

Project

Residential Development

Address

12 Eldon Terrace

Reading

RG1 4DX

Client

Eldon Homes Ltd

Document

**Design & Access
Statement**

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1.0 INTRODUCTION

This Design & Access Statement is written as support for a Full Planning Application, at 12 Eldon Terrace in Reading, with Reading Borough Council.

The development proposals involve a rationalisation and enlargement to the 3no. residential units as described by the existing implemented planning approval ref: 180467.

The enlargement and rationalisation of the proposed development has been possible following the opportunity for the applicant to purchase a small triangular piece of 'bona vacantia' land adjacent to the site owned by the Crown.

The development proposals for this application should be considered with reference to development proposals submitted in parallel for an enlargement and rationalisation of existing planning permissions ref: 180274 and 191734, on the adjacent site on land to the rear of 17 Eldon Square (reference TBC).

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

Weston & Co Architects drawing numbers: 15023-PL-30, 15023-PL-31, 15023-PL-32, 15023-PL-33, 15023-PL-34, 15023-PL-35, 15023-PL-36, 15023-PL-37, 15023-PL-38, 15023-PL-39, 15023-PL-40, 15023-PL-41, 15023-PL-42, 15023-PL-43, 15023-PL-44, 15023-PL-45.

Heritage Statement, ref: 15023.9.1_20.06.25_HS

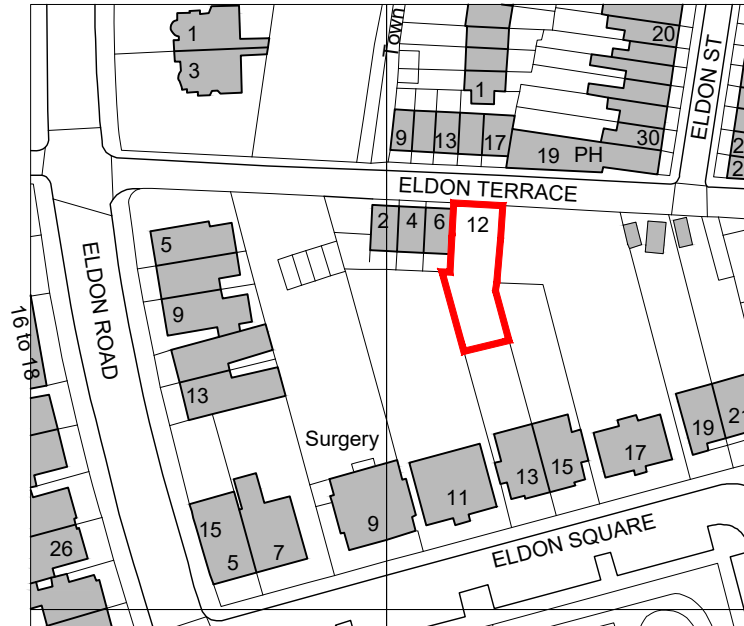
Affordable Housing Contribution Statement, ref: 15023.9.1_20.06.25_AHCS



Fig.1: Proposed street elevation extract from drawing number 15023-PL-43

2.0 SITE LOCATION & CONTEXT

The application site is located within Reading Borough Council's Eldon Square Conservation Area, 500 metres south east of Reading's town centre, opposite The Weather Station Public House on Eldon Terrace.



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Fig.2: Site location plan extract from drawing number 15023-PL-30

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

The existing planning approved development proposals (ref: 180467) have been implemented by the demolition of the previously existing dwelling and garages on the site following discharge of planning conditions (ref: 191266).

The existing approved development was compromised significantly by a triangular wedge shaped piece of land between the western flank wall of the proposed building and no. 6 Eldon Terrace.

