



Planning Design & Access Statement

Erection of a 2.5 storey building containing;
One 3-bedroom flat, two 2-bedroom flats and
two 1-bedroom flats at:

**1a North Street Caversham Reading
RG4 8JB**



Design Team

Prepared by:

Shaun Tanner of:



In consultation with:

Ecology, Air Quality and Acoustic Reports from:



Preapplication engagement with officers of:



On behalf of:

Lucky Trading Ltd



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Introduction

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- 1.1 Introduction
 - 1.2 Planning Policy
 - 1.3 Planning History
 - 1.4 Existing Site

Introduction

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1.1 Introduction

This planning design and access statement has been prepared by STL Architecture & Planning to support the detailed planning application submitted on behalf of our clients Lucky Trading Ltd, for the erection of 2.5 storey building containing one 3 bedroom flat, 2 two bedroom flats and 2 one bedroom flats with vehicular parking and cycle and bin store.

This statement has been prepared in the context of the Reading Borough Councils Local Plan, adopted November 2019 and will cover the history and context of the proposal and outline the necessary information required to provide a determination by Reading Borough Council planning officers.

The resulting conclusion is that key material considerations, including, impact on; character, neighbour amenity and highways safety are acceptable and the wider objectives of the relevant local and national planning policy are therefore met. In addition to this statement, the application is accompanied by the relevant planning application forms and ownership certificate and drawings. The relevant application fee has also been submitted via the online planning portal.

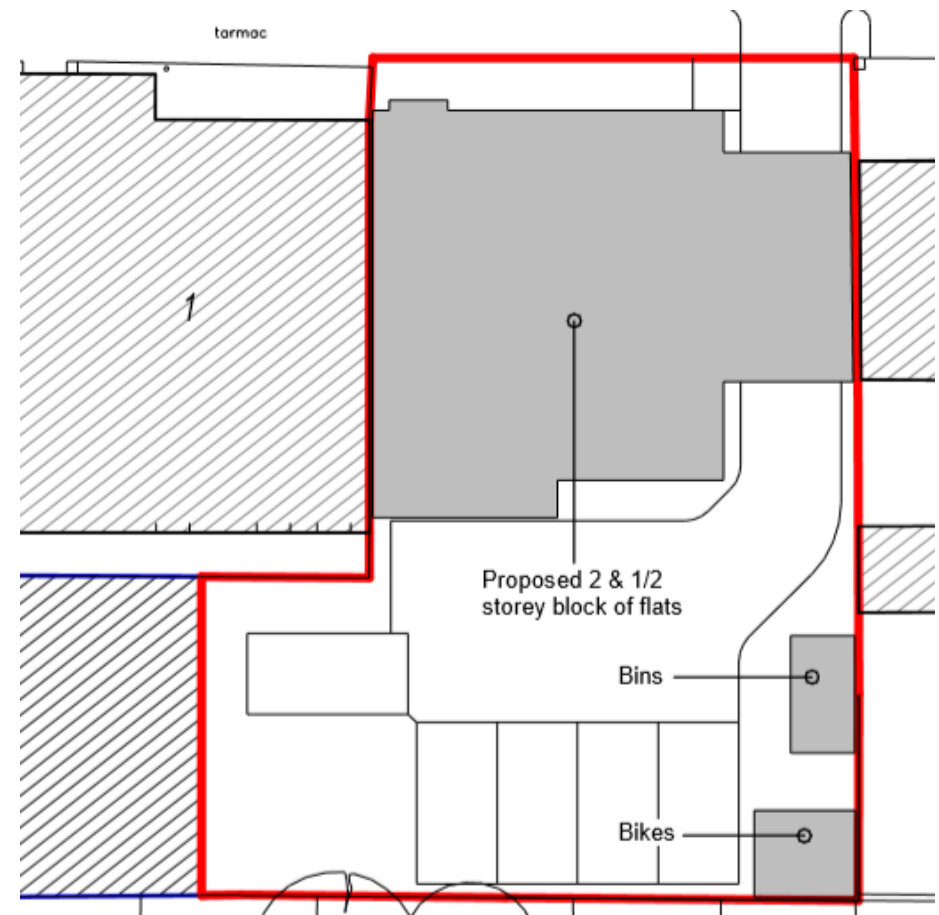


Figure 1: Block Plan



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Introduction

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1.2 Planning Policy

National

National Planning Policy Framework 2019;

National Planning Policy Guidance 2014 onwards

RBC Local Development Framework

Local Plan (Adopted November 2019)

