

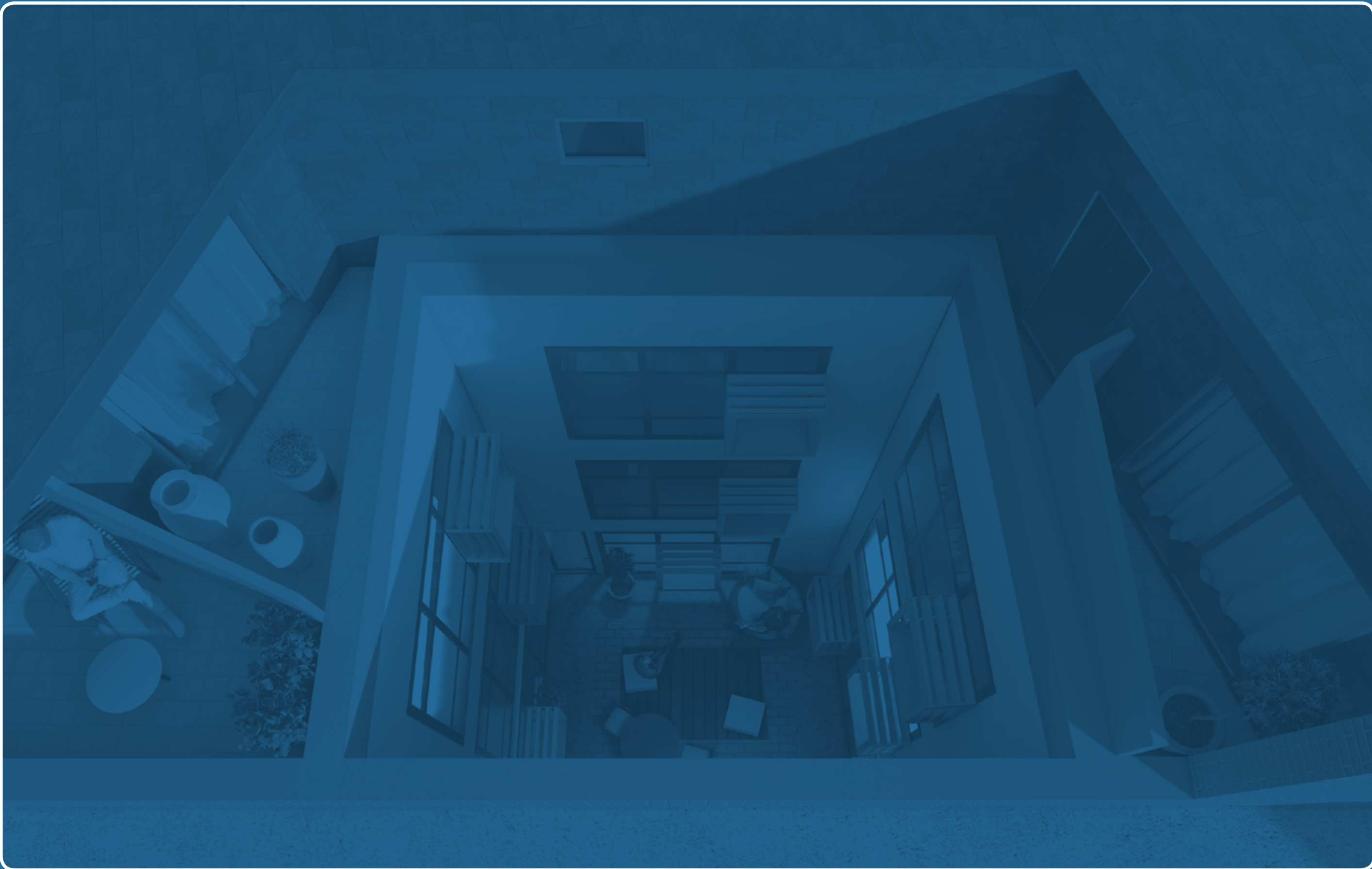
no.83-85 london street /
reading / rg1 2ar

design & access statement
22 august 2019 – draft issue 02

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introduction

about design and access statements

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.

The Statement furthermore 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 dwelling/houses; 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, 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 & Conservation Area assessments
- Lifetime Homes & Wheelchair housing requirements
- Housing design standards
- Sustainability checklists
- Parking & 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



application and location

Description

This application is for the residential development of 3 units at 83-85 London Street, Reading.

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

Site Location

The site location map illustrates the site's location within Reading on the south eastern side of the town centre, between the Queens Road and London Road. The aerial view of site shows that the locality of the site is a mixed use area just outside of the main retail centre.

Site Locality

The aerial view of site shows that the locality of the site is an urban town centre area, within the conservation area of Market Place. The immediate locality consists of predominantly terraced Victorian and Georgian properties of mixed uses typical of edge of town centre locations.

Sustainable Location

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

- Shops and town centre [5 mins walk to main retail area]
- A33 - M4
- Reading Railway station [10 min walk]
- Bus routes within easy walking distance
- Newsagent, cafes, convenience shops in immediate vicinity
- Employment
- Schools, Colleges, Reading University



Site location - map view



Site location - aerial view



Site location - aerial view

site parameters

Site Parameters

- site area: approx. 628 m²
- current site use: office (with prior notification consent for residential conversion)
- Market Place Conservation Area , Building of Townscape Merit
- site shape is broadly rectangular
- no trees or hedges on site
- building orientated West to East
- existing building is considered a Building of Townscape Merit
- building is within terrace that forms a strong and uniform street frontage
- within the Market Place conservation area and surrounding by listed buildings and Building of Townscape Merit.
- predominantly flat roofs along street with parapet walls and some set back pitched roofs including mansard accommodation and roof top plant to
- repeating elevation features along street with defined horizontal and vertical emphasis
- London Street to West, East Street to East
- Main front door on London Street, vehicle access / parking to rear with rear access door
- surrounding site uses – mixed use



Constraints and opportunities diagram



Key plan



Site photographs

site context

Building Heights

- generally 3 & 4 storey context with occasional 2 storey infill
- the general three storey roofscape undulates with parapets and pitched roof elements
- lift and plants rooms raise the building heights, but these are often set back towards the middle of the building
- taller buildings line the main street

