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Design and Access Statement

Document Purpose

To provide details on the design and access of the proposed development, as part of a reserved matters application

Site

45 Albert Road, Caversham, Reading, RG4 7AW

Prepared by:

John Neville

08 January 2019

1. Introduction

- 1.1. This Design and Access Statement has been prepared in support of a Reserved Matters application in respect of the detailed design of a five-bedroom dwelling on Albert Road, Caversham, RG4 7AW. Outline planning permission (171753) was received 3rd July 2018 for the erection of a detached dwelling with parking and garden. All matters except for access were reserved for later consideration.
- 1.2. This statement sets out the proposed scheme and details how this conforms with current planning policy. In framing the proposal as a whole, it will discuss the area characteristics, materials to be used and layout arrangements for the dwelling.
- 1.3. The application site does incorporate the existing dwelling 45 Albert Road, but this statement relates to the design of the proposed new dwelling and changes to the access.

2. Planning History

- 2.1. This site has no planning history, aside from the recently consented outline planning application 171753.

3. Supporting Documents

- 3.1. This statement should be read in conjunction with the following documents:

- Arboricultural Impact Assessment and Method Statement
ACD Environmental (Nov 2018). Ref: EHC22199aia-ams
- Archaeological Scheme of Works
Thames Valley Archaeological Services (Nov 2018) Ref: 18e173wb
- Construction Method Statement
Jan 2019
- Plan and Elevations
 - 3617-205 Location Plan
 - 3617-200B Landscape Plan
 - 3617-201B Ground Floor Plan
 - 3617-202B First Floor Plan
 - 3617-203B Second Floor Plan
 - 3617-204A Elevations and Garage

4. Planning Context

4.1. The Design and Access statement has been developed in accordance with the National Planning Policy Framework (2018), Reading Borough Council Core Strategy (adopted Jan 2015) and the Sites and Detailed Policies Document. Foresight has also been given to the Reading Borough Council Draft Local Plan 2036.

4.2. Particular policies which have had a direct influence on this statement:

Chapter 12 of the NPPF 2018

- Particularly paragraph 127

Policy CS7 of the Core Strategy

Policy DM11 of the Sites and Detailed Policies Document

Policy H11 of the Draft Local Plan

5. Site and Surroundings

5.1. The site is approximately 0.075 hectares and forms the existing plot of 45 Albert Road, including its side garden to the south, which sits in between this property and 43 Albert Road. It is situated in the built-up area of Caversham Heights.

5.2. The general character of the area consists of a number of detached and semi-detached dwellings, situated in large plots with sizable rear gardens. The site is an infill plot and will contribute to the continued frontage along the west side of Albert Road.



6. The Proposal

- 6.1. The proposed dwelling is a three-storey building, with a late 19th century, Victorian style. It has patterned brickwork of both red and yellow bricks, as well as incorporating stone in the bay windows. The design seeks to imitate some of the traditional local vernacular on Albert and Kidmore Road.



Examples of local Victorian style architecture

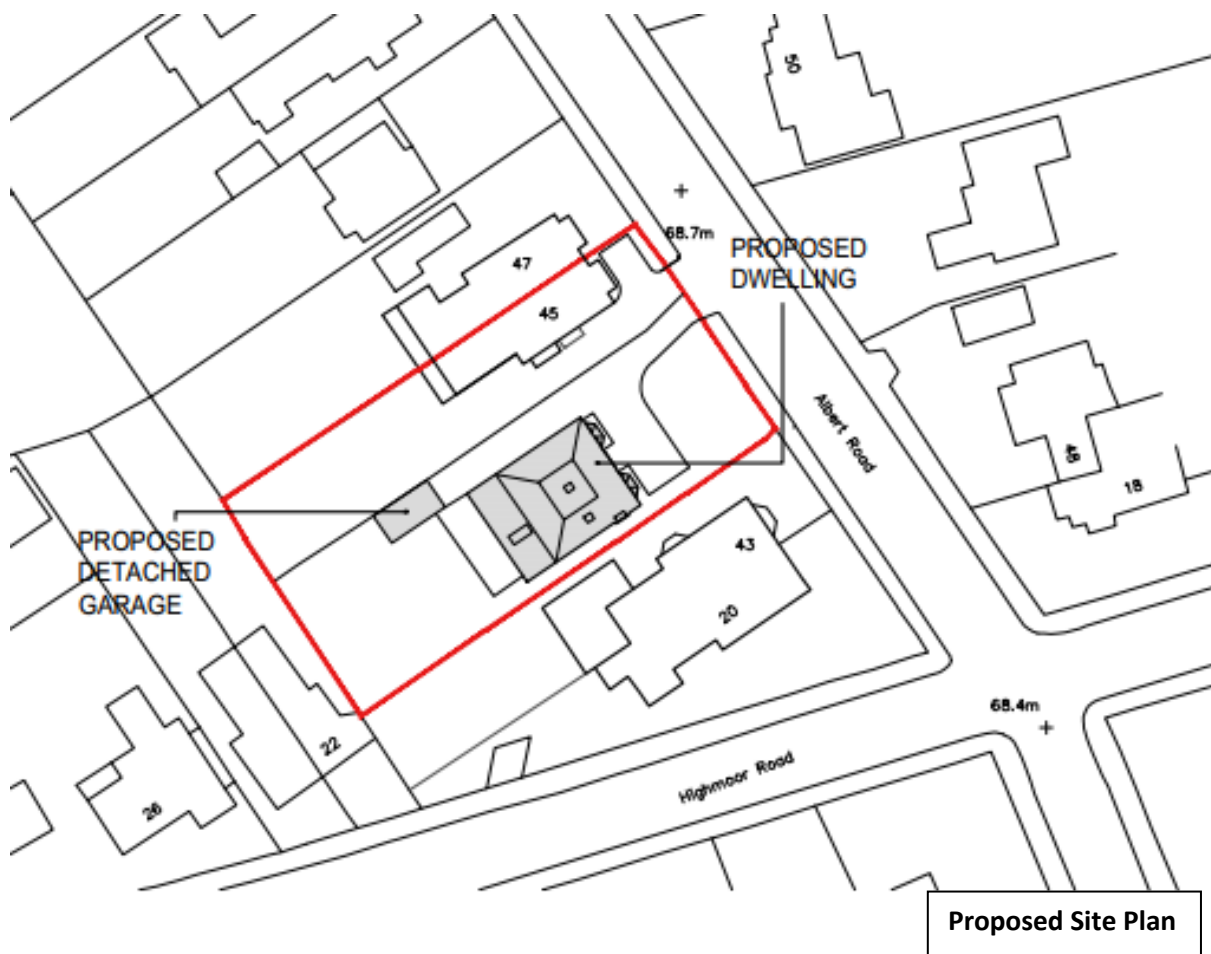
- 6.2. In his delegated report, the planning officer states that planning criteria dictates that residential development should make a positive contribution to various factors, including character of the area in respect of the layout and spacing of the development, the coverage of each plot and rhythm of plot, and the compatibility with the general building height within the surrounding area.
- 6.3. The property maintains at least a 1.5 metre gap from the side boundaries which maintains the spacious character of the area.
- 6.4. The property benefits from a large rear garden, imitating the local style of family dwellings, situated within large plots with plenty of amenity space. Despite the fact it is set back from the road, it is shorter in length than the two adjoining properties and therefore has a comparable garden size.
- 6.5. The proposed layout of the dwelling is designed to achieve the same rear building line as 43 Albert Road to the south. Only the single-storey garage sits further back into the rear garden.

