

LAND BEHIND 29 KIDMORE END ROAD



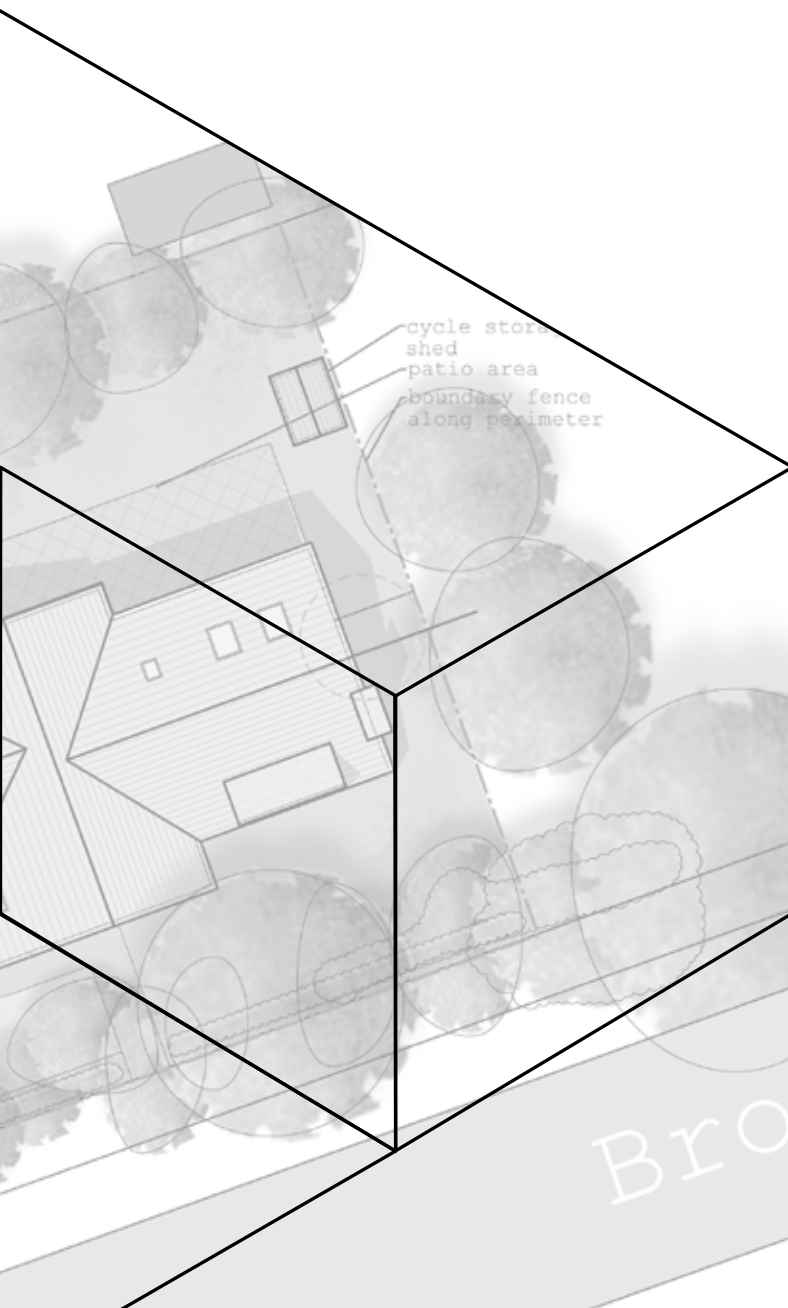
RIBA

Design & Access Statement

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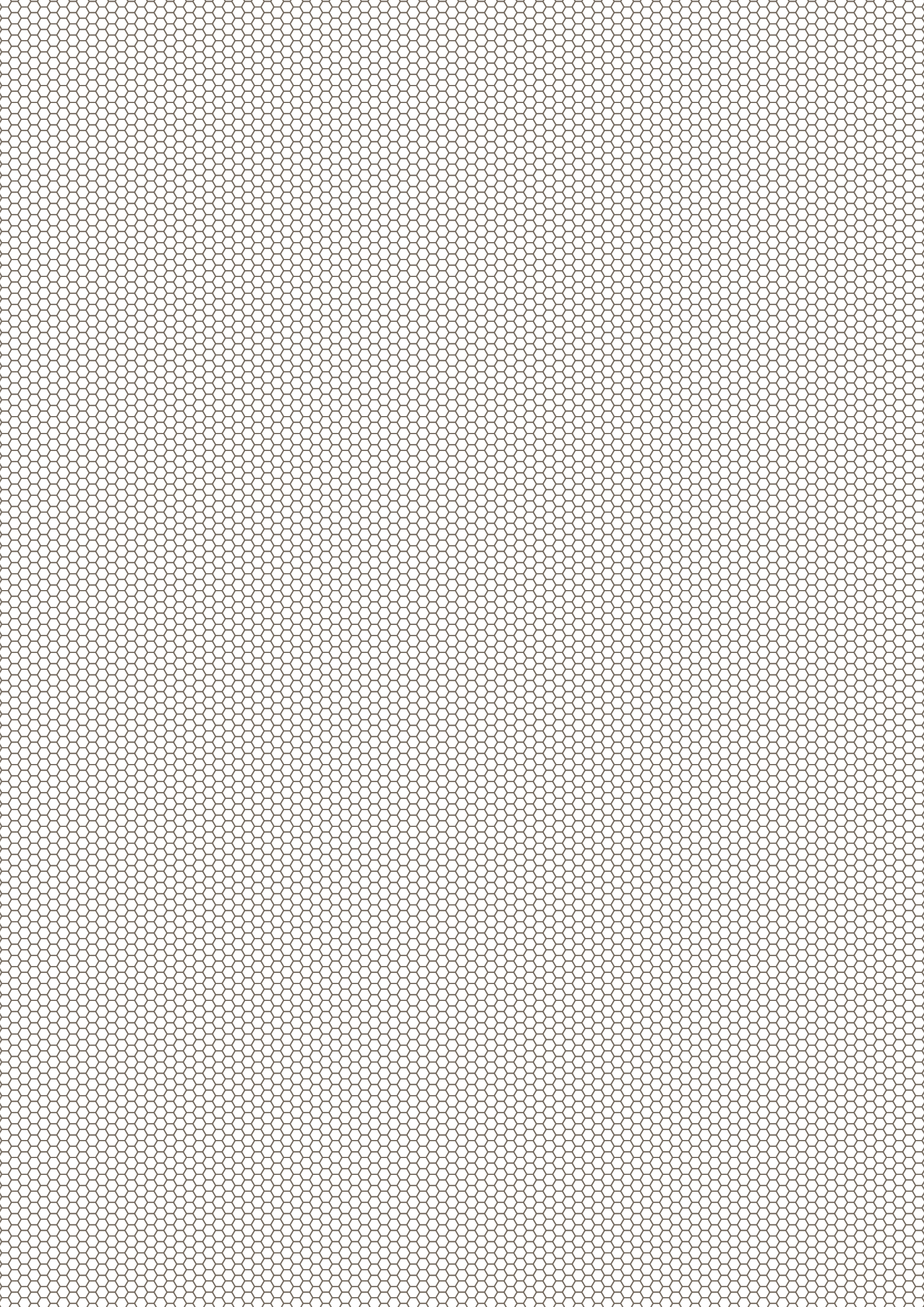


