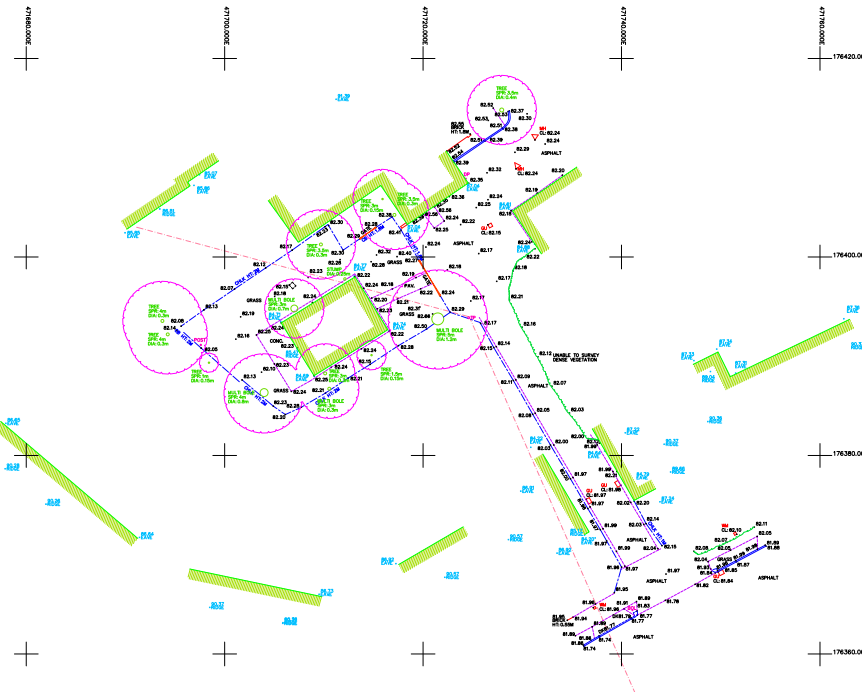


Figure 1-6. Topographical Survey of site

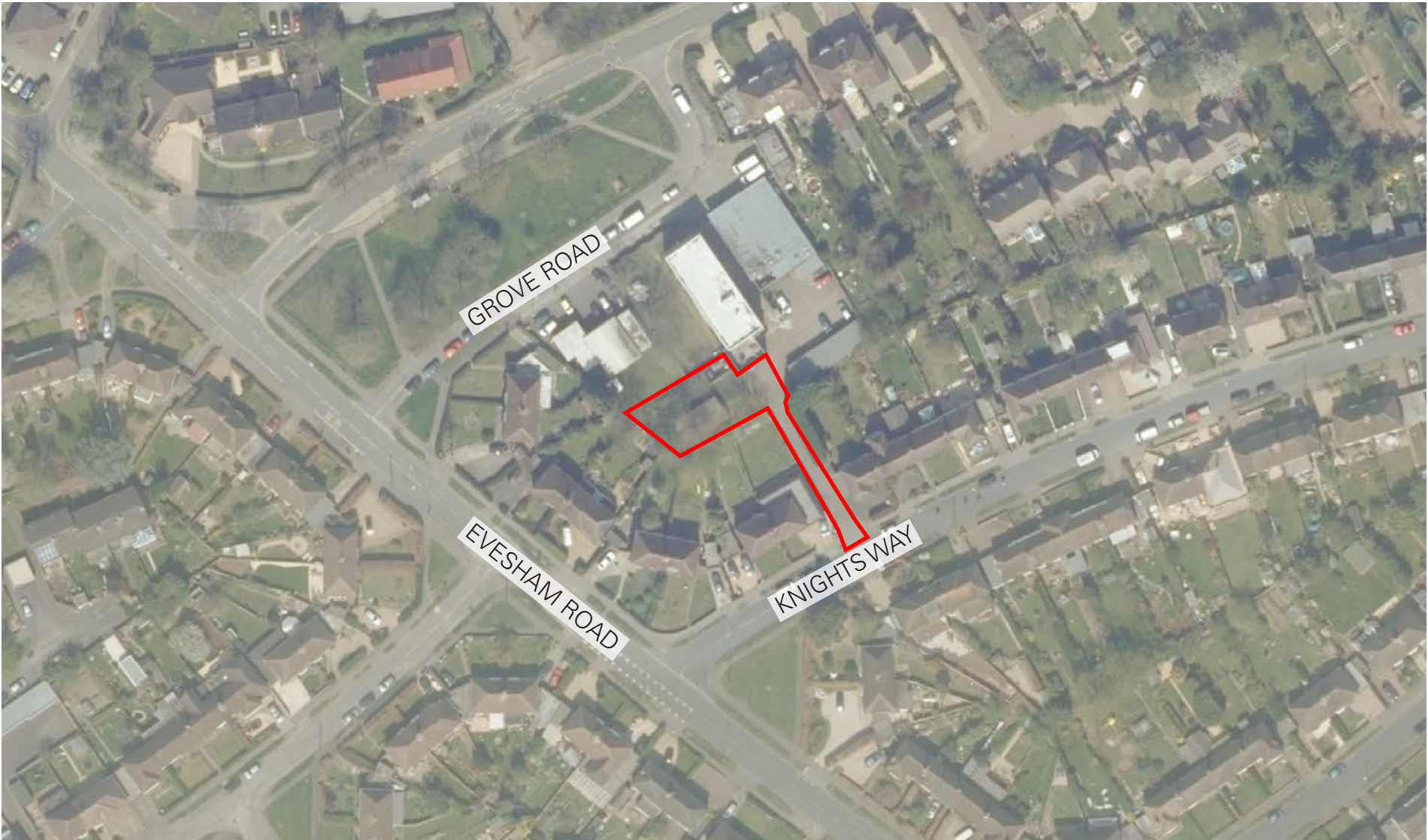


Figure 1-5. Google aerial image

2.2 PHYSICAL CONTEXT

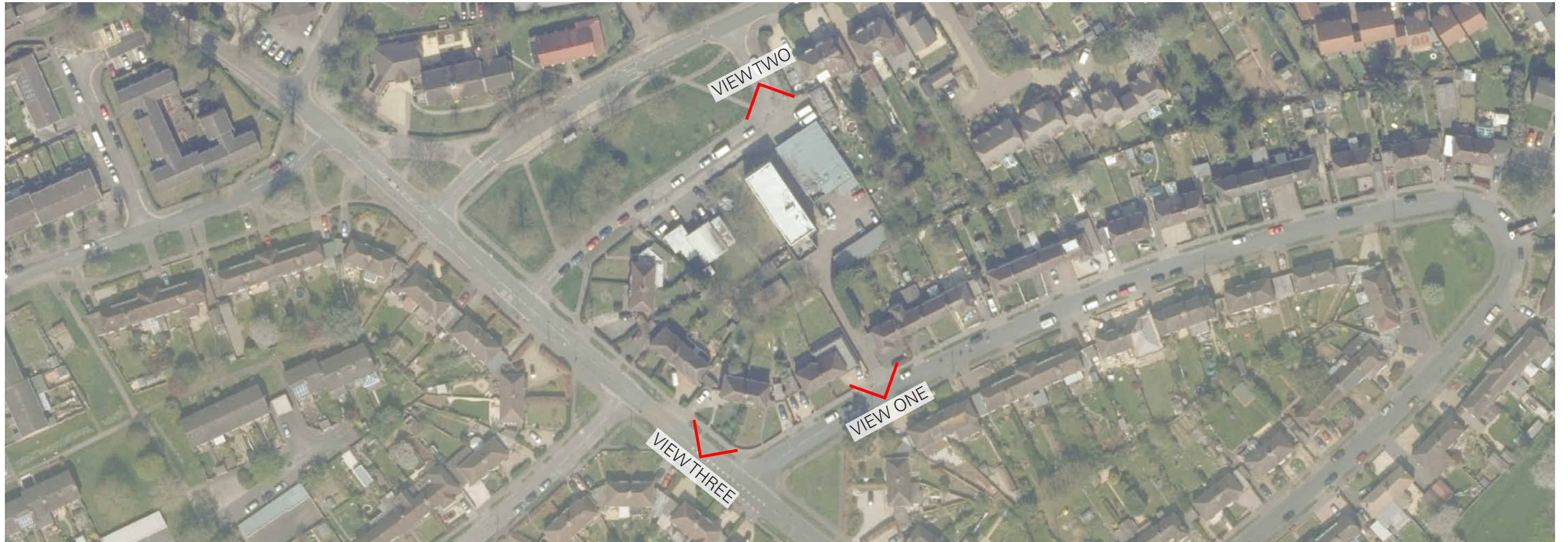


Figure 1-7. Site Location



Figure 1-8. View One looking down access road into the site



Figure 1-9. View Two looking at the clinic from Grove Road



Figure 1-10. View Three looking at the corner of Evesham & Knights Way

2.3 SURROUNDING CONTEXT IMAGES



Figure 1-11. View West up Knights Way



Figure 1-12. View South down Evesham Road



Figure 1-13. View East down Grove Road

2.4 POLICY APPRAISAL AND HISTORICAL MAPS

1.4.1 With regard to national policy and guidance the scheme is considered to be an appropriate response to requirements in terms of supporting sustainable development in delivering much needed homes “and thriving local places that the country needs.”

1.4.2 Having regard to Policy CS7, as noted, the notion of backland development in this area has been established with the development of the Woodside Business Park. The site is well obscured from the existing setting and more than meets the required separation distances for planning, whilst being designed to provide not additional overlooking or impairment to the existing private amenity.

1.4.3 The site is within a sustainable location and the provision of smaller dwelling units in the scheme is considered appropriate with regard to Policy CS15 which refers to the provision of an appropriate range of housing opportunities to be informed by matters such as the areas character and the sites accessibility as well as the need to achieve high design quality and minimize environmental impacts.

1.4.4 The scheme can provide for levels of cycle parking appropriate to the sites location and the number of units and 2 car parking spaces are also provided for each unit. This level of car parking is considered appropriate for the size of the dwellings and taking account of the level of provision to other established houses in the area and we are of the opinion that the scheme would comply with Policy CS24.

1.4.5 The design has been formed to complement the existing setting whilst incurring on additional negative impact towards existing private amenity. Separation distances comply with planning requirements and as such should be considered acceptable with regards to Policy DM8.

1.4.6 It is considered that there is sufficient usable outdoor amenity space, in accordance with Policy DM10, where that space is relatively private within the context of development in the area and where there is space for such things as sitting out areas, clothes drying and children’s play areas.

1.4.7 This is a sustainable location and it is considered that with proper regard to the constraints posed by the site its opportunities could be realised in a manner that respects the established character of the area and one that is suitable for future occupiers.

1.4.8 The site is considered appropriate for a residential use and it is put here that the scheme as submitted would accord with the development plan context for the area. In this regard, prior to putting the site to market it is hoped that this pre-application request can gain a favourable response from the LPA in order to maximise the sites value and it might be that a meeting with officers would be beneficial to all parties.



