

# RESIDENTIAL DEVELOPMENT AT 18 PARKSIDE ROAD / READING / RG30 2DB

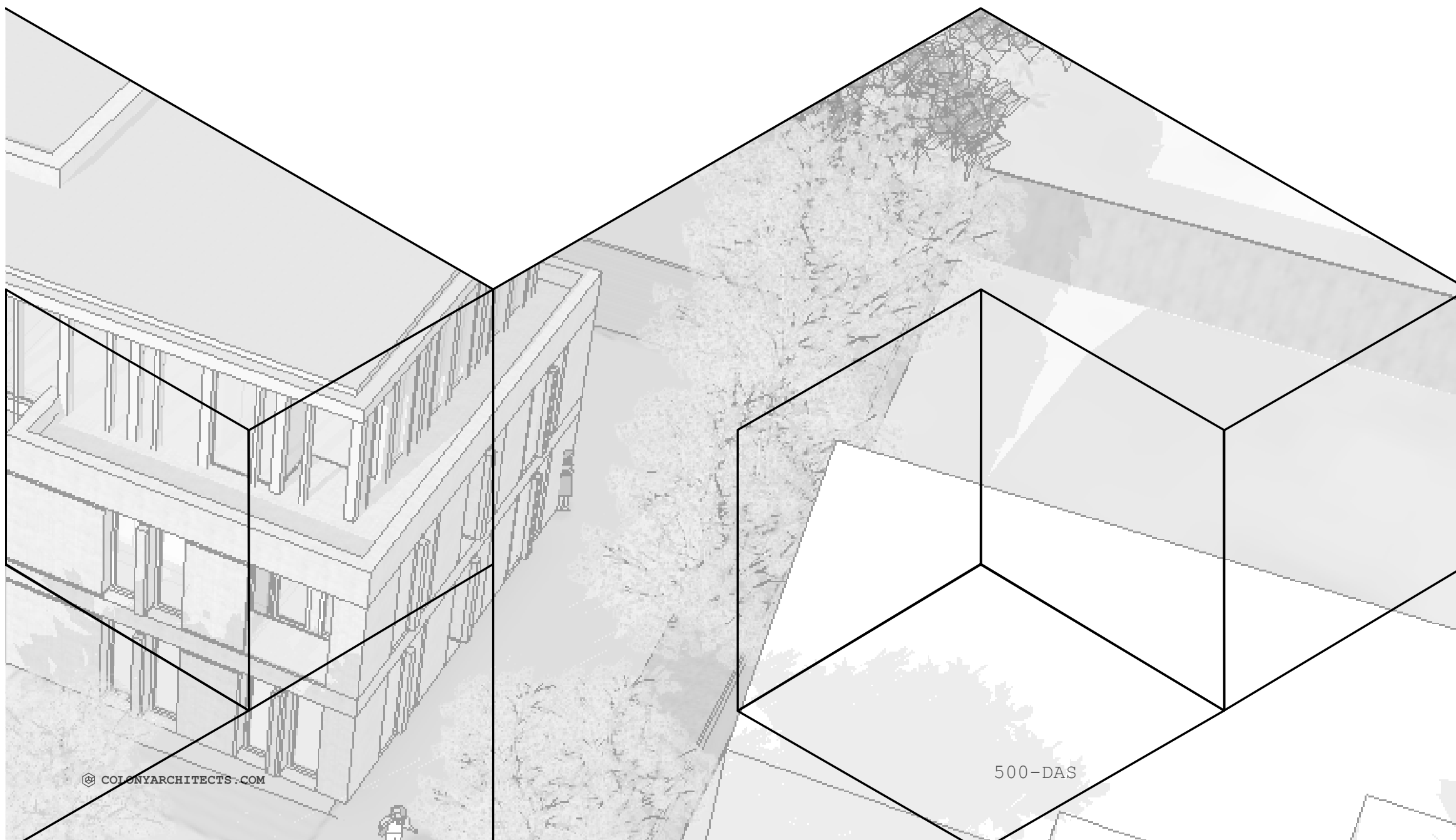


## Design & Access Statement

**Issue** Draft Issue 02

**Date** 23 June 2020

**Ref** 500/DAS/DRAFT-02



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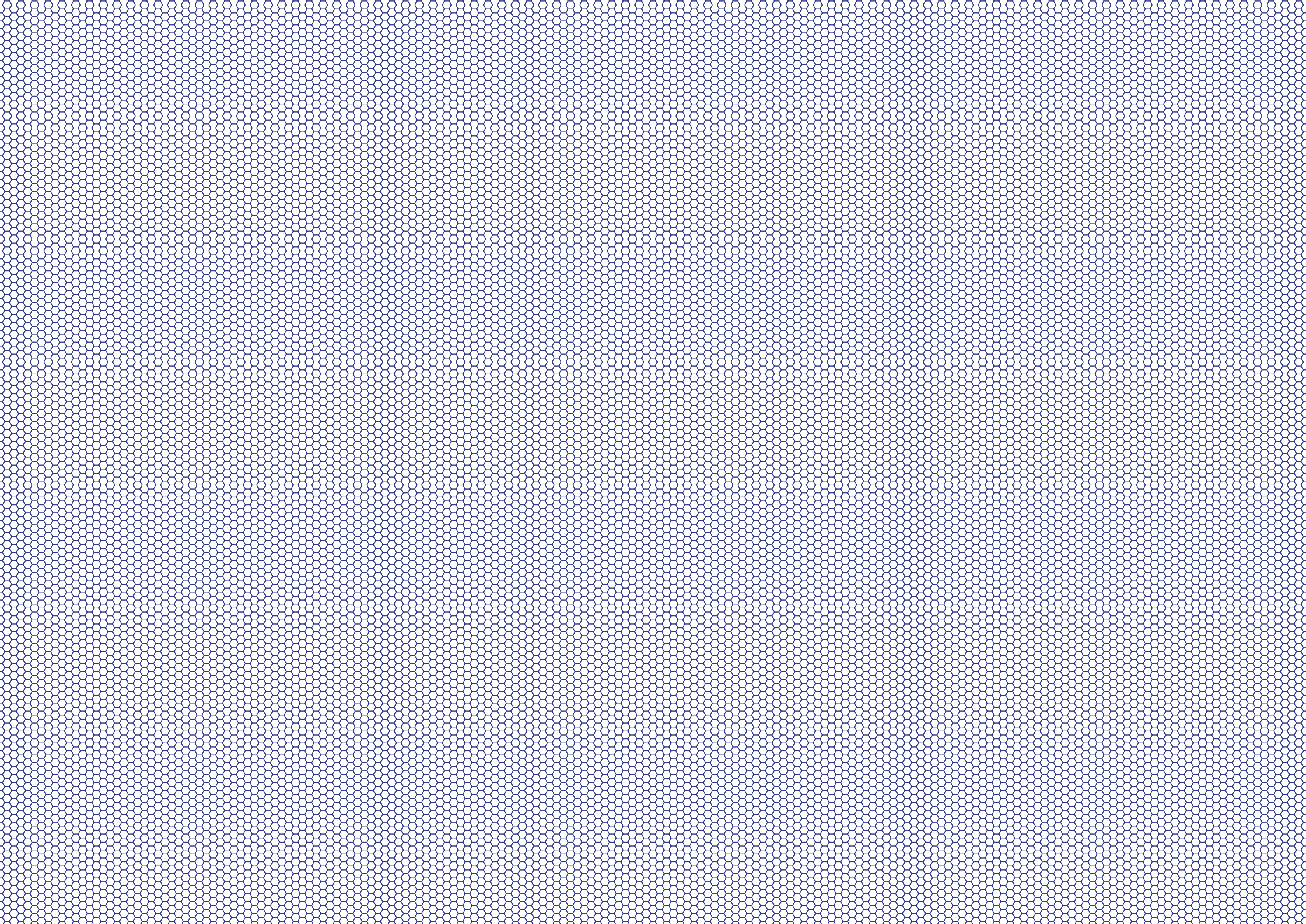
# 01 EXECUTIVE SUMMARY

- Application for a 13 unit Flatted development
- Associated uses, parking, bins and bikes etc.
- Development within settlement boundary
- Sustainable location, based on proximity to shops and transport links
- Designed to reflect character of context

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01 Indicative streetscene



02

# INTRODUCTION

# ABOUT DESIGN AND ACCESS STATEMENTS AND COLONY ARCHITECTS

Colony Architects use a Design and Access Statement as an illustration tool to explain a planning application design proposal, the rationale behind its creation and how it is appropriate for the context. This statement serves to meet statutory requirements, local planning policy and national guidance documents.

## STATUTORY REQUIREMENTS OF A DESIGN AND ACCESS STATEMENT

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design and Access Statement to be made in the following application situations:

- major developments
- within a designated area (conservation area, World Heritage Sites)
- the provision of one or more dwellinghouses; or
- the provision a building, or increase in building area greater than 100m<sup>2</sup>

The statement should cover:

The design principles and concepts that been applied to the development.

How access relating to the development have been dealt with, adopting local planning policy requirements.

Explain the steps taken to appraise the context and how the design of the development takes the context into account.