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01

EXECUTIVE SUMMARY

- Application for an new 4 bedroom dwelling in the land to the rear of 29 Kidmore End Road.
- Efficient use of land to rear of 29 Kidmore End Road.
- Sensitive and appropriate design to respect neighbouring properties.





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 100m².

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.

Also 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.

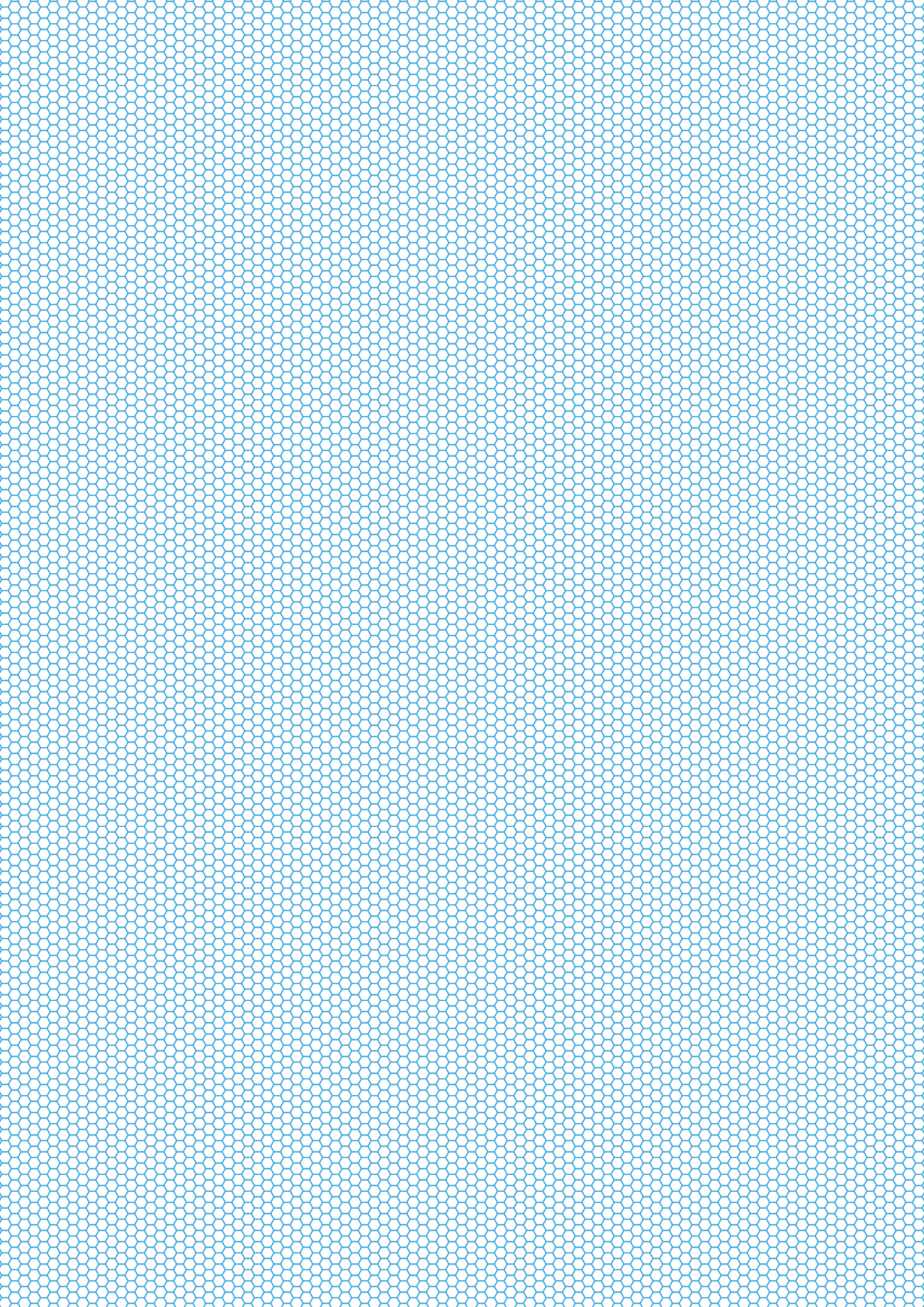
DESIGN PROCESS

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



APPLICATION AND LOCATION

DESCRIPTION

This full application is for the residential development of 4 bedroom dwelling in the land to the rear of 29 Kidmore End Road.