Figure 1-14. Historic map 1885 - 1900

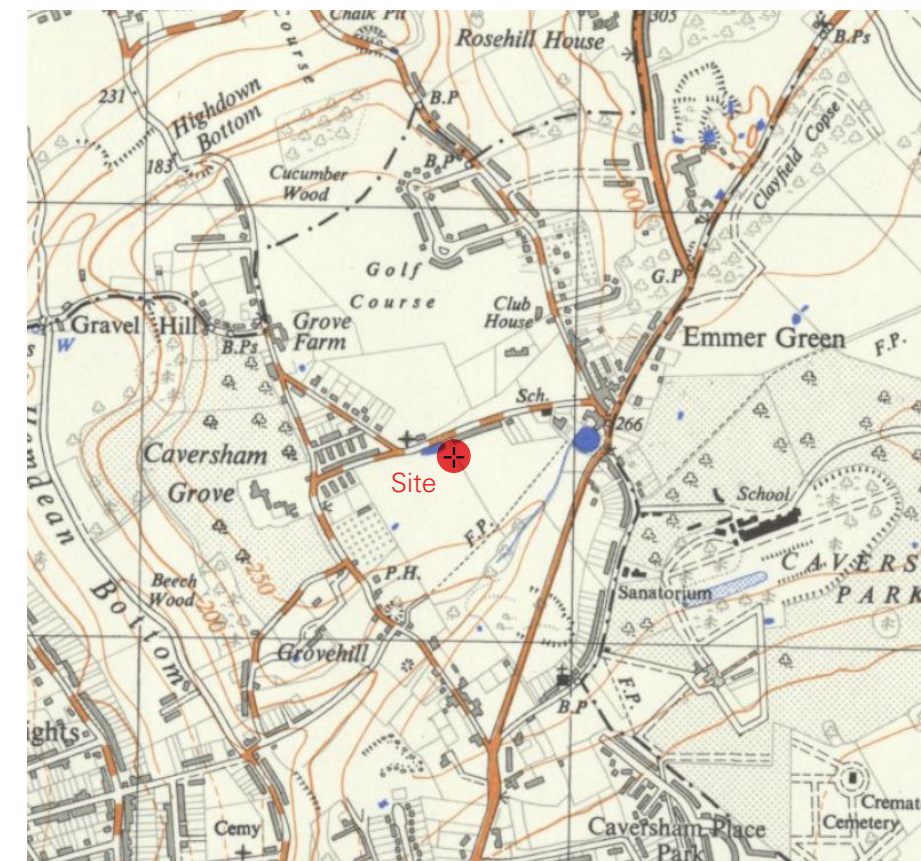


Figure 1-15. Historic map 1937 - 1961

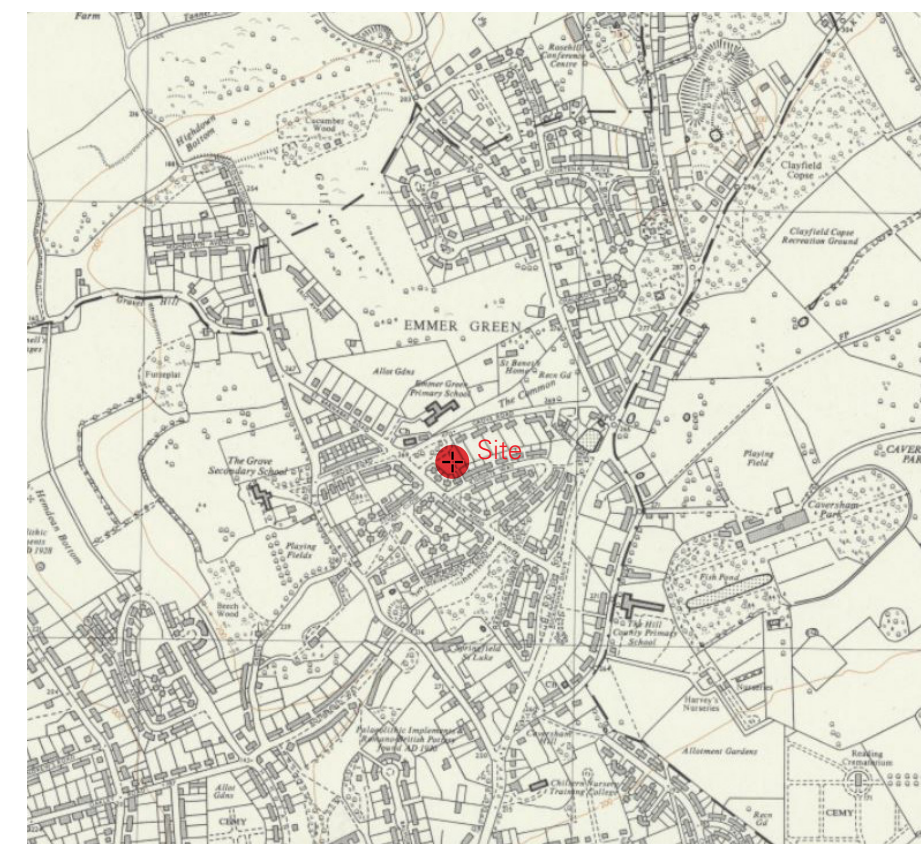


Figure 1-16. Historic map 1949 - 1969

2.5 HISTORICAL SATELLITE IMAGES



Figure 1-17. Historic satellite image - 2003



Figure 1-18. Historic satellite image - 2006

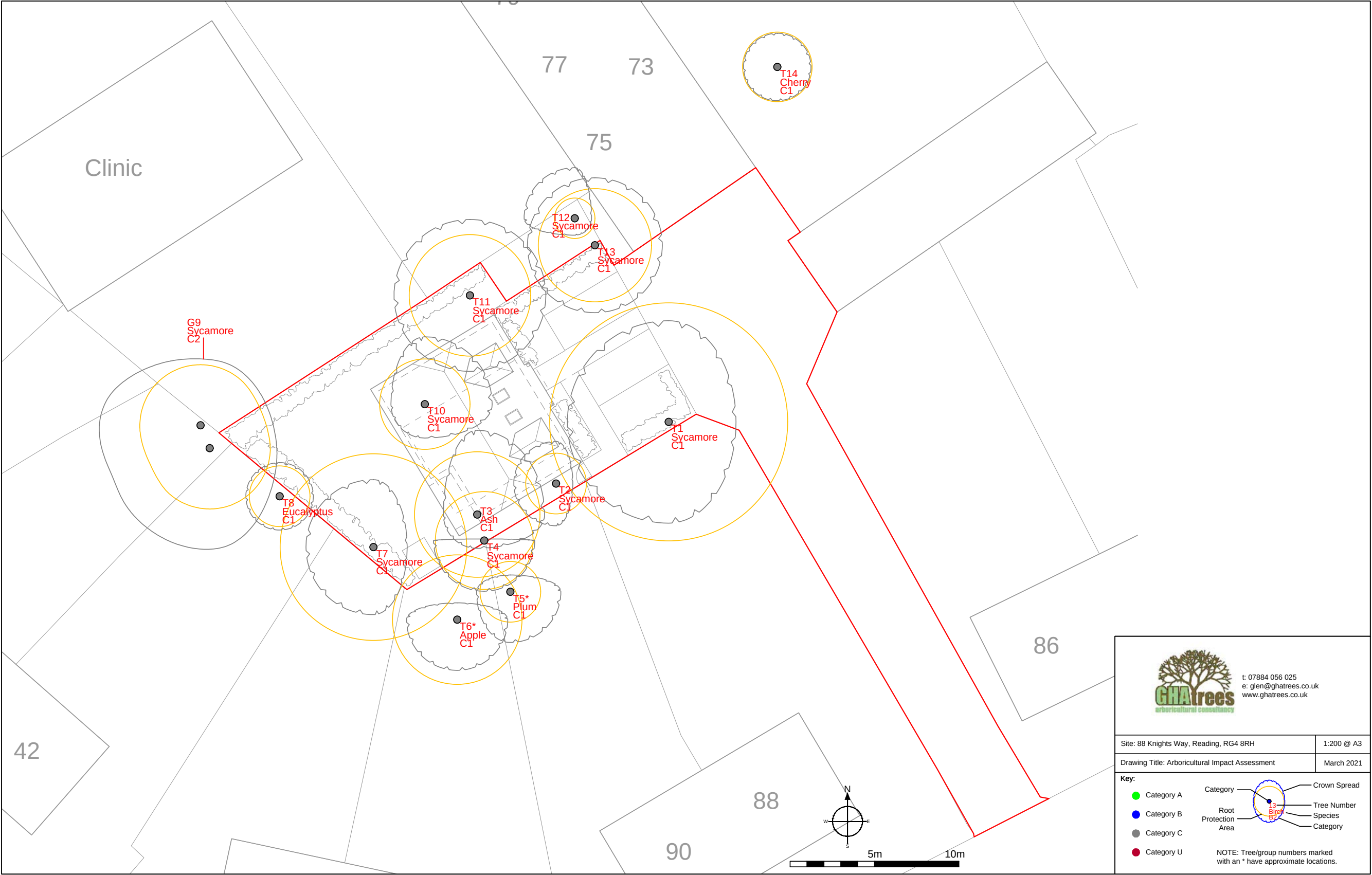


Figure 1-19. Historic satellite image - 2009

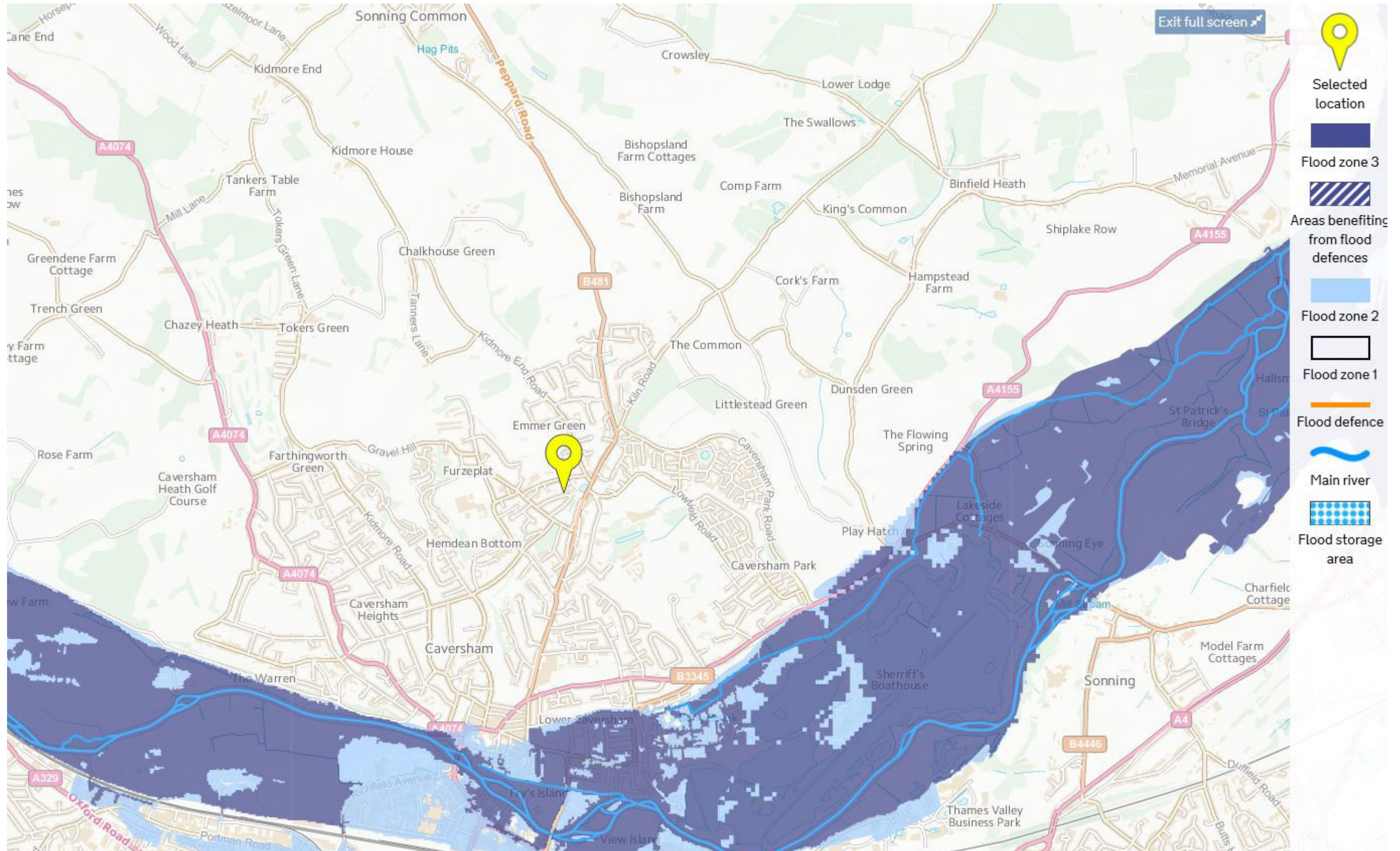


Figure 1-20. Historic satellite image - 2018

2.6 TREE SURVEY



2.7 FLOODING MAP



2.8 SITE OPPORTUNITIES AND CONSTRAINTS

Survey information has been obtained and used to inform the design.

Legend

TV(B2)

CM(B2)

AIR(B2)

CWS(B2)

FWS(B2)

SWS(B2)

DU(B2)

EA(B2)

E(B2)

FU(B2)

GAS(B2)

GU(B2)

H(B2)

LPG(B2)

O(B2)

OP(B2)

R(B2)

BT(B2)

TC(B2)

U(B2)

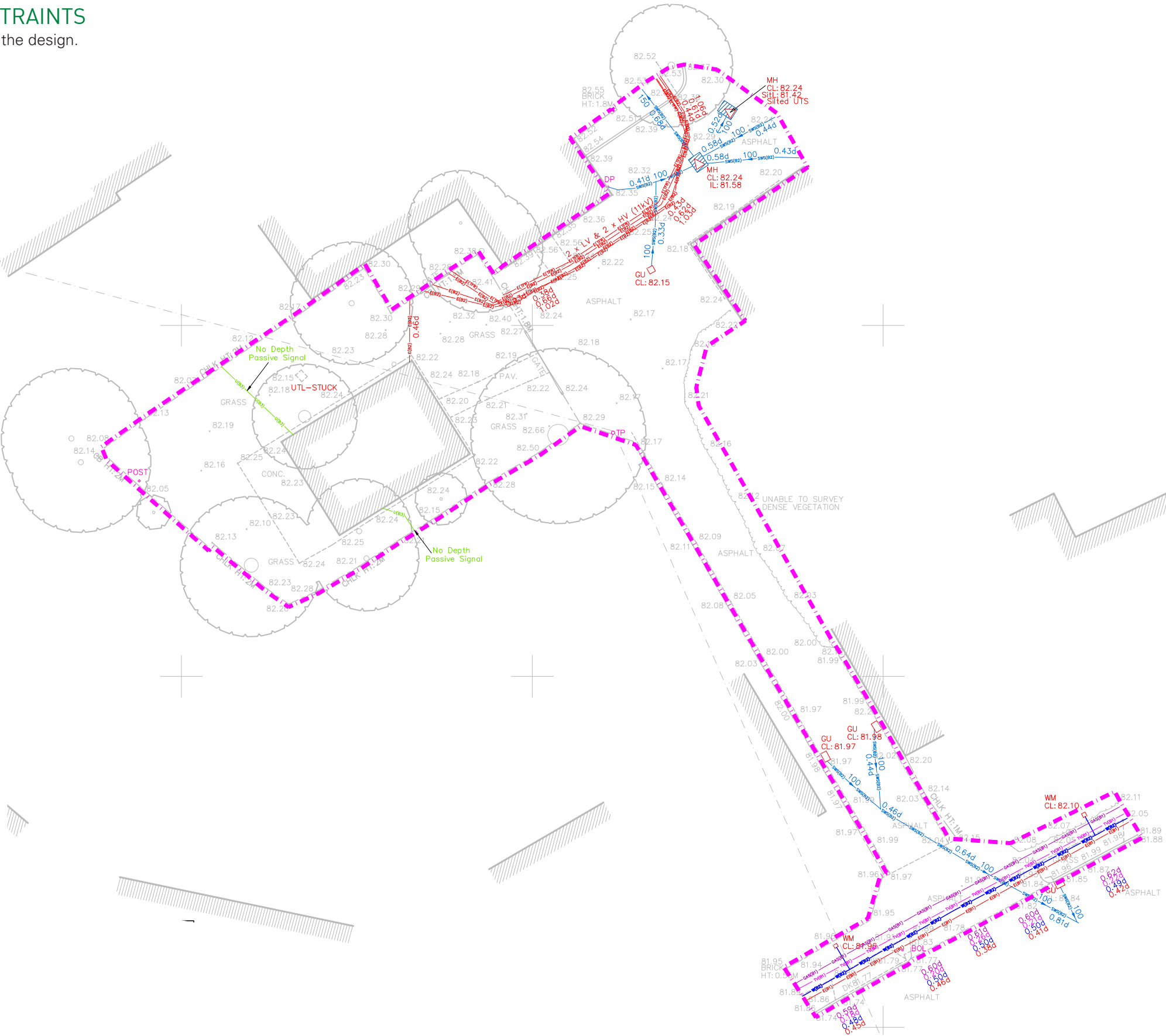
VR(B2)

V(B2)

W(B2)

Cable TV
Communications
Compressed Air
Drainage – Combined
Drainage – Foul
Drainage – Surface
