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DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT:-

ERECTION OF SINGLE-STOREY FLAT ROOFED GARDEN HOUSE COMPRISING ONE 3-BED & ONE 4-BED FLAT. REVISED PARKING LAYOUT AND ACCOMMODATION WORKS.

SITE LOCATION:-

SIDE GARDEN, 'HAZELWOOD' 13 KENDRICK ROAD, READING RG1 5DU

PLANS AND DOCUMENTS:-

01	1:1250 & 1:500 @ A3	Location and Existing Site Plans.
02	1:200 @ A3	Proposed Site Plan.
03B	1:100 @ A3	Proposed Plans and Elevations.
04	1:100 & 1:200 @A3	Existing and Proposed Street Elevations.
05	1:200 @ A3	Existing and Proposed Side Elevations.

Arboricultural Method Statement, Tree Protection Plan and Picus sections.
CIL Documentation.
Heads of Terms for affordable housing S106 & two independent valuations.

1.00 BACKGROUND

1.01

'Hazelwood' 13 Kendrick Road is a three storey detached Victorian Villa lying on the east side of Kendrick Road. It is an unlisted building of townscape merit lying within the Kendrick Conservation Area. To the west lies a block of four storey modern flats omitted from the conservation area. To the east lies a substantial linked block of new five storey student flats. To the north is a tarmac car-park separating the site from 'Welbeck' 11 Kendrick Road, a former dwelling now used as a medical consultancy. To the south lies a flat-roofed former dwelling 'Thorsby' 15 Kendrick Road which has been converted to a 2-bed ground-floor flat and a 3-bed first floor flat with frontage parking.

1.02

Hazelwood is in legitimate use for 5 self-contained flats. It has a private garden area to the rear which is used extensively by residents and an open side garden to the south fronting Kendrick Road that is less private, unused by residents and surplus to requirements.

1.03

Since the side garden is surplus to requirements and bearing in mind the need to provide additional open-market residential accommodation in Reading the site has been brought forward for development in the public interest.

1.04

We are fully aware of the Kendrick Conservation Area Character Appraisal which advises that "The spaces between nos. 5 to 15 Kendrick Road are as important as the buildings themselves by giving a spacious atmosphere to the lower end of the road.". Accordingly the proposed dwelling is both narrow and single-storey to ensure that the perception of space between buildings is retained.

1.05

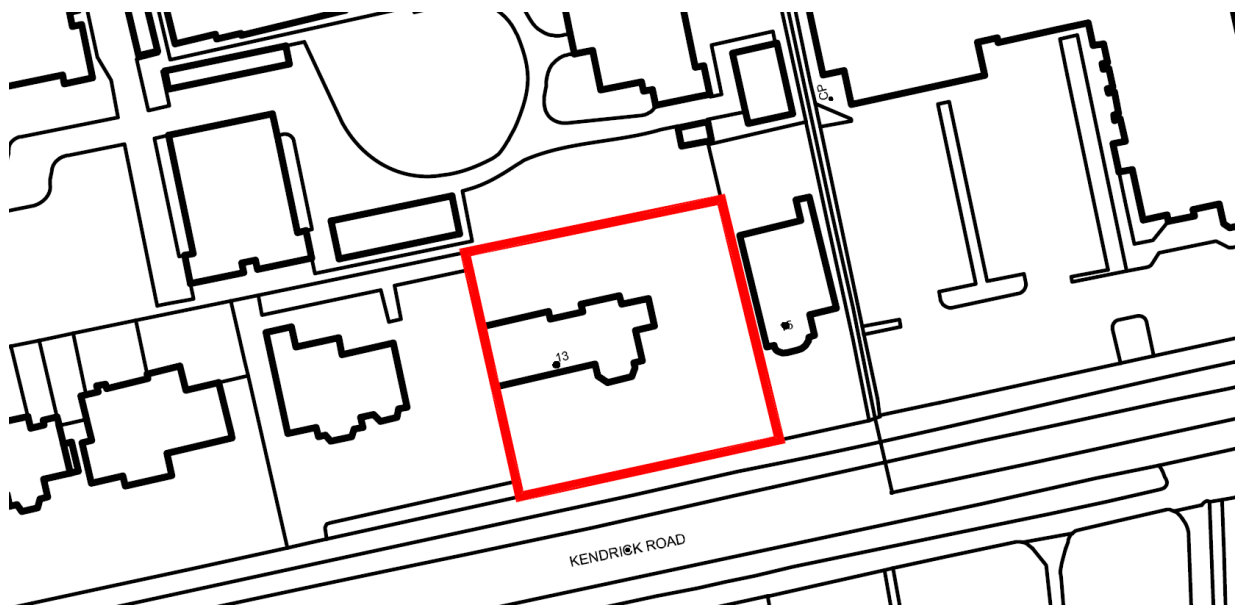
You will be aware from OS historic mapping that 'Hazelwood' 13 Kendrick Road did not originally possess its existing large side garden. This land was added when 'Thorsby' 15 Kendrick Road (adjoining to the south) was built on a narrow subdivided plot between 1898 and 1909. It may be that there was an unfulfilled intention to build a second 'Thorsby' in the leftover plot thus formed (now the side garden). The original long rear gardens of all of this group of Victorian properties were truncated some time after 1962 when in University of Reading ownership.