CC1: Presumption in favour of sustainable development

CC2: Sustainable Design and Construction

CC3: Adaption to Climate Change

CC5: Waste minimisation and storage

CC6: Accessibility and the intensity of development

CC7: Design and public realm

CC8: Safeguarding amenity

EN14: Trees, hedges and woodlands

EN18: Flooding and sustainable drainage systems

H1: Provision of housing

H3: Affordable housing

H5: Standards for new housing

H7: Protecting the existing housing stock

H10: Private and communal outdoor space

TR3: Access, traffic and highway-related matters

TR5: Car and cycle parking and electric vehicle charging

Supplementary Planning Documents

Affordable housing (2013)

Revised parking standards and design (2011)

Planning obligations under section 106 (2015)

Sustainable design and construction (2011)

Introduction

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1.3 Planning History

191747/PREAPP

Replacement of existing bungalow with a 3 storey building consisting of B1/D1 at ground floor and 4 x one bedroom flats above.

191748/PREAPP

Replacement of existing bungalow with a 3 storey building consisting of 6 x one bedroom flats

180563/FUL– Appeal Dismissed

Change of use of restaurant (A3) to retail/professional & financial services (A1/A2), upwards extension to 3 Prospect Street or provide additional residential unit, conversion of rear part of restaurant to provide 4 new residential units, demolition of 1a North Street and replacement within building containing 4 residential units

980895—Approval

Change of use from offices to residential

901152 - Approval

Change of use to A2 for solicitors' office.

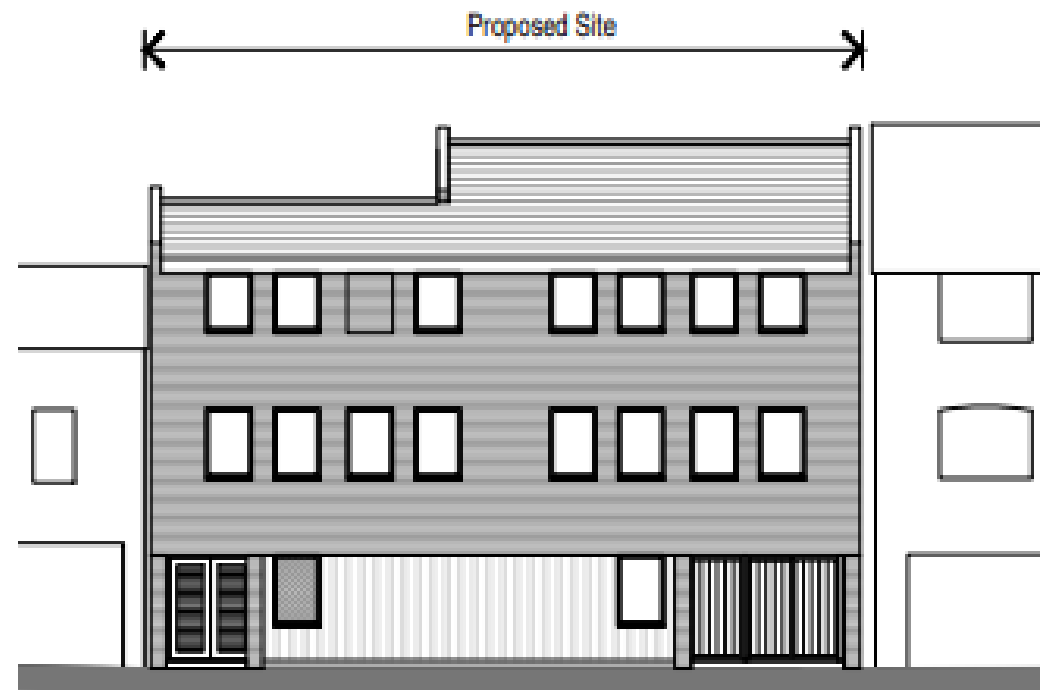


Figure 2: Dismissed Appeal Proposal

Introduction

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1.4 Existing Site and Context

The site to which this application relates is a parcel of land situated in the District Centre of Caversham, south of North Street and between the residential properties of 1 and 3 North Street.

The site is bound to the north by North Street, three and two storey residential properties to the west and east respectively and residential rear gardens north of South Street.

The site is 'L' shape in form with the frontage of the site addressing North Street and the returning behind no3. A single storey bungalow presently exists with the remaining of the site being largely used and undeveloped.