Ducting
Earth Cable
Electric
Fuel Pipe
Gas
Fuel Guage Line
Heating Pipe
LPG
Offset Fill Pipe
Oil Pipe
Radar Trace
Telecoms
Traffic Control
Unidentified
Vapour Recovery
Vent Pipe
Water

Chamber Extents
Unknown Chamber Extents
Radar Area Anomaly



2.9 PLANNING APPLICATION HISTORY

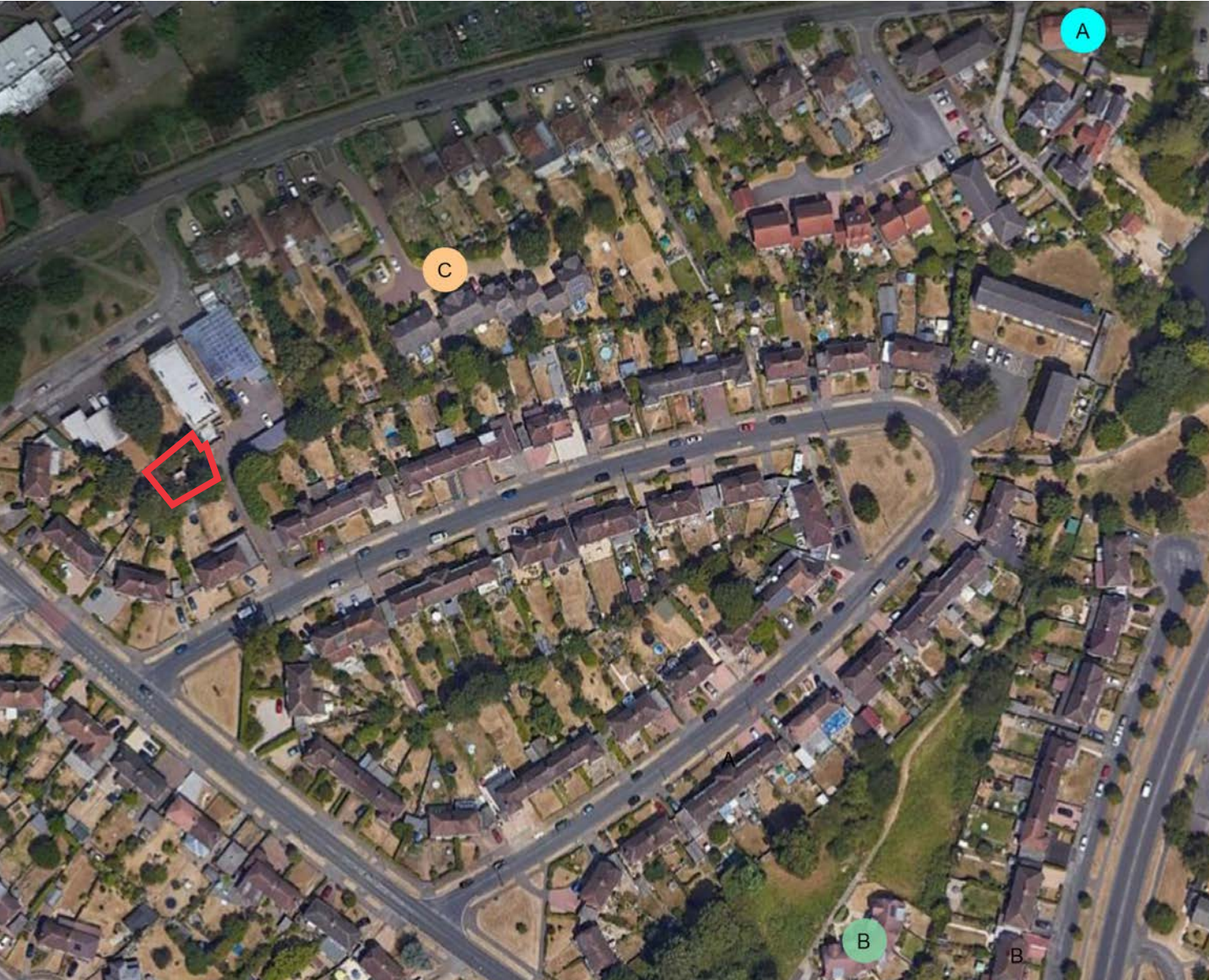


Figure 1-22. Google earth image - Identifying local planning applications

Reference number		Type of application	Details	Address	Date 11/08/2004	Decision
090854	A	Full planning	Demolition of bungalow and construction of replacement dwelling	11 Grove Road Emmer Green	February 2019	Application Permitted
081116	B	Full planning	Demolition of existing garages and erection of five 3-bed terraced houses and associated car park	2 To 10 Evesham Road Emmer Green	January 2009	Application Permitted
010425	C	Full planning	Proposed erection of 6 detached houses with access road	47 Grove Road Emmer Green	March 2001	Permitted subject to Legal Agreement