Urban Grain

- strong and uniform frontage to London and South Street with no undulations other than side streets
- rear area open with a few infill buildings
- a few buildings north of the site have extensive building footprints

Uses

- mixed use area, no prominent use type
- residential uses over commercial ground floor function
- more commercial functions to London Street and residential to secondary streets



Urban grain



Context photographs



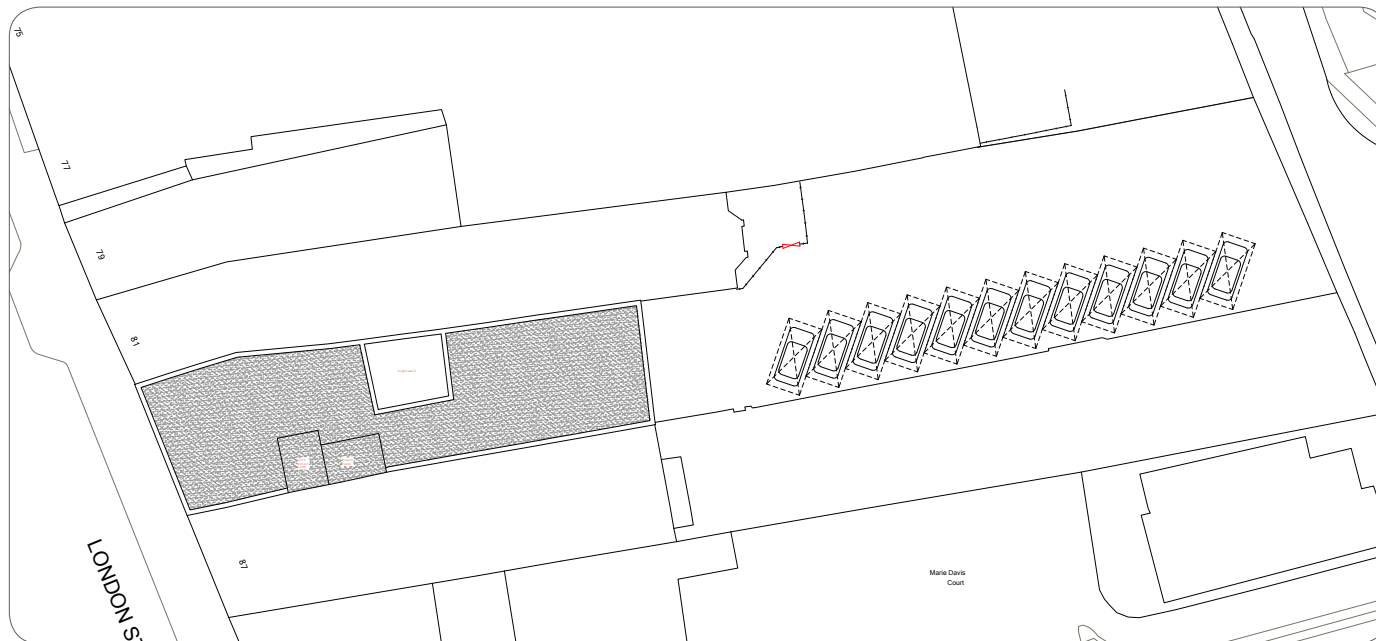
Building heights



Uses



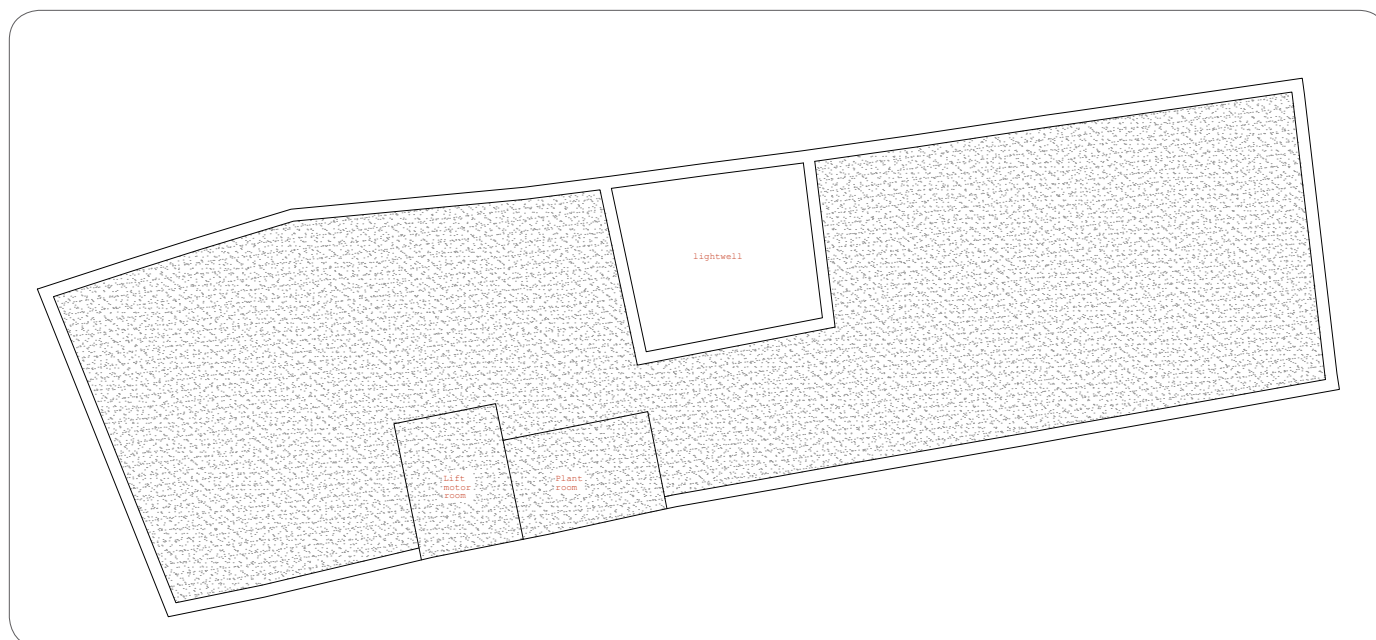
existing building



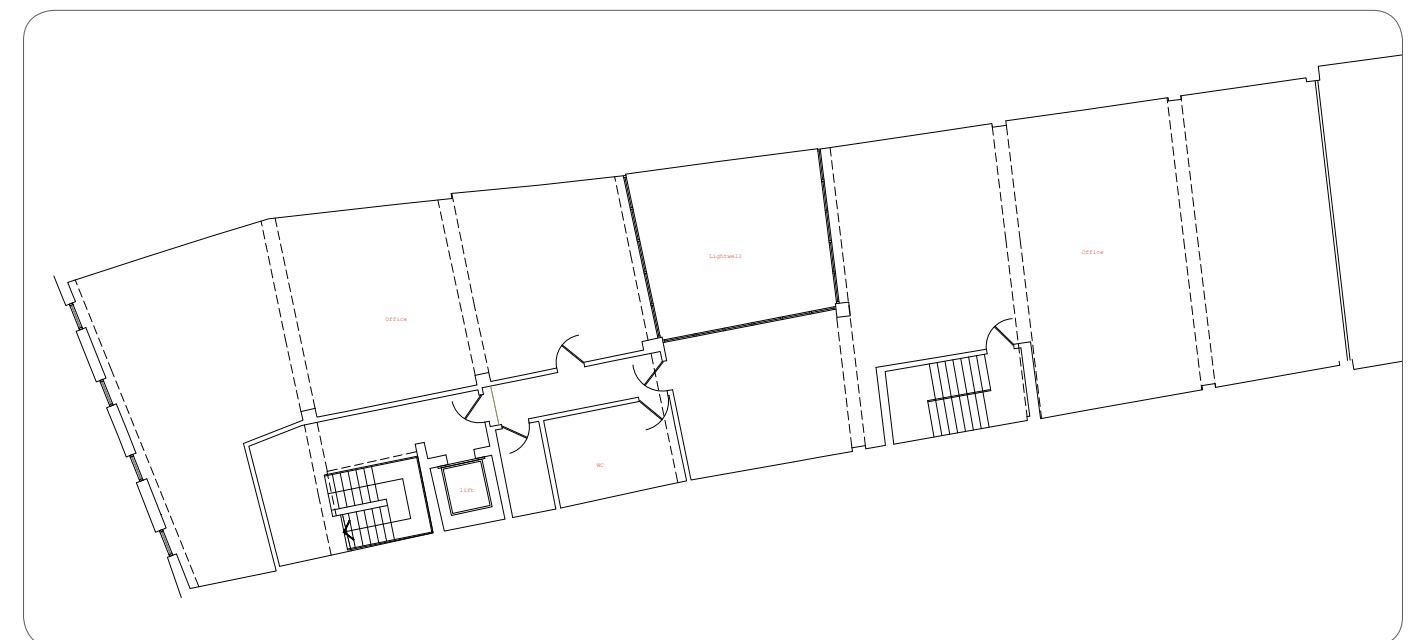
Existing block and roof plan



Existing ground floor plan



Existing roof plan



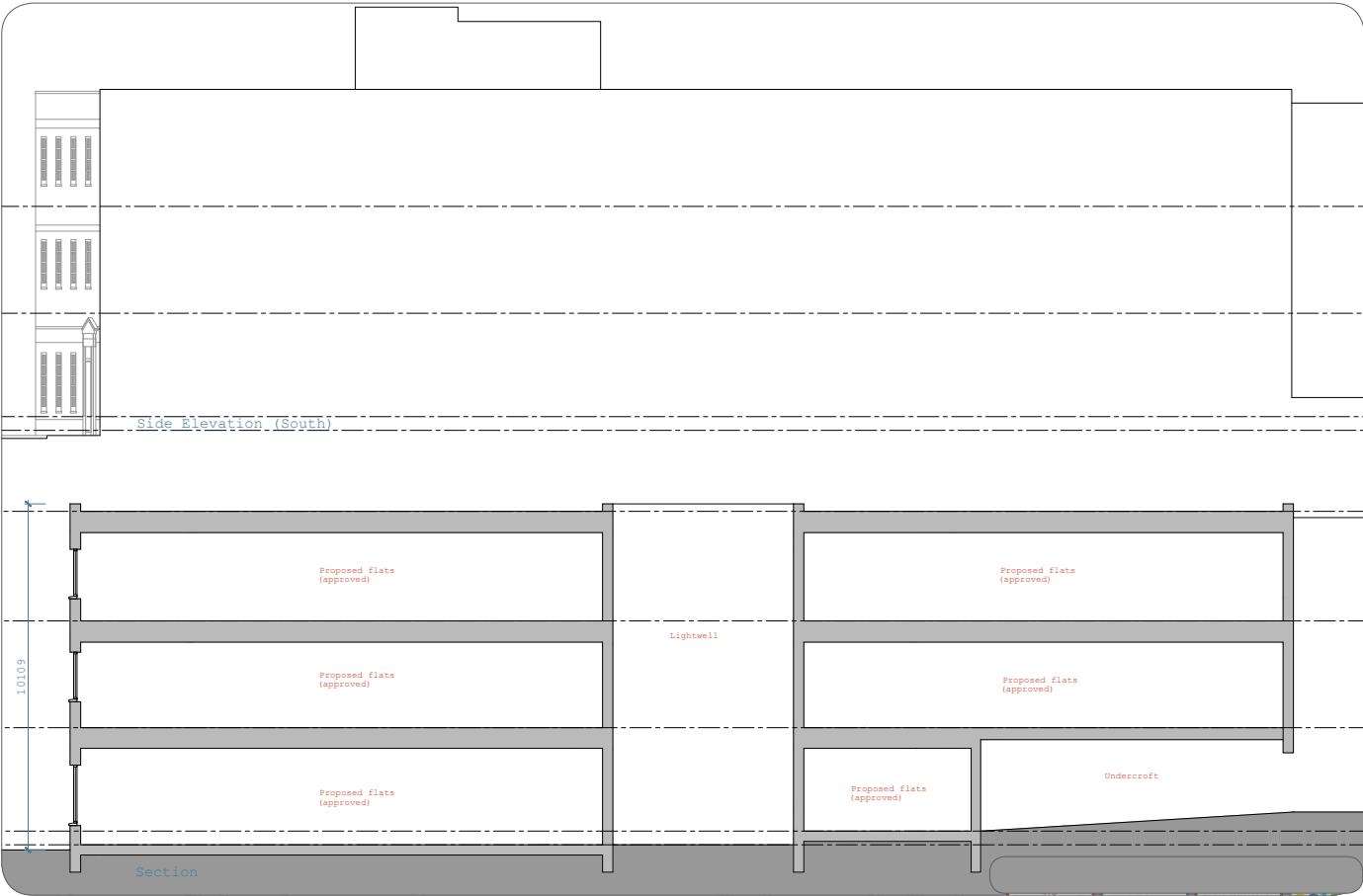
Existing first and second floor plan



Existing front elevation



Existing rear elevation



Existing sections

heritage

Heritage

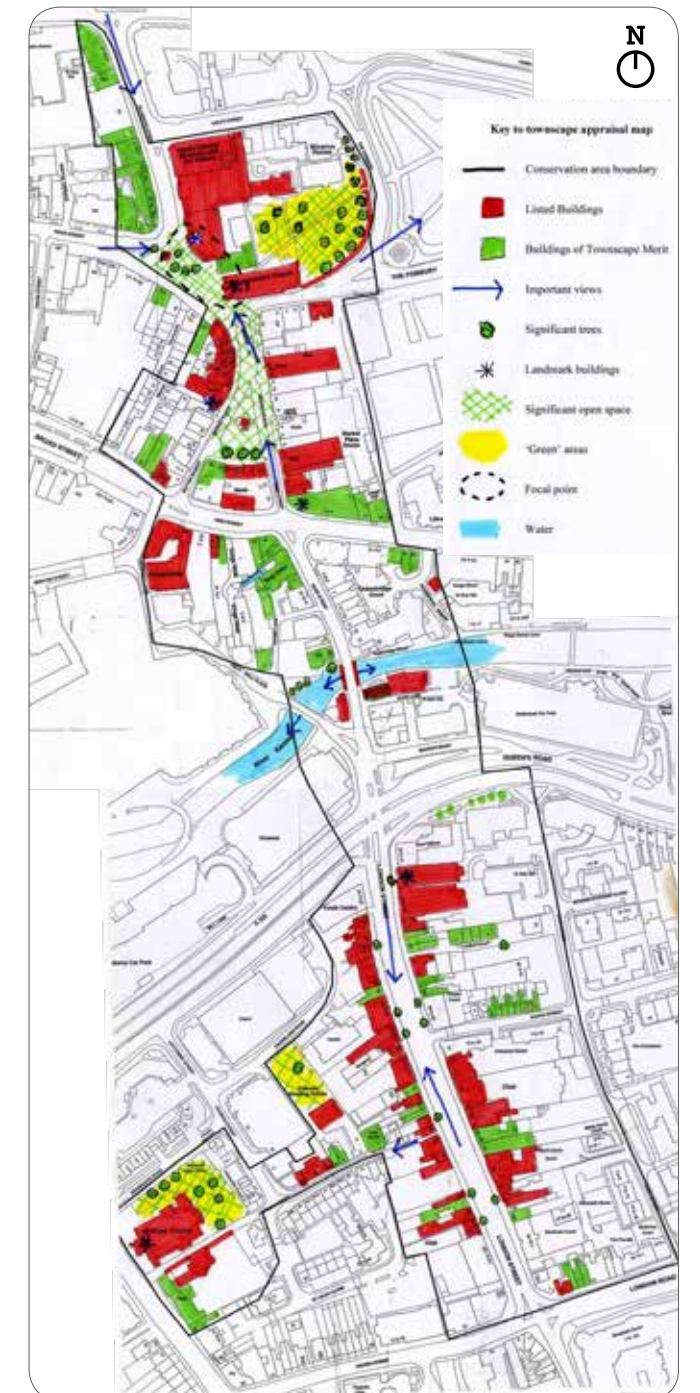