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 a settlement of Caversham. The site sits on the corner of Kidmore End Road and Brooklyn Drive.

SITE LOCALITY

The aerial view of site shows that the site is in a highly residential area with predominantly detached houses with generous garden plots.

SUSTAINABLE LOCATION

XXXXXXXXXXXXXXXXXXXXXXXXXXXX.

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

- XXXXXXXXXXXXXXX

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 - aerial view
- 02 Site location - aerial view: wider context



SITE PARAMETERS

03 THE SITE

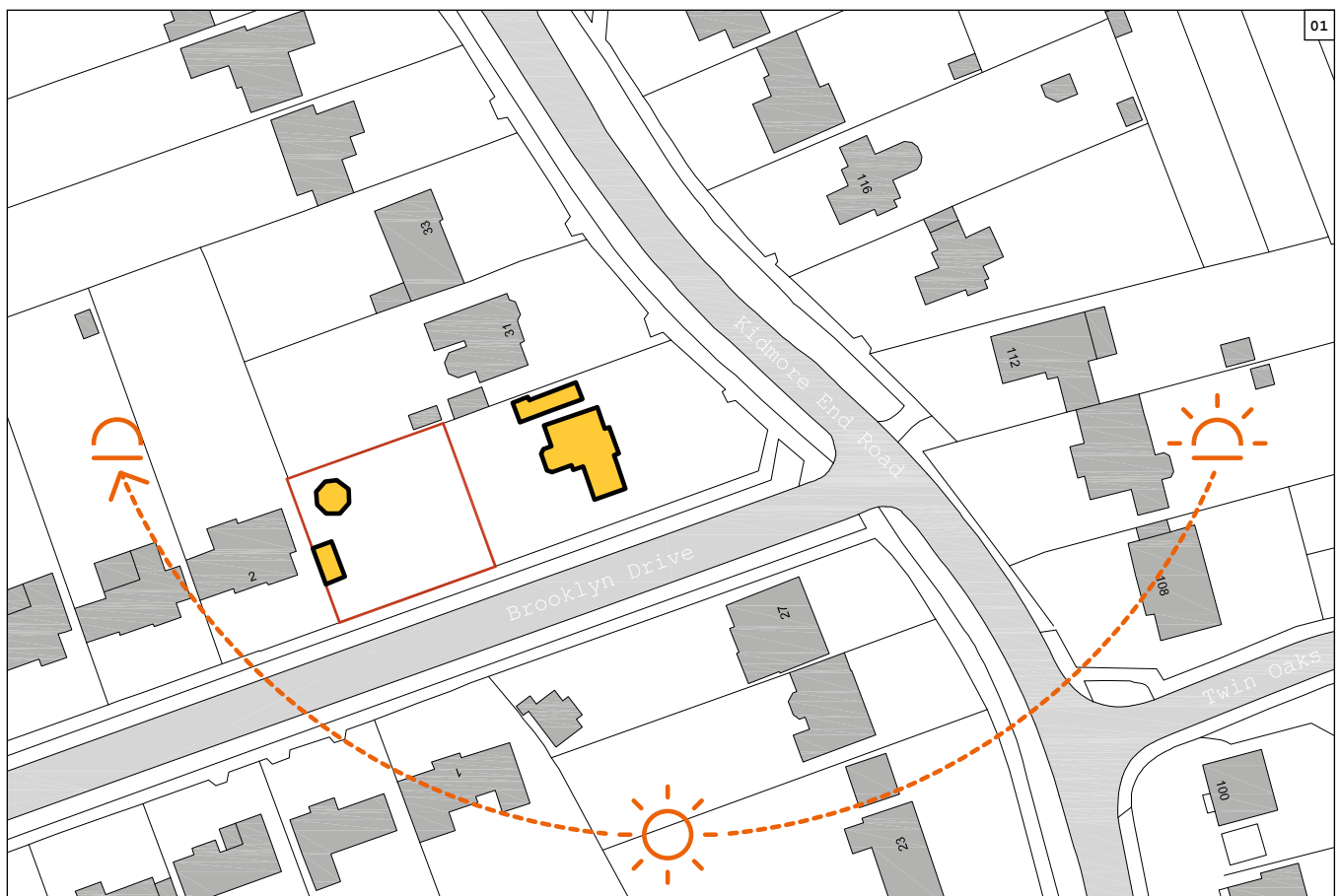
CONSTRAINTS AND OPPORTUNITIES

- Site area: approx. 562m²
- Current site use: Residential
- Site shape is broadly square in shape.
- The surrounding buildings are all two storey and detached in nature.

Legend:

-  Site boundary
-  Proposed access
-  Existing building

01 Constraints and opportunities diagram



SITE CONTEXT AND ANALYSIS

03 THE SITE

SITE CONTEXT

The surrounding buildings are predominantly residential in nature.



