

22A WAYLEN STREET/ READING



Design & Access Statement

Issue Planning Issue

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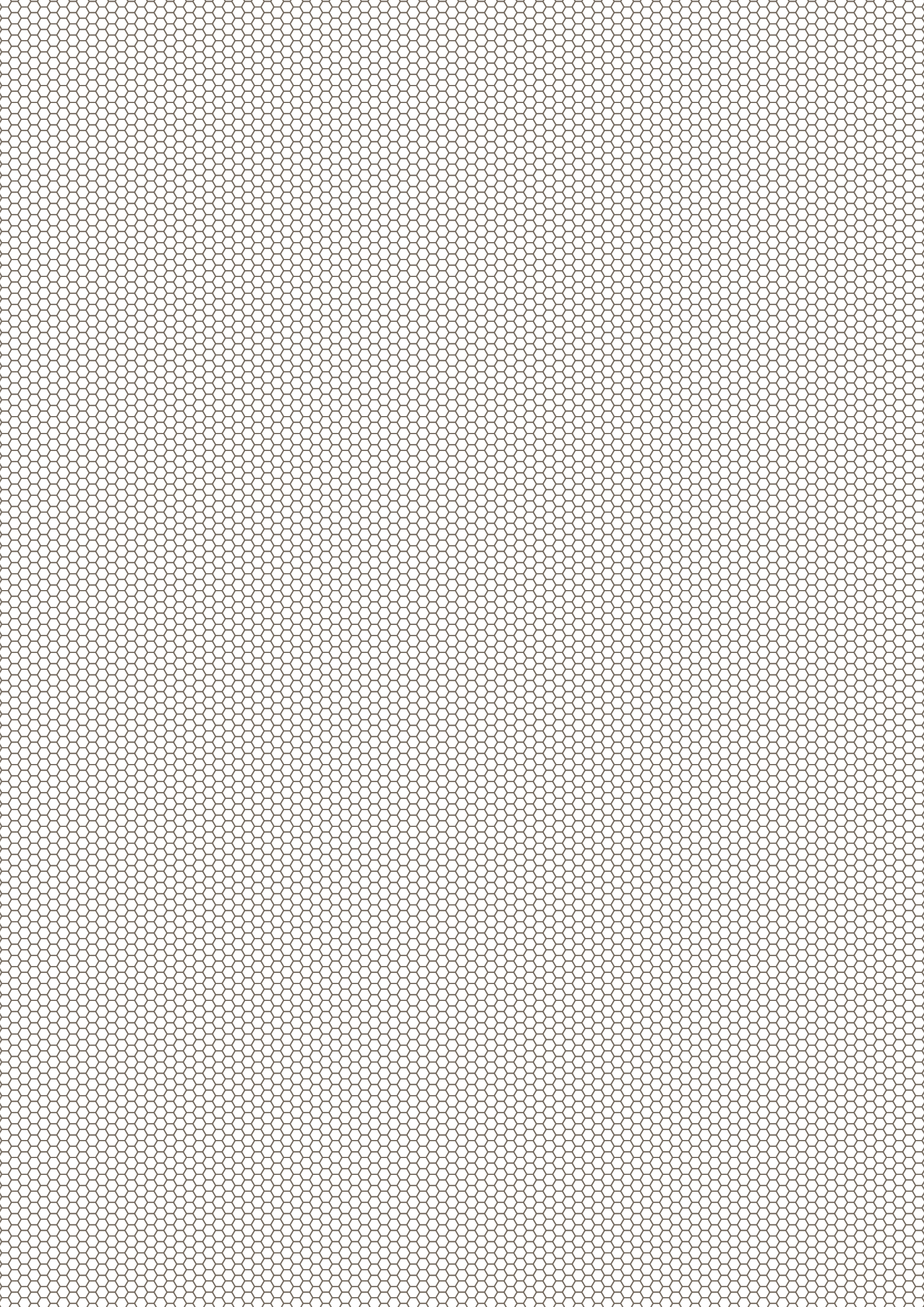


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01

EXECUTIVE SUMMARY

- Application for a new 2 bed infill dwelling.
- Converts and extends the former infill coach-house / workshop.
- The site is within the Russell Street and Castle Hill Conservation Area
- Development within settlement boundary.
- Sustainable location, based on proximity to shops and transport links.
- Designed to respect the conservation area and nearby listed building.
- Overlooking and overbearing issues onto the existing gardens have been designed out.





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.

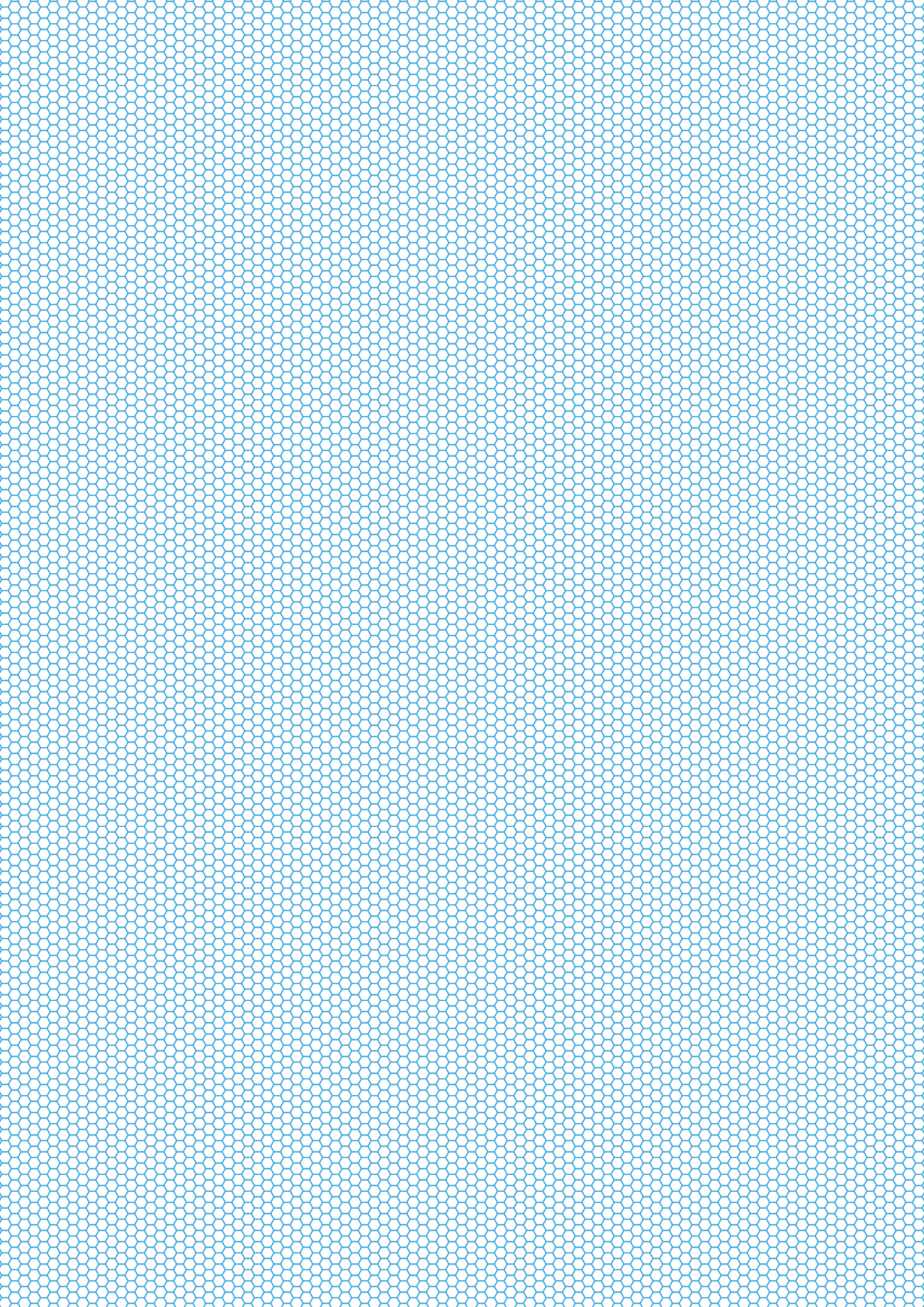
DESIGN PROCESS

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

03 THE SITE

DESCRIPTION

This application is for a new residential dwelling [C3] at 22a Waylen Street, Reading.