State what, if any consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation.

## GUIDANCE DOCUMENTS

In addition to the statutory requirements of a Design and Access Statement, there is further guidance on the document structure. DCLG Circular 01 / 2006: Guidance on Changes to the Development Control System identifies three essential components of a design and access statement, to which this document generally follows. These are:

### Appraising the Context

A statement must demonstrate the steps taken to appraise the context of the proposed development, since it is important to the eventual design that an applicant should understand the context in which their proposal will fit and use this understanding to design the scheme.

To gain a good understanding of context and use it appropriately, applicants should follow a design process which includes assessment, involvement and evaluation as well as design.

### The Design Component

A design and access statement should explain the design principles and concepts that have been applied to particular aspects of the proposal. These are:

**Use** – How the use or mix of uses proposed for the land and buildings have been derived from an understanding of the site's context.

**Amount** – How much development is proposed. For residential development, this means the number of units proposed for residential use. The statement 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, routes and open spaces, (both public and private), are provided, placed and orientated in relation to each other and buildings and spaces surrounding the site.

**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.

**Appearance** - The visual impression made by the building should be explained and justified, including its built form, architecture, materials, decoration, lighting, colour and texture.

**Landscaping** - i.e. 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 Access Component**

Design and access statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the wider transport network.

It should include an explanation of the applicant's policy and approach to access, with particular reference to the inclusion of disabled people, a description of any consultation undertaken in relation to access issues and how the outcome of consultations and advice received on accessibility issues has been followed.

Access for emergency services should be explained where relevant.

**DESIGN PROCESS**

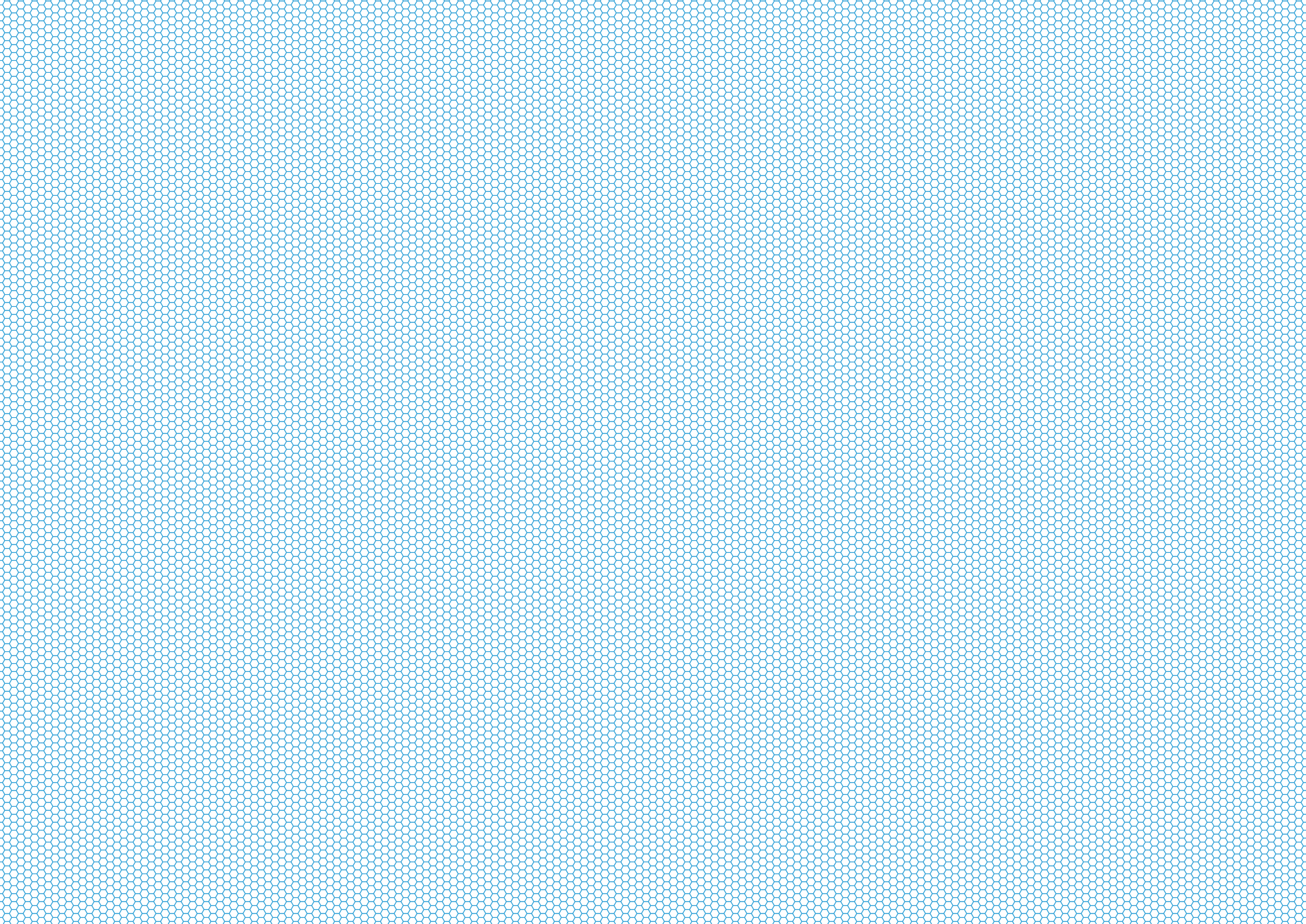
During the design process, the design team not only observe statutory requirements and guidance documents, but also local planning policy requirements, examples of these documents include:

- Design Quality (Supplementary Planning Documents / Guidance)
- Character and Conservation Area assessments
- Lifetime Homes and Wheelchair housing requirements
- Housing design standards
- Sustainability checklists
- Parking and Highways standards

"Circular 01/2006 recommends that applicants follow an assessment, involvement and evaluation design process. This closely mirrors a good design process and means that the final design will be informed by the wider context of the site."

CABE: Guide to Design and Access Statements





# 03 THE SITE

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# APPLICATION AND LOCATION

DESCRIPTION

This application is for the residential development of 13 units at 18 Parkside, Reading.

This document is to be read in conjunction with submitted plans and reports.

SITE LOCATION

The site location map illustrates the site's location within 1.3 miles on the western side of Reading.

SITE LOCALITY

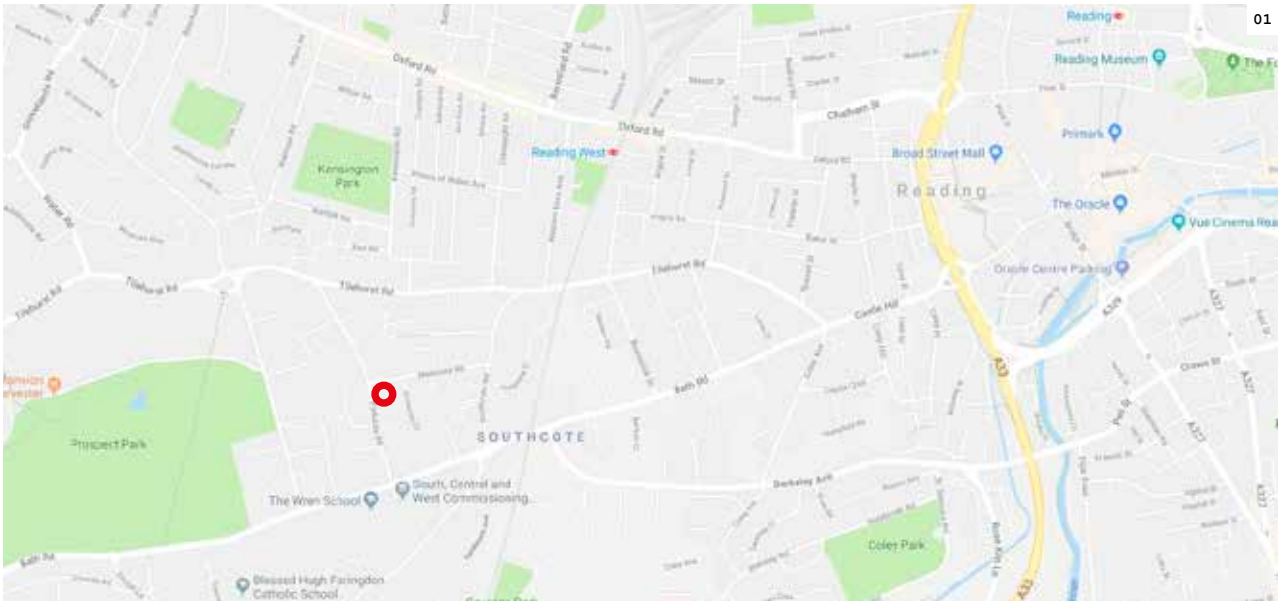
The aerial view of site shows that the locality of the site is a predominantly residential area, within the defined settlement boundary of Reading. The site is surrounding by residential housing, flats and care homes, and has is 0.5mile of Prospect Park.

