

Design & Access Statement

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Project Proposed Replacement Dwelling, 132 St Peters Avenue,
Caversham, Reading, Berkshire, RG4 7DR.

Job no. 16119

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Revision

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1.0 Introduction

- 1.1 This Design and Access Statement accompanies an application to Reading Borough Council for the demolition of the existing bungalow and the erection of a new dwelling within the grounds of 132 St Peters Avenue, Caversham.

2.0 Site Description and Context

- 2.1 St Peters Avenue is located to the south of The Upper Woodcote Road which is a principal arterial route connecting Caversham and Reading with the South Oxfordshire countryside and the settlements of Wallingford and Oxford to the west.
- 2.2 Caversham Heights is principally a residential suburb of Caversham where a large number of the properties were constructed during the earlier part of the 20th Century albeit with a mixture of infilling and replacement developments in the intervening period. The buildings are therefore domestic and mainly traditional in character and generally of two storey construction using traditional materials including brickwork, stonework, render and boarding with either tile or slate roof covering.
- 2.3 The existing dwelling is a brick bungalow with a tiled roof and adjoining single flat roofed single garage. The immediate neighbouring properties have full two storeys as do the majority of houses in the street.
- 2.4 The existing dwelling is set back from the road with two access points onto St Peters Avenue and a semi-circular driveway providing parking for multiple vehicles.
- 2.5 The site is in close proximity to the commercial centre of Caversham which has all principal amenities and recreational facilities. The site is also well served by public transport, with bus stops in close proximity, and is only a short distance from the main line Reading station.

3.0 Amount

- 3.1 The application site occupies an area of approximately 0.067 hectares.
- 3.2 The proposal is to demolish the existing bungalow with a footprint of 126.0m² and erect a two storey dwelling with a footprint of 186.4m².
- 3.3 The new two storey dwelling will have an internal floor area of approximately 250m² and a double attached garage of 36m².

- 3.4 Private amenity space of approximately 203m² will be provided to the rear of the property.
- 3.5 Parking space for a minimum of 2 cars will be provided within the front forecourt.

4.0 Layout

- 4.1 The proposed dwelling to a large extent replicates the footprint area of the existing dwelling. Both the front and rear elevations approximate to the front and rear of the existing bungalow. The existing garage and outbuilding will be replaced with the main body of the new dwelling with a 1 metre gap to the north-west boundary. The main body of the new dwelling on the south-east aspect will be located approximately 750mm further from the south-eastern boundary, with the increased gap accommodating the double garage which will leave a gap of 1.2 metres to the boundary.
- 4.2 The access to St Peters Avenue at the north-west corner of the site will be closed and the access at the south-west corner will be widened to form the principle vehicular and pedestrian access.
- 4.3 The new driveway will be configured to accommodate a minimum of two cars together with turning space to facilitate egress in a forward direction.
- 4.4 There are some large trees to the rear of the site located within the Woodcote Road property to the rear. These trees offer a good screen between the properties although the garden of the dwelling to the rear is approximately 45 metres long.
- 4.5 The internal layouts of the dwellings are designed to provide maximum amounts of daylight and connection of the private garden areas with the principal living spaces.

5.0 Scale

- 5.1 The overall form and massing of the building has been designed to be respectful to the context of the site and how it relates to the neighbouring properties.
- 5.2 The ridge height of the proposed dwelling is designed to be comparable with the ridge line of the adjacent dwellings.
- 5.3 The proposed dwelling has been designed with traditional building forms, with a principal rectilinear roof structure with a 5.0 metres high approximate eaves height. The single storey garage structure together

with projecting gables, 'catslide' roof, dormer windows and bay, assist in moderating the overall scale.

- 5.4 The principal roof form has been designed with hipped ends to reduce the overall building mass and reduce the building height in close proximity to the neighbouring properties.

6.0 Appearance

- 6.1 The general articulation of the building creates an aesthetic based on traditional building spans and roof pitches, which is broken into components to assist in reducing the effective scale and impact of the building.
- 6.2 The design encompasses dormer windows, 'catslide' roofs, porches and chimney to create a language of traditional architectural components.
- 6.3 A mixture of multi stock facing brickwork elevations and clay tile roofs take reference from the materials that are seen in the local building stock and which will assist in integrating the development into the surrounding built up area. Areas of tile hanging with matching clay tiles will be provided within the gabled areas to provide further texture and articulation.