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

SITE LOCATION

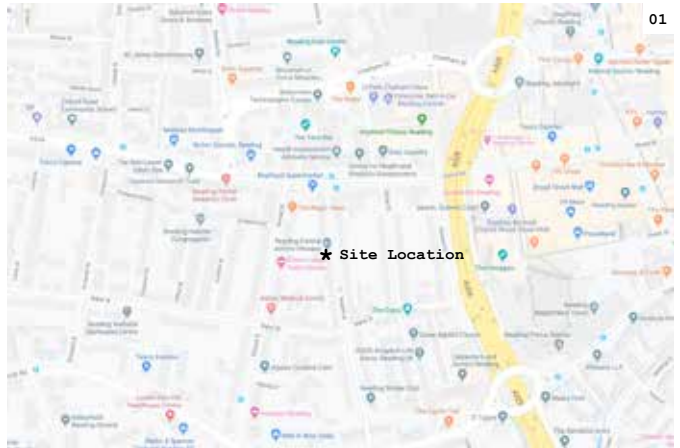
The site location map illustrates the site's location within Reading, West of the main town centre, off the main Oxford Road. The aerial view of site shows that the locality of the site is a predominantly residential area.

SUSTAINABLE LOCATION

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

- Shops on main Oxford Road [5 min walk];
- A329;
- Reading West station [10 min walk];
- Bus routes on Oxford Road: 1, 2, 2a, 5, 15, 15a, 16, 17, 26, 33, 87, 88, 90, 91, 143, BB3, F22 [2 min walk];
- Newsagents;
- Employment - Central Reading and Reading West;
- Abbey Medical Centre [5 min walk];
- Broad Street Mall shopping centre [5 min walk].

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 - road map
02 Site location - aerial view
03 Site location - axonometric view

SITE PARAMETERS

03 THE SITE

OPPORTUNITIES AND CONSTRAINTS

- Site area: approx. 130m²;
- Current site use: workshop/storage;
- Site shape is broadly rectangular, at the thinnest point it is 18m wide and the widest is 4m;
- Trees on southern boundary screen bottom half of site;
- Frontage east facing;
- Nearby buildings residential [HMO and flats with some individual dwellings];
- Rear side of proposal overlooking a car park;
- Waylen Street spurs off the main Oxford Road;
- Existing buildings on site are unused workshop/storage;
- First floor and first floor frontage coach-house retained;
- Surrounding site uses: residential.

Legend:

-  Site boundary
-  Existing building: single storey
-  Existing building: two storey
-  Gardens
-  Rear parking court
-  Solar orientation
-  Existing trees
-  Root protection area

- 01 Site parameters diagram
- 02 Townscape and Architectural Character
- 03 Urban Grain
- 04 Building Heights
- 05 Uses

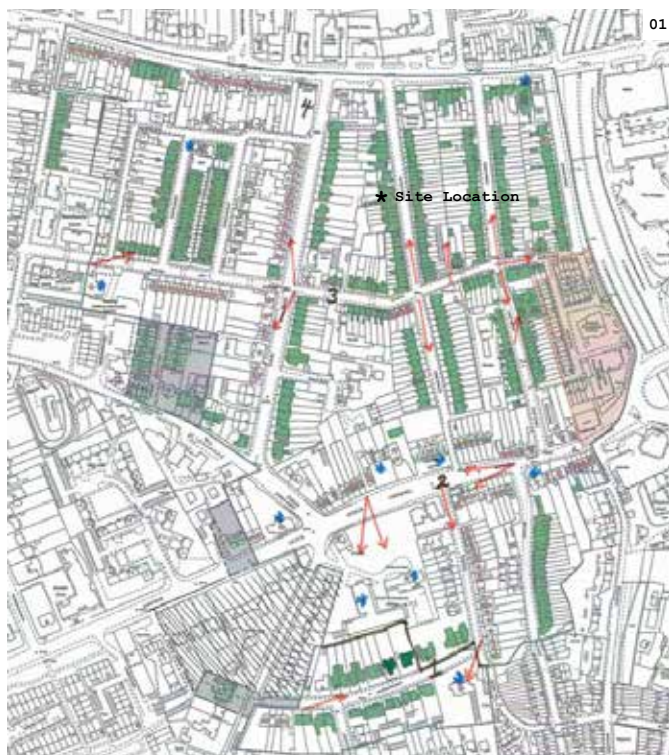


SITE CONTEXT

03 THE SITE

CHARACTER OF CONTEXT: TOWNSCAPE, ARCHITECTURE AND DENSITY

- Strong frontages of Victorian terrace houses, three-storeys high;
- Waylen Street is just to the south of Jesse Terrace;
- Close by new housing development in line with infill rear gardens;
- Conservation area;
- Existing appears in its current form by 1958.



- 01 Conservation area map
02 View south along Waylen Street
03 View north along Waylen Street
04 View south along Jesse Terrace