SUSTAINABLE LOCATION

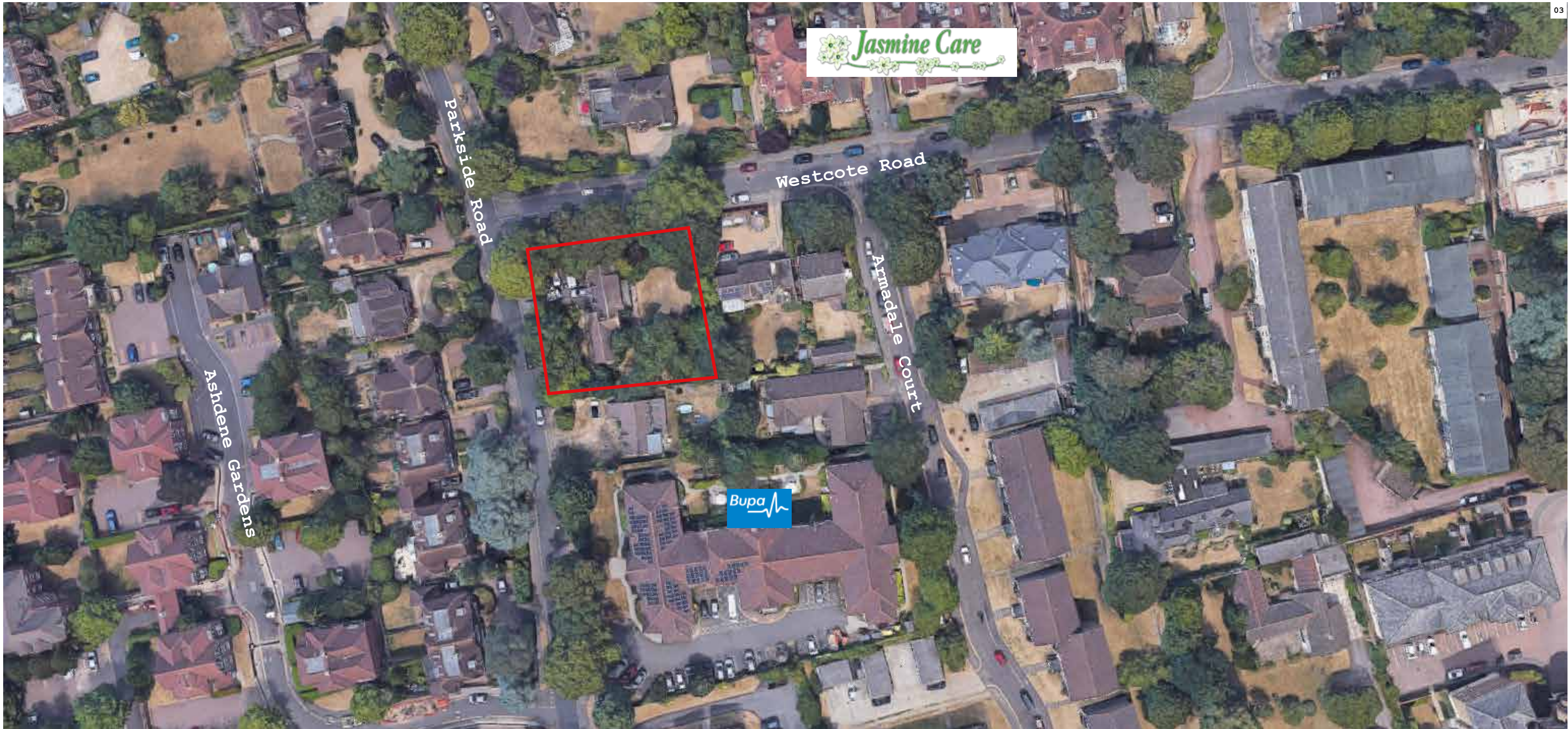
The site is a sustainable location for development as it is in close proximity to:

- Supermarkets
- Reading town centre [25 minute walk]
- 15 minute walk to Reading West railway station
- Bus routes - No.33 from Tilehurst Road, No.1, 2 & 2a from Bath Road

The proposed site for development make use of existing infrastructure, services, facilities and employment opportunities, and therefore should be considered a sustainable location for additional housing. From a broader viewpoint, the increased need for housing in the UK can be met largely from sites of this nature being developed.



01 Site location - map view  
02 Site location - aerial view  
03 Site location - wide-scale aerial view



## SITE PARAMETERS

## CONSTRAINTS AND OPPORTUNITIES

- Site area: approx. 1,424m<sup>2</sup> / 0.35 acres
- Current site use: residential
- Site shape is broadly rectangular
- Trees on north and western boundary screens the site
- Large corner plot
- Re-use of existing access
- Existing building set 1.5m down
- Large trees to the north
- Potential to face building southwards

The site's main constraint is the mature tree line to the north the trees have grown to the north of a retaining wall creating a higher separate section of the site.

The existing levels are very steep from the access to the existing front door and any new development would need to be DDA compliant.

## PRINCIPLE OF DEVELOPMENT

Picking up the building lines of Parkside Road and Westcote Road the site naturally follows a 'T' footprint. This is set back further than the existing building which also allows the parking to be along the front adjacent to the existing vehicular access.

The site when compared with surrounding buildings of 2 / 3 storey it is clear that the site appears under utilised and presents a good opportunity for residential development. When looked at within the street scene, the levels, trees and the building to the north allow for additional height to the north of the site. It is clear that in implementing current standards and policies the site could, without detriment, accept a development density in excess of that existing.

Clearly the country needs more housing, which is reflected in Government policy. Adding further storeys to existing buildings is an appropriate solution. A percentage of additional housing can, should and must come from development of brown field sites. In this context this sustainable site offers a development and increased density opportunity.

## 01 Constraints and opportunities diagram



# SITE CONTEXT

## CHARACTER OF CONTEXT: TOWNSCAPE, ARCHITECTURE AND DENSITY

- Large under utilized plot
- Various building types
- Larger surrounding buildings.
- Urban / suburban surroundings

## CHARACTER OF CONTEXT: LANDSCAPE, TREES AND PUBLIC REALM

- Large under utilised plot
- Various building types
- Larger surrounding buildings.
- Urban / suburban surroundings



01-06 Photographs of existing buildings and plot

# LOCAL IDENTITY STUDY

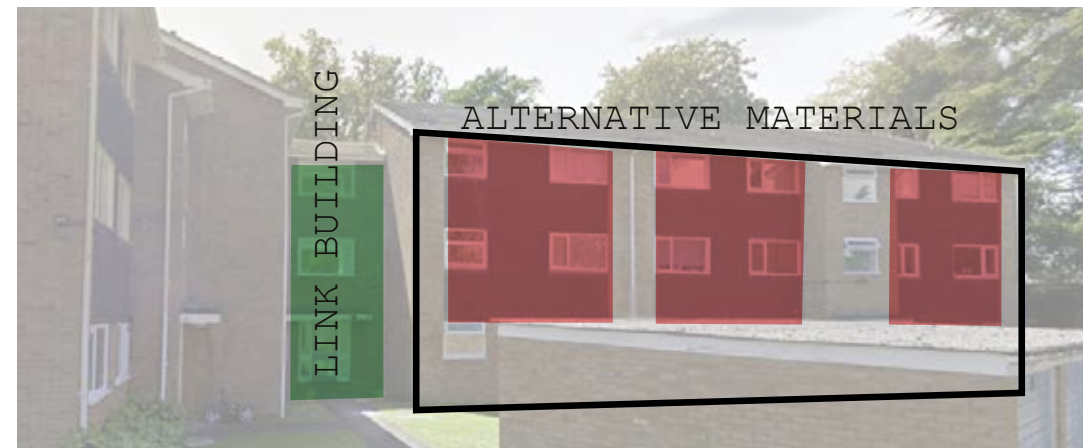
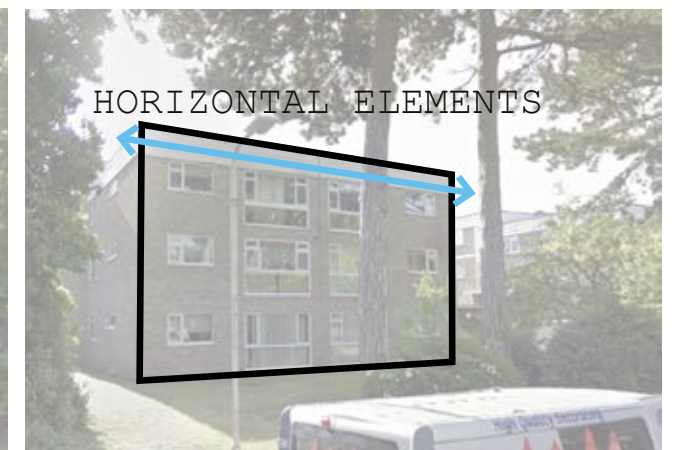
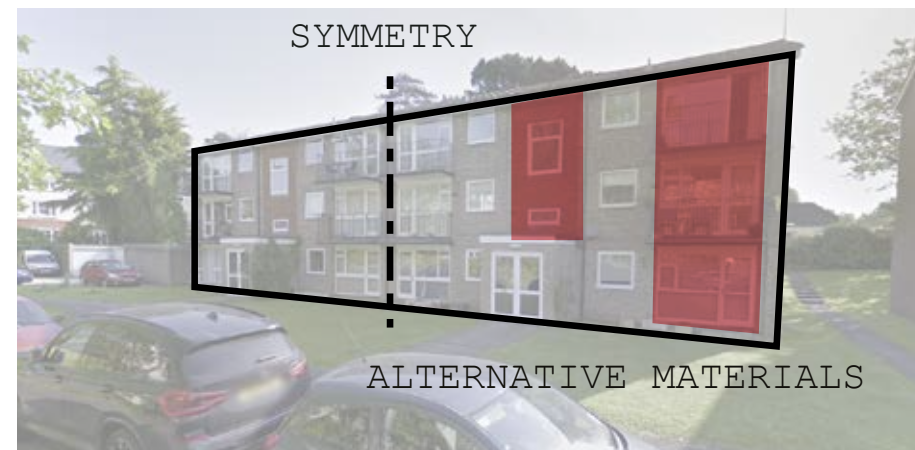
## MATERIALS

As a general rule, different buildings throughout the last 100+ years have had similarities that the generation / style of building has adapted and then worked with the current style allow the area to have varied style constantly being updated.