6.6. A development in this location makes a positive contribution to the rhythm of plot frontages in the area, carrying on the linear built form.

6.7. This section of Albert Road is typified by late Victorian buildings positioned towards the fronts of the plots, with later infill properties set further back from the road. Some of this infill development, dating back to the 1960s and 70s, has little architectural merit. The fact that they are set back however, adds to the spacious character of the area and allows the Victorian architecture to maintain its prominence. The proposed dwelling is therefore set back in this way, but unlike other infill developments, is in keeping with the nearby late Victorian style.

6.8. The previous land-use saw the garden and tree create a gap within the rhythm of the street. This proposal seeks to incorporate period architecture behind the tree, continuing the flow of buildings along the street. The development would therefore integrate appropriately within the built form of the area.

6.9. Furthermore, the ridge height of the proposed building is the 8.7 metre, 1.3 metres lower than the 10m ridge heights of the adjacent properties.



7. Access

7.1. In the original outline application, a single point of vehicular access was proposed to serve both the existing and the proposed dwelling. This was planned to form a shared driveway between the two properties.

7.2. This application proposes a double point of vehicular access, with one driveway to serve the existing property with a turning head in the front garden, and a new driveway to serve the new property. This proposal seeks to maintain the rhythm of the street where individual houses have individual accesses. Each plot is defined by its boundaries. It is believed that this is an improvement on the outline consent.



**Example of new driveway
for existing property**



7.3. The boundary of the access entry point of the existing property has altered slightly to ensure each access can appropriately accommodate vehicular movements.

7.4. When compared to the outline consent, the new proposed driveway has a slight increase in area but will incorporate a no-dig drive surface. This is to protect the root protection area of the tree at the front of the site. This work complies with British Standards and in accordance with the submitted Arboricultural Impact Assessment (AIA) is deemed acceptable.

7.5. Outside of the site, there is a lamppost and bus stop situated in close proximity to the entrance. All proposed works to entrance and exit the site will have no affect on either of these two items of street furniture.

8. Design Influence

8.1. The design of the proposed dwelling has been inspired by the late Victorian architecture seen in the surrounding area.

8.2. Brick is the dominant material used, with examples of red and yellow patterned brickwork showcased nearby. Stone is also used to form bay windows and window sills. This contrast of red and yellow creates the historic environment we are looking to replicate.



Proposed Elevations



Proposed Garage Elevations

8.3. The doorway will form the centre piece within the frontage of the proposed dwelling, while the bay and first floor windows frame the doorway in a symmetrical fashion. Natural slate roof tiles will also be in keeping with neighbouring buildings.

9. Planning Conditions

9.1. In order to limit the number of pre-construction planning conditions, we have submitted a construction method statement and an archaeological written scheme of investigation to be considered as part of this application.

9.2. Soft and hard landscaping details are also included.

10. Conclusion

10.1. This design and assessment statement supports a Reserved Matters application in connection with outline consent 171753 and seeks to address the new access, siting, layout, scale and appearance of the proposed dwelling.

10.2. The application proposes a two and a half storey detached dwelling of a comparable size, scale and amenity space to the surrounding built form.

10.3. The proposals have been influenced by the surrounding nature of the Victorian-style architecture and siting of other infill developments. The property has been designed to integrate well into the existing street scene.

10.4. The scheme involves the separation of the access point, allowing both the existing and new property to have their own driveways.

10.5. The policies of the NPPF and Development Plan have been adhered to and therefore the proposal represents sustainable development.