01 Existing site - Waylen Street frontage

02 front door to existing building

03 View from rear parking area to rear façades of adjoining properties

04 Rear parking area, single-storey existing building in the foreground [from the south]

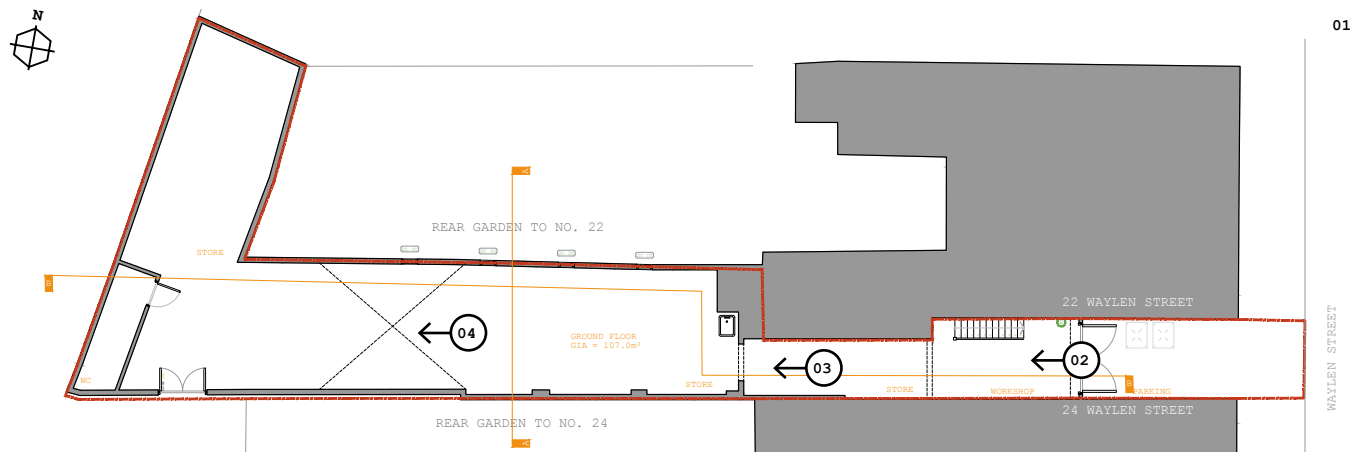
05 View of rear building from the west

06 Grass verge to the rear boundary

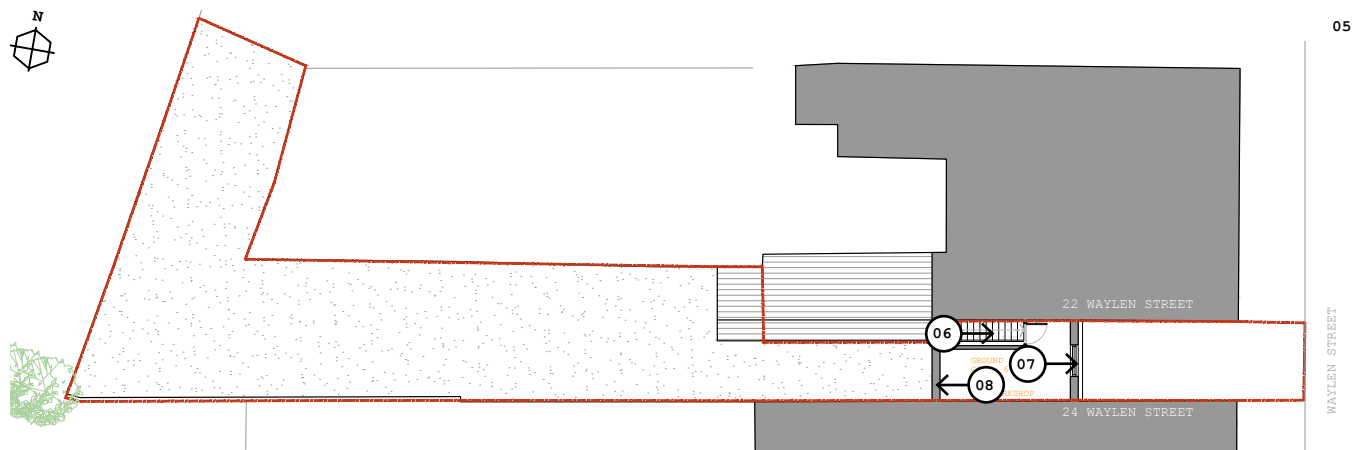
07 Nearby recent development to the rear parking court

EXISTING BUILDING

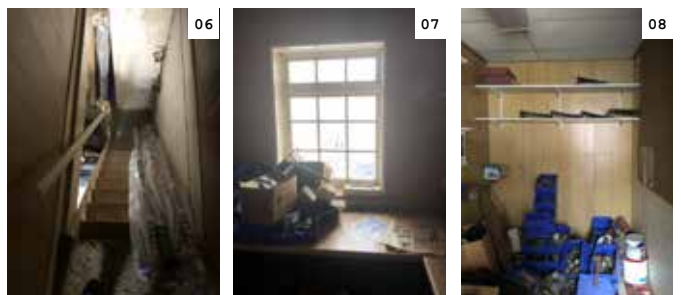
03 THE SITE



01 Ground floor plan
02-04 Ground floor site photographs

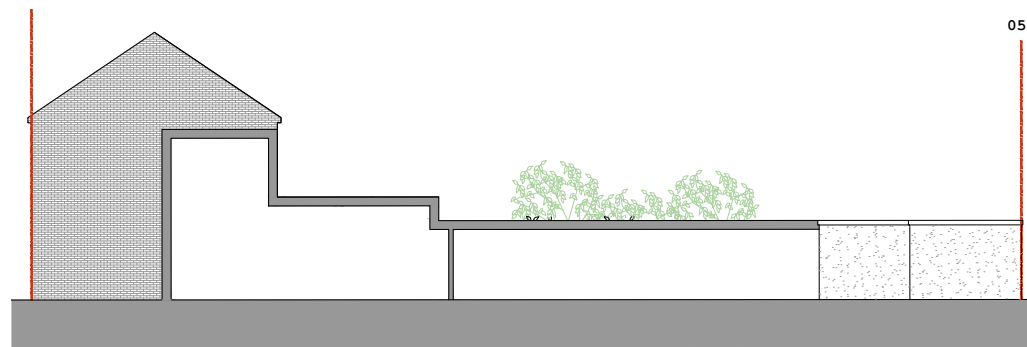
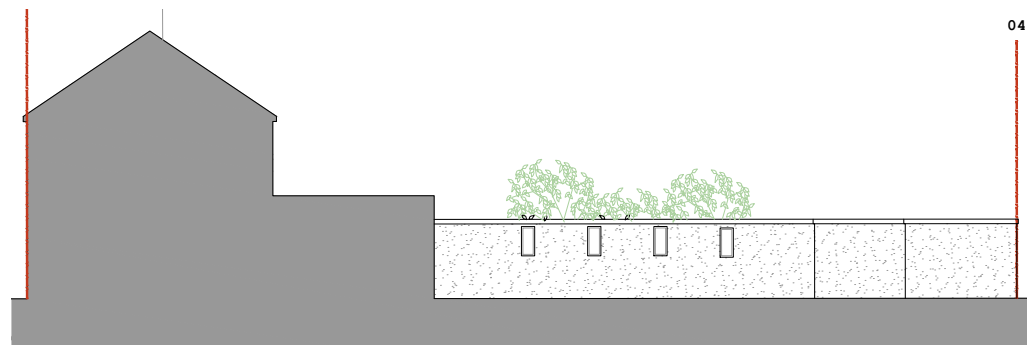
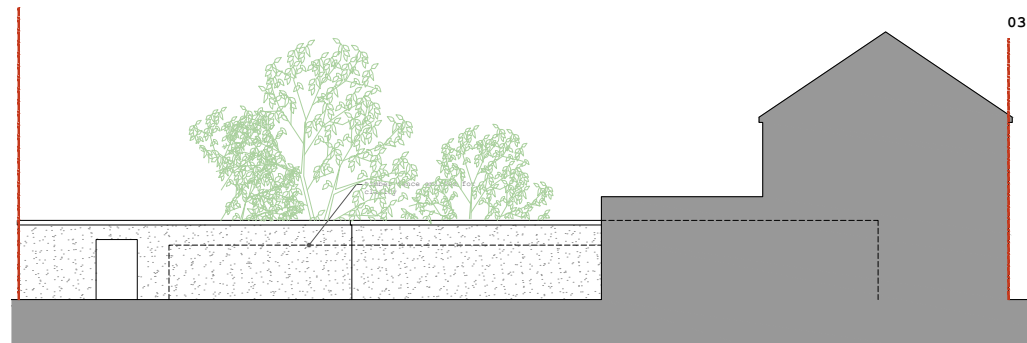