Please see supporting Heritage Statement which covers a detailed heritage assessment of the site and context and furthermore assess the design proposal and its impact on the setting:

- ▶ Sensitive heritage context as the site is within the Market Place & London Street Conservation area
- ▶ The current site buildings is designated as a building of townscape merit, this is by virtue of its external appearance facing London Street, where the classically proportioned Georgian façade fits harmoniously with the context and nearby listed buildings.
- ▶ A high proportion of the nearby buildings are listed, where the front facades onto London Street make a significant contribution to the character of the area and therefore of high value, any proposal will need to be done sensitively to limit harm on this context.
- ▶ The rear aspect from East Street is less significant, where modern interventions have eroded the heritage value from this aspect

Design Observations

Design observations to inform the design proposal:

- ▶ 3 to 4 storey vertical façade with limited undulations in elevation
- ▶ Strong parapet “datum” level established along the street scene
- ▶ Classical proportions, Georgian style aesthetic
- ▶ Generally red imperial brick façade, but some Berkshire blue and buff brick details
- ▶ Rubbed brick arches over windows
- ▶ Vertical sliding sash windows (6 over 6)
- ▶ White stucco detailing (bands, cornices, plinths)
- ▶ Ground floor level retail which has introduced modern glazed openings
- ▶ Variety of roof designs, parapets, mansards, pitched





Site photographs



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 analysis process are as follows:

Responding to Local Character and Conservation Area

- Rooftop/mansard development
- Set back from front parapet wall
- Slate tiles, parapet flank walls
- Materials in keeping with building

Amount, Use, Size

- 3 no. flats
- New floor on existing flat roof approx. 3.0m height from existing flat roof