01



02



03



04



05

01 View facing north-west on Brooklyn Drive showing existing house to be retained
02 View facing north of site from Brooklyn Drive

03 View facing north-east on Brooklyn Drive
04 view of no.1 Brooklyn drive (south of site)
05 View of no.2 Brooklyn drive (west of site)



04

DESIGN PROPOSALS



PROPOSED LAYOUT

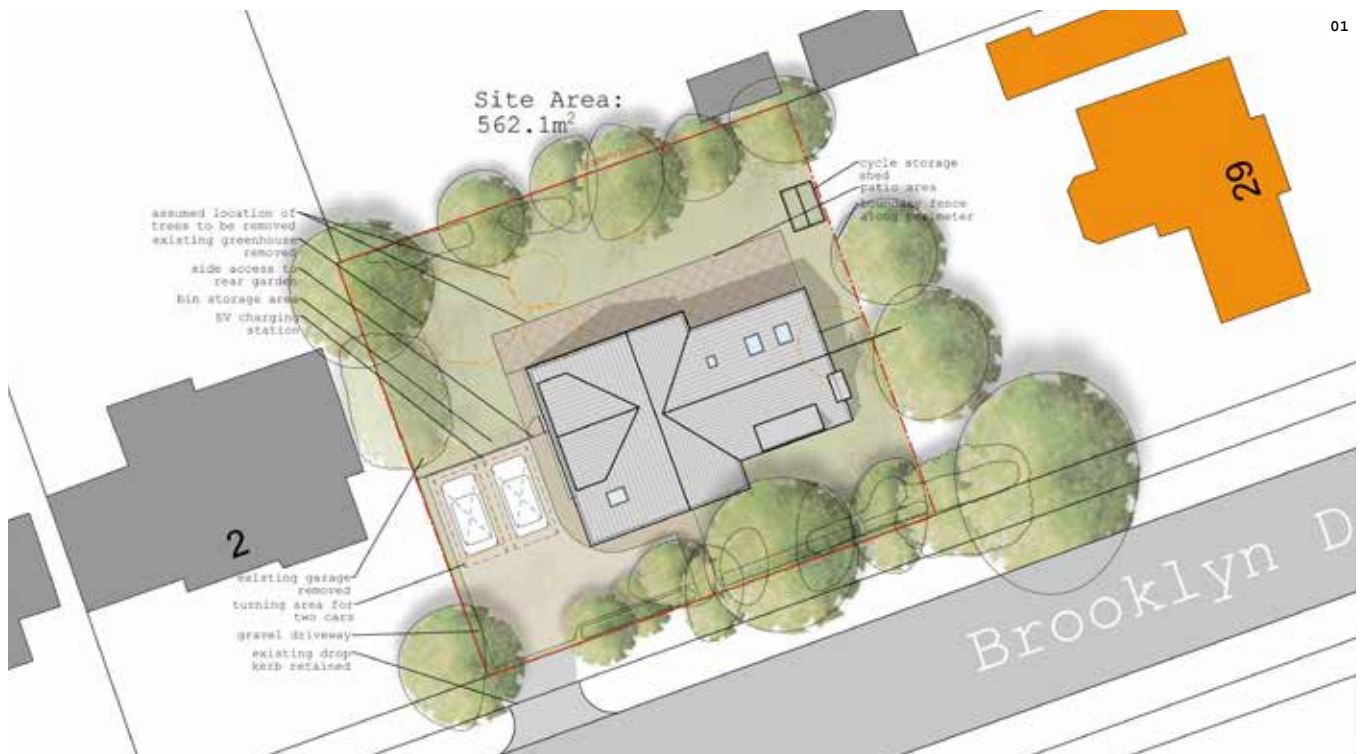
05 DESIGN PROPOSALS

SITE PLAN

- Site Accessed from Brooklyn Drive
- Shared 2 space parking
- Generous but manageable garden size
- Majority of existing trees retained
- Negligible overlooking from and onto the site generally
- Natural surveillance from neighbouring properties and proximity to street
- Secure storage for cycles / bin storage

FLOOR PLAN

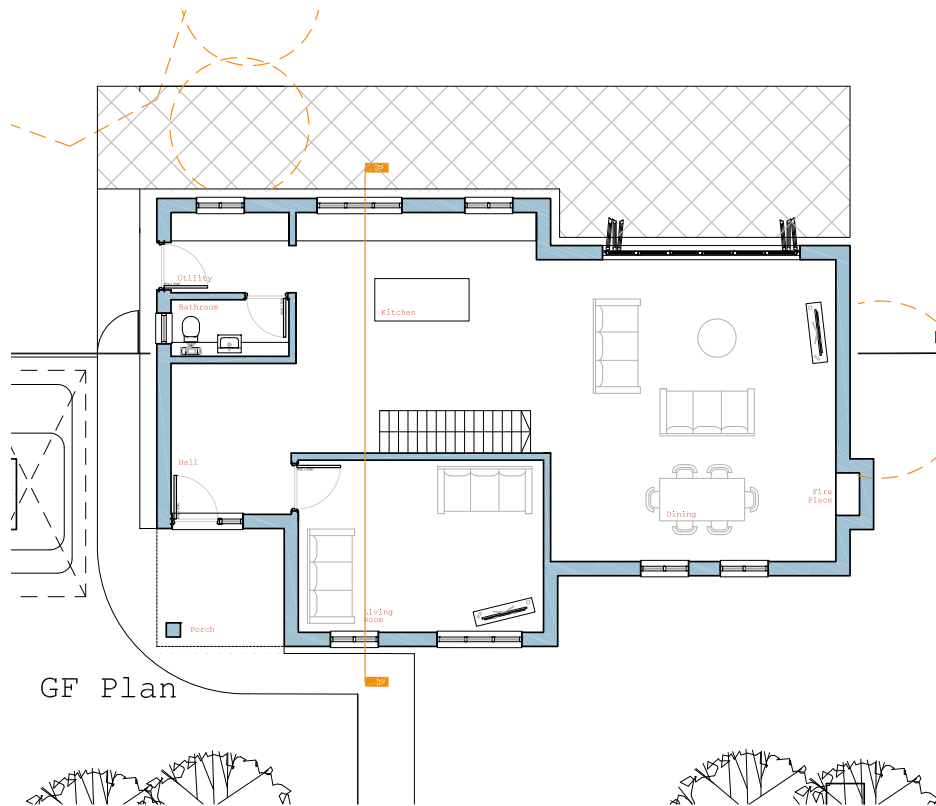
- Spacious, open plan ground floor with enclose utility, wash-room and living room.
- Main open plan living area looks on to the garden via windows and large bi-fold
- Four bedrooms on the first floor with 2 en-suites and family bathroom
- Side access to rear of house
- Spacious hallway entrance
- Glazing to rear increasing light and enjoyment of views to garden