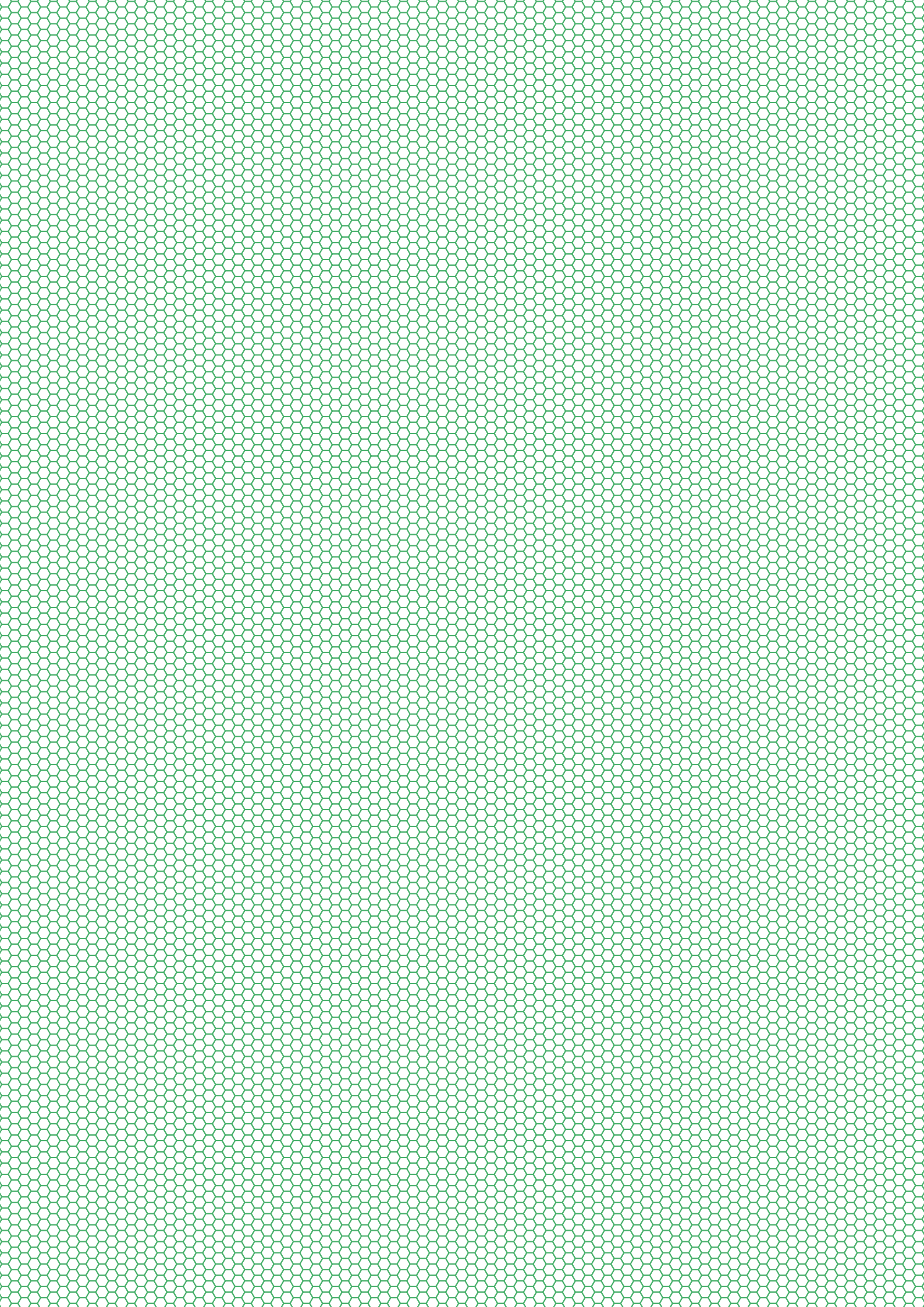
05 First floor plan
06-08 First floor site photographs





- 01 Front [east] elevation
- 02 Rear [west] elevation
- 03 Side [south] elevation
- 04 Side [north] elevation
- 05 Side [north] section





04 DESIGN PRINCIPLES



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.

The key design principles established from the analysis process are as follows:



01

01 Indicative perspective view of proposal
02 Design response diagram

RESPONDING TO LOCAL CHARACTER AREA

- The front section of the building retains the character of Waylen Street and respects the character of the conservation rear;
- The new building to the rear is modern in character, differing to the character of the conservation area, but this is more appropriate to the parking court to the rear.

AMOUNT, USE, SIZE

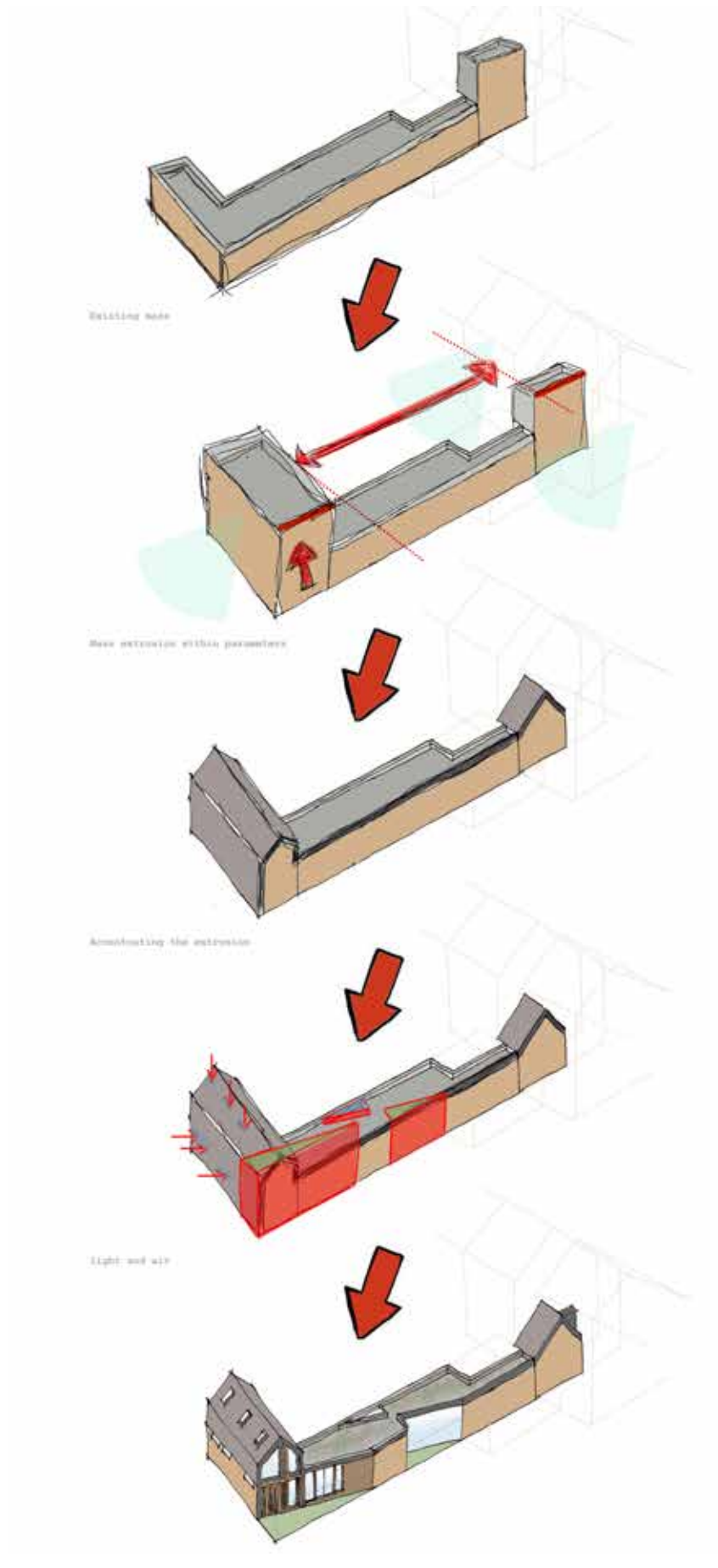
- The site is small and so a small 2 bed [with 3 bed option] dwelling is a suitable accommodation for the site;
- This is primarily a residential area, so the loss of a commercial unit is an appropriate alternative use for the site.