1.06

We note that in connection with the adjoining building 'Welbeck' (11 Kendrick Road adjoining to the north) the space between buildings has been completely filled by a tarmac surfaced car park. In our submission the proposal before you is considerably less harsh and urban than this carpark since it includes a low-rise timber clad building that unlike 'Welbeck' retains on-site frontage trees and understorey that screen and soften views into the site.

1.07

For the avoidance of doubt we can confirm that the proposal does not adjoin and is not visible from any Listed Buildings. As mentioned above the receiving environment to front and rear is dominated by modern blocks of four and five storey flats which help define local character. The design of the proposal strikes a reasonable balance between this modern utilitarian character front and rear and the Victorian Villa itself. The adjoining property to the south 'Thorsby' was built later and differs markedly from the range of large Victorian Villas to the north in that it has rendered 'Dutch' elevations with brick quoins under a flat roof and is constrained by an uncharacteristically narrow plot width (see 1.05 above).



PLAN 1. The site in relation to adjoining modern and Victorian development.

2.00 THE PROPOSAL

2.01

As can be seen from Plan 1. above there is a substantial area of redundant side garden between 13 and 15 Kendrick Road. All the more so since the projection into the side garden from the main house is a 2.3m wide conservatory whose removal would actually create a 15m wide infill plot some 3m wider than the adjoining property 'Thorsby' 15 Kendrick Road.

2.02

However as mentioned at 1.04 above rather than inserting a new two-storey dwelling as may have been originally intended (see 1.05 above) we wish to retain the current perception of space between buildings by utilising a single-storey, narrow design finished with timber cladding and having the characteristics of a compact garden house.

2.03

The proposed garden house is a mere 6m wide leaving a space between buildings of 3m between it and the adjoining property 'Thorsby' and 7m between it and the two storey part of 'Hazelwood'. Accordingly there is a generous gap left between the two- storey elements of the buildings either side (see Drawing 1. overleaf).

2.04

The building is 21.3m long, 3.6m high at the rear and 3.9m high at the front. It is clad in timber with a decorative stone panel adjoining the front door. The front section of the building contains a 4-bed dwelling with each bedroom having its own en-suite, a living room and kitchen together with a utility room. The rear section contains a 3-bed dwelling, again with en-suite integral to each bedroom and a living room and kitchen together with a utility room. GIA is 117m².