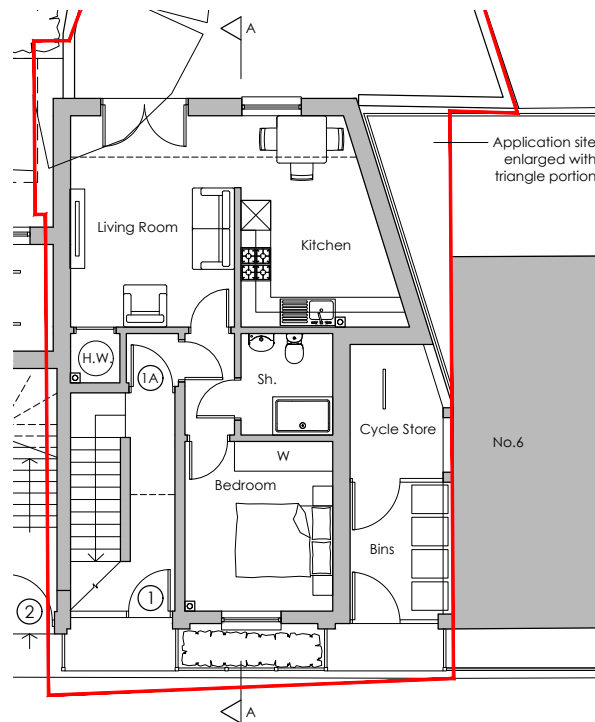


Fig.3: Existing ground floor plan extract from drawing number 15023-PL-34

This piece of land resulted in a very awkward relationship at the junction between the proposed residential building and the eastern wall of no. 6 Eldon Terrace. The situation would have construction and on-going maintenance issues as well as resulting in an awkward and unattractive visual appearance from the south (rear) side of the building.

The opportunity now for the applicant to purchase this triangle portion of land from the Crown enables the resolution of the issues described above and the ability to create better quality residential units including a ground floor two-bedroom (family) unit with direct access to external amenity space.

3.0 USE

The existing use comprises 3no. 1-bed residential units (Class C3) with associated bin and cycle storage (planning ref: 180467).

The proposed use comprises 2no. 1-bed residential units and 1no. 2-bed residential unit (Class C3) with associated bin and cycle storage.

4.0 AMOUNT

The application site area is 194.2 sq.m

The planning approved / implemented gross internal floor area is 179.9 sq.m with enlargement proposed to become 196.9 sq.m.



Fig.4: Proposed site plan extract from drawing number 15023-PL-33

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

Unit 1A: 62.5 sq.m

Unit 1B: 53.4 sq.m

Unit 1C: 52.8 sq.m

85 sq.m of private external amenity area is provided for Unit 1A within the rear garden, Unit 1B also benefits from 15 sq.m of external amenity space provided by an external terrace. Unit 1C will have access to local publicly accessible amenity spaces, as previously approved. The closest publicly accessible green amenity space being Eldon Square which is less than a 2-minute walk south of the site.

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

Buyers		Renters	
Change to what they now want in their next home	%	Change to what they want now in their next home	%
Bigger garden or access to one	63%	Bigger garden or access to one	59%
A bigger home	43%	A bigger home	41%
Access to a parking space or garage	36%	Live in a pet-friendly home	29%
A better home workspace	36%	Live closer to parks & green spaces	27%
Live closer to parks & green spaces	31%	Access to a parking space or garage	27%
Want to live in a rural area	30%	A better home workspace	26%
Live closer to friends & family	24%	Live closer to friends & family	19%
Live in a pet-friendly home	22%	Live closer to essential local services	16%
Live closer to non-essential amenities	15%	Live closer to non-essential amenities	15%
Live closer to essential local services	13%	Live closer to work	13%
Live closer to work	8%	Want to live in a rural area	13%

Fig.5: Extract from 'How home movers' priorities are shifting - exclusive research',
[Image source: Rightmove.co.uk]

The recent impact of the Covid 19 pandemic has revealed the essential value of external amenity space for dwellings, recent market research carried out by Rightmove confirms that for both renters and buyers the most important consideration for their next home is a larger garden or access to one. This important evidence has informed the decision to also now propose dedicated external amenity space serving Unit 1B, providing an important facility for the dwelling which will improve the health and well-being of the occupants.

The previous dwelling on the application site had a large elevated terrace on the south (rear) elevation at first floor level which was established and in use for decades. There will therefore be no adverse impact on the privacy of the neighbouring sites as a result of the proposed external terrace serving Unit 1B.



Fig.6: Photograph showing previously existing dwelling with elevated terrace.

5.0 LAYOUT

The principles of the proposed floor layout to the residential development remain as the existing approved scheme with the communal entrance, stair, bin and cycle store located in the same locations, and one residential unit on each floor level.

The proposed ground floor Unit 1A is proposed with two bedrooms, which are able to be accommodated following the addition of the triangle portion of site and 1.1 metre increase to the depth of the single-storey rear projection.