Scale, Massing and Proportion

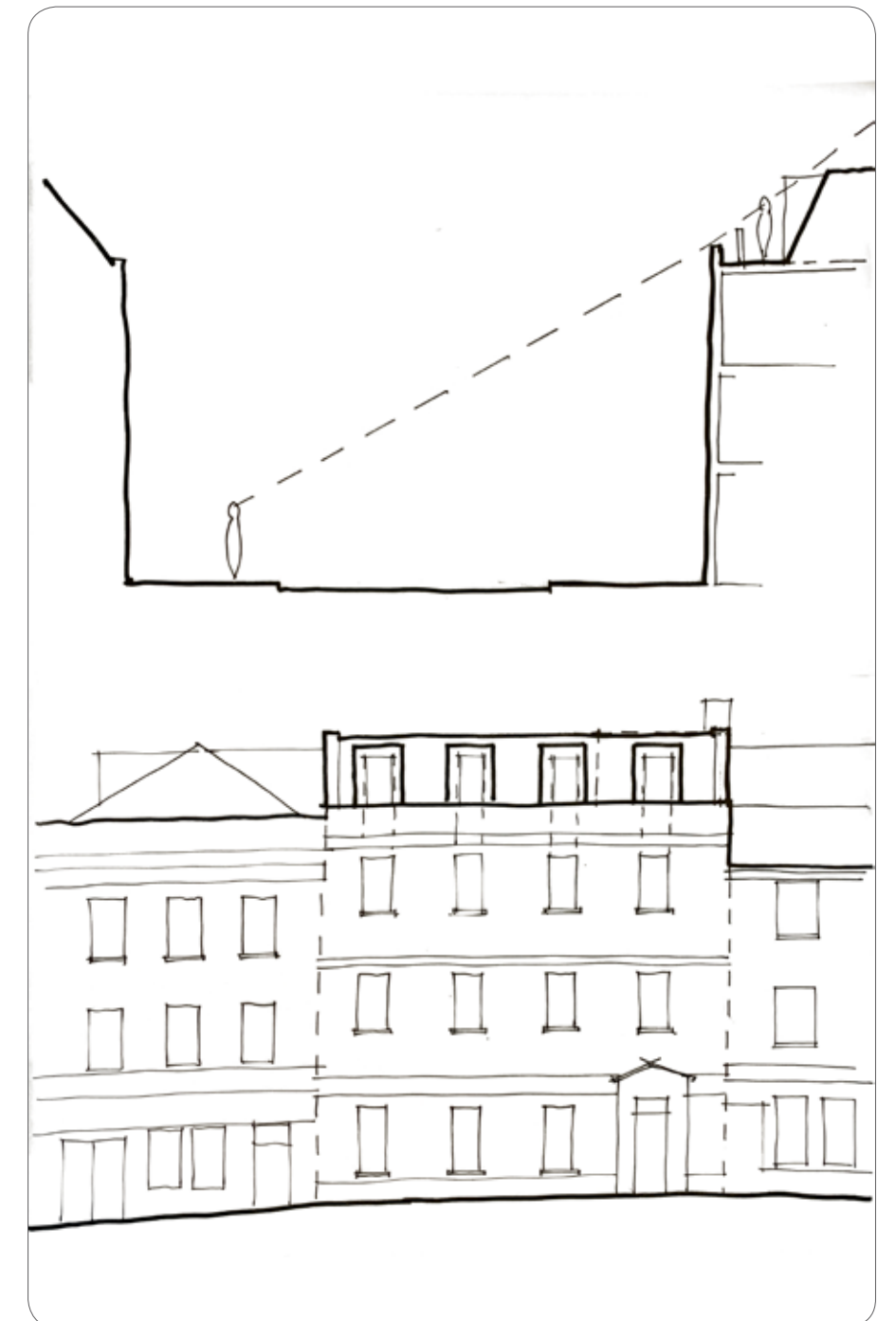
- Horizontal and vertical lines to coordinate with existing street scene
- Repeating window style
- Set back proposal is less visible from street level

Respect of Neighbouring Properties

- Setback and flush to neighbours
- No overshadowing or overlooking issues

Political Aims

- Sustainable location development
- Efficient use of space/land to contribute to housing supply
- Quality of layout and private amenity





design proposals

design proposals

proposed layout

Site Plan

- Site Access from London Street
- Building accessible from London Street or East Street
- Private terraces
- Units outlook over front and rear of property not overlooking into neighbouring properties
- Parking (12no. car parking spaces)/ secure cycles storage