2.05

There is a 3m gap between the side windows of the proposal and the side windows of 'Thorsby'. So far as we are aware these side windows are all secondary windows separated from the application site by a 1.8m high brick wall that rises to 2.2m in front of the rear two windows. The proposal will not interfere with the 25° BRE daylighting requirement for habitable rooms. Since the principal aspects of 'Thorsby' are to front and rear we do not consider that there will be any resulting loss of privacy or daylight.

2.06

There is a 4.2m gap between the side elevation of the proposal and the conservatory projecting from the side of 'Hazelwood'. Since this is not a habitable room and the majority of roof and wall windows are either reeded plastic or stained glass there would be no loss of privacy or daylight. There are two high-level 'inglenook' windows either side of a ground floor fireplace 7m from the proposed side elevation that would not be affected by the proposal.

2.07

The garden house projects beyond the existing rear building line but does not infringe the 45° rule on either side. The front of the building projects 0.8m in front of the adjoining frontage bow window and is set back 9.2m from the back edge of footpath behind a screen of trees within the site curtilage that may be reinforced by further planting if necessary.



DRAWING 1. Street view of proposal. Solid front wall made transparent to aid view.

2.08

The proposed garden house would not need to share the same rear private amenity space enjoyed by existing residents since it utilises an additional currently unused area of the remaining side and front garden. This new amenity space exceeds the floor area of the proposal and thus complies with policy.

2.09

Internal space standards exceed local and national technical housing standards. Private amenity space is acceptable and the proposed narrowness and single-storey design all contribute towards openness.

3.00 ACCESS PRINCIPLES AND SOLUTIONS

3.01

Kendrick Road is a local distributor road that passes through an established residential area linking Christchurch Road to London Road. It is subject to a 30mph speed limit. On street parking is restricted by double yellow lines with parking bays that are controlled by resident permits and limited stay (pay at meter) parking. There are two bus stop bays either side of the highway outside the site (route 21).

3.02

The current proposal is for 2 additional dwellings. The adopted parking standards "Parking Standards and Design – SPD" (adopted October 2011) identify that the site's location falls within Zone 2 and that the parking requirement is 2 spaces per dwelling. This will apply to the net increase of two dwellings. The Standards accept that a lower level of parking can be accepted if adequate justification is demonstrated

3.03

Current parking for the 5 existing self-contained flats (2 x 1-bed, 2 x 2-bed and 1 3-bed) is provided within a tarmac forecourt linked to Kendrick Road via a single vehicular crossover. Parking spaces are currently partially laid out and partially random. There is cycle storage for 3 cycles provided in a shed to the rear of the building. The existing car park can accommodate 8 vehicles which is technically an over-provision of 2 spaces.

3.04

The additional two spaces serving the proposed garden house will be accessed through the existing forecourt parking area as shown on drawing 02. The new garden house will provide one 3-bed and one 4-bed dwelling. Therefore an additional 4 parking spaces are required. The proposed parking plan shows an overall layout accommodating 10 cars which technically is the required level.

3.05

Paragraph 106 of the NPPF (2018) recognises that locations such as town centres or those well served by public transport should have the level of parking for developments capped in order to optimise the density of development. It follows therefore that if it can be demonstrated that the proposed site is well served by public transport, offers opportunities for residents to travel by non-car modes and has adequate on-street parking controls then lower levels of parking are acceptable.

3.06

In this case the site is served by two bus-stops immediately in front of the development (Route 21 – frequent services to Reading Station/Lower Earley). The Council has identified Kendrick Road as a cycle route forming as part of the South-East Reading & Wokingham Cycle Route. The existing cycle store houses 3 cycles and will be modified to accommodate 5. The site is therefore highly accessible, sustainable and cycle-friendly.

3.07

Therefore in our submission the proposed levels of off-street parking and cycle provision are acceptable to serve both the existing and proposed development. Accordingly the proposal will have no effect on highway safety or the free flow of traffic on the local network.