Figure 1-21. Planning application map

2.10 LOCAL PLANNING CONTEXT

- 1.3.1 The Development Plan for the area is made up of national planning guidance contained in the National Planning Policy Framework (NPPF), and the adopted documents forming part of the Local Development Framework particularly, in this case, the adopted Core Strategy (CS) document and the Sites and Detailed Policies Document (SDPD).
- 1.3.2 One of the main principles of national policy is to concentrate development in sustainable locations such as this. The provision of housing to meet the needs of a sustainable and buoyant economy is also a principle theme. Among the core land-use planning principles identified at paragraph 17 of the NPPF is to; pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- 1.3.3 Core Strategy Policy CS1 (Sustainable Construction and Design) states that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of climate change.
- 1.3.4 Policy CS7 (Design and the Public Realm) requires that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.
- 1.3.5 Policy CS15 (Location, Accessibility, Density and Housing Mix) states that the appropriate density and mix of residential development within the Borough will be informed by:
- An assessment of the characteristics, including the mix of uses of the area in which it is located;
Its current and future level of accessibility by walking, cycling and public transport, as defined in Policy CS4;
The need to achieve high quality design in accordance with Policy CS7; and
The need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.
- 1.3.6 Policy CS24 (Car/Cycle Parking) indicates that maximum car and cycle parking standards will be applied which relate to the accessibility of the location.
- 1.3.7 SDPD Policy DM6 (Affordable Housing) requires the provision of 10% affordable housing on sites of 1 - 4 dwellings, subject to viability.
- 1.3.8 Policy DM8 (Safeguarding Amenity) seeks to ensure that development does not have a significant detrimental impact on the living environment of existing or new residential properties, in terms of, among other things:
- Privacy and overlooking;
Access to sunlight and daylight;
Visual dominance and overbearing effects of a development.
- 1.3.9 Policy DM10 (Private and Communal Outdoor Space) requires that new dwellings are provided with functional private or communal open space which for flats can include balconies or roof gardens.

3

**PRE-APPLICATION
RESPONSE**

3. PRE-APPLICATION RESPONSES

1. Site description

The site to which this enquiry relates is a small price of land which includes a structure which appears to have been constructed as a small community hall/ storage space. The site is accessed via a shared access to the rear of a block of flats at Grove Road, and “The community food co-op”. Immediately adjacent the site is a electricity sub-station.

2. Proposal

This is a pre-application enquiry for a detached single storey dwelling.

3. Relevant Planning History

None applicable for pre-application enquiry land.

4. Relevant Policies

Any application at the site would be considered within the context of the Council’s adopted Reading Borough Local Plan (Nov. 2019). Supplementary Planning Guidance and Documents would also be applied where relevant, together with national guidance (the NPPF).

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan (2019)

- CC1 Presumption in favour of sustainable development
- CC2 Sustainable design and construction
- CC3 Adaptation to climate change
- CC5Waste minimisation and storage
- CC6 Accessibility and the intensity of development
- CC7 Design and the public realm
- CC8 Safeguarding amenity
- CC9 Securing Infrastructure
- EN10 Access to open space
- EN12 Biodiversity and the green network
- EN14Trees, hedges and woodlands
- H1 Provision of housing
- H2 Density and mix
- H3 Affordable housing
- H5 Standards for new housing
- H10 Private and communal outdoor space
- H11 Development of private residential gardens
- TR1 Achieving the transport strategy
- TR3 Access, traffic and highway related matters
- TR5 Car and cycle parking and electric vehicle charging OU1 New and existing community facilities

Supplementary Planning Documents

- Sustainable Design and Construction SPD 2019
- Revised Parking Standards and Design SPD 2011

- Affordable Housing SPD 2013
- Planning Obligations Under S106 SPD 2015

5. Appraisal

The main issues to be considered are:

- a) Principle of development
- b) Design and character and appearance of the area
- c) Residential amenity
- d) Mix of dwelling units
- e) Environmental health matters
- f) Transport matters
- g) Ecology and trees
- h) Affordable housing
- i) Other matters

a) Principle of development

The NPPF (para. 117) states that “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”.

The subject land contains an existing building which appears to have been constructed by an Emmer Green community group and leased from Reading Borough Council (beginning circa. 1964). There is currently no recent planning history over the site, and as such it is unclear what the current lawful use of the site would be. Further information would be required to determine the existing use of the premise.

The principle of redevelopment of the land for housing, as previously developed land may also have to be weighed against the existing use (if the current lawful us is a community use) against policy OU1 (New and existing community facilities) which states “Proposals involving the redevelopment of existing community facilities for non-community uses will not be permitted, unless it can be clearly demonstrated that there is no longer a need to retain that facility.”

As the supporting text of the policy states “The term could encompass health facilities, education and training facilities (at all levels), youth and community centres and meeting places, libraries, places of worship, civic and administrative facilities and recycling facilities and civic amenity sites.” This policy may apply as this may have been a meeting place.

b) Design and character and appearance of the area

The surrounding houses in the immediate area on Knights Way, Evesham Road, and Grove Road are semi-detached or terraced dwellings with a uniform design and appearance. These surrounding dwellings are all two

storey, of a similar width and bulk, and a consistently pitched hipped roof form. There is a large variation in extensions with a number of single storey, and two-storey extension to dwellings.

The pre-application enquiry site is a small plot of land to the rear of a number of gardens of properties along Knights Way, Evesham Road, and Grove Road. The site is tucked away further from view by a three-storey flatted development, a slope away from Grove Road, and any structure (including the existing would likely only be viewed from the rear gardens/windows of the adjoining properties.

The property therefore would not have any distinguished character or appearance in which it would be necessarily required to relate to as it would be an individual site within its own setting and access.

The proposed development is for that of a bungalow dwelling with a large site coverage of built form/hardstanding. Given the site is relatively well vegetated, and surrounded by large trees within the back garden of adjoining properties, the site would be expected to include appropriate tree planting to mitigate any lost trees (as detailed below). In addition, the shape of the dwelling within the plot leaves little in the way of rear amenity space for the proposed dwelling.

The design proposed is limited in detail at this time, however a number of modern building design principles/examples have been shown in the supporting documents. Due to the location of the site and its relationship to the surrounding area, there would be no objection to a modern building style.

As above, the proposed dwelling would be relatively cramped within the plot, and as such, it is considered that at current the proposal would represent an overdevelopment of the site. It is acknowledged however that a bungalow which includes a first floor with dormers etc. could be an option to provide a similar amount of habitable space without being cramped within its plot.

c) Residential amenity

Policy CC8 of the RBLP includes requirements for all development to not cause any detrimental impact on the living environment of existing and proposed residential properties, including privacy, visual dominance, sunlight/ daylight, outlook, noise and disturbance (full list within the policy documents).

Impact on Neighbour Amenity

Due to the location of the site, with site boundaries being generally 20m from the rear wall of the all adjoining dwellings it is unlikely that it would result in a significant impact in terms of privacy on existing residents, or on the proposed dwelling. This is aided by significant mature trees within adjoining sites. The closest building to the site is the adjoining Grove Road medical centre. As this is within non-residential use, it is not considered that there would be any impacts in terms of privacy despites its relatively close

proximity.

Amenity of Future Occupiers

In addition to policy CC8 above, policies H5 and H10 set out standards for new housing within the Borough, including floor space, room size, and garden space. It is considered that the proposals would provide an overall good standard of accommodation throughout with regular shaped rooms providing suitable outlook, natural lighting and ventilation. However, the rear amenity space, as above would appear to be cramped, with minimal room being seen as useable private amenity space, and as such, as above the design should be reconsidered to maximise on site amenity space.

The rear amenity space has a number of boundary trees and trees within adjoining properties which would have the potential to overshadow the amenity space. As below, a tree survey should be provided which will be assessed by tree officers as to the potential for overshadowing of the rear garden.

d) Transport matters

This application is for the development of a 3 bedroom bungalow located on land to the rear of 88 Knights Way.

The site is located within Zone 3, Secondary Core Area, of the Council’s adopted Parking Standards and Design SPD. Typically these areas are within 400m of a Reading Buses high frequency ‘Premier Route’, which provides high quality bus routes to and from Reading town centre and other local centre facilities. In accordance with the adopted Parking Standards and Design SPD the development would need to provide parking provision of 2.0 parking spaces.
It should be noted that recent changes to the Local Transport Plans State:

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING
Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

“Development should make the following provision for electric vehicle charging points:

- All new houses with dedicated off-street parking should provide charging points; “

Details of this would need to be provided if a full application were to be submitted.

2 off road parking spaces are illustrated on the submitted site plan at the front of the property, the area of hard standing should be made or permeable material. The dimensions of the parking spaces would need to conform to the Councils current Parking Standards and Design SPD and forecourt depths of

6m would need to be illustrated, demonstrating manoeuvrability in and out of the spaces.

The site is served via an existing dropped kerb that serves as a service road leading to the rear of retail units that front Grove Road. It is unclear what the existing use at the site is as the Design and

Access Statement states that this is a vacant plot. In order to be able to make a judgment regarding the impact of additional movements at the access, (given that the access is of insufficient width to accommodate 2-way traffic), clarification is required as to what was or is, occupying the site area and if the proposed development will generate vehicle movements at the appropriate level.

Bin storage should be located no further than 15m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods. Given the distance of the dwelling from the access point, bin storage and a collection point will need to be illustrated on revised plans and details of the collection arrangements provided (i.e. bin collection from the street).

The applicant should be made aware that a Construction Method Statement would be required for this development if a full application is submitted

The above should be considered in full.

e) Tree Matters and ecology

Trees
The site is located within a heavily vegetated area to the rear of a number of residential properties. In order to assess the proposal in terms of impact upon trees the applicant will be required to provide more information and should aim to:

1. work around good quality trees and
2. mitigate tree loss with planting to ensure a net gain.

On submission, full tree info (locations, species, condition, RPAs) and where works are required within RPAs of retained trees (which seems likely), then method statements will be required along with tree protection and landscape principles as a minimum.

As such, further information is required at this time to demonstrate that the proposal would be acceptable in accordance with policy EN14 of the Reading Borough Local Plan (2019).

Ecology
The pre-application site comprises a plot of land to the rear of existing

residential properties where it is proposed to erect a new bungalow with associated landscaping. It is located in a suburban landscape which contains habitat suitable for use by bats and other protected and priority species such as nesting birds and hedgehog.