Floor Plan

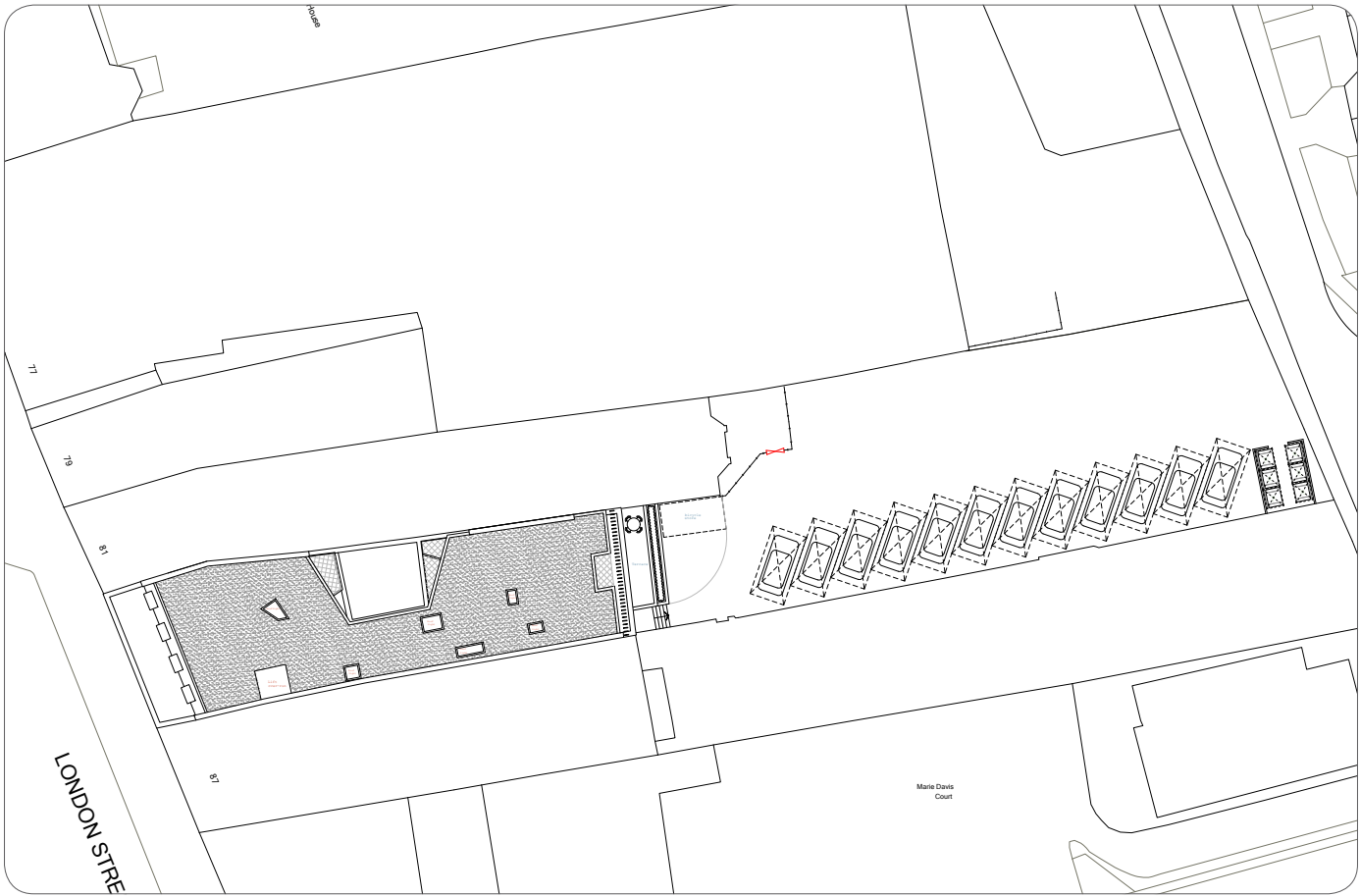
- Plans articulated to allow fornt and rear terraces and terraces in courtyard
- 2no 2 bed flats, 1 no. 1 bed flat
- Kitchen, living open plan layouts
- Lift access to all rooftop flats
- Double aspect units
- Roof lights to give additional natural daylight

Amount & Use

- 3 no. residential units (flats)

Accommodation Schedule

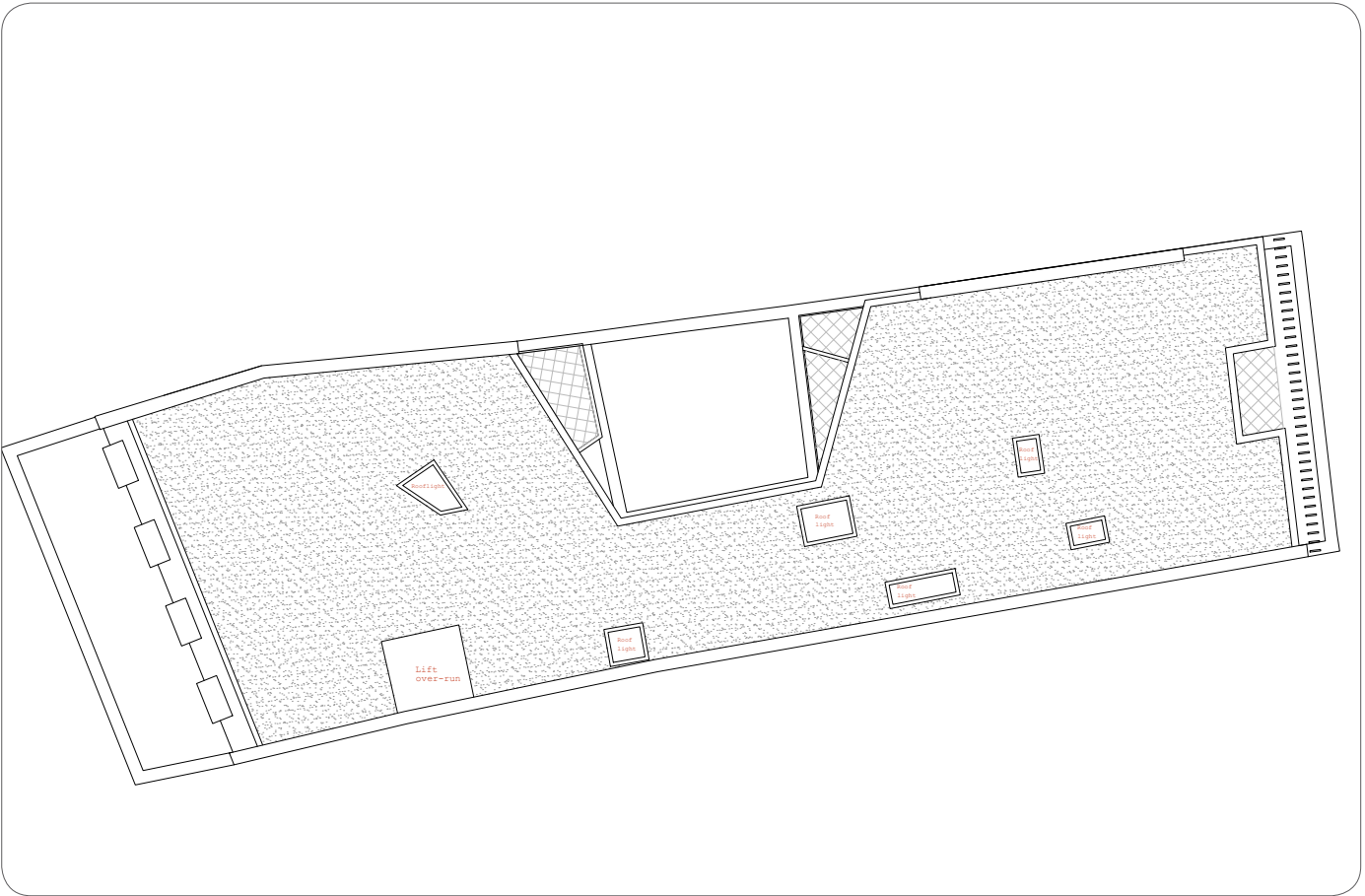
Unit	Beds	Size
unit 1	2 bed	62 sq.m
unit 2	1 bed	44 sq.m
unit 3	2 bed	75 sq.m
Total		181 sq.m