The site is approximately 410 metres squared in size and within walking distance to a wide range of shops and services. Public transport and outdoor recreational opportunities are also within walking distance of the site.

The application site does not form part of a Conservation Area nor does it impact the setting of any Listed Building Assets. The site is located in Flood Zone 3 and does not form part of any national or local landscape designations.



Figure 3: Aerial Image

Context

2.1 Site Photos

2.2 Character Photos



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Context

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2.2 Site Photos



Figure 4: Dropped Kerb to be reinstated and gate removed



Figure 5: View of site from North Street facing south east



Figure 6: Bungalow to be demolished

2.2 Character Photos



*Figure 7: View of side elevation of
5 Prospect Street*



*Figure 8: View from North Street facing
towards Prospect Street*



*Figure 9: View of side and rear elevations
of 7 Prospect Street*

3

Proposal:

3.1 Scale and Appearance

3.2 Amount and Layout

3.3 Access and Parking

3.4 Landscaping and Trees

Proposal

3.1 Scale and Appearance

The scale of the proposed building is largely dictated by no. 1 and no.3 North Street. No1 being measured at 10.6 metres in height and no 3 measured at 8 meters. This has provided an opportunity to deliver a scheme which promotes an improved street scene experience. As demonstrated on the above plan the ridgeline of the building steps down providing an logically scaled transition between the two neighbour properties. The proposed building therefore has two ridgeline heights; the main part of the building will be no more than 10 metres and the under croft element of the building will be no more than 8.5 metres.

The proposed building will be approximately 13.6 metres in wide and 10.6 metres at the deepest. The rear elevation has is slightly staggered to allow for sufficient space to the rear of the site for parking, turning, landscaping and refuse storage.

Figure 10: Proposed principle elevation



Proposal



Figure 11: Proposed rear elevation

The proposal seeks to deliver a traditional aesthetic indicative of the Victorian vernacular in the surrounding area, generating a facade that is rich in texture and colour allowing the development to fit harmoniously within its surroundings. The proposed openings in the elevations are to be in-keeping with the wider fenestration character of North Street and Prospect street. The proposed materials include, contrasting brick and stone with slate tile for the roof and traditional timber joinery

The high quality of the development provides good degree of architectural articulation by way of staggered elevations and ridgelines. The overall scale and appearance is broken up by the design approach which is further emphasised by the void of the under croft driveway. The proposal seeks to provide elevations with considered brick and window detailing to reflect the wider character of North Street and beyond.





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Proposal

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Figure 12: Indicative Illustrations of Principle Elevation



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Proposal

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Figure 13: Indicative Illustrations of Princi-



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Proposal



Figure 14: Indicative Illustrations of Rear Elevation

Proposal

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3.2 Amount and Layout

The small bungalow existing on the site will be demolished and 5 units are proposed to be delivered. The ground floor will provide a three bed unit, two 2 bed units and two 1 bed units, offering a varied mix of housing. The proposed floorspace for the flats meets the minimum national standards for gross internal floor area and storage.

Access to the ground floor flat is achieved at the rear of the building with access to the above floors being achieved from the street. The building will be positioned between two existing residential properties and the rear elevation will be approximately 20 metres from the rear extensions of the dwellings north of South Street.

There are 12 windows and 2 rooflight proposed on the rear elevation, providing a good level of surveillance over the parking and storage areas. An area of communal space is provided for future occupants with planting and landscaping proposed throughout the site. The site is in close proximity to a variety of options in terms of open space and recreation opportunities.

