

DESIGN & ACCESS STATEMENT

135 NORCOT ROAD, TILEHURST, READING

29.06.20

Introduction

This Design and Access Statement has been prepared in accordance with the Department of Communities and Local Governments (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. Reference has also been made to Commission for Architecture and the Built Environments (CABE) guidance on Design and Access Statements: How to write, read and use them" (CABE 2006). The proposal is to split the current site into two and construct 2 new 3 storey 3 bedroom dwellings with associated Garden and Parking space.



3D Aerial Image of Site (Google Maps)

Context

The proposed area of development is located between 131 and 135 Norcot Road and is a large area of seemingly independent land (460m²) belonging to 135 Norcot Road to the South-Eastern direction. The numbering of the properties along Norcot Road suggests that there previously existed a property numbered 133, however there is no evidence available to suggest this property ever existed. The properties either side of the proposal are large detached dwellings, however the road itself has a chequered variety of dwelling types and sizes. In the local vicinity there is a fairly proportionate mix of detached, semi-detached and terraced housing types.

The proposed pair of semi-detached dwellings aim to provide much needed housing with the following key features:-

- Well sized Ground floor living space with level access and W.C
- Large 103m² rear gardens with scope for landscaping perimeters and lawn areas
- 2no. off street parking spaces per property
- Typical First floor accommodation for 2no Bedrooms, Bathroom and Home Office /Playroom space
- Double Bedroom to adapted loft space with front and rear facing lead lined dormers (small to front and larger to the rear) taking on a modern twist to the dormers at existing dwellings 101-115 Norcot Road
- No side facing windows to reduce potential of overlooking
- Flank elevation of 135 Norcot Road does not have any side facing windows and 131 has 2no that are offset and set back apx 5m distance from the new properties

The properties are set down from the pavement by approximately 1 meter, detracting from the streetscene impact, and will have a permeable paved driveway to afford 2no. parking spaces per property. Bin Stores and Cycle Storage to the rear will be accessed along the side of each dwelling.

Existing trees and foliage will be retained where possible.

Site History

The site has had 3 previous Planning applications submitted as below:-

App. No.:	080612	Site Address:	135 Norcot Road Tilehurst Reading RG30 6BS
Description:	To build three x four bed houses on a site to the east and north of 135 Norcot Road Tilehurst Reading		
Received Date:	31/01/2008	Decision Sent Date:	12/02/2008
		Decision Date:	12/02/2008

App. No.:	070223	Site Address:	135 Norcot Road Tilehurst Reading RG30 6BS
Description:	Development of land at 135 Norcot Road to provide 3 additional houses (re-submission of planning application 07/00317/FUL)		
Received Date:	29/08/2007	Decision Sent Date:	16/11/2007
		Decision Date:	16/11/2007

App. No.:	070554	Site Address:	135 Norcot Road Tilehurst Reading RG30 6BS
Description:	Development of land to provide 5 additional houses		
Received Date:	12/03/2007	Decision Sent Date:	23/05/2007
		Decision Date:	23/05/2007

Application number 070223 was refused and the other two applications were withdrawn. The reasons for refusal for the application for 3no new dwellings were mainly due to an access road through the site that resulted in a lack of security, increased noise and disturbance and a cramped design resulting in a limited scope for landscaping . The proposed development addresses these issues by removing the access road and providing large gardens to each dwelling, with off street parking directly off of Norcot Road.

Use

The current building is used as a C3 Dwelling House and will continue to be used in this way. The proposed new dwellings will come under the same Use Class.

Amount

The proposed footprint of each dwelling is 72m² (existing dwelling is 96m²) allowing for rear Garden areas of 103m² each. The area retained by 135 Norcot Road will remain substantial.

Total internal floor area (i.e above 1.5m high and not including stairwells) per dwelling is 125m², well above the requirement of 108m².

Scale

The scale of the proposed dwellings are felt to be proportionate to the proposed plot sizes, with both dwellings afforded side access, off street parking and well sized garden areas. Whilst it is appreciated that the properties to either side of the dwellings are not of similar type or constraint in terms of width to the boundary, this is not an uncommon feature within the local streetscene and the plot sizes, proximity and styles do vary greatly along Norcot Road. The proposal will provide for 2 typical family dwellings on a road where this is not uncommon.

The dropped level of the application site will also reduce the impact on the streetscene, as will the 'dutch barn hipped end' roofing detail at high level

Landscaping

The front driveway areas are to be mainly permeable paving with potted plants to the owners design. One of the large existing Hawthorn trees to the front will be maintained to further shield the properties and break up the elevation, softening the impact of the proposal further.

Access

Access to the proposed development is to be retained as existing directly off of the pavement. A new 4m wide Vxo will need to be introduced to allow parking to the right hand side of the existing lamppost. This will be applied for separately should planning approval be gained.

Parking

Off street parking will be provided to both properties (2no. each dwelling).

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