- **BRICKWORK** - Brickwork styles and colours are varied throughout the area, depending on the age, type and style of the buildings
- **LIGHT RENDER** - Light-coloured render is always used with a smooth finish rather than textured, and often in white, cream it is frequently used alongside brick
- **Alternative Material** - mostly the material chosen to break up an elevation is tile hanging (Various Colours) other alternatives are timber and PVC panels

## LOCAL AREA

- helping enhance the Sylvian setting to sustain communities and neighbourhood giving their users, occupiers and owners a sense of pride,.
- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, helping how we live today and how we are likely to live in the future.
- To be visually attractive for occupants and other users.



# SITE ANALYSIS



## URBAN GRAIN

A fine urban grain surrounds the areas of 18 Parkside Road, consisting of many clusters of residential developments over the past century, majority being houses, flats, and care homes.



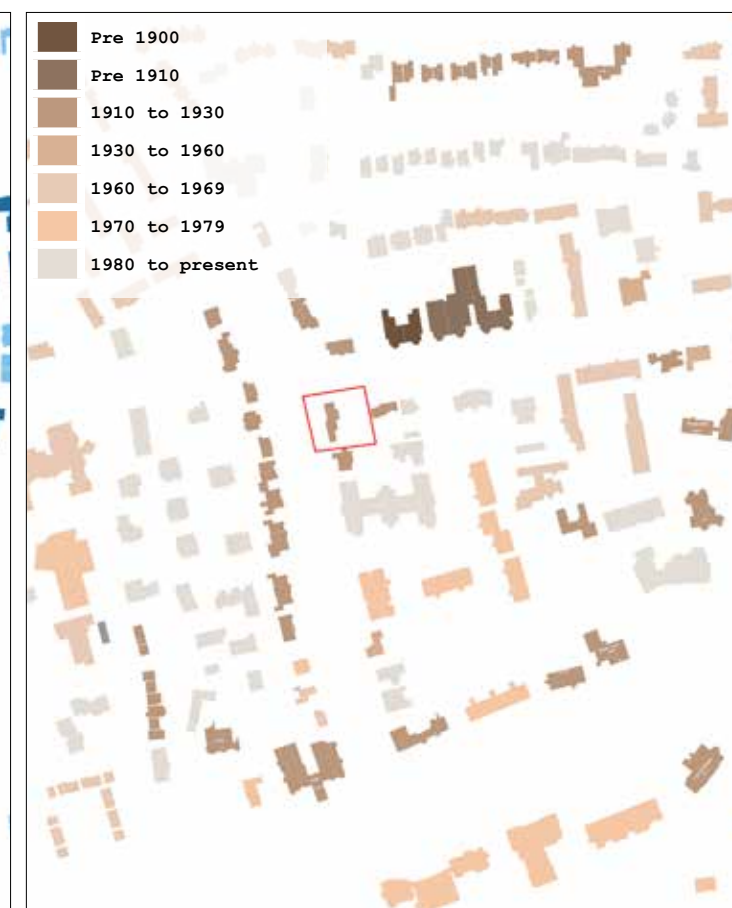
## BUILDING HEIGHTS

2 and 3 storey developments dominate the areas surrounding 18 Parkside Road, with later developments being most commonly built at 3 storey. A newer development north of the site being the 'Parkside Cafe', the newest residential development of 4 storey height.



## USES

An equal distribution of flats and houses surround the area around 18 Parkside Road, majority housing being of earlier development and flats of newer.



## AGE OF BUILDINGS

The past quarter of a century has seen the most development in the areas surrounding 18 Parkside Road, with most new developments being multiple storey buildings, whilst the 30s and post war era saw the majority of detached / semi-detached housing.

# EXISTING TREE SURVEY

## BS 5837 TREE CATEGORY GUIDE

- Category U: Unsuitable for retention, trees with less than 10 years life expectancy.
- Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation.
- Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained.
- Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not significantly constrain the layout.
- Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting.

BS58837 Shade Area - area in which shading of living accommodation may affect sustainability of trees. Keep living accommodation out of these areas.

Construction Exclusion Zone - area in which no excavation or changes in levels should be permitted. Limited hard surfacing, (covering up to 20% of the Root Protection Area) may be possible if No-Dig construction is used.

Key

Category U

Category A

Category B

Category C

Crown spread: retained trees

Trees For Removal

Root Protection Area

Construction Exclusion Zone

BS 5837 Shade Area

CONSTRUCTION OF PROPOSED PARKING AND DRIVEWAY WOULD REQUIRE REMOVAL OF ALL EXISTING TREES WITHIN THIS AREA. THIS MAY NOT BE ACCEPTABLE AS THEY ARE CONTRIBUTING TO THE STREETSCAPE. IT MAY HELP MITIGATE THE LOSS TO PROPOSE NEW TREES, THAT ARE SMALLER GROWING THAN SYCAMORE AND WOULD BE MORE SUSTAINABLE IN THE LONG TERM. REMOVAL OF THESE TREES, TOGETHER WITH T19, WOULD ALLEVIATE THE TREE SHADE.

PARKING AREA NEEDS TO STAY WITHIN EXISTING DRIVEWAY AREA, WITHOUT EXTENDING BACK BEYOND EXISTING RETAINING WALLS. IT IS UNCERTAIN WHERE RPA OF T1 EXTENDS, BUT LIKELY TO BE UNDER DRIVEWAY.

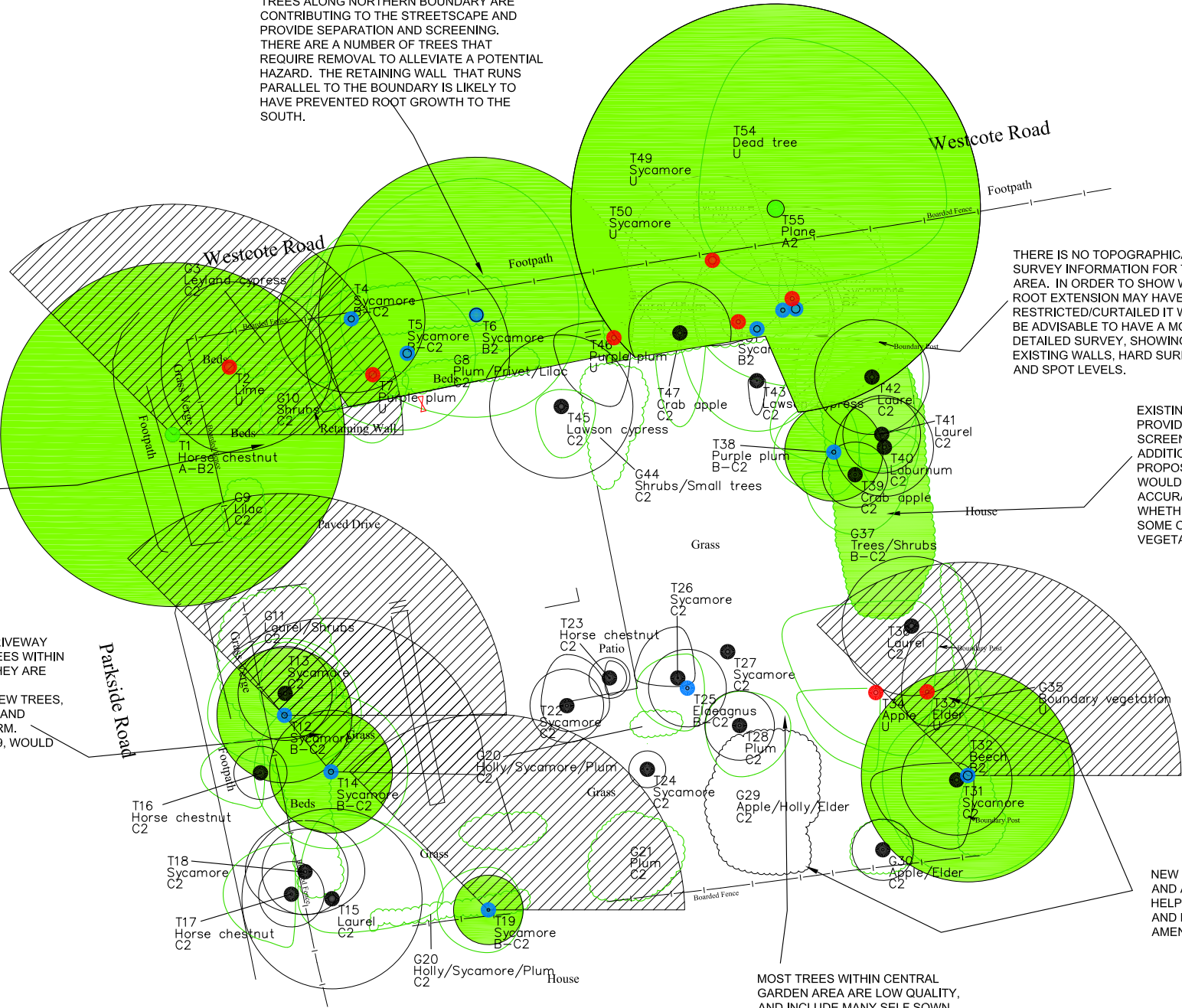
TREES ALONG NORTHERN BOUNDARY ARE CONTRIBUTING TO THE STREETSCAPE AND PROVIDE SEPARATION AND SCREENING. THERE ARE A NUMBER OF TREES THAT REQUIRE REMOVAL TO ALLEVIATE A POTENTIAL HAZARD. THE RETAINING WALL THAT RUNS PARALLEL TO THE BOUNDARY IS LIKELY TO HAVE PREVENTED ROOT GROWTH TO THE SOUTH.