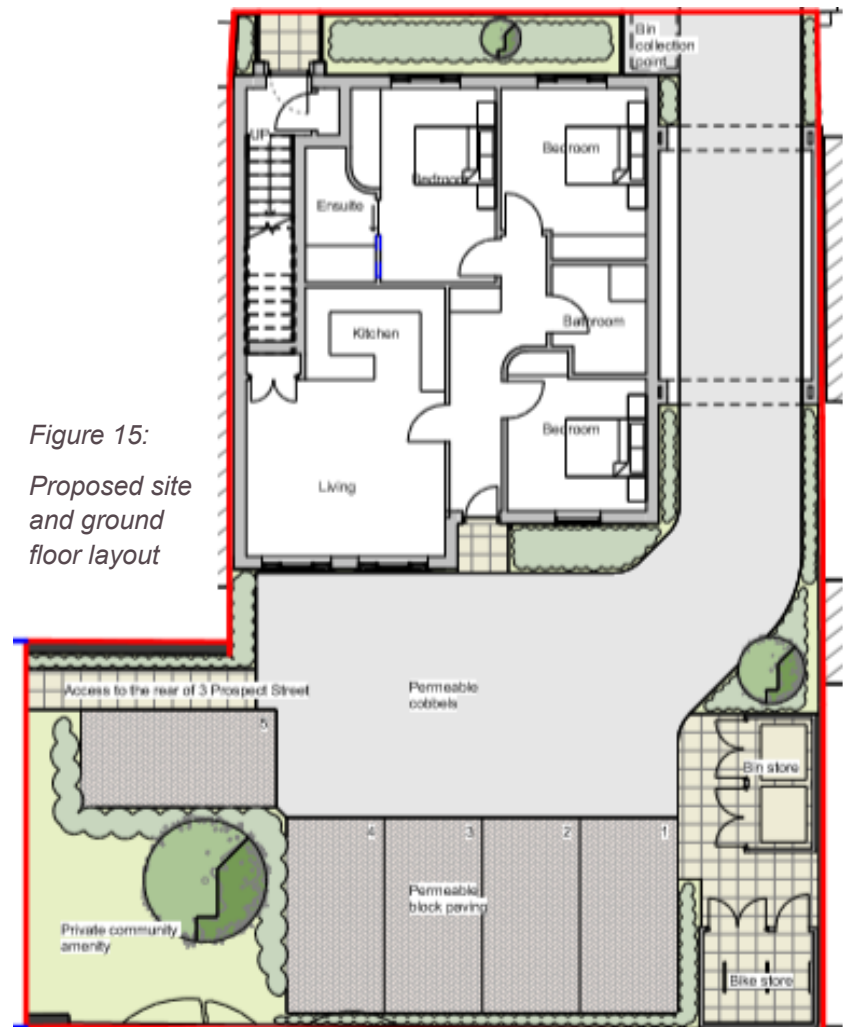


Figure 15:
Proposed site
and ground
floor layout



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Proposal

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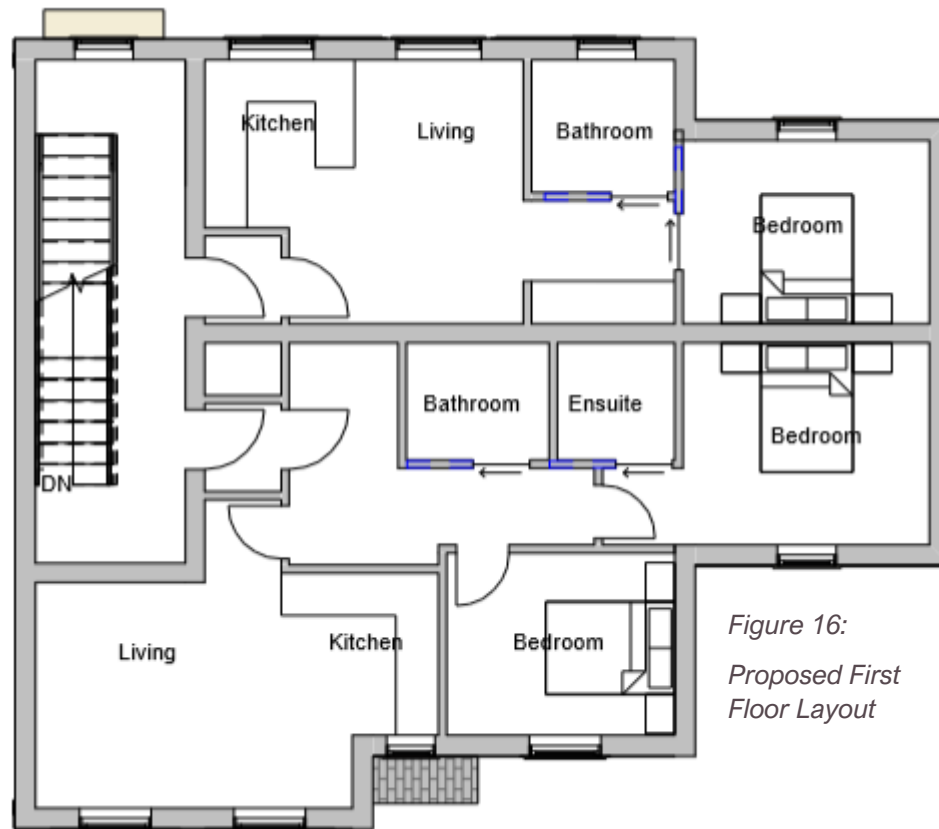