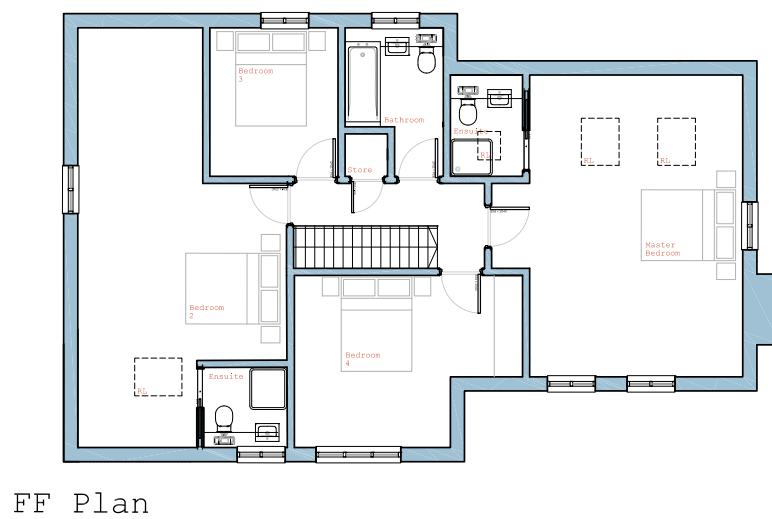
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- 01 Proposed site layout
- 02 Proposed ground floor plan
- 03 Proposed first floor plan

02



03



PROPOSED SCALE AND APPEARANCE

APPROPRIATE SCALE AND MASSING

- 2 storey dwelling with prominent gables on all four elevations
- Varied eaves

ARCHITECTURAL APPEARANCE TO SUIT CONTEXT

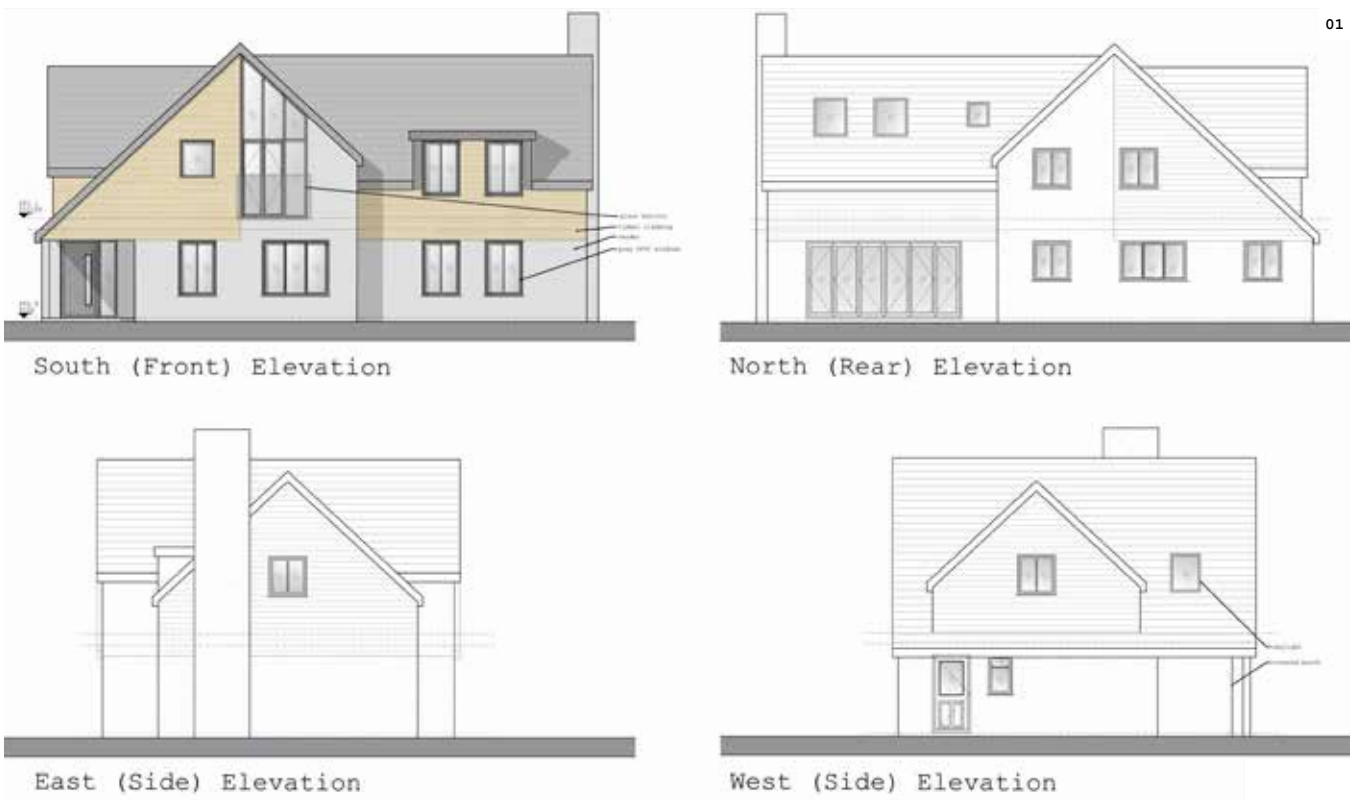
- Varied architectural style of context not restricting material palette
- Timber cladding / render finish as per proposed elevations