RESPECT OF NEIGHBOURING PROPERTIES

- The proposal replaces a single-storey structure with a similar scale of development;
- The impact on the neighbouring amenity remains very similar to the existing situation;
- The new two-storey element is positioned far away from the neighbouring dwellings and does not face or overlook the gardens.

SCALE, MASSING & PROPORTION

- The scale and amount of accommodation has been carefully spread across the site to respect the constraints of the context;
- The two-storey elements are positioned between the terrace houses and at the end of the gardens, where an increase in scale has less impact on the neighbouring properties.





05 DESIGN PROPOSALS



PROPOSED LAYOUT

SITE PLAN

- The site is accessed from the existing point off Waylen Street;
- Proposal nearly fully fills the site and has limited opportunity for window aspects, light-wells and courtyards have been introduced to overcome this issue;
- The light-wells and courtyards offer external amenity to the dwelling;
- The total area of the amenity is 30.9m²;
- Any window is aligned to face away from existing dwellings and amenity areas;
- The proposal has no parking, given the close proximity to the town centre facilities and public transport links;
- Cycles and bins are stored to the front landscape area.

FLOOR PLAN

- New feature porch inserted into retained coach house section of the buildings;
- The thinner arrival area has been used to provide a wc and storage;
- The kitchen is central to the scheme;
- The smaller light-well separates the kitchen and dining area;
- The main bedrooms areas are stacked in the two-storey element on the western edge of the site.

AMOUNT AND USE

- The existing building is 113.7m²;
- The proposed building is 114.4m², just 1.3m² more than the existing building.

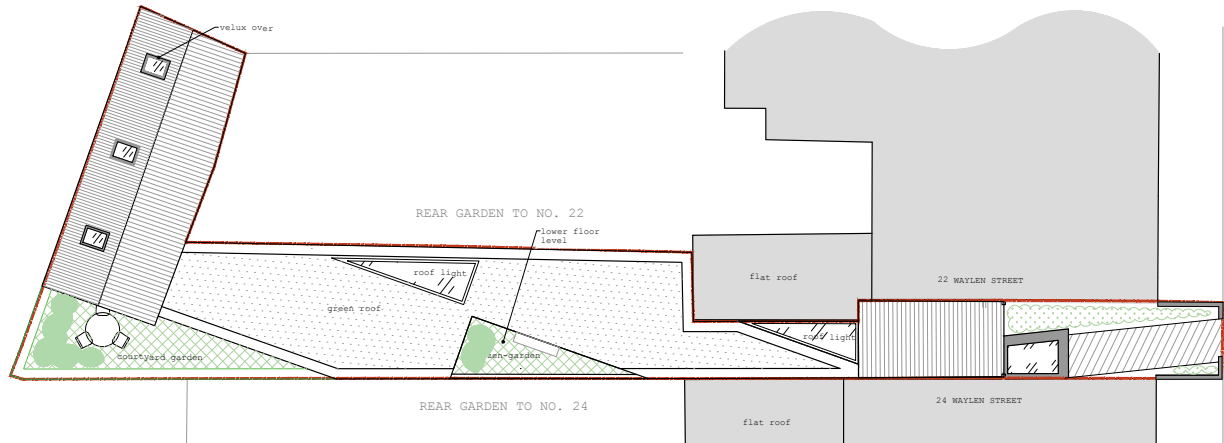


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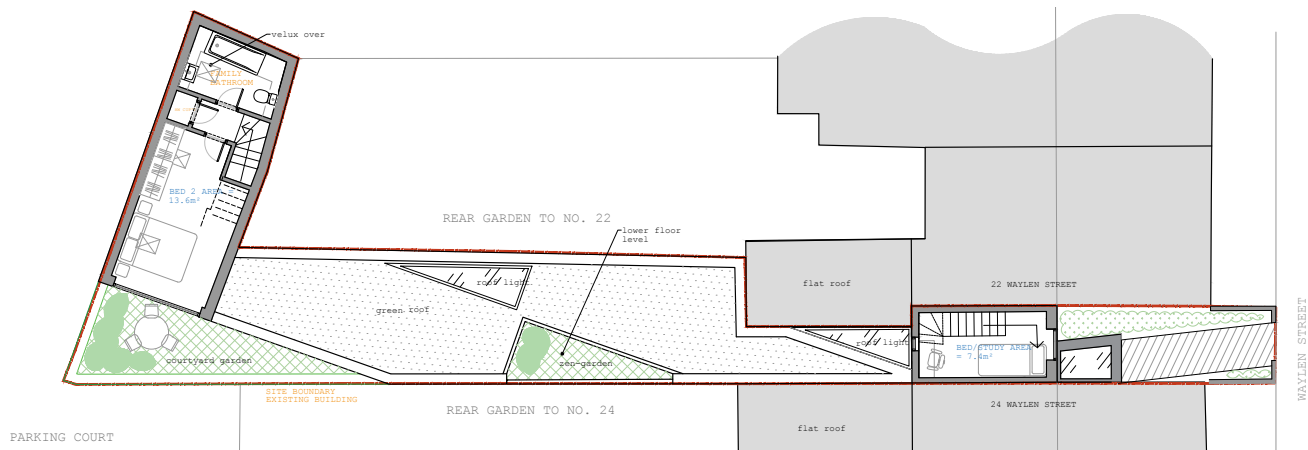
- 01 Indicative perspective view of proposal [rear]
02 Proposed roof plan
03 Proposed first floor plan
04 Proposed ground floor plan



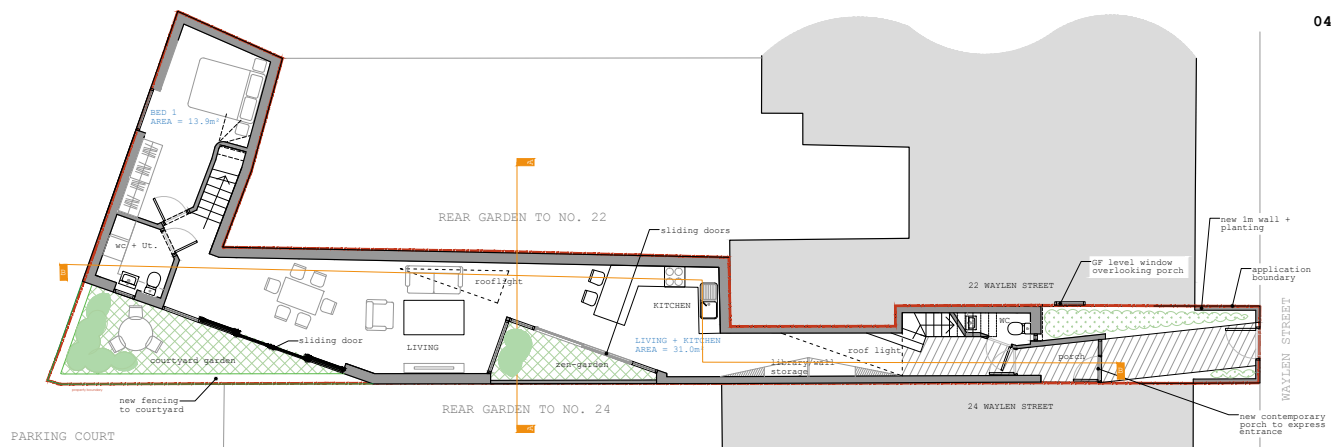
02



03



04



PROPOSED SCALE AND APPEARANCE

APPROPRIATE SCALE & MASSING

- Taller two-storey element nearer two-storey housing on western boundary;
- Proposed building lowers to one-storey in central part of dwelling to reduce overlooking of back gardens.