Figure 16:
Proposed First
Floor Layout

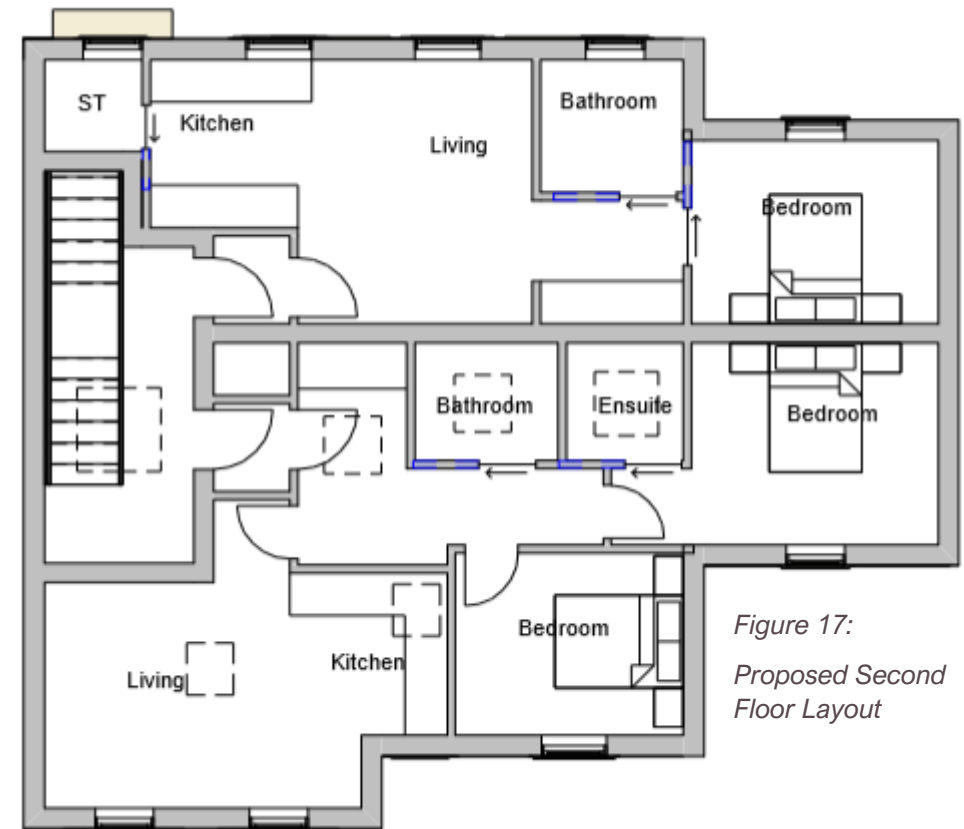
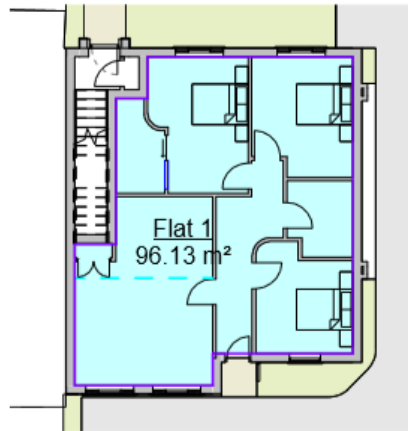


Figure 17:
Proposed Second
Floor Layout

Proposal

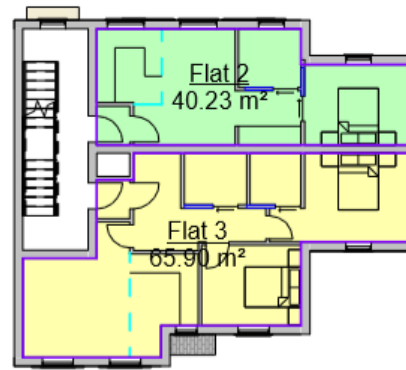
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Ground Floor