7.0 Landscape and Ecology

- 7.1 A tree report in accordance with BS 5837 is submitted with this application, to identify the impact on the trees located to the rear of the property.
- 7.2 A new front boundary wall is proposed in facing brickwork to match the house to include a 0.9 metre high wall and 1.8 metre high brick piers. New hedge planting is proposed immediately behind the wall to provide a secure and soft landscaped frontage, matching many other properties in the street.
- 7.3 Generous areas of garden will be retained to the site frontage which allow for further landscaping opportunities. The amount of rear garden will be similar to the existing.
- 7.4 A Preliminary Bat Roost Assessment was carried out in September 2016 by Ecology By Design the results of which are included with this application. There was no evidence of bats within the existing building fabric.

8.0 Sustainability

The following outlines the principles incorporated into the design in order to minimise the environmental impact of the proposal.

8.1 Design

The design of the proposed dwelling maximises the accommodation provided within the building envelope.

Where possible, materials used will be derived from sustainable sources and sourced locally wherever possible.

Within reason areas of glazing have been maximised to benefit from passive heat gain and natural light and to reduce energy bills.

8.2 Energy

The detailed design of energy efficiency measures falls within the remit of other legislation, however it is generally accepted that there is a continuing drive towards greater energy efficiency and to this end the relevant regulations are under constant review.

The emphasis is towards improving the fabric of the buildings to reduce thermal loss, and as a consequence reduce the energy requirement for heating. In addition to the required improvements in 'U' values, accredited details will be adopted that ensure a continuity of insulation, especially around window and door opening. Air leakage from the building will also be minimised by the adoptions of good detailing and responsible workmanship. By the adoption of these principles, heating demand and consequently the size of the heat source will be minimised.

Energy consumption will be minimised by employing all or in part the following measures:

- High performance double glazing;
- Inclusion of wood burning stove;
- Full consideration of utilising renewable energy sources;
- High levels of insulation to floors, walls and roofs;
- Passive solar gain via orientation and layout;
- High level of natural lighting and ventilation;
- Grade 'A' appliances where supplied;
- Integrated energy management controls;
- User information, highlighting energy efficiency.

8.3 Water

Besides the desire to reduce energy consumption there is also a necessity to reduce both the consumption and waste of water. The following measures will be adopted that will assist in achieving this:

- Flow restrictors fitted to all taps
- Dual flush cisterns
- Baths with smaller profiles, requiring less water to fill
- Water butts installed for rainwater collection, for garden watering rather than hoses.

A water usage calculation is submitted with this application to demonstrate that the water use of the new dwelling will be restricted to a maximum of 105 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended).

9.0 Access

- 9.1 The existing access to the north-west of the site will be closed with the existing access to the south-west being widened to facilitate improved manoeuvring to and from the site. The proposed double garage is located and orientated for convenient access from this position.
- 9.2 The reconfigured driveway will create parking spaces for a minimum of 2 cars together with manoeuvring space to allow egress from the site in a forward direction.
- 9.3 A level entrance will allow for access for wheelchair users and the ambulatory disabled.
- 9.4 Waste and recycling storage will be provided adjacent to the north-east elevation where convenient access from the kitchen and onto the roadside for collection can be facilitated.

10.0 Summary

- 10.1 The existing single storey dwelling is flanked by two storey family dwelling on both aspects and its replacement with a dwelling of similar size is in keeping with the street scene.
- 10.2 The approximate repetition of the footprint of the existing dwelling maintains the overall pattern of development and building to plot ratio.
- 10.3 The existing building has poor insulation qualities and is therefore high in energy consumption.
- 10.4 This project provides an opportunity to provide high quality family home commensurate with the size of the site but to a scale and style which is respectful of its neighbours.
- 10.5 The design of the building with traditional form and good quality local materials will result in a high quality development within a mature landscaped streetscape.

- 10.6 The proposed development is sustainable. The dwelling will be in close proximity to Caversham and Reading town centres with all their facilities and employment opportunities and with excellent road and rail links.