Proposed block and roof plan



Proposed third floor plan



Proposed roof plan

proposed scale and appearance

Appropriate Scale and Massing

- 4th floor unit in keeping with varied 3/ 4 storey heights along street
- Mansard roof pitches back
- Set back from front, diminished visibility from street
- Typical rooftop aesthetic

Architectural Appearance to Suit Context

- Victorian / 19th century architectural style of context informing material palette
- Slate roof in keeping with roof theme on street

Proposed Materials

- High quality materials
- Aluminium windows with aluminium (dark grey) dormers
- Brick parapet flank walls
- Stone coping

Architectural Precedent

- Contemporary detailing within traditional forms
- Sensitive application of materials

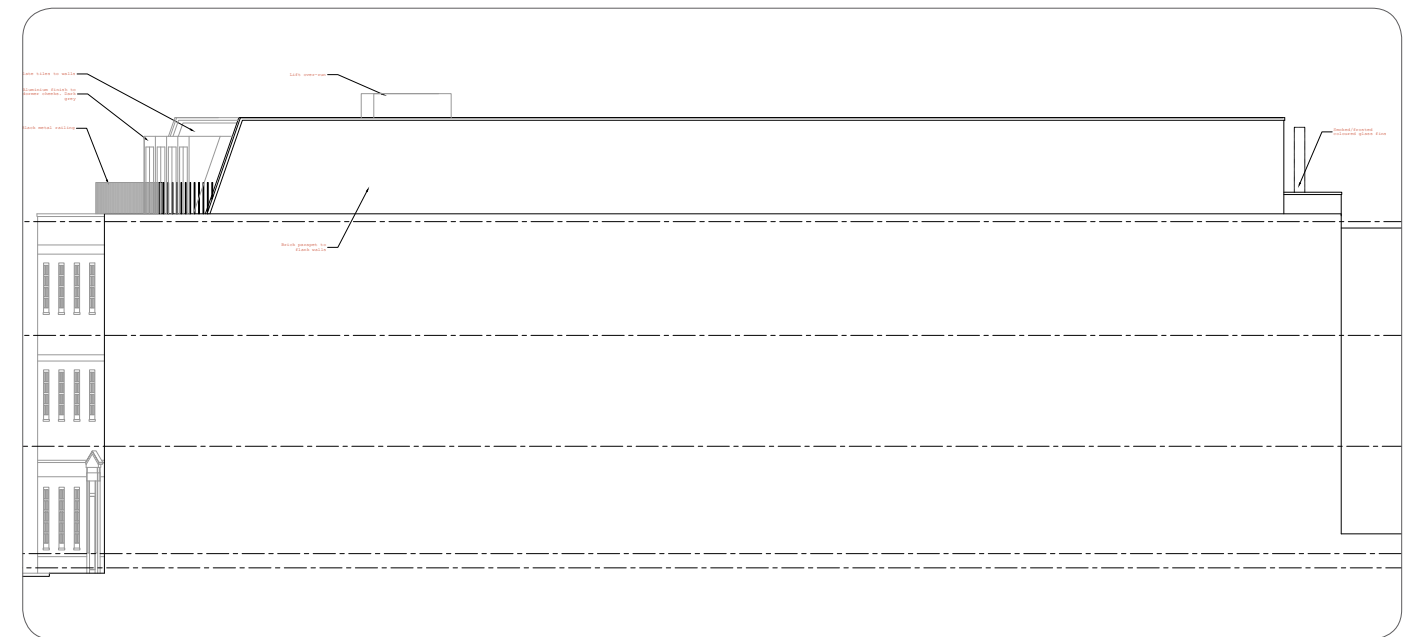


Precedent images of properties on the opposite side of London Street

Proposed Elevations



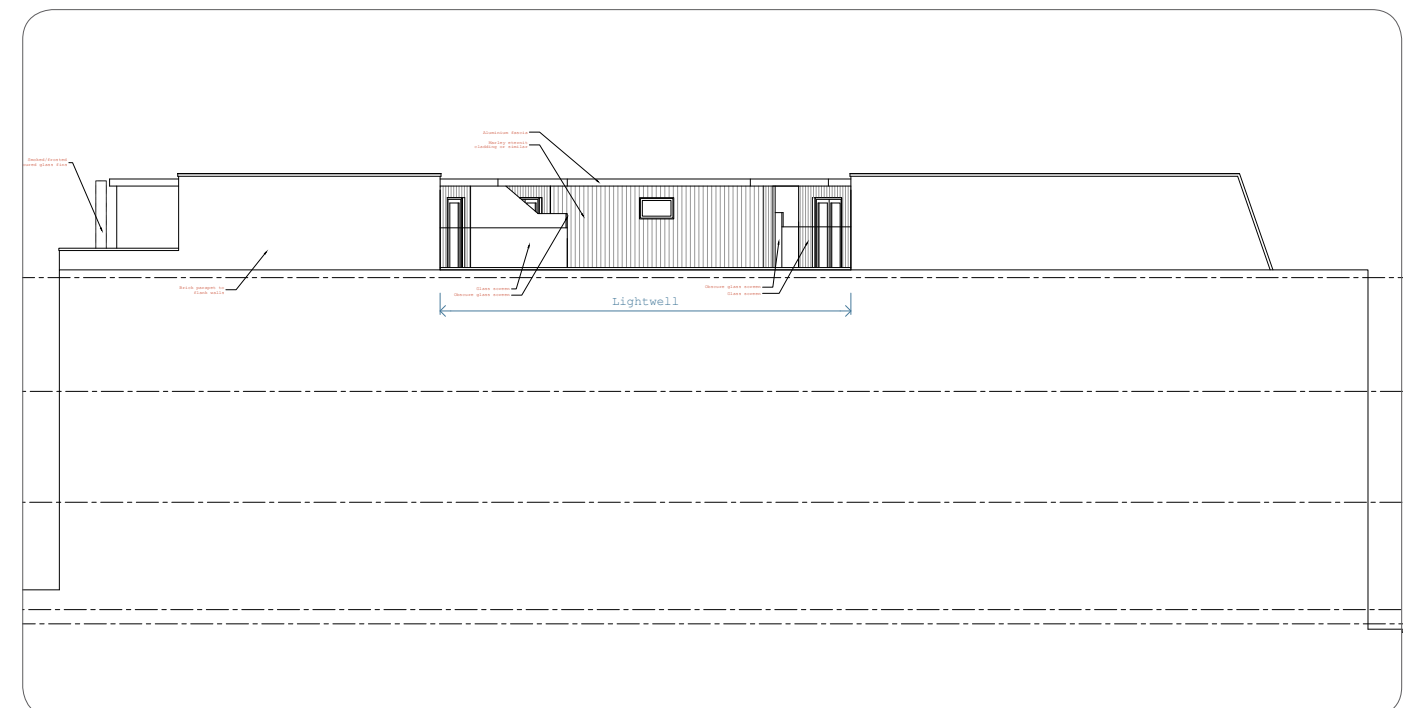
Proposed front elevation



Proposed side elevation (south)



Proposed rear elevation



Proposed side elevation (north)

perspective views



Indicative perspective views



Indicative perspective views

perspective views



Indicative perspective views



Indicative perspective views

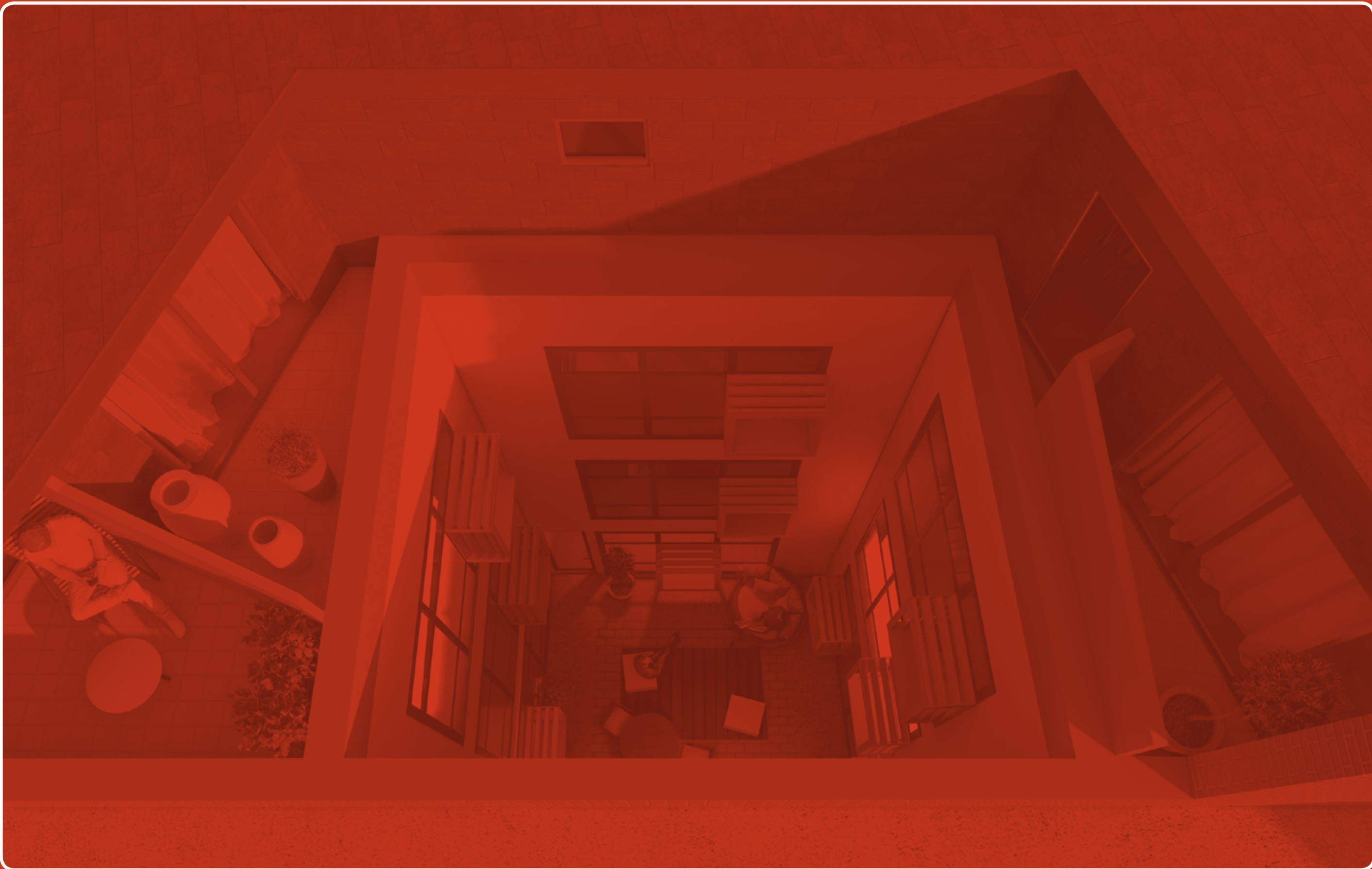
perspective views



Indicative perspective views



Indicative perspective views



sustainability

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 & CO2

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

- adequate space for insulation to prevent unnecessary heat loss
- 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 ground works reducing risk of floodwater diversion

Materials

Aim: To retain local character and promote the use of materials with a low environmental impact.

- materials selected to be harmonious with the local environment
- 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

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 amenity areas
- large areas of glazing provide views out and connection to outside
- lift access to top floor

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 & 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.

- promote alternative and sustainable modes of transport such as walking, cycling and the use of public transport
- cycle storage is provided in the garage
- local public transport includes bus routes and railway station



Indicative perspective view



**colony architects ltd is a collaborative of architects
and designers, to find out more contact us:**

by post: intermezzo, c/o stoke lock cottage, moorfield road, guildford, gu1 1ru

e-mail: info@colonyarchitects.com

call stuart: 07990 515372

call edward: 07779 255328

or visit our beautiful website: www.colonyarchitects.com