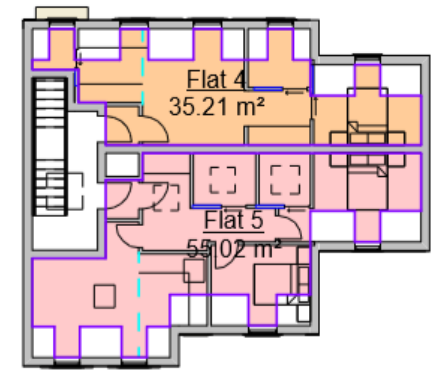
1 : 200



2

First Floor

1 : 200



3

Second floor

1 : 200

Figure 18: Proposed Floor Area Plan

Scheme 1 Legend



Schedule of flats

Flat 1,	3 Bed,	4p minimum 74m2,	96m2 achieved.
Flat 2,	1 Bed,	1p minimum 39m2(37m2),	40.23m2 achieved.
Flat 3,	2 Bed,	3p minimum 61m2,	65m2 achieved.
Flat 4,	1 Bed,	1p minimum 39m2(37m2),	44.85m2 achieved.
		(35.21m2 above 2.3m 90% of national space standards)	
Flat 5,	2 Bed,	3p minimum 61m2,	65m2 achieved.
		(55.02m2 above 2.3m 90% of national space standards requirements)	

Proposal

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3.3 Access and Parking

Access will be provided where the existing bungalow is located via an undercroft driveway and into an area of permeable cobble hardstanding and permeable block paving. The proposal provides 5 parking spaces to accord with Reading Boroughs' Parkin Standards, resulting in one space per unit.

Sufficient room is also provided for turning to ensure vehicular egress in a forward gear can be achieved.

The proposal also incorporates a conveniently located refuse and cycle storage area to the south eastern corner of the site.

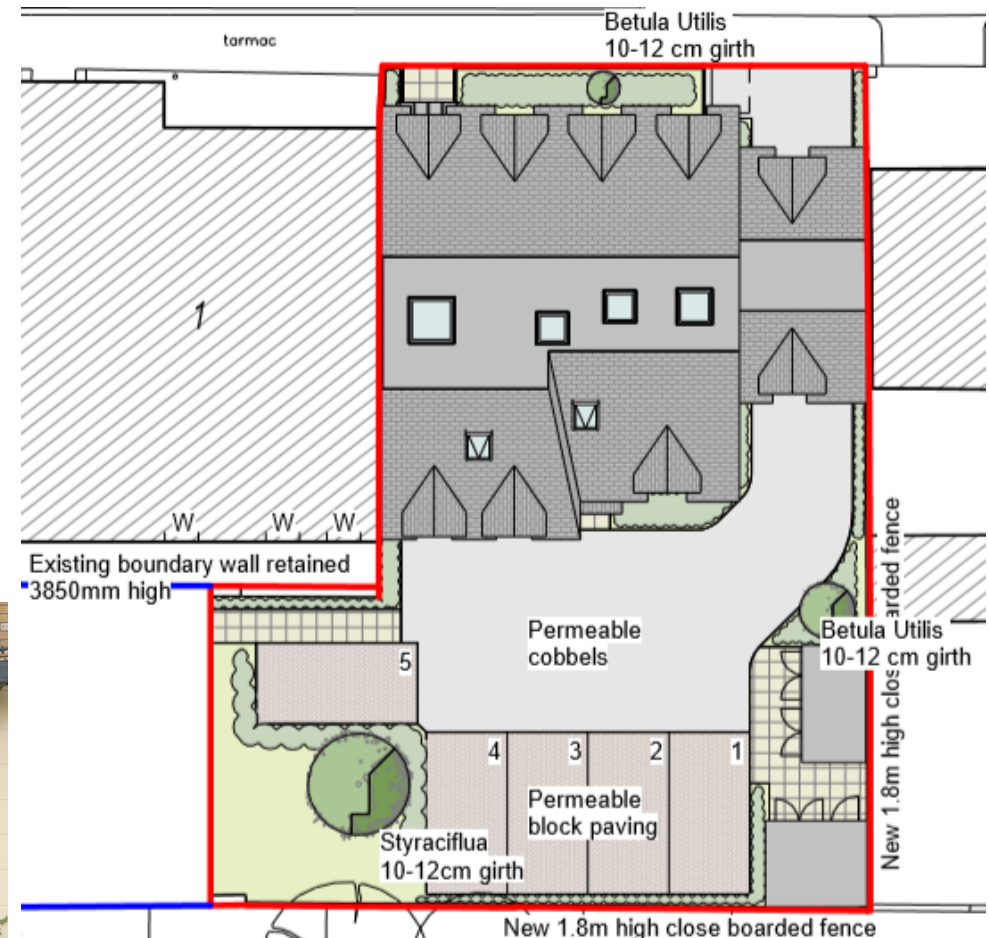


Figure 19: Site Plan

Proposal

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3.4 Landscaping

The proposal seeks to incorporate a number of hard and soft landscaping features in the site (See figure 15). As outlined previously, the driveway will be made up of permeable paving and cobbles which will be complimented with hedges and tree planting to both the frontage and rear of the proposed building. A small communal amenity area will also be located to the rear of the building with complimentary landscaping. A new 1.8 metres close boarded fence will bound the site to the south and east with attractive low level estate style railings to between the footway and proposed frontage hedgerow.