THERE IS NO TOPOGRAPHICAL SURVEY INFORMATION FOR THIS AREA. IN ORDER TO SHOW WHERE ROOT EXTENSION MAY HAVE BEEN RESTRICTED/CURTAILED IT WOULD BE ADVISABLE TO HAVE A MORE DETAILED SURVEY, SHOWING ALL EXISTING WALLS, HARD SURFACES AND SPOT LEVELS.

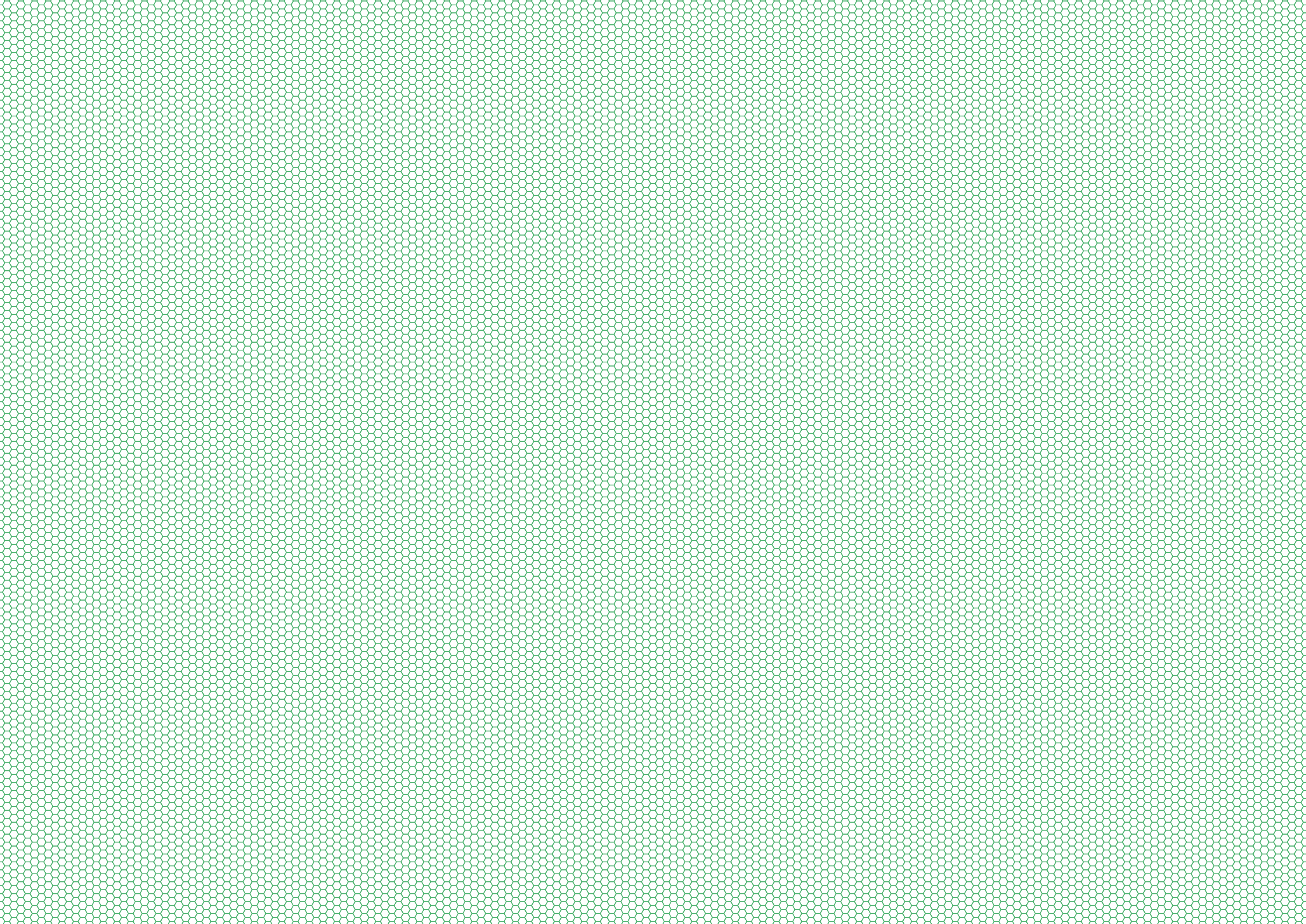
EXISTING TREES AND SHRUBS ARE PROVIDING SEPARATION AND SCREENING BETWEEN PROPERTIES. ADDITIONAL INFORMATION SHOWING PROPOSED EXTERNAL SURFACES WOULD FACILITATE A MORE ACCURATE ASSESSMENT OF WHETHER IT IS POSSIBLE TO RETAIN SOME OF THE EXISTING VEGETATION.

NEW PLANTING IN REAR GARDEN AND ALONG BOUNDARIES WOULD HELP TO MITIGATE LOSS OF TREES AND PROVIDE LANDSCAPE AND AMENITY BENEFITS.

MOST TREES WITHIN CENTRAL GARDEN AREA ARE LOW QUALITY, AND INCLUDE MANY SELF SOWN TREES. REMOVAL IS UNLIKELY TO BE AN ISSUE.







# 04 DESIGN PRINCIPLES

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# RESPONSE TO CONTEXT

The previous “site assessment” pages illustrate the important aspects of the locality, and the constraints to be borne in mind when producing proposals for this site.

This section identifies key design principles which are derived from the site assessment.

The design principles have been used to inform and develop the proposals that follow in the “proposed scheme” section.

## RESPONSE TO SURROUNDINGS

The local identity for this part of Reading is strong with tree lined streets, large buildings and any proposals should enhance what is already here:-

- Good links to employment, local facilities and local transport
- Local spaces for, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.
- Sufficient on-site parking with room for deliveries, set within natural and designed landscape
- is safe and accessible for all; natural surveillance and well lit.
- provide attractive open, maintained and biodiverse gardens to promote their use by residents and wildlife which promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion
- External gardens designed to be DDA compliant without any needles steps or obstacles to take account of the diverse needs of all its potential users
- Encouraging walking, cycling and public transport, by minimising the parking provision but making sure the ability for public transport is close.
- The removal of low quality trees along the front will encourage the growth of the on street trees

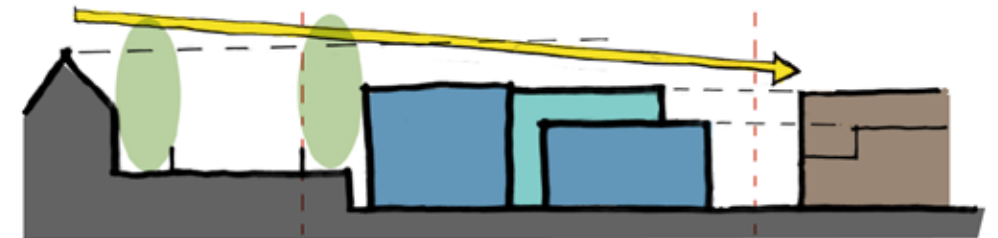
## CORNER SITE

- Extending the frontages to complete the corner

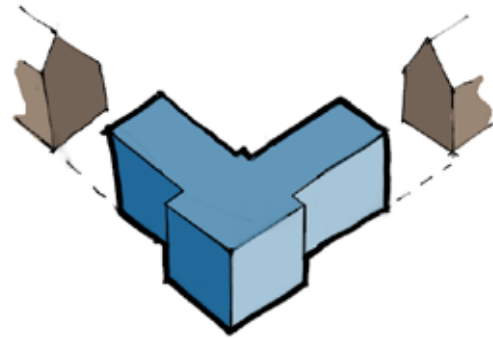


## LEVEL & SCALE

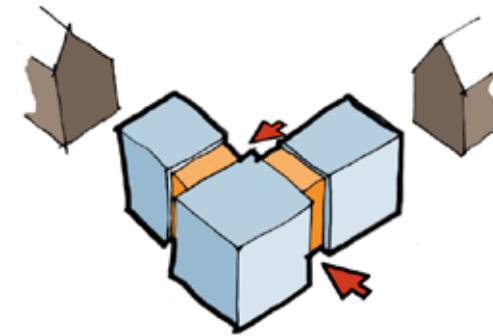
- Stepping of building heights to respond to nearby properties