ARCHITECTURAL APPEARANCE TO SUIT CONTEXT

- Varied architectural style of context not restricting material palette;
- Grey slate to match existing surrounding roofing.

PROPOSED MATERIALS

- Brick similar to brick used in context;
- Timber sash windows to the existing windows, modern metal frames and double glazing to new windows;
- Wall slate tiles;
- Metal fascia;
- Materials proposed.

ARCHITECTURAL PRECEDENT

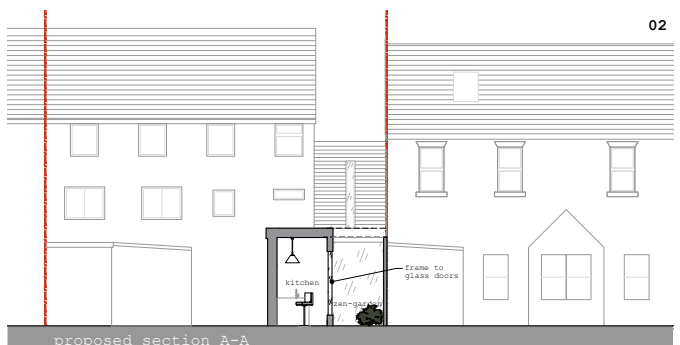
- Contemporary detailing retaining traditional forms;
- Alternative application of materials;
- Light frontage structure.

ELEVATION DESIGN

- Translucent Porch to compliment retained coach-house frontage on first floor;
- Split of materials to emphasise form of house;
- Glazed link.