Aerial images show the site either contains, or is surrounded by, a number of trees and may contain a built structure (though this is difficult to make out), all of which may be suitable for use by roosting bats and nesting birds. It is unclear at this stage whether the trees would be removed.

Surveys should be carried out by suitably experienced ecologists who are a member of a professional organisation such as the Chartered Institute of Ecology and Environmental Management and / or are licensed or accredited by Natural England to survey protected species.

An Extended Phase 1 Habitat Survey is a standardised technique for environmental audit and involves classifying and if required mapping habitats on and adjacent to the application site. The survey is then ‘extended’ and any features or habitats that are likely to be of importance for notable or protected species, and or prove to be a constraint to development are investigated further and described.

If the surveys show that the site contains habitats suitable for protected species further surveys for species such as bats may need to be carried out.

A presence / absence bat survey is normally undertaken in two stages, firstly a preliminary roost assessment (or bat roost potential survey), whereby the inside and outside (from ground level) of the building and any trees to be removed is thoroughly searched for bats and signs of bats, this survey can be undertaken at any time of year. If no signs of bats and few features such as cracks and crevices in which bats could roost are found and the building and/or trees have negligible potential to host roosting bats then further surveys will not be required. However, if bats are found or the buildings and/ or trees have features suitable for use by roosting bats, further emergence and or dawn surveys during the bat active season (i.e. between May and the end of August/ sub optimally until mid-October) may need to be carried out to confirm the presence or absence of bats and, if bats are present, to characterise the roost and establish mitigation requirements.

The above should be fully considered when preparing an updated proposal for full planning permission.

f) Affordable housing
Policy H3 (Affordable Housing) of the RBLP would apply to the current proposal, as the scheme would not be one of the two specific exceptions to the policy. The proposal would result in one additional dwellings being provided on site. As such the proposal would be liable for affordable housing. The applicant would be required to provide 3 independent valuations for

the proposed development to calculate the appropriate contribution in this instance.

As the application has been submitted on behalf of Reading Borough Council and would likely a regulation 3 application, an agreement to provision of the dwelling as affordable housing would also be considered acceptable.

g) Other matters

Sustainability and design

The proposed development, as per policy H5 would be required to be designed and constructed to meet the improved dwelling emissions rate, and water efficiency standards. The development would also be required to be accessible in line with M4(2) of the Building Regulations (unless built in line with M4(3).

CIL

Should the proposal be CIL liable, the amount to be charged is non-negotiable. You will be required to submit a completed CIL form at the time of any application. Should the application be for affordable housing affordable housing CIL relief may need to be applied for separately.

6. Procedural points

Submitting a valid application- Prior to the submission of any future application you are advised to consider the Council’s validation checklist (available via the website), which provides details as to the level and nature of information required to validate an application. The determination period for the Council to consider your application will only begin once all the necessary information to validate the application has been received.

Wider consultation in advance of any submission- In line with paragraph 189 of the National Planning Policy Framework, you are encouraged to engage with the local community prior to the submission of any application. Please detail in your submission what consultation you have undertaken with the local community.

As per the local planning authority validation requirements (2015), the following information would be required for an application of the type proposed:

Part 1: Mandatory national information requirements (Forms, Ownership certificates/declaration/ site plan, block plan, fee, CIL form, Design and Access Statement, SUDS)

Part 2:

- Item 1: Affordable Housing Statement
- Item 6: Ecological survey and report (as detailed above)
- Item 7-Energy efficiency statement (SAP assessment)
- Item 11: Heads of Terms Proposals – s106 Legal Agreements (Affordable housing)

- Item 13: Landscape Principles (as above)
- Item 14: Materials Details (schedule of materials)
- Item 18: Plans and Drawings
 - (i) In addition to the mandatory information, a perspective (block form) should be provided to show how the development sits within the wider area
 - (ii) Floor plans to evidence the stated CIL floorspace figures
 - (iii) Section plans
- Item 23 – Tree Surveys (as detailed above)
- Item 25: Vehicle (Car & Cycle (and electric vehicle)) Parking and Servicing (including waste storage and collection) Details.

7. Conclusion

In my opinion, the proposed development would constitute an over development of the plot in terms of plot coverage of the proposal relative to on-site amenity space/areas for replacement trees and other soft landscaping. A re-designed proposal which includes first floor accommodation (by way or roof accommodation within a bungalow design) could be considered acceptable and make way for greater provision of on-site amenity space and areas for replacement planting. It is unclear whether the proposal would be unduly overshadowed by adjoining trees increasing pressure to prune as such more information is required to address this.

This advice is given on a without-prejudice basis and not all policies have been considered. This advice is in good faith and will not over-ride the formal consideration of a planning application by the Council. The responses received from consultees may also affect the decision period if matters are raised which were not addressed at pre-application stage or require consideration before a decision is made.

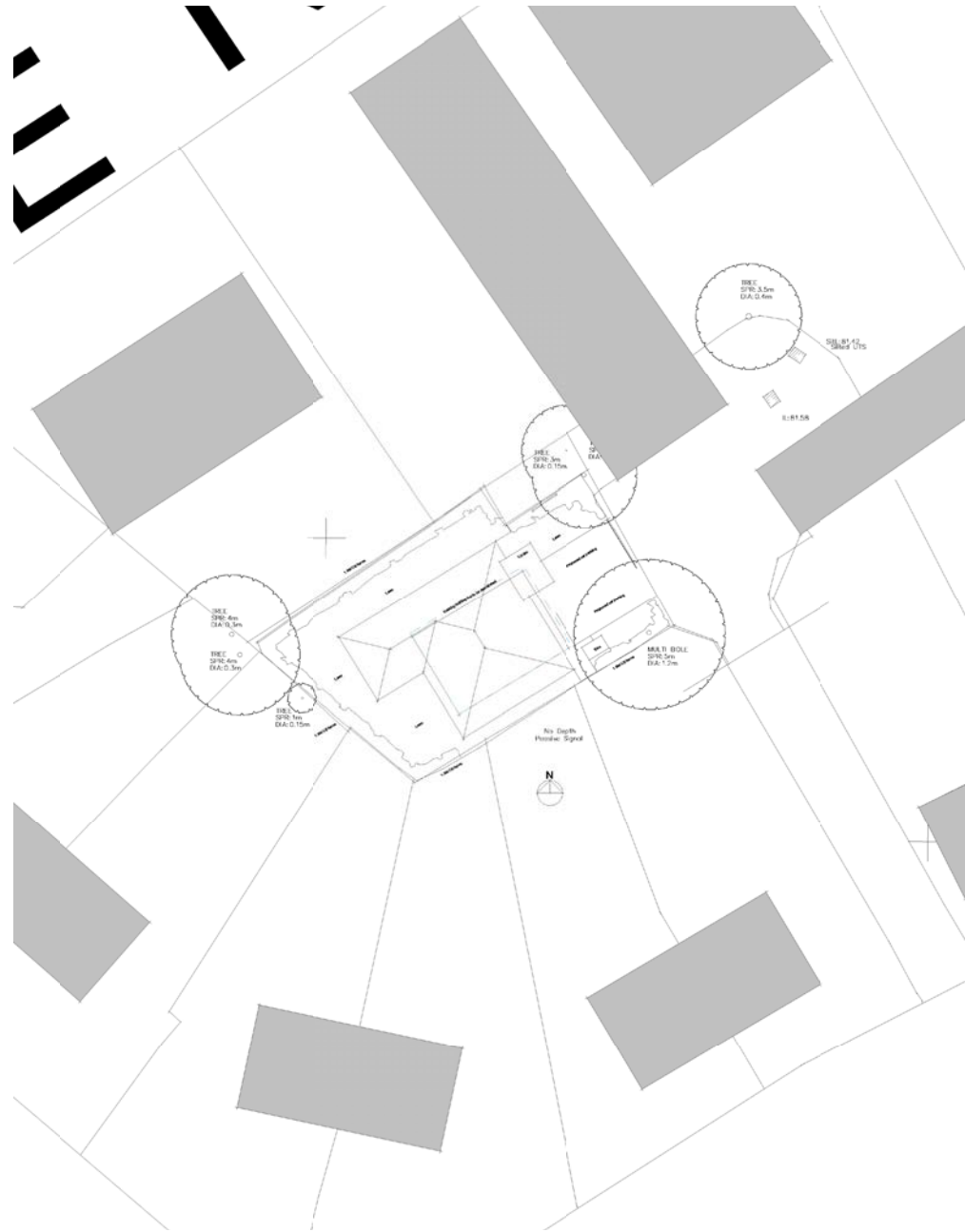
4

DESIGN
EVOLUTION

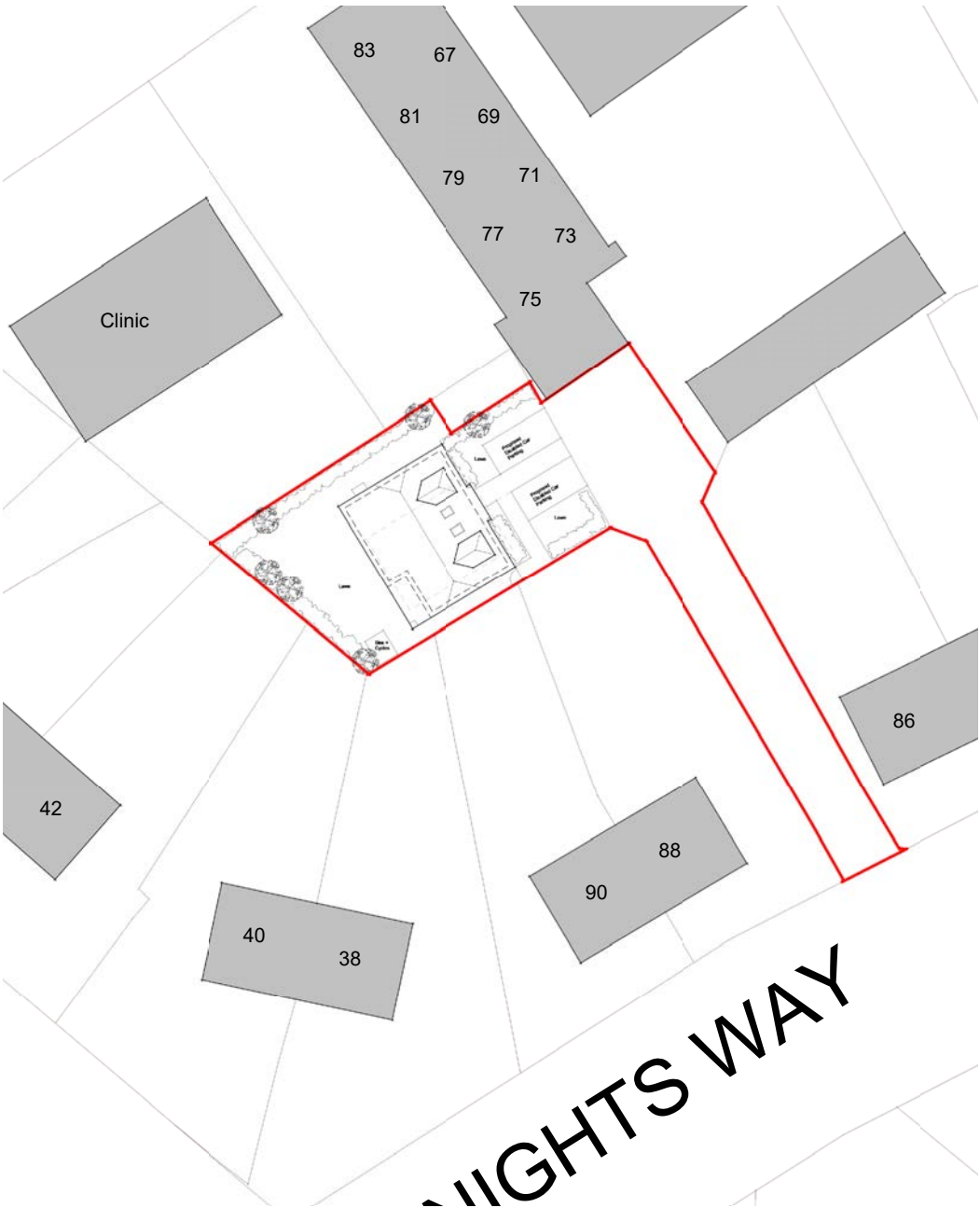
4. DESIGN EVOLUTION

4.1 THE SITE PLAN EVOLUTION

Options have been developed and responded to feedback from the pre-application advice, where more usable amenity space was required for the plot, this was incorporated through development of the dwelling. Parking bays have been placed and configured on the frontage of the property, the shared access road into the site has been retained and is the main access point from Knights Way