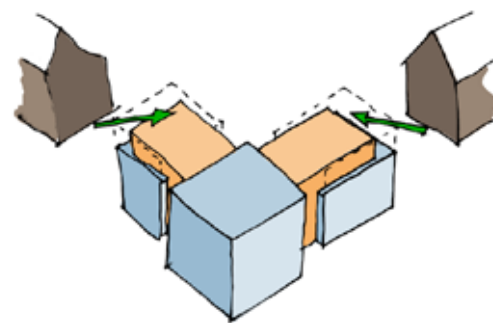
## MASSING



**CORNER FORM:** Extension of existing frontage and expressed corner

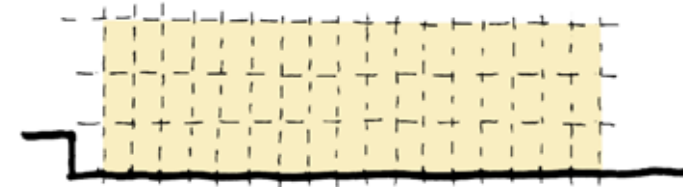


**ARTICULATION:** Separation into blocks and express entrances

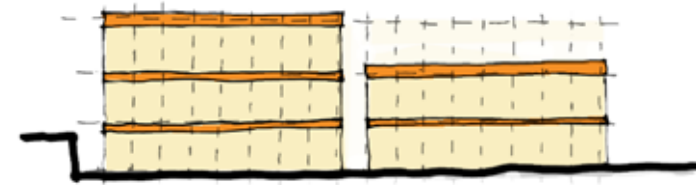


**SENSITIVITY:** Setting in of lightweight top floor to reduce impact on neighbouring properties

## ELEVATION



**GRID:** 1.5m grid spacing



**FLOOR PLATES:** Separation into blocks and express floor plates



**PANELS & FENESTRATION:** Rhythm of panel and post to set out fenestration rationale



**CONTRAST:** Alternative elevation treatment to the linking and lightweight elements

# DESIGN DEVELOPMENT – PRE-APPLICATION 1

DESIGN PROPOSAL

- 14 units
- “Cranked” building
- Modern black brick



01 Proposed site plan  
02 Proposed Parkside Road elevation  
03-05 Indicative perspective views



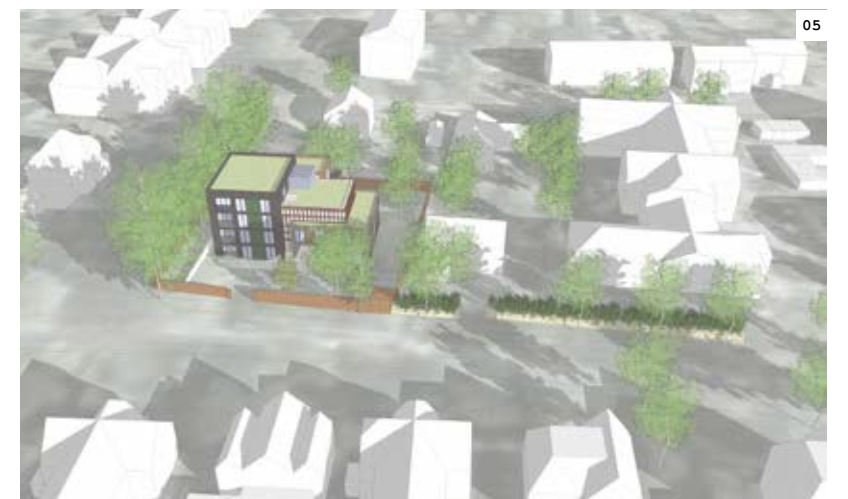
# DESIGN DEVELOPMENT – PRE-APPLICATION 2

## DESIGN PROPOSAL

- 13 Units
- Stepped building
- increased parking
- Introducing elements of surrounding building types of the past 50 years



01 Proposed site plan  
02 Proposed Parkside Road elevation  
03-05 Indicative perspective views



# DESIGN DEVELOPMENT – PRE-APPLICATION 3

DESIGN PROPOSAL

- 12 Units
- 1 per 1 + Visitor spaces
- 3 separate buildings with linking building
- 3 subtly different bricks with concrete linking building



01 Proposed site plan  
02 Proposed Parkside Road elevation  
03-05 Indicative perspective views



# DESIGN DEVELOPMENT – DESIGN REVIEW PANEL PRESENTATION

## DESIGN PROPOSAL

- 12 Units
- 1 per 1 + Visitor spaces
- 3 separate buildings with linking building
- 3 subtly different bricks with concrete linking building



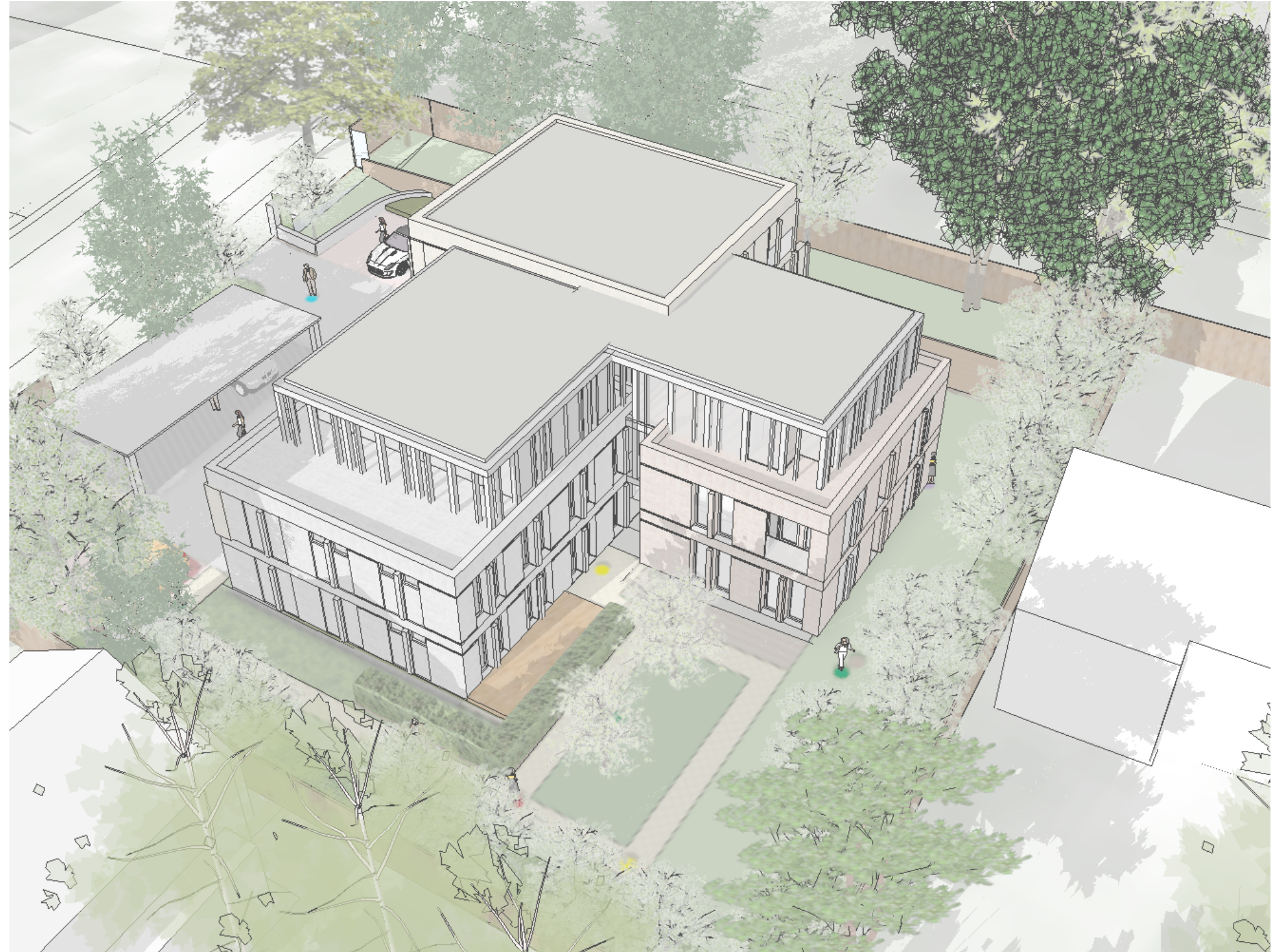
01 Proposed site plan  
02 Proposed Parkside Road elevation  
03-05 Indicative perspective views