PROPOSED MATERIALS

- High quality materials
- Timber cladding / render finish as per proposed elevation
- UPVC grey windows
- Clay roof tile

ELEVATION DESIGN

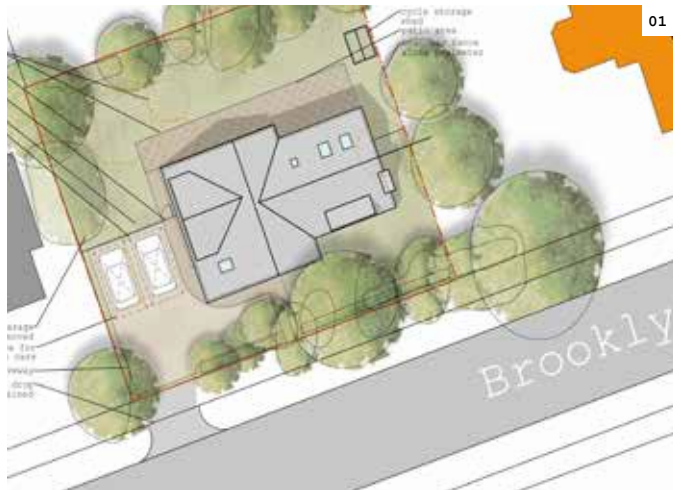
- Gable fronted for street presence and character
- Lowered eaves where necessary to be sensitive to site boundaries



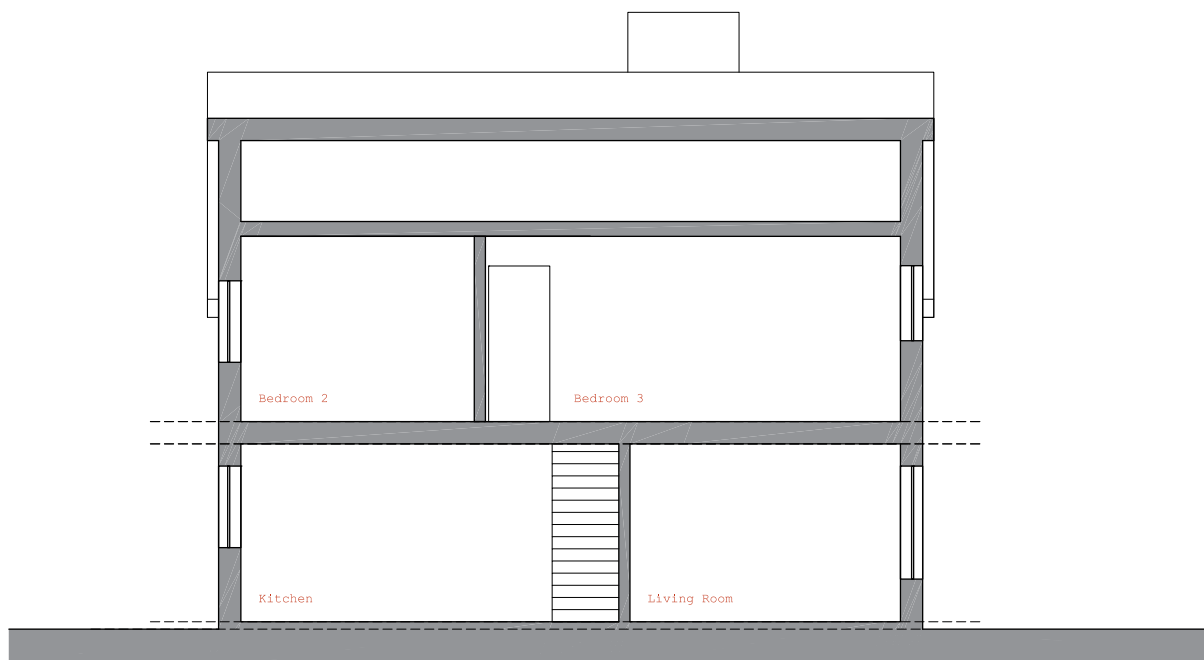
01 Proposed elevations

ACCESS

- Vehicle access from Brooklyn Drive
- Parking and turning for 2 cars
- Level set down
- Level threshold into house
- Generous movement space within house
- No narrow corridors or doors
- Garden accessible from side of house and from rear living room
- Paved area in garden for seating / enjoyment of outdoor space
- Ease of access to cycle storage