4.00 TREES AND LANDSCAPING

4.01

Please see the accompanying Arboricultural Method Statement, Tree Protection Plan and Picus sections. The AMS indicates that through the use of pile and beam foundations as specified in the Tree Protection Plan there will be no ground compression or damage caused to the RPA of the protected Plane Tree at the rear of the site included as T20 of TPO number 5/003.

4.02

You will recall that T20 was the subject of an application to fell reference 160904/TPO dated 26th May 2016. The result of which was that permission was given to reduce the overall canopy of the tree by 6m in order to lighten the loading on the pollard points and reduce overall height to no less than 14m in order to improve the long term structural stability of the tree.

4.03

So long as the requirements of the AMS are followed our submission is that T20 and the frontage trees can be retained in a healthy condition with a sustainable relationship to the new development.

5.00 COMPLIANCE WITH ECOLOGICAL AND CLIMATE CONTROLS

5.01

The proposal will comply with the requirements of the Building Regulations. Therefore we can confirm that the proposed garden house will accord with the spirit and purpose of local and national policy and incorporate on-site renewable energy and/or an efficient supply of heat, cooling and power.

5.02

The site is the side garden of a Victorian Villa. It did not form part of the original curtilage and was recovered from the adjoining plot (see 1.05 above) and taken into the same ownership around 1898. We are advised that it was originally laid to grass with a Plane Tree to the rear. The rear garden was shortened after 1962 when in the ownership of Reading University.

5.03

We are advised that there is physical evidence (not shown on the historic OS) that the frontage was originally part of an internal carriage road serving adjoining properties that has long since been removed to allow frontage car parking. The side garden is currently unused and surplus to requirements with minimal cosmetic maintenance being carried out. There is no requirement to demolish any existing buildings or fell any trees therefore there are no implications for bat-roosts.

5.04

There are no ponds or evidence of use by any protected species therefore no further specific mitigation is necessary. There is no evidence of animal access routes and the proposal will not lead to fragmentation of habitat or the green network. Since there are trees to the front and rear of the site the provision of bird boxes is unnecessary.

5.05

There will be access for the disabled via a ramp and the small size of the site ensures that the proposal will be disabled friendly. Local topography is comparatively level so hand and powered wheelchairs will have no difficulty negotiating the local area and reaching public transport (two bus-stops outside the site). Materials left over from demolition will be recycled and building materials will be obtained from sustainable sources.

6.00 POLICY CONSIDERATIONS

6.01

The site is located within the defined settlement boundary of Reading. In accordance with Policy DM11 (Development of Private Residential Gardens) of the adopted Sites and Detailed Policies Document, together with national policy relating to residential development set out in the NPPF, development should be directed to sustainable sites such as this. Accordingly there is a presumption in favour of residential redevelopment.

6.02

Taking into account the requirements of the Kendrick Conservation Area Character Appraisal concerning preservation of spaces between buildings the proposed dwelling is both narrow and single-storey to ensure that the perception of space between buildings is retained. Therefore the scale, design and massing of the proposed garden house is complimentary to and makes a positive contribution to the character of the area as required by Policy DM11.

6.03

It complies with criterion 1) of Policy DM11 in that it relates well to the existing built form and spaces around buildings. With regard to plot to dwelling ratio and proposed density of development the proposal is comparable with adjoining and nearby properties fronting adjoining roads

6.04

DM11 criterion 1) tells us of the importance of a high standard of hard and soft landscaping, particularly at site boundaries. In this case the existing Victorian tall brick wall site boundaries are long-established and provide a high standard of privacy. The proposal retains all of the existing site boundary trees (some of which are have TPO's) that provide a high level of screening from the public realm (see Drawing 1. Street Scene) above. Additional provision can be provided by 'personal preference' planting as required.

6.05

In terms of DM11 criterion 2) we submit that at 434m² the site is an adequate size and dimensions sufficient to accommodate the proposed garden house in terms of both setting and space about buildings including amenity space. Useable garden area/amenity space exceeds the proposed building footprint and thus accords with policy.