# DESIGN REVIEW PANEL PRESENTATION COMMENTS

## DESIGN REVIEW PANEL COMMENTS

- The panel liked the approach and much of the clarity of the scheme.
- The simple concept of the 3 blocks, in response to the context
- The language and form of the building was good
- Singular use of brickwork
- Commendable that the applicant has avoided over articulated or too elaborate detailing, which often shows up poor workmanship and will weather badly







# 05 DESIGN PROPOSALS

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# SITE PLAN

SITE PLAN

- Site Access reused
- Building to be Part M compliant (3 units to potentially be wheelchair accessible)
- 370sqm of accessible / shared amenity space
- Planting / screening t to the south and east of gardens
- Overlooking reduced where possible.
- All amenity areas to be overlooked by proposed units. All under-croft areas to have 24hr CCTV. Lighting to all areas to be unobtrusive and down lit
- Parking Cycles and Bins to meet minimum requirements

DESIGN STANDARDS

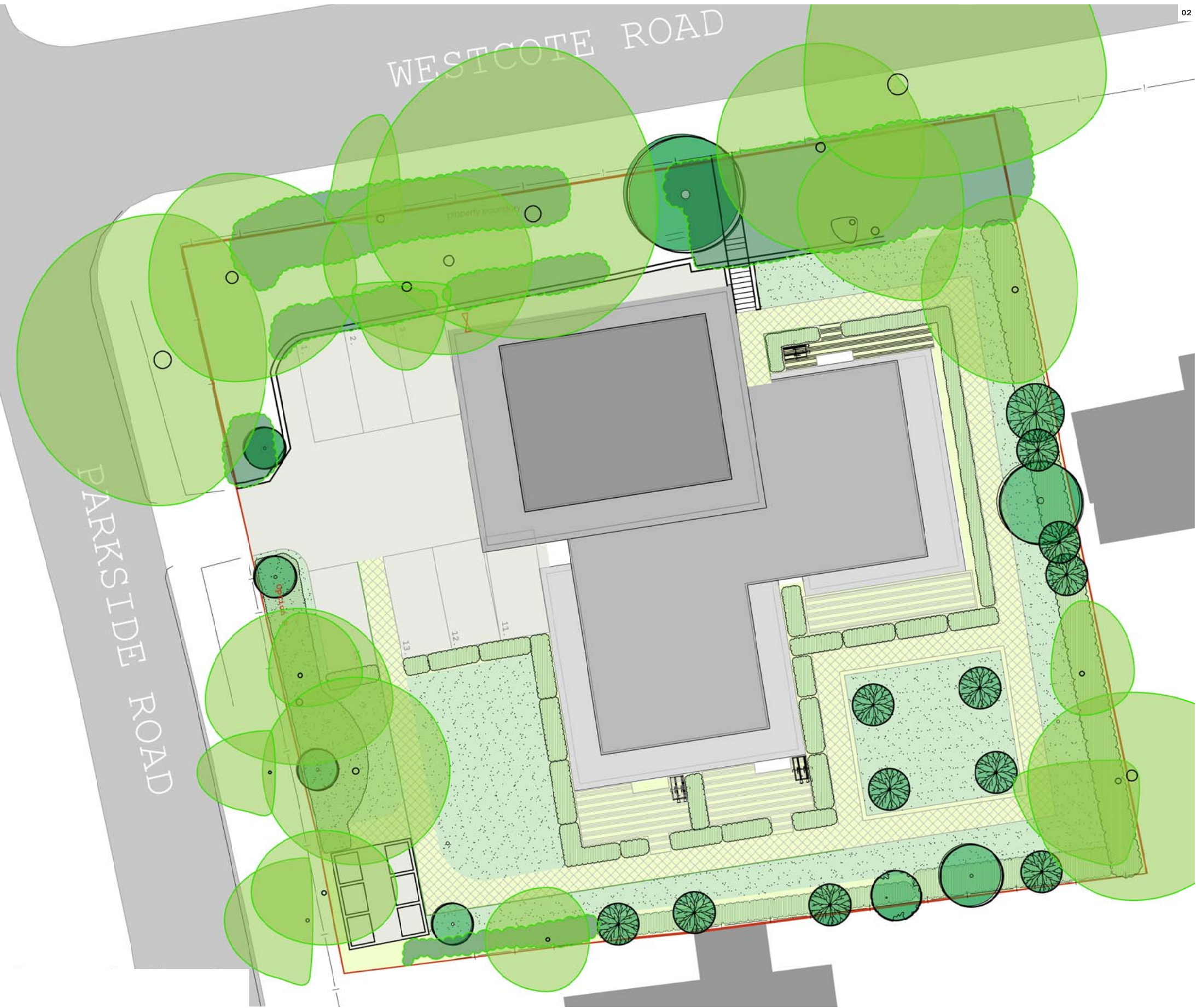
- The unit sizes are in accordance with nationally described space standards

AMOUNT & USE

| Floor | Unit | st. | 1b2p | 2b3p | 2b4p | Hab Rooms | Tenure          | Floor Area GIA | Amenity GIA |
|-------|------|-----|------|------|------|-----------|-----------------|----------------|-------------|
| 0     | 1    |     |      |      |      | 3         | TO BE CONFIRMED | 70             | 15          |
| 0     | 2    |     |      |      |      | 2         |                 | 50             | 13          |
| 0     | 3    |     |      |      |      | 1         |                 | 38             | 13          |
| 1     | 4    |     |      |      |      | 3         |                 | 70             | 4.5         |
| 1     | 5    |     |      |      |      | 2         |                 | 52             | 3           |
| 1     | 6    |     |      |      |      | 2         |                 | 58             | 3           |
| 1     | 7    |     |      |      |      | 2         |                 | 51             | 3           |
| 1     | 8    |     |      |      |      | 2         |                 | 52             | 3           |
| 2     | 9    |     |      |      |      | 2         |                 | 53             | 5           |
| 2     | 10   |     |      |      |      | 3         |                 | 70             | 4           |
| 2     | 11   |     |      |      |      | 2         |                 | 52             | 3           |
| 2     | 12   |     |      |      |      | 2         |                 | 50             | 3           |
| 2     | 13   |     |      |      |      | 4         |                 | 70             | 4           |
|       |      | 1   | 8    | 0    | 4    | 30        |                 | 736            | 76.5        |
|       |      | st. | 1b2p | 2b3p | 2b4p |           |                 |                |             |

01 Proposed block plan

Chilmington House



02 Proposed site PLAN



# PROPOSED LAYOUT

## FLOOR PLAN

- Cranked plans to address site and road
- Other design nuances..... feature voids

01 Proposed ground floor plan  
02 Proposed first floor plan



Proposed first floor plan



03 Proposed second floor plan  
04 Proposed third floor plan



Second floor plan





Disciplining with  
Colony

Date: 02-12  
Drawing: 02-12  
Revision: 1

Project:  
12 Bedroom House  
Residential - 1200 sqm

Issued By:  
Proposed Second Floor plan  
02/12

Date:  
02-12-2022

Drawn:  
P. Smith

Issue No:  
1

Checked By:  
G. Lee



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www.colonyarchitects.com

Third floor plan





Disciplining with  
Colony

Date: 02-12  
Drawing: 02-12  
Revision: 1

Project:  
12 Bedroom House  
Residential - 1200 sqm

Issued By:  
Proposed Third Floor plan  
02/12

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P. Smith

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# PROPOSED SCALE AND APPEARANCE

**ARCHITECTURAL APPEARANCE TO SUIT  
CONTEXT**

- Varied architectural style of context not restricting material palette
- Red brick to match listed building