Design Option 1
As submitted for the pre-application 22/04/20



Design Option 2
The development of the site plan was informed through advice in the pre-application, a one and half storey dwelling was created through moving accommodation into the roof space to minimise the footprint and consequently maximising the outdoor amenity space.

4.2 FLOOR PLAN AND ELEVATION EVOLUTION

Design development has been undertaken for the proposed scheme in order to ascertain development criteria and principles. Our client, Reading Borough Council, has prepared a brief that sets out to achieve a wheelchair compliant property that has been identified as a need within the area. Alongside being wheelchair compliant, the accommodation is also to be set out to meet the life time homes, space standards and incorporate a high level of sustainability into its fabric and running measures.

The initial iterations of design sought to create a ground floor property on a previously redundant and vacant plot. The options that were explored utilised:

- The existing boundaries and vegetation as well as responding to neighbouring built forms of the site.
- Disabled parking to the site frontage which can be accessed via a shared road.
- The existing boundaries and proposed additional sympathetic shrub and tree planting
- A built form that utilises a low roof-scape, this would minimise the visual impact that the new dwelling would have on the surrounding properties and overall area.

The internal layout of the dwelling explored a range of different configurations, looking into the different ‘Part M 2 and 3’ building regulation requirements. The number of bed spaces were explored, which affected the overall footprint the dwelling has on the site. Configuring the site layout along with the internal proposals have been considered together, creating a harmonious home which has been designed to modern day family user requirements.

Following consultation with the planning officer regarding the proposed dwelling, the footprint of the bungalow was deemed to impact the usable amenity space for the property and more was required for a 3 bed home. Taking on the advice given, the dwelling was adapted to incorporate first floor accommodation where two bedrooms were moved from the ground floor into the dormer roof, thus achieving a sufficient size for usable amenity space.

Design Option 1

3 BED
Accessibility :M3
Single storey accommodation



FRONT ELEVATION

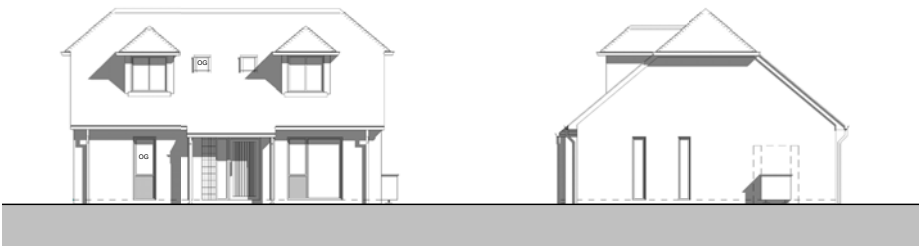


GROUND FLOOR PLAN



Design Option 2

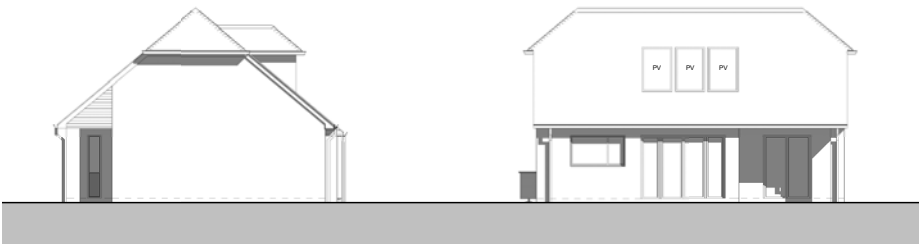
3 BED
One and a half storey accommodation



Front Elevation

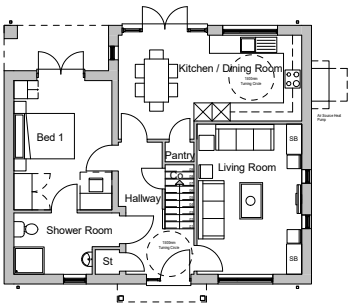
RHS Elevation

Material Notes	
Brick -	Red-multi
Cladding-	Marley External
Tiles -	Plain clay tile with bonnet hips
Windows -	Casement windows and doors. Colours: TBC
Facias -	Colour: Black
Soffits -	Colour: Black
RWP -	Colour: Black

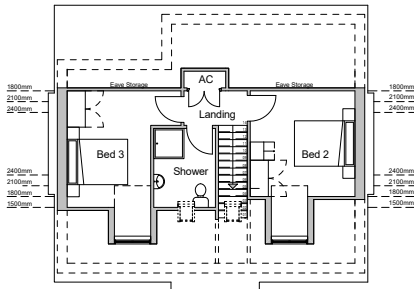


LHS Elevation

Rear Elevation



Ground Floor



First Floor

5

PROPOSAL

5. PROPOSAL

5.1 THE PROPOSAL

The main design principles of the proposal are to facilitate a family home that encapsulates modern family living needs, while interacting harmoniously with the existing access setting.

The proposal is predominately achieved within the existing building’s footprint and facilitates accommodation over two stories via a simply pitched roof.

The Ground floor principle accommodation looks towards the front, with the principle rooms looking to the garden as the principle outlook for the dwelling. First floor accommodation introduces height level windows to the front elevation and in keeping with the permission 18/0815.

Parking arrangements are to be enhanced via an additional space located on site in addition to the retained garaging and carport parking provisions. Parking provision is to be set out to current design standards with the driveway finish to match existing coverage of bound gravel.

Shared boundaries of the property are to remain unaltered with the highways facing boundaries altered to a 1.8 close boarded fence with trellis on top, a timber sleeper retaining wall to the garden frontage is to be included to allow the lawn to become levelled and improve usability of the family household. A new vehicular access and electric sliding gate is to be incorporated off the main driveway with a pedestrian gate off the shared drive frontage.

The materiality of the proposal is intended to match the locality and setting with multi stock facing bricks and timber cladding. The roof tile mix to be confirmed. The proposal has been formed and designed entirely to enable family life to occur and fully utilise the present setting.

All proposed accommodation at the ground floor level has been designed to comply with Part M of the Building Regulations.

Amount:

The proposal is for a new residential family home with principles incoorporated from the recently permitted scheme. The proposal seeks to promote modern family living needs, which will make effective use of the site in accordance with guidance in the NPPF. The site is not of any public, environmental or ecological interest which might otherwise preclude its development. The proposal sits down in comparison to the existing eave and ridge lines of the neighbouring dwellings, which in turn helps to provide a complimentary outlook within the existing street setting.

Layout and Siting:

The existing two storey property is to be demolished with the boundaries to

be retained.

Parking arrangement to be enhanced with an additional onsite parking bay with the offsite garage and car port car parking retained.

Scale:

There is a great diversity of building styles, scale, height and massing in the local area. The proposed development has been designed appropriately for the plot. The proposal has been developed in keeping with the existing dwelling and the street setting this has been achieved via the following;

- The proposal utilises the majority of the existing building footprint.
- General soft and hard landscaping has been considered to improve the outside space of the family home so to insure all areas are usable and appropriate for the users.

Due to the above considerations the proposal should therefore not be viewed as out of character or over bearing towards the street scene. The dwelling will utilise the current finished floor levels in order to minimise ground disturbance. Proposed landscaping to the front and rear gardens will incorporate low-level shrub and tree planting.

Form & appearance:

The form of the proposed development reflects the advice in the local design guides for simple building forms.

The pitch of the roof is appropriate and of simple design.

The character of the building is in keeping with the existing setting, remaining unaltered to ensure the proposal does not detract from the existing setting character. Every effort has been made to make this proposal as simple as possible allowing the age, form and character of the setting to be retained. Overall the building form is simple and attractive.

Materials:

Minimal decoration/detailing have been proposed in order to preserve the simplicity of the design in keeping with the architectural styling, ensuring that the existing buildings character remains intact.

Trees & Landscaping:

Where new planting is proposed trees/plants will be appropriately sourced and

mainly native in order to provide an appropriate visual stimulus and ecological habitat where appropriate.

Access:

The existing flank garaging and cart port parking spaces are to be retained with the introduction of additional parking space onsite to provide the necessary parking provision.

Sustainability

The following demonstrates how the proposal will improve its current usage of non-renewables. Measures to be incorporated to ensure efficiency;

Water, water-efficient taps will be fitted in the bathrooms and kitchen. Materials – materials will have a Green Guide rating of at least D for windows, doors, external walls and roof structures.

Surface water - run-off soakaways will be created to drain the house and hardstanding areas. The site offers excellent ground soakage capability. Waste- a recycling and waste bin area will be constructed unobtrusively next to the entrance.

Health and well-being- the site has a large garden to provide space for children’s play and adult leisure pursuits such as gardening and sport. The garden would be reasonably flat and accessible to all. The interior would be light and airy with windows to all elevations. The outdoor environment would be particularly conducive to outdoor recreation.