6.06

In terms of DM11 criterion 3) the proposal will, in combination with the existing development, provide appropriate access and provision for car and cycle parking. Please see 3.00 above for details.

6.07

In terms of DM11 criterion 5) the proposal does not include any public areas. Accordingly there is no need for additional physical security measures. The spaces about buildings are surveilled by the existing proposed dwellings.

6.08

In terms of DM11 criterion 6) the core principles of the NPPF state that planning should always seek to secure a good standard of amenity for all existing and future occupiers. We consider that the proposal make a positive contribution to the quality of life in Reading. The proposal complies with the Council's minimum distances and angles between properties relating to maintaining privacy and daylight.

6.09

In terms of DM11 criterion 7) these are a 3 and 4-bed family-sized dwellings located within walking distance of local schools, shops, open space, public transport and amenities. Accordingly the proposal fully accords with this requirement.

6.10

In terms of DM11 criterion 8) the proposal will have no effect on biodiversity and does not lie in any Special Protection Area (see 5.00 above). There are no roosting bats, ponds or evidence of use by protected species therefore no specific mitigation is necessary and the proposal will not lead to fragmentation of habitat or the green network.

6.11

So far as we are aware the site does not lie in an area of archaeological potential. The site is well above the floodplain, is not contaminated or tipped or liable to subsidence due to underground workings.

6.12

In terms of the DM11 final criterion 9) the proposal will not prejudice the satisfactory development of a wider area and could not in any way prejudice the satisfactory development of adjoining land.

7.00 PRE-APPLICATION CONSULTATION.

7.01

In accordance with good practice we can confirm that the owners of the five existing flats have all been made aware of the proposal and give it their support.

8.00 DEVELOPER CONTRIBUTIONS

8.01

The proposal will attract CIL and the relevant forms accompany this application. The proposal will attract an affordable housing contribution and two independent estate agents valuations together with the necessary 'heads of terms' for the S106 accompany the application.

9.00 PLANNING POLICY AND THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

9.01

The revised NPPF is a material consideration. It maintains a presumption in favour of sustainable development, which paragraph 11 advises should be applied in both plan-making and decision-taking.

9.02

At paragraph 8 the NPPF identifies three overarching objectives to sustainable development:- economic, social and environmental. The policies of the NPPF taken as a whole, constitute the Governments view of what sustainable development in England means in practice for the planning system.

9.03

The provision of new housing in sustainable locations is a clear social benefit which supports strong, vibrant and healthy communities. The NPPF clearly seeks to significantly boost the supply of housing and, as explained above, the application site is considered to be a sustainable location for two additional new conjoined dwellings and thus provides the social benefits that justify a presumption in favour of development.

9.04

In terms of the economic role of planning, sustainable growth is supported, including the provision of infrastructure. The applicant will enter into a CIL and S106 agreement with the Council to mitigate the impact of the development on the local infrastructure, services and amenities made necessary by the development and this justifies a presumption in favour of development.

9.05

Contributing to, protecting and enhancing the natural, built and historic environment is fundamental to fulfilling the environmental role of planning. The impact of two new dwelling houses on the character and appearance of the area has been assessed as part of the design process and is considered acceptable. As such it is considered that there are no environmental reasons to justify withholding planning permission for the proposed development.

9.06

For the above reasons the proposal is supported by the economic, social and environmental objectives of sustainable development as required by the revised NPPF. Therefore the proposal constitutes sustainable development and benefits from the presumption in favour of development.

10.00 CONCLUSIONS

10.01

Having regard to the relevant development plan policies and other material considerations as detailed above we submit that there are no sound and clear-cut planning reasons to object to the development. The proposal benefits from the NPPF presumption in favour of sustainable development, deserves support and we look forward to a favourable determination.

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AJT/SB/04/07/2019