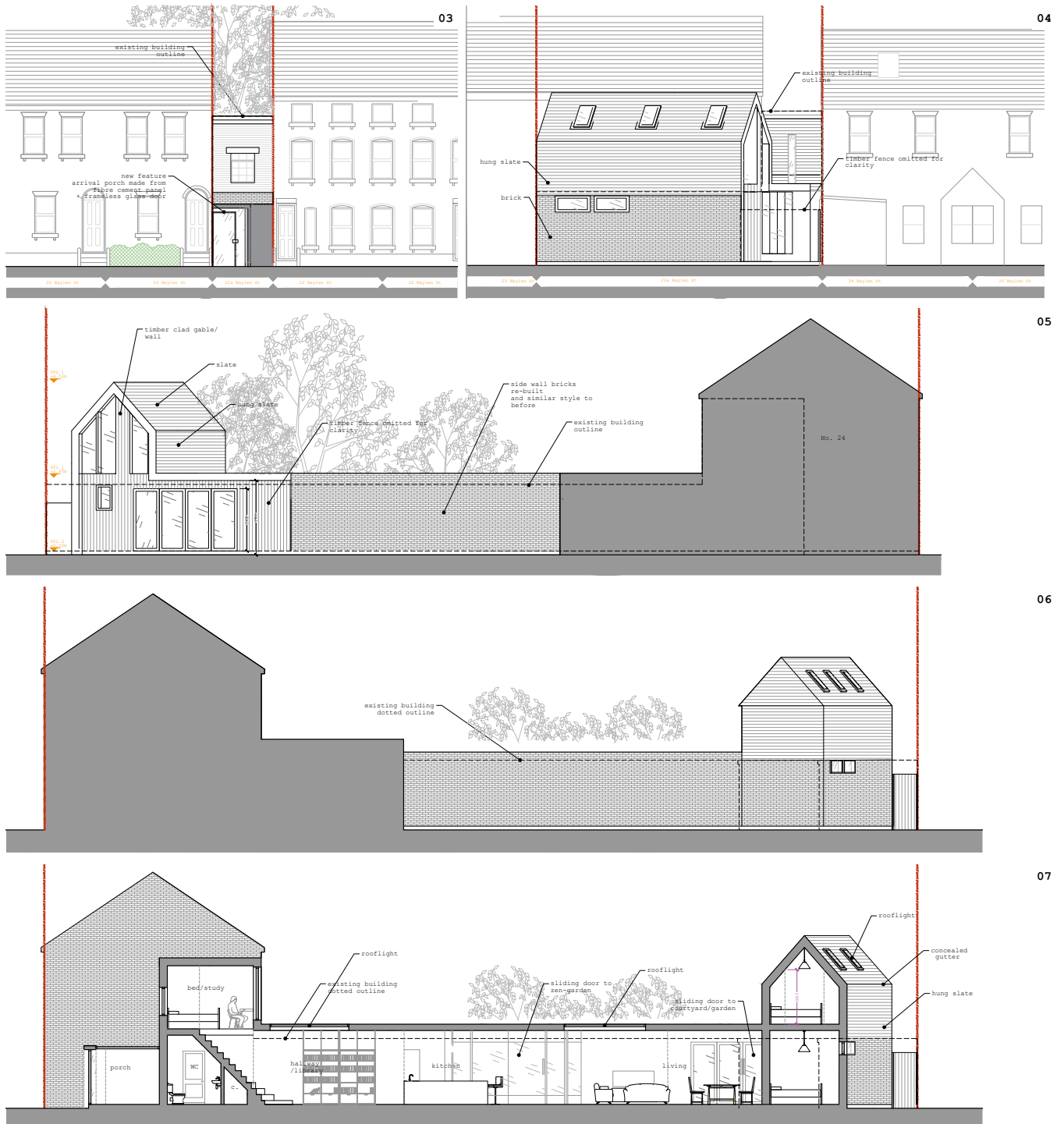
01



02

01 Precedent images

02 Proposed section A-A

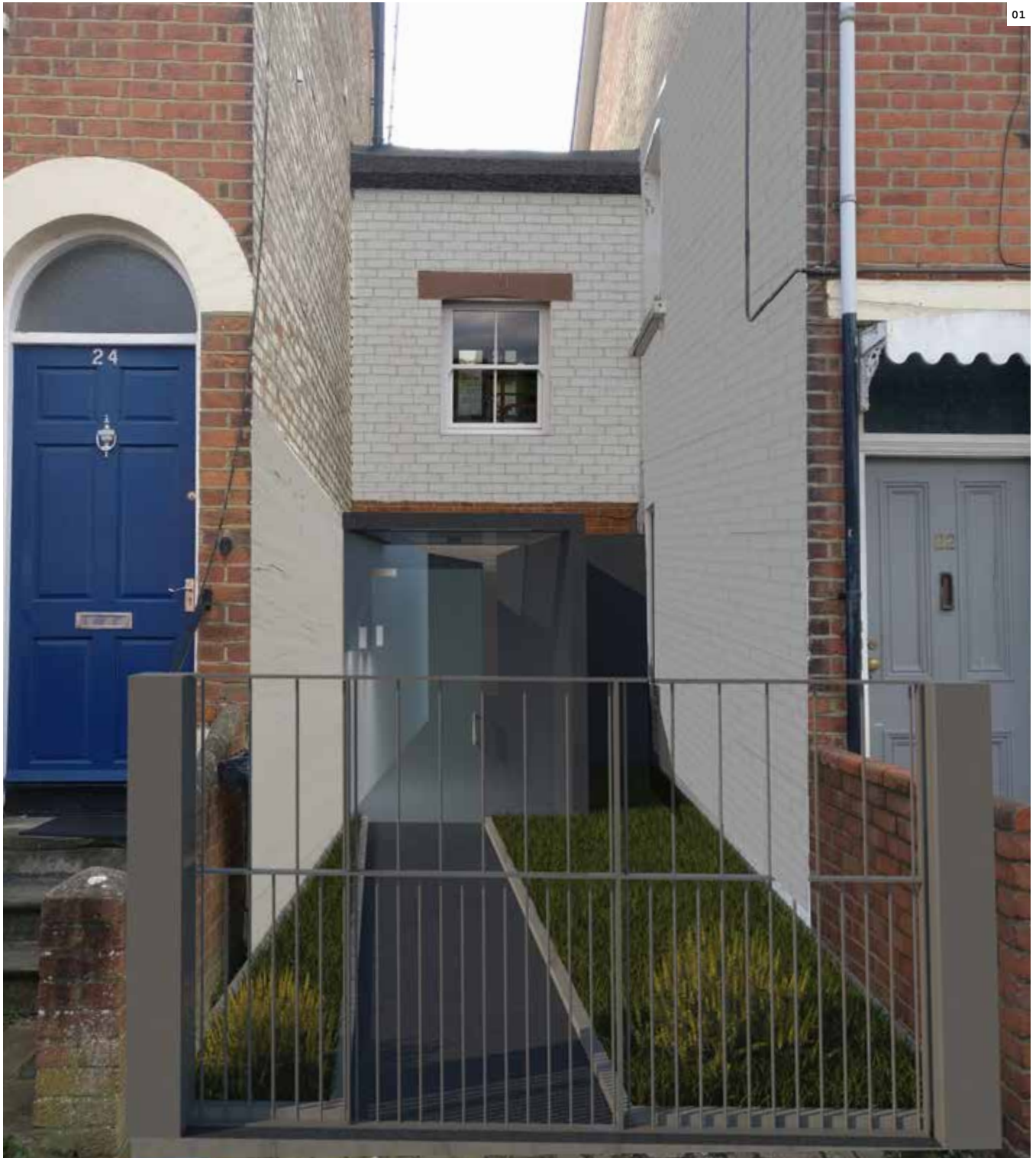


03 Proposed front [east] elevation
 04 Proposed rear [west] elevation
 05 Proposed side [south] elevation
 06 Proposed side [north] elevation
 07 Proposed section B-B

PERSPECTIVE VIEWS

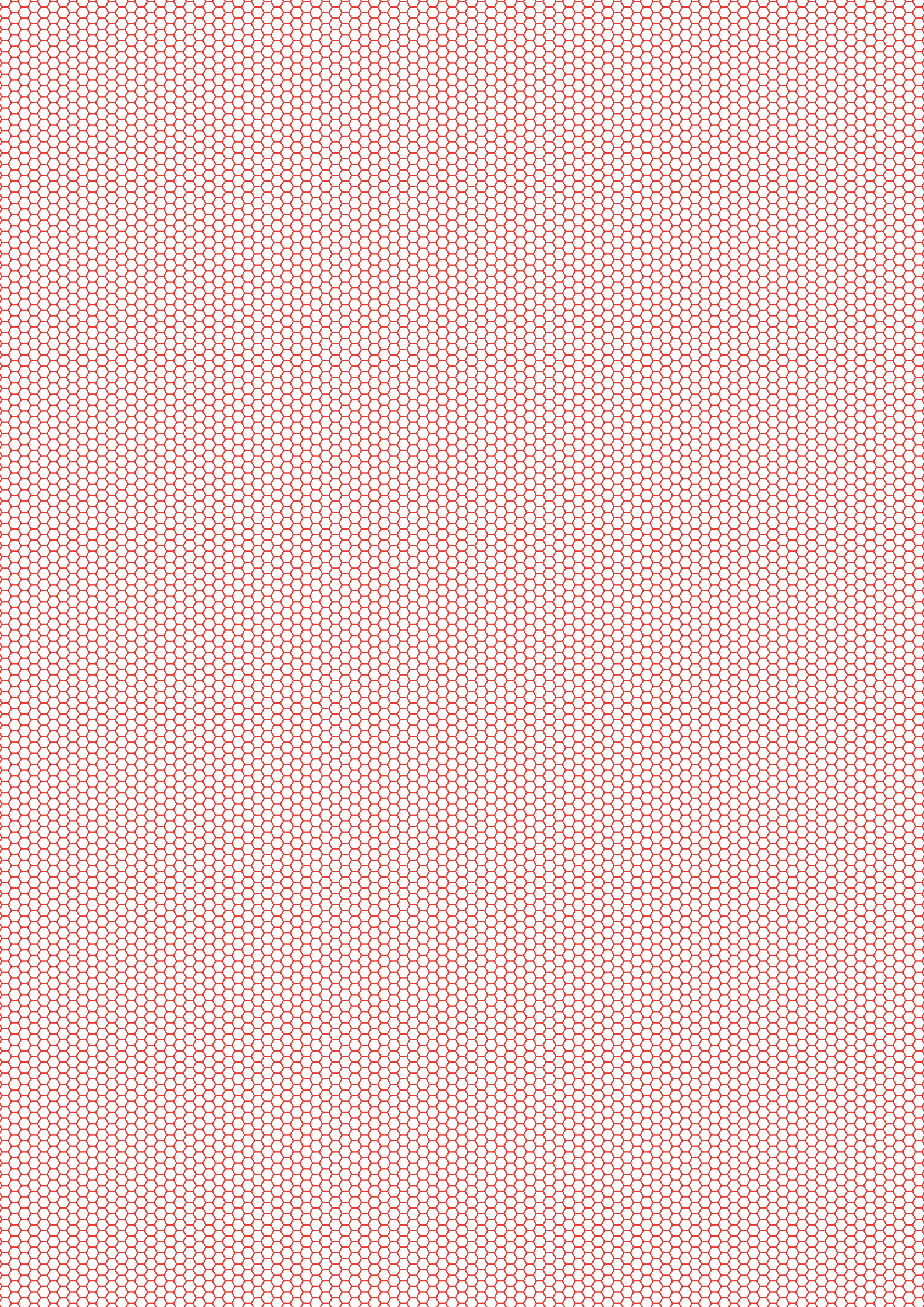
05 DESIGN PROPOSALS

01 Indicative perspective view [front]



02-03 Indicative perspective views [rear]





05

SUSTAINABILITY

colony

SUSTAINABILITY ASSESSMENT

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.

ENERGY AND CO2

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

- 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.

- No substantial ground works reducing risk of floodwater diversion;
- Water saving sanitary ware - low flow taps and showers and low flush toilets.

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;
- 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.

- 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.

- 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.

- Private outdoor space and external views;
- Adequate and appropriate lighting;
- Sufficient daylight;
- Ventilation and 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.

- Environmentally and socially responsible contractor can dramatically reduce the impact of a project on the environment and community;

- Clear Operation and 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.

- No substantial trees felled or cut back;
- Substantial planting proposed with the development.

