

Design Access Statement 3 Modbury Gardens, Reading

Assessment

Modbury Gardens is a T shaped cul-de-sac comprising of a mix of semi detached and terraced dwellings. The road is in a central location in the university town close to local amenities including access to regular bus routes.

Physical

3 Modbury Gardens is a former Local Authority housing estate property comprising of tradition brick elevations and pitched tiled roofs. The area has adapted through time with the uptake of one vehicle owning occupier per dwelling. The area has a high percentage (approximately 37%) rented from the local Authority or other social housing providers.

The terrace for number 3 Modbury Gardens comprises of three number dwellings not extending as far in to the cul-de sac as the opposing terrace over the road of four houses. Providing an expansive side garden over the traditional front and rear gardens.