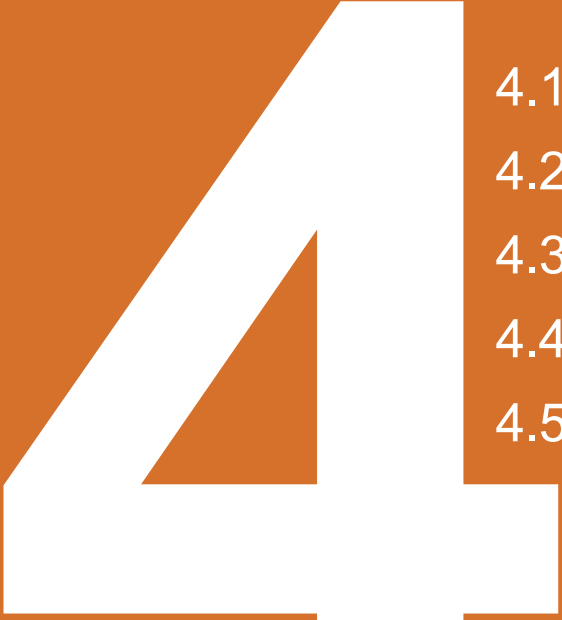


Figure 20: Indicative *Betula Utilis* Planting



Figure 21: Indicative *Styraciflua* Planting

Policy Justification

- 
- 4.1 Principle of Development
 - 4.2 Impact on Character
 - 4.3 Impact on Neighbour Amenity
 - 4.4 Impact on Highways and Parking
 - 4.5 Other material Considerations

Policy Justification

4.1 Principle of Development

The application site has an existing C3 land use and is located on a residential street. It is flanked by two residential buildings to the east and west and backs onto residential gardens to the south.

The proposal is compatible with the wider land uses and would be located in a sustainable location with a variety of shops and public services within walking distance. The principle of new residential development is therefore acceptable subject to all other material planning considerations being satisfied.

There is relevant planning history on the site, to include a dismissed appeal which outlined the design of the building to address North Street

“...very limited concession to the design of either the two storey terraces to the east or the three storey buildings leading towards and on Prospect Street.

“The fenestration at first and second floor levels bears little similarity in terms of the number, size, style or spacing of windows on neighbouring buildings.”

“Although there would be a set down in the ridge of the roof, it would still be higher than No 3 and would do little to dissipate the overall scale of the proposed building”

A subsequent pre planning application was submitted concluding the site offered little value to the street scene and its redevelopment could be acceptable where appropriately designed. This application seeks to address the concerns raised through previous engagement with the planning system.

In accordance with the aspiration of Policy H2, the proposed density and mix is informed by the surrounding character and mix of uses in the area. North street comprises of a series of terrace dwellings of 2 or 3 bedrooms with the adjacent apartment building comprising of 4 units. As such the proposal of 5 units seeks to provide the following mix of units:

- 40% one bedroom
- 40% two bedroom
- 20% three bedroom



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Policy Justification

As outlined in the Local Plan there is no blanket policy for density and mix across the Borough. Proposals must therefore ensure efficient use is made of the land whilst responding to the character of the surrounding area. The proposed building will be in keeping with the wider street scene appearance and will adopt a high quality design, whilst making efficient use of the unattractive and disused site. The proposal has also been designed to ensure there are no concerns with impact on adjacent residential amenities with respect to loss of light, privacy overbearing effects.

4.2 Impact on Character

Local Plan policy CC7 outlines development must be of a high design quality and should maintain or enhance the character and appearance of the area. The existing site contains a small bungalow which is at odds with the existing character of North Street. This is further amplified by the remaining site being disused and falling into disrepair. North Street has strong and established character from the eastern boundary of the site onwards. To the west of the site is a three-storey building containing 4 apartments exists.