TRANSPORT

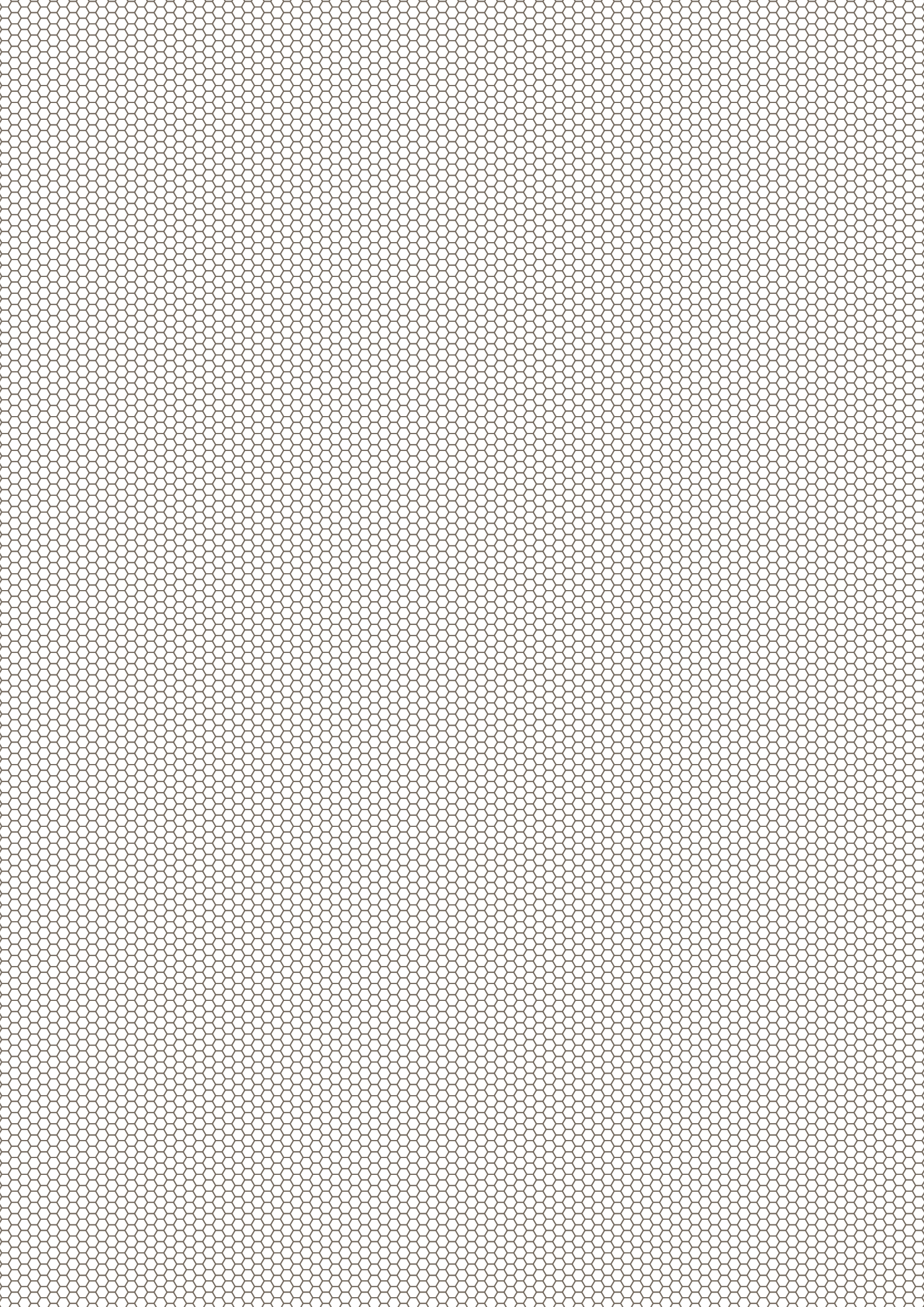
Aim: To reduce the need to travel through appropriately located development.

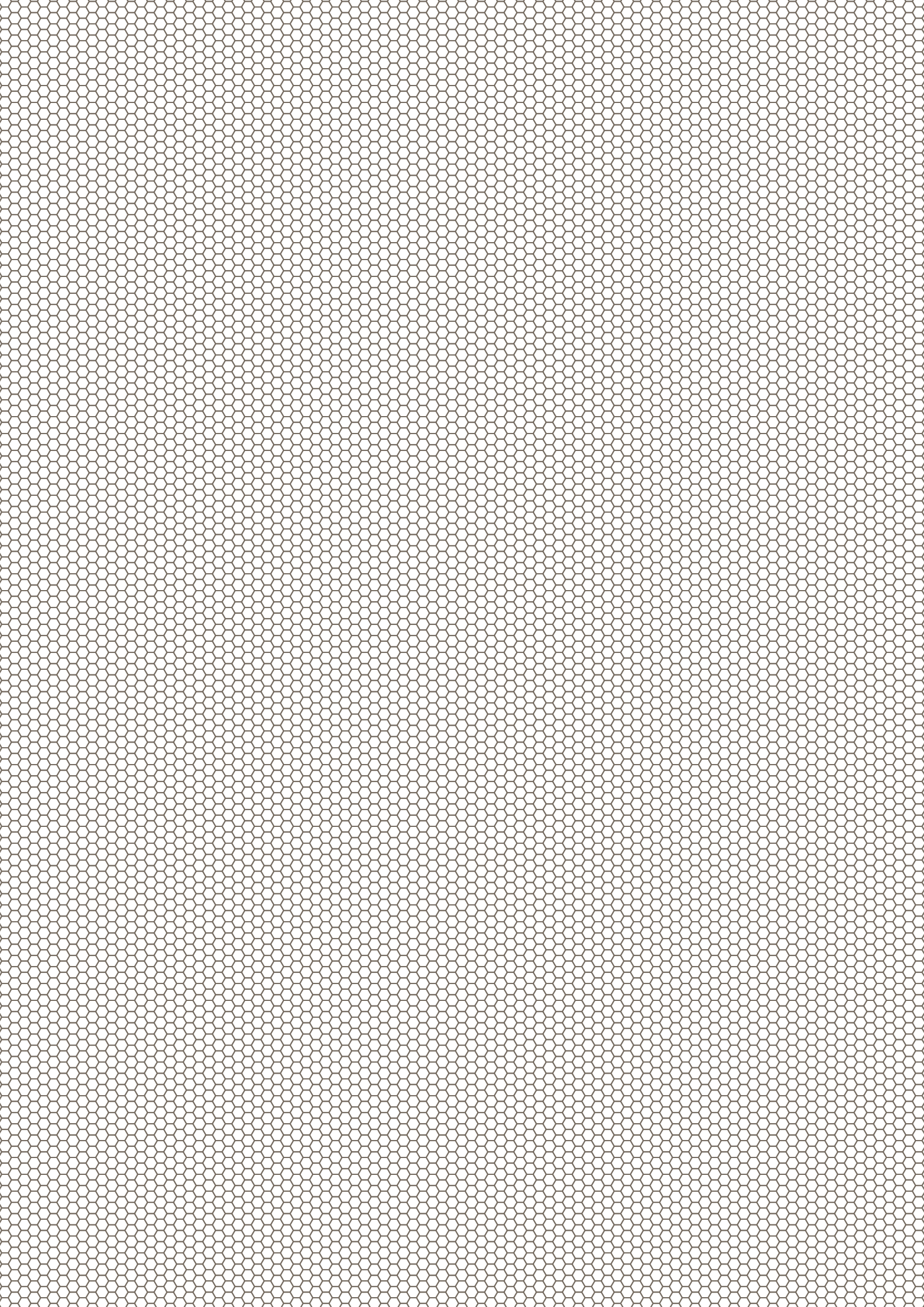
- Proposal sits in walking and cycling distance of many facilities;
- Cycle storage is provided in a secure shed;
- Local public transport includes bus routes and railway station.

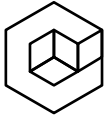
INNOVATION

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.







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