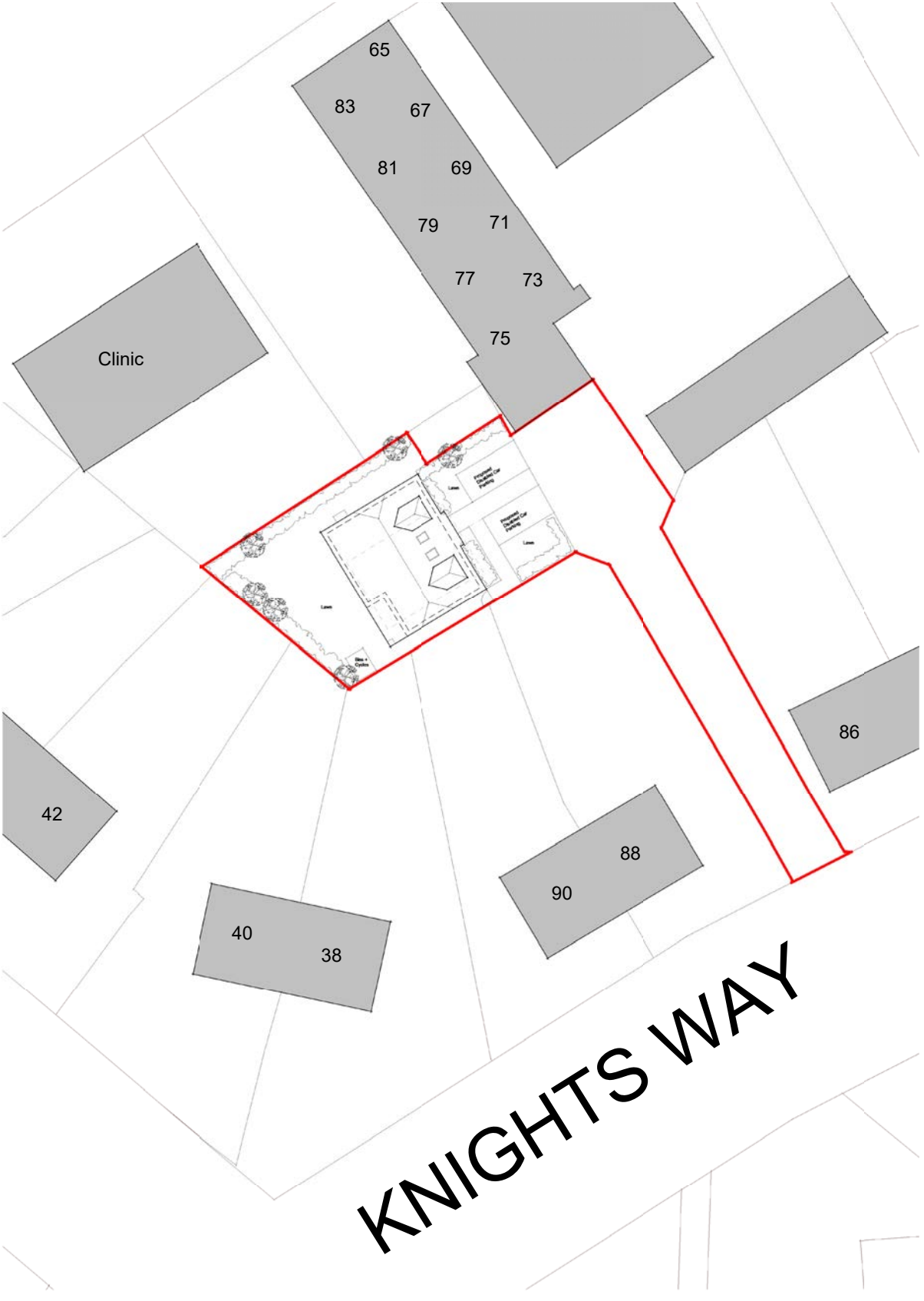
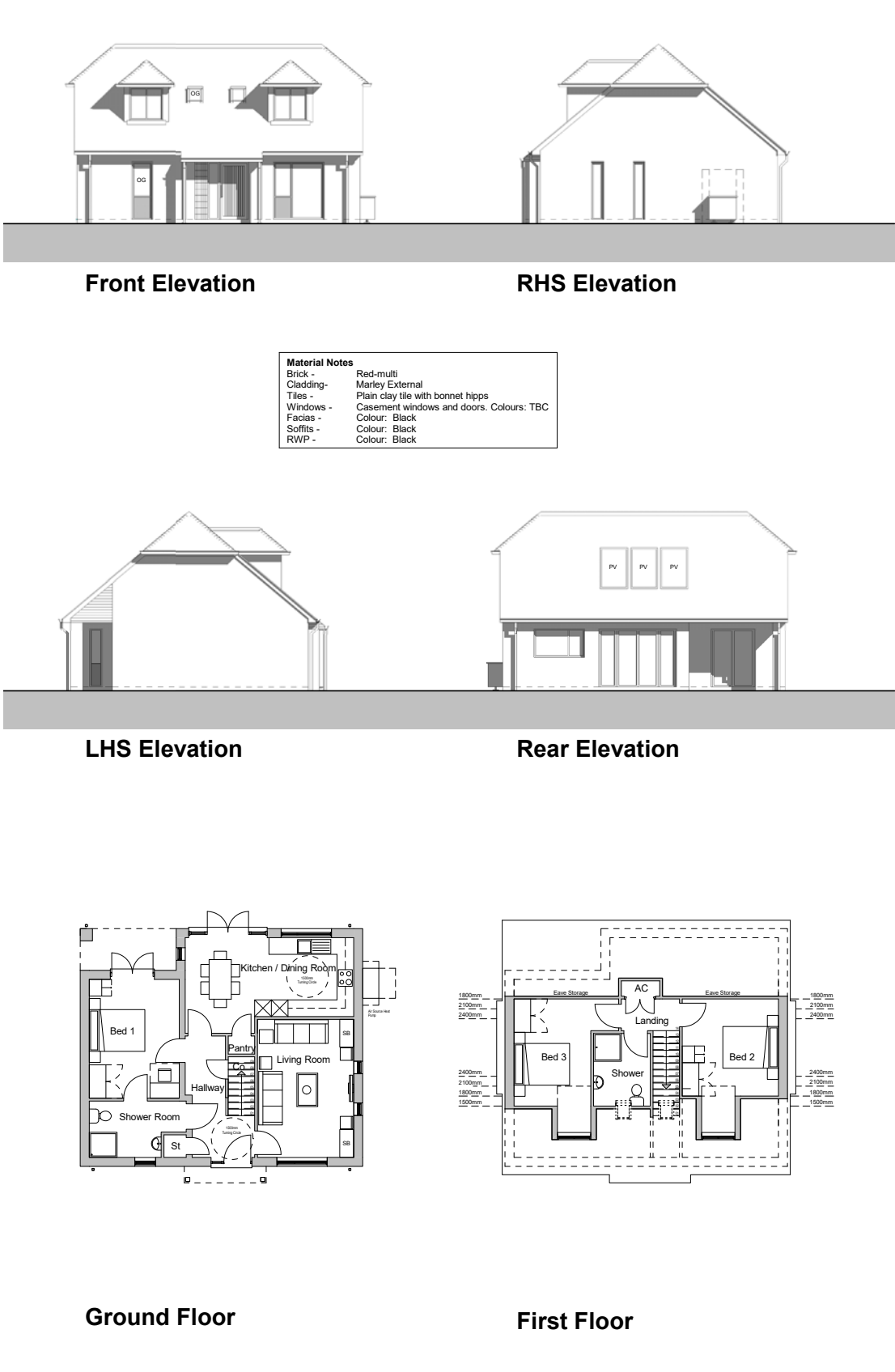
Ecology - the garden will retain many new planting features to support indigenous species and promote a varied wildlife.

Alongside the improvement of non-renewables, the site will also make best use of renewable energy sources, through the implementation of a photovoltaic roof array, that is indicatively shown on the front elevation, as well as the proposed air source heat pump that can be seen on the ground floor plan.

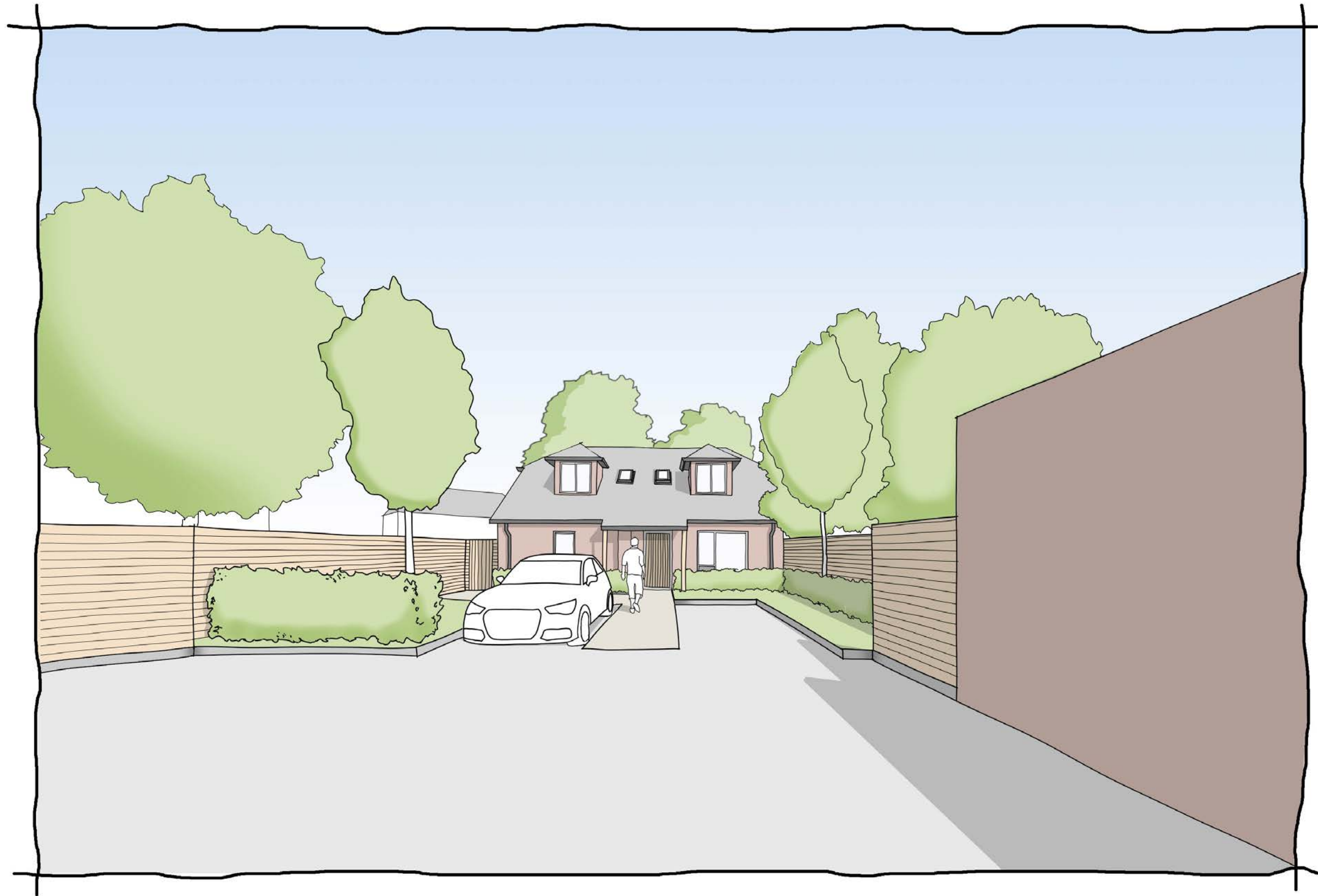
5.2 PROPOSED ILLUSTRATIVE SITE PLAN



5.3 PROPOSED FLOOR PLANS, ELEVATIONS AND SITE PLAN



5.4 PROPOSED INTERNAL STREET VIEW



6

CONCLUSION

6. CONCLUSION

The proposal will enhance the existing site through the development of a detached three storey dwelling modern home.