As outlined earlier in the statement, these flanking developments and comparative heights, allow the design of the proposal to secure a logical and aesthetically pleasing transitional development between the two ridgelines. The design is informed by the existing Victorian vernacular where a variety of facade details are utilised. The impact of the proposed scale on the street scene is broken up through various design measures, such as brick detailing, recessed elevations, undercroft driveway, tiered roof ridge lines and frontage landscaping. These measures ensure the proposal provides a positive contribution to the character and appearance of the area, enhancing the quality of the public realm of this location. It adopts features such as sash windows and brick detailing which can be found on existing dwellings along North Street, reinforcing local character and distinctiveness and providing a visually attractive addition to North Street.

4.3 Impact on Neighbour Amenity

There are no proposed windows on the side elevations, and windows facing onto North Street would not cause any further overlooking than the existing situation. There is a significant distance between the rear elevations of properties on South



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Policy Justification

distance between the rear elevations of properties on South Street and therefore there are no concerns with the impact of the proposal on these dwellings. The proposal passes the 45 degree test and would not cause any overbearing or loss of light to neighbours. As such, the proposal complies with Local Plan policy CC8 by not resulting in any undue harm by way of, privacy, loss of light and overbearing impacts.

As assessment of noise climate has been undertaken which confirms that significant adverse impacts on the health or quality of life of future residents would be avoided in line with paragraph 180 of the NPPF and policy EN16 of the Local Plan.

4.4 Impact on Highways and Parking

The existing access arrangement has a dropped kerb which is to be extended as part of the proposal. The new dropped kerb will provide access under the building and into the rear parking area of the apartment occupants. Each flat has a single allocated space, measured in accordance with Highways standards. There is sufficient room within the parking area for turning to ensure egress onto North Road can be achieved in a forward gear.

The proposal provides an area of hardstanding domestic waste storage and refuse storage which will be presented onto the road as with the existing arrangement? There is also a dedicated cycle storage area for occupant use. A single electric vehicle parking bay is also proposed?

The proposal provides an area of hardstanding domestic waste storage and refuse storage which will be presented onto the road as with the existing arrangement? There is also a dedicated cycle storage area for occupant use. All parking spaces will benefit from access to electric vehicle charging points, as shown on the Ground Floor Plan.

4.5 Other Material Considerations

Flooding and Drainage

The application site does not give rise to concerns with respect to flooding or drainage. The site is not located within Flood Zone 2 or 3 and is located within an existing residential area where a sustainable drainage scheme would be viable by connecting into existing foul and surface water infrastructure. The more detailed design of the proposed scheme will be provided by condition should permission be granted.

Policy Justification

Ecology and Biodiversity

The proposal is supported by a preliminary bat survey. Although bats were not detected during the survey it is considered that the survey was not conducted in optimal conditions and as such an emergence survey is proposed in the next active season.

Adaptation to Climate Change

The following devices will be incorporated within each home:

- Water efficient taps.
- Water efficient cisterns.
- Low output showers.
- Flow restrictors to manage water pressures to achieve optimum levels.
- Water meters to all premises with guidance on water consumption and savings.

Advice will be provided by the developer to the residents through a comprehensive Home Owners Pack, detailing how to make optimum use of the devices installed around the home. Further, in marketing the scheme sustainable elements such as water reduction will be promoted.

Renewable and low carbon technologies have been considered and the applicant has elected for a fabric and renewable energy approach to meet the necessary CO2 reduction targets in accordance with Local Plan Policy CC2 and CC3. An efficient mechanical ventilation system is proposed that will introduce fresh air to the building to ensure the internal comfort of the building is maintained. The available options for delivery of energy have been appraised and highly efficient individual condensing gas boilers are the optimal method of supplying the homeowners with efficient, cost effective space heating and hot water.

The heating design will be enhanced by specifying full zone and optimum start controls to ensure that the homeowners have an effective, easy to control system. A high percentage of internal lights will be low energy which will reduce energy and CO2 emissions further.

Development Contributions

A viability statements has been submitted to support this application and should be read in conjunction with Local Plan policy H3 and Readings adopted CIL charging schedule



Conclusion

This Planning Design & Access Statement has demonstrated the replacement dwelling is acceptable in principle. Material planning considerations have been analysed and it has been demonstrated the site can be developed as proposed without adverse effect on the character of the area, amenity of neighbouring dwellings, highway safety, adjacent heritage asset, existing landscape features and ecology.

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Appended Plans & Reports

- Location and Block Plan
- Site Plan
- Ground Floor Plan
- First & Second Floor Plan
- Area Plan
- Elevations Sheet 1
- Elevations Sheet 2
- Preliminary Bat Report
- Air Quality Report
- Acoustic Report
- Viability Study
- Pre-application Response
(191748/PREAPP)