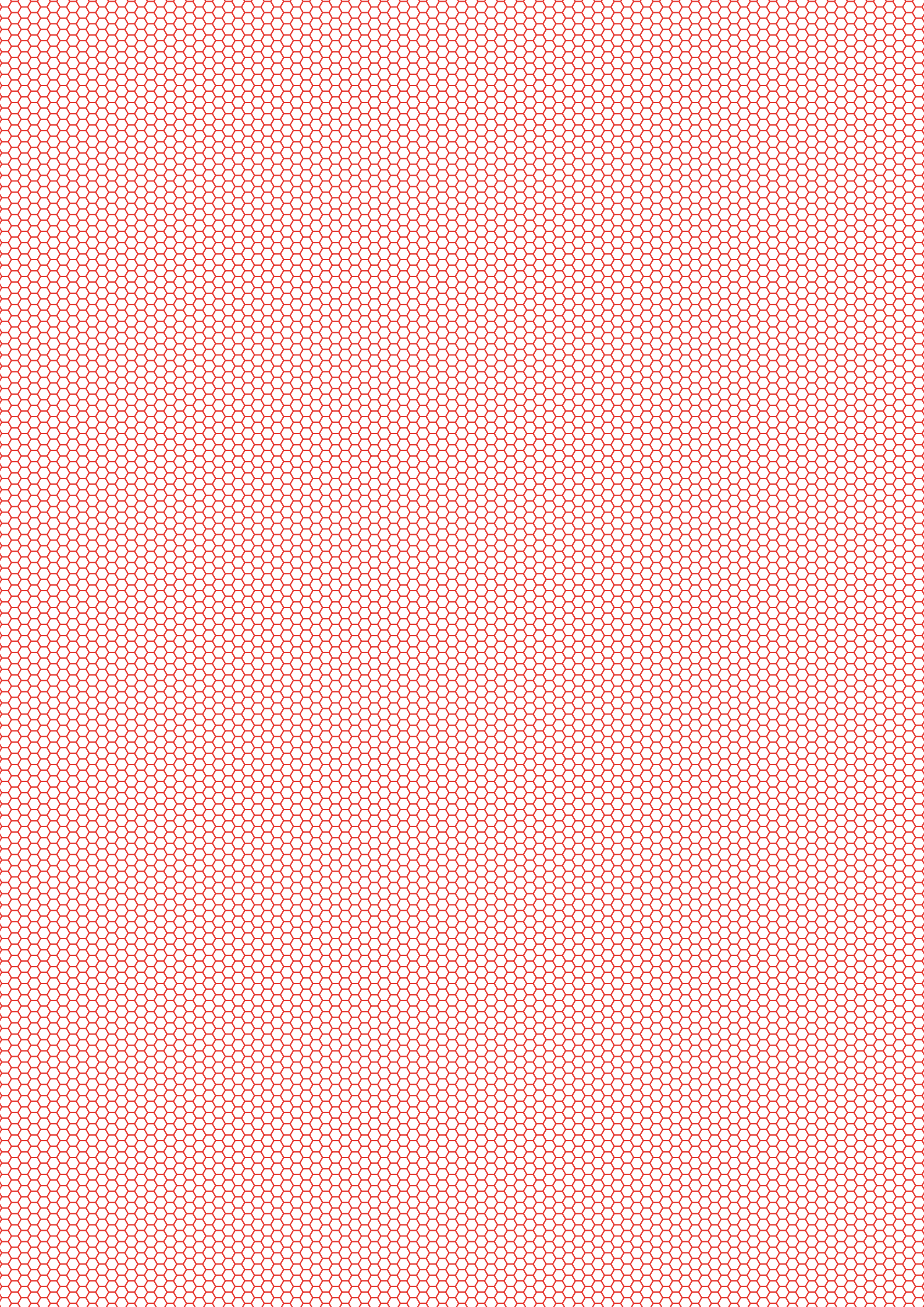


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Section A - A

02 Indicative perspective view showing proposed access
03 Proposed section

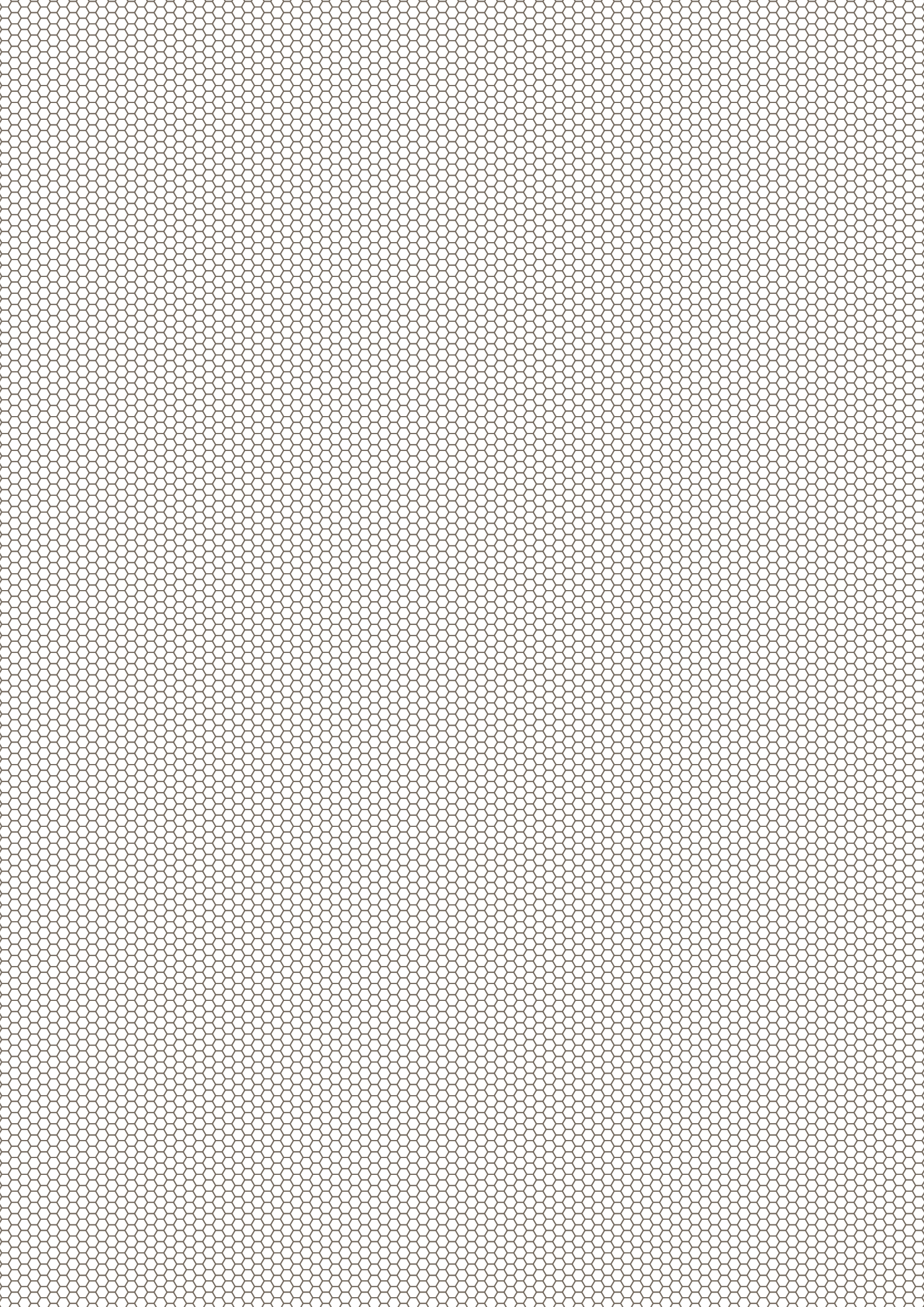


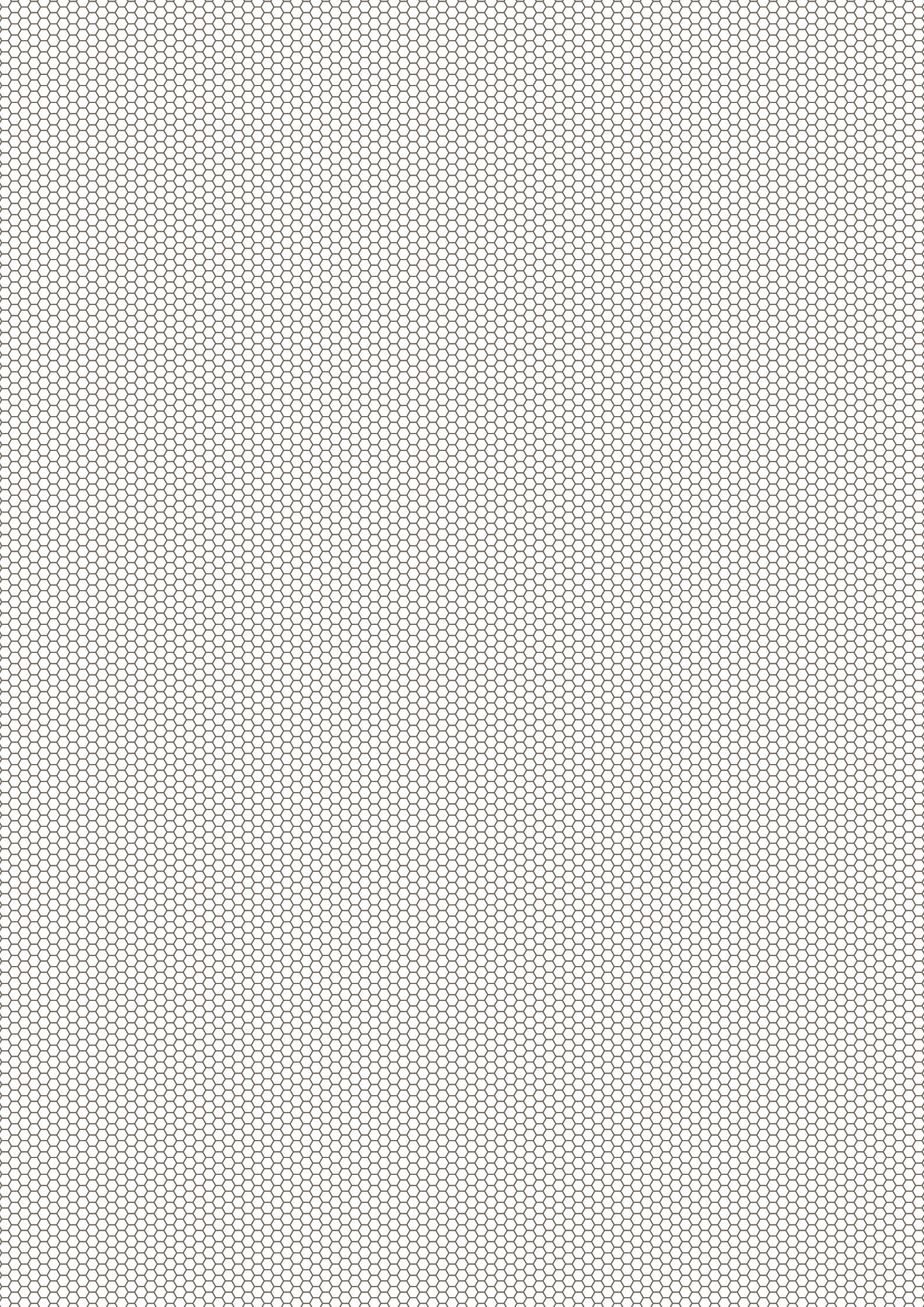
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SUSTAINABILITY

- Site location highly sustainable due to proximity to transport links
- Quality materials in build increased lifespan and limited maintenance
- To be assessed for energy efficiency and to exceed minimum insulation requirements
- Cycle storage provision
- Area for recycling and collection
- Site processes to made as efficient as possible with limited waste









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