The proposal will incorporate high levels of sustainable measures to reduce carbon in both its construction and on-going use.

Improvements to the setting via landscaping and parking will enhance the street setting.

This document demonstrates that a logical process of assessment and design evolution has taken place to arrive at a robust design solution which has taken consideration of the constraints and opportunities of the site.

Main Benefits

- Enhancement of existing street scene in term of landscaping, security, water runoff.
- Use of a redundant site which is in need of development in terms of both modern family living requirements and the expected thermal performance and sustainable measures of housing in today’s society.
- Improved vehicular access.

7

APPENDICES

7. APPENDICES

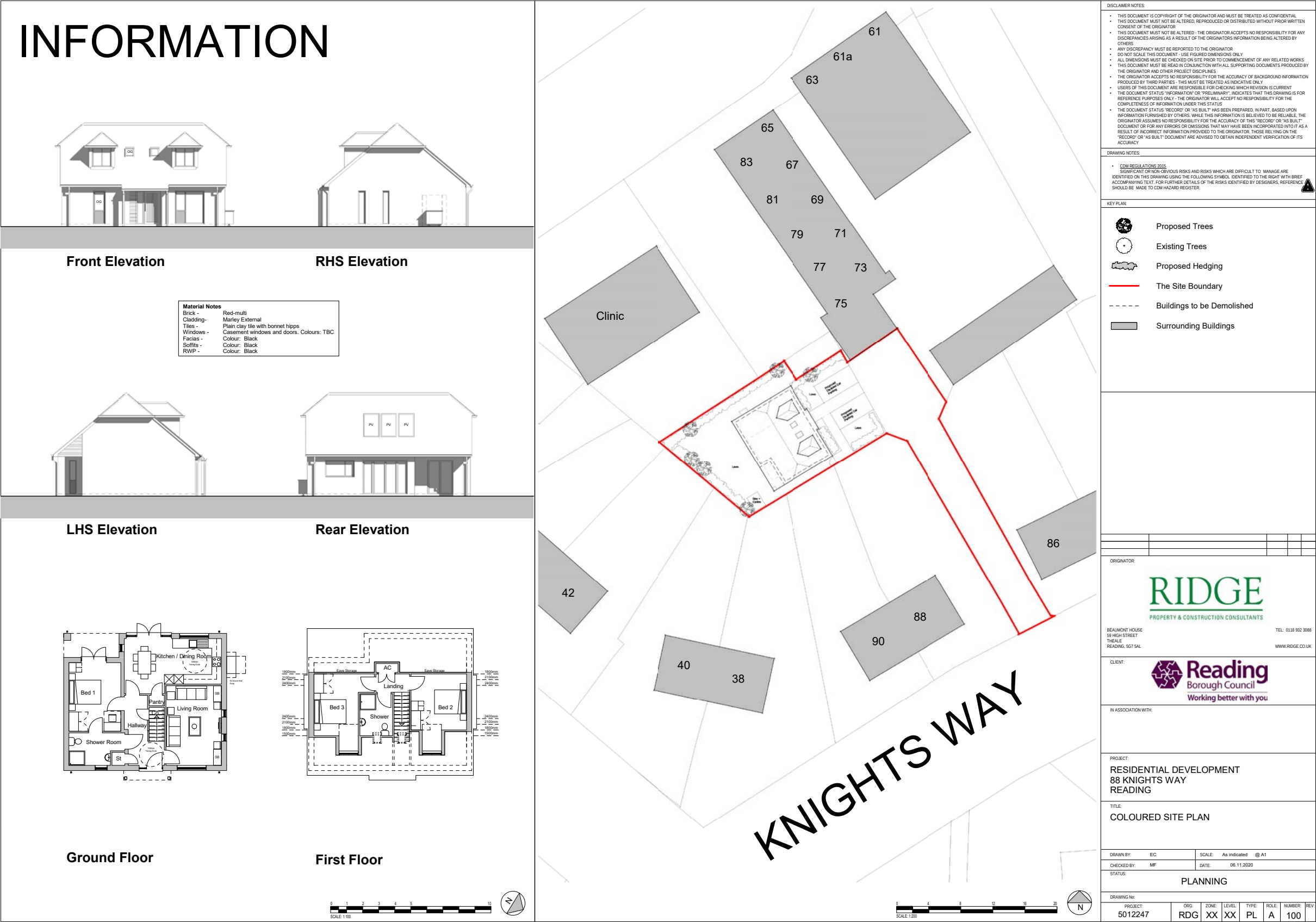
7.1 SITE LOCATION PLAN



7.2 COLOURED SITE PLAN

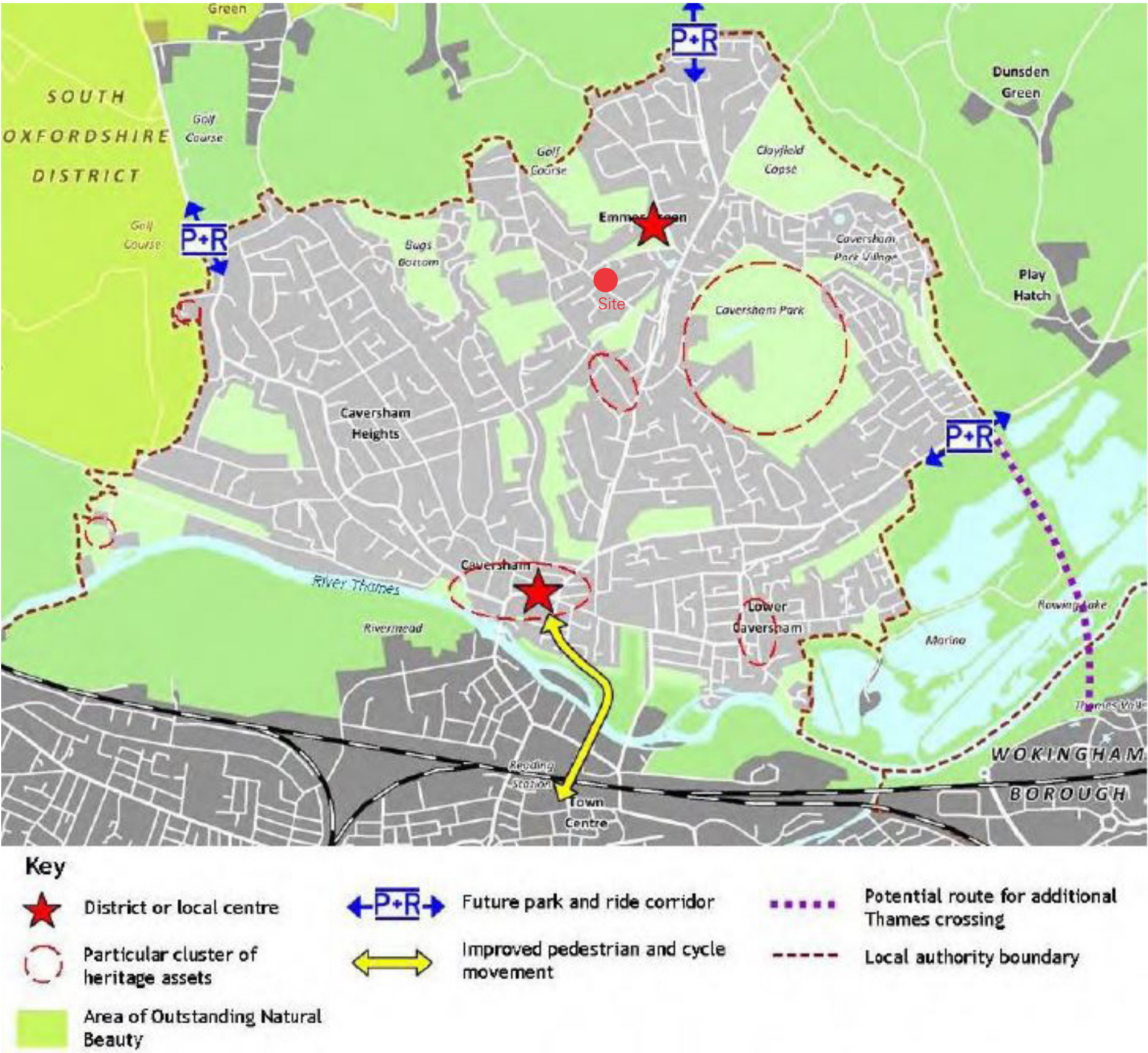


7.3 FLOOR PLANS, ELEVATIONS AND SITE PLAN



7.4 LOCAL PLAN MAP

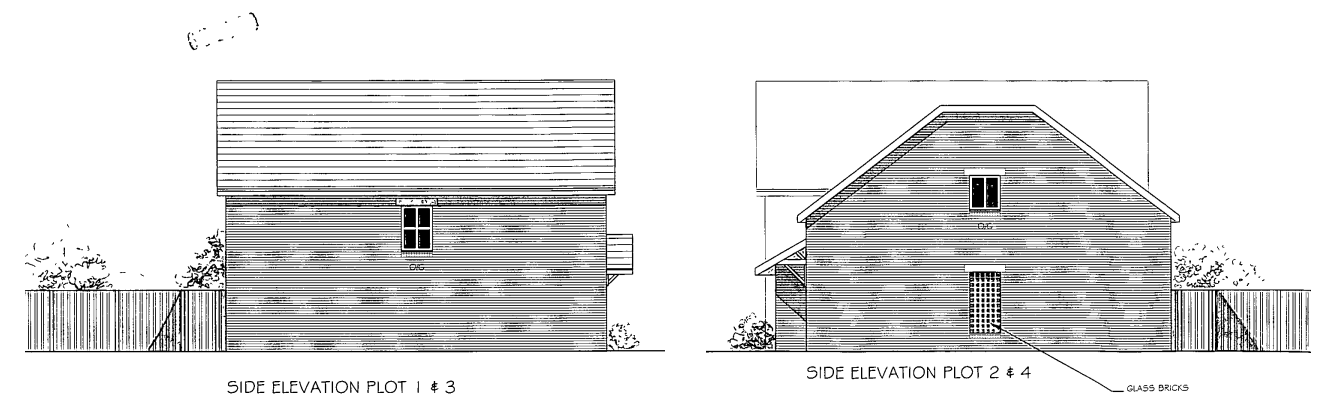
The local plan (right) indicating the site location.



7.5 090854 PLANNING APPLICATION - ELEVATIONS



7.6 081116 - PLANNING APPLICATION - ELEVATIONS



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