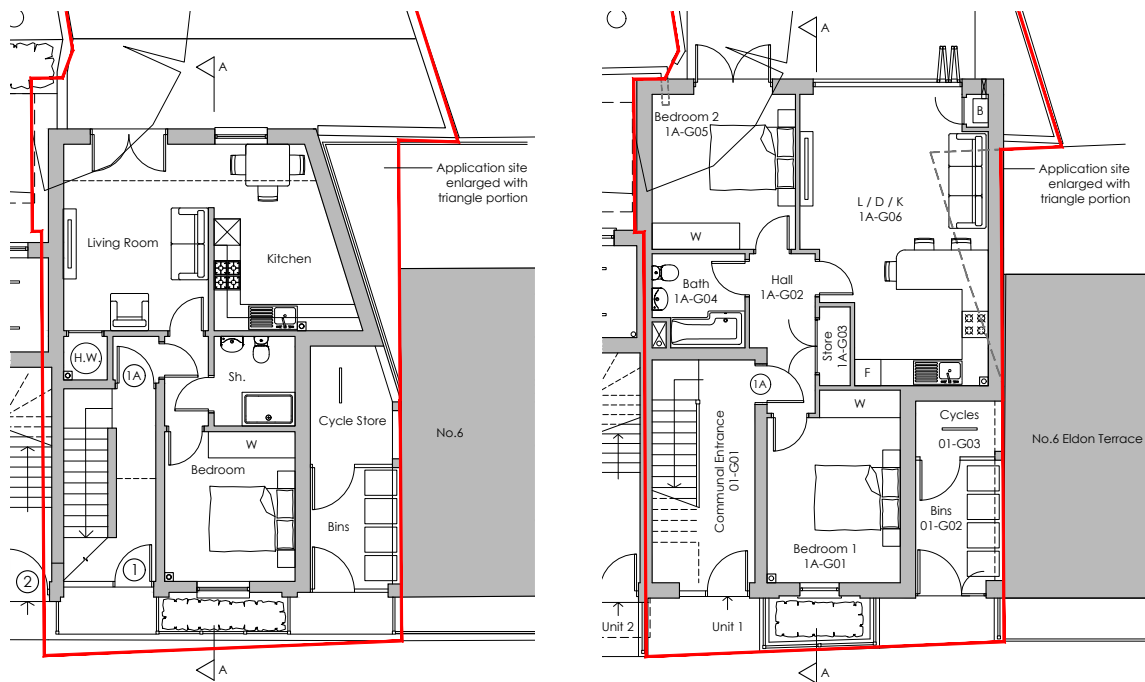


Fig.7: Existing & Proposed ground floor plan extracts from drawing nos. 15023-PL-34 & 15023-PL-40

The proposed first floor plan for Unit 1B has been improved by locating the bathroom in the centre of the plan allowing the bedroom to be enlarged on the north elevation. The kitchen / living / dining room on the south side is also improved with the proposed addition of adjacent external amenity space.

It has been intended to stack common room uses vertically wherever possible however due to the constraints of a small site such as this it has not always been possible whilst also achieving the optimal flat layouts. In order to protect the privacy and amenity of future occupants the first and second floors will be built to meet the Building Regulation requirements to restrict the passage of sound and be subject to pre-completion sound testing.