**PROPOSED MATERIALS**

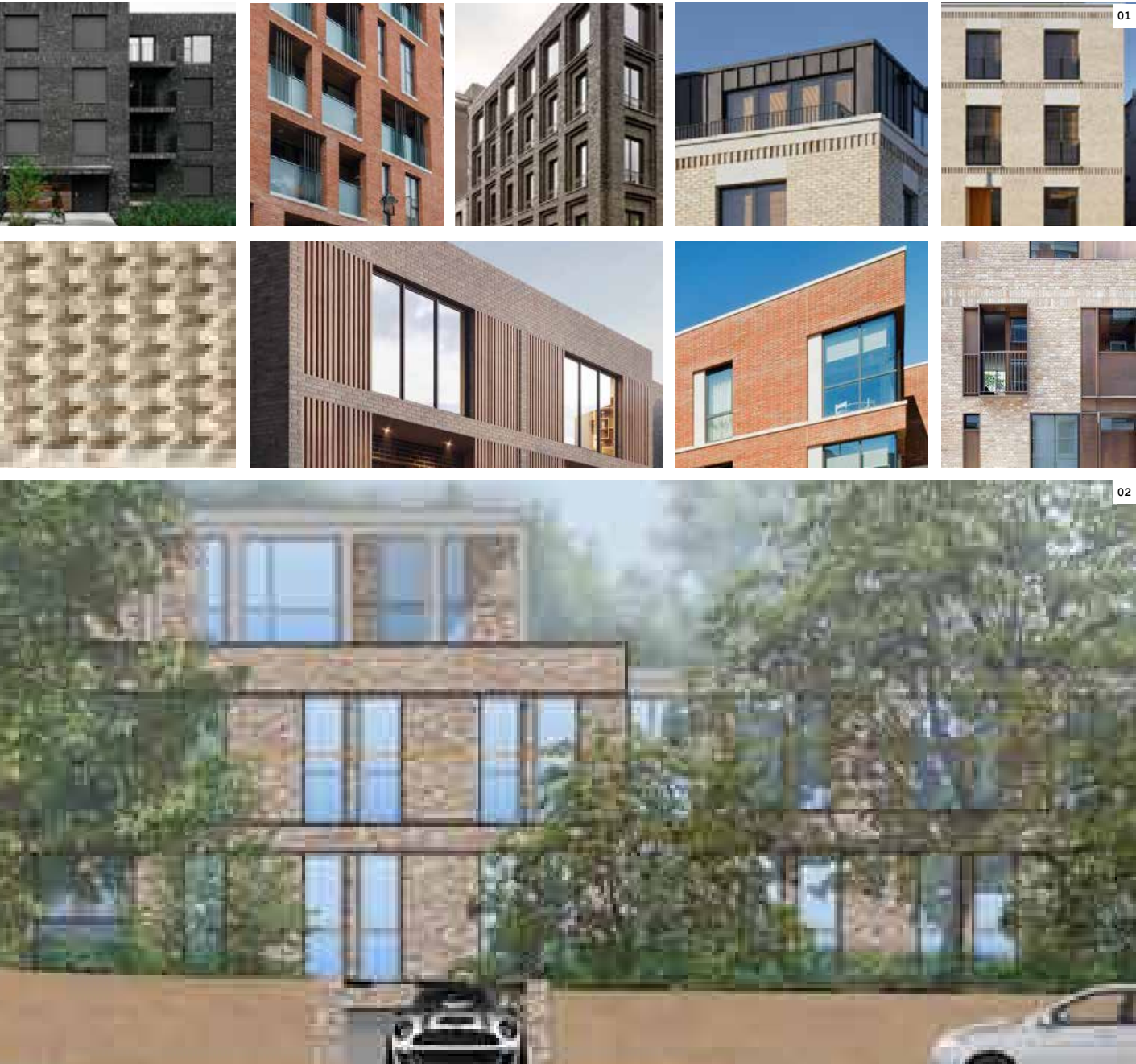
- High quality materials
- UPVC (everything other than brick & tiles)
- Render because its white
- Sash windows
- Materials proposed

**ARCHITECTURAL PRECEDENT**

- Contemporary detailing within traditional forms
- Alternative application of materials
- Blend of brick
- Window pattern etc..

**ELEVATION DESIGN**

- Porch to match house
- Split of materials to emphasis form of house
- Glazed link
- Plinth brick





01



02

01 Proposed Parkside Road elevation  
02 Proposed Parkside Road street scene

## PERSPECTIVE VIEWS





## PERSPECTIVE VIEWS





## PERSPECTIVE VIEWS







06

# SUSTAINABILITY

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# SUSTAINABILITY ASSESSMENT

The following section is supported by separate Energy Assessment by Energy Calculation Ltd.

We have completed a sustainability assessment for the development, which is largely based on the CODE Sustainable Checklist and the BREEAM Sustainable Design Checklist.

In this regard the aim is to consider the project as a whole, in its context, with a view to ensuring it will be a positive addition to our built environment now, and for future generations.

USES & HOMES

- Sustainable Location
- good quality internal and external environments promoting health and well-being
- a mix of size of units and tenures
- Duel Aspect
- Large Windows
- limited Overlooking
- Secure
- Parking for cars and cycles
- functional, accessible and sustainable
- plentiful useable and adaptable external spaces within and outside the site boundary

LIFESPAN

- designed and planned for long-term stewardship by tenants and owner communities
- robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging,
- quality materials and workmanship ensuring places and buildings age gracefully;
- adaptable to their users’ changing needs and evolving technologies.

RESOURCES

- mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and
- adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding.
- have a layout, form and mix of uses that reduces their resource requirement.
- are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste;
- use materials and adopt technologies to minimise their environmental impact.

ENERGY & CO2

**Aim: To conserve energy, in particular carbon dioxide emissions and maximise the use of energy efficiency techniques.**

- optimise the use of the energy from the sun and limit heat losses
- optimise natural daylighting, energy efficient lighting, external lighting and natural ventilation
- use of energy (e.g. thermally massive materials, levels of insulation, energy efficient white goods and use of green / brown roofs)
- local energy generation from renewables
- minimise CO2 emissions associated with operational energy consumption
- solar space heating and natural lighting maximised through glazing position
- adequate space for insulation to prevent unnecessary heat loss
- energy efficient gas-powered boiler
- A-rated appliances to be recommended

WATER

**Aim: To improve efficiency in the use of water, conserve water resources and minimise vulnerability to flooding.**

- water saving devices to achieve a maximum consumption of 105 litres per person per day

- recycling rainwater and reduce the use of potable water
- collection, treatment and re-use of grey water
- roads and paths be located away from areas of potential flooding
- incorporate harvesting and re-use of rainwater
- sustainable drainage systems (SUDS) and how will they be incorporated
- no substantial ground works reducing risk of floodwater diversion
- surface water is to be discharged into soak-aways to disperse rainwater on-site
- waterbutts can be installed to collect rain water for gardening

MATERIALS

**Aim: To retain local character and promote the use of materials with a low environmental impact.**

- materials to help retain local character
- ensure long life
- ensure a low environmental impact
- responsibly sourcing materials
- re-using existing structures
- materials selected to be harmonious with the local environment
- development adds to local character positively
- standard building products in ample supply ensure low transportation burden and availability from local sources

WASTE

**Aim: To minimise the production of waste and maximise re-use and recycling.**

- audit of materials present on the site assessment of the materials that could be re-used
- use of construction, demolition waste and recycled materials.
- storage and recycling of waste for all users of the site
- minimise waste sent to landfill

- contractor to manage waste responsibly including separating waste during construction
- waste and recycling bins to be integrated into council network reducing burden on transport
- garden provided includes space where user is able to compost household waste

POLLUTION

**Aim: To minimise damage to the environment through air, surface water, land, noise or light pollution.**

- noise and light pollution
- nitrogen oxide emissions and global warming potential of insulants / refrigerants
- release of pollution into the atmosphere
- pollution transported through surface water runoff
- development sited to minimise the impact of flooding
- development has been situated to reduce unwanted communication between proposal and surrounding house, including spread of noise and light
- A-rated appliances will reduce reliance on harmful refrigerants
- no harmful materials are required for the construction or maintenance of the building
- development is outside flood risk areas, reducing likelihood of contaminants from flooded surface water

HEALTH AND WELL-BEING

**Aim: To improve the quality of life in homes through good daylighting, improved sound insulation, provision of outdoor space with good accessibility.**

- incorporate private outdoor space and external views
- adequate and appropriate lighting
- sufficient daylight
- ventilation & air quality
- the needs of future occupants
- private garden area offers opportunity for range of healthy activities

- large areas of glazing provide views out and connection to garden
- level access allows flexibility of user and provides for less ambulant

MANAGEMENT

**Aim: To manage the site in an environmentally and socially considerate manner.**

- community and stakeholders involved in the design process
- flexibly designed buildings which cater for shared use
- ensure people feel safe and secure
- reduce opportunity for and fear of crime
- environmentally and socially considerate construction
- guidance for the non-technical building user provided so they may understand and operate the building efficiently
- building maintenance
- raise environmental awareness
- environmentally and socially responsible contractor can dramatically reduce the impact of a project on the environment and community
- clear Operation & Maintenance manuals given at project completion allows non-technical users to understand the technologies and their efficient use

ECOLOGY

**Aim: To retain, protect and enhance wildlife habitats and natural features.**

- wildlife habitats and natural features on and adjacent to the site retained, protected and enhanced
- not using previously undeveloped land
- removal of contamination from the land
- no substantial trees felled or cut back
- substantial planting proposed with the development

TRANSPORT

**Aim: To reduce the need to travel through appropriately located development.**

- promote alternative and sustainable modes of transport such as walking, cycling and the use of public transport
- reduce the need to travel, especially by car
- provide cycle storage
- public transport networks considered
- location of the development and proximity to local amenities
- deliveries and the manoeuvring of delivery vehicles
- proposal sits in walking and cycling distance of many facilities
- cycle storage is provided in the garage
- local public transport includes bus routes and railway station

INNOVATION

**Aim: To recognise innovation in the field of sustainability.**

- innovative sustainability measures in terms of a procurement strategy, design feature, management process or technological development.



01 Indicative perspective view