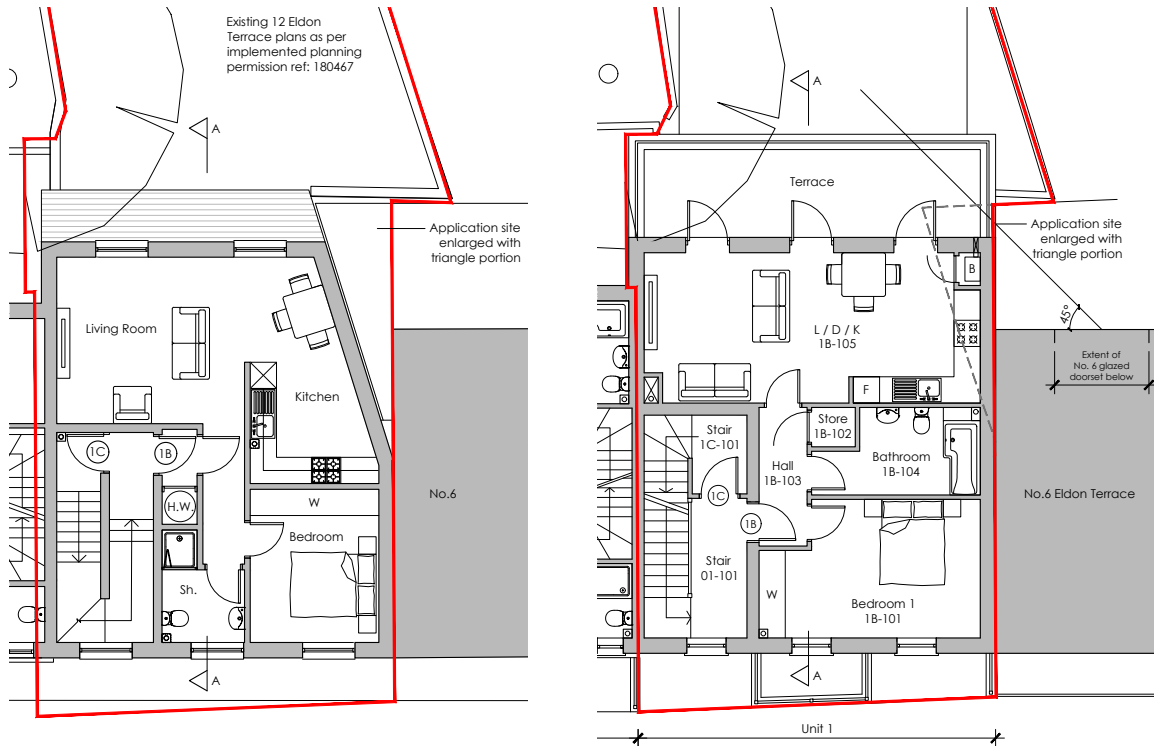


Fig.8: Existing & Proposed first floor plan extracts from drawing nos. 15023-PL-35 & 15023-PL-41

The proposed second floor unit 1C has been improved by altering the stair layout enabling the bathroom to be located on the north side of the building. As a result it has been possible to improve the Bedroom and Living / Kitchen / Dining Room accommodation.

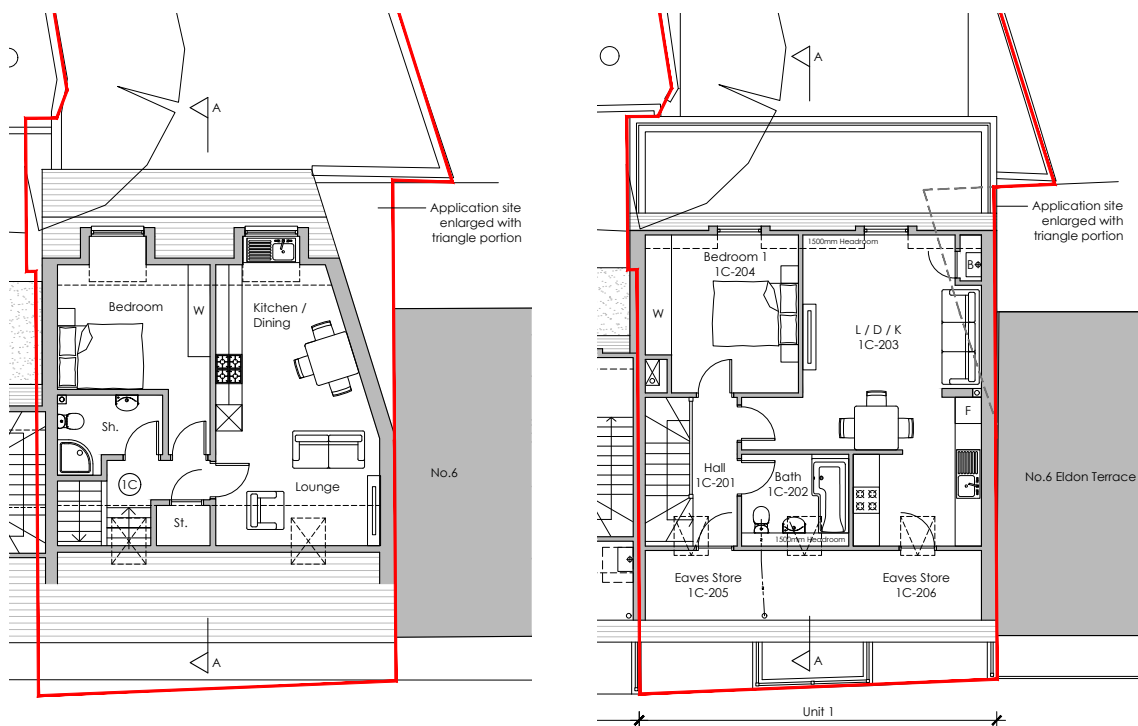


Fig.9: Existing & Proposed second floor plan extracts from drawing nos. 15023-PL-36 & 15023-PL-42

6.0 SCALE

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

7.0 APPEARANCE

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

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

On the northern elevation there is one additional conservation style roof light proposed to suit the Unit 1C internal layout.



Fig.10: Existing & Proposed north elevation extracts from drawing nos. 15023-PL-37 & 15023-PL-43

On the southern elevation a flat roofed single-storey projection is now proposed which accommodates an external terrace for the proposed Unit 1B. This terrace has a stone parapet with stainless steel and glass balustrade proposed to its perimeter. The glazed doorsets and windows are all proposed with high quality PPC aluminium slim-framed heritage style frames to maintain the high quality appearance proposed on the street also at the rear of the building.



Fig.11: Existing & Proposed south elevation extracts from drawing nos. 15023-PL-38 & 15023-PL-44

8.0 LANDSCAPING

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

9.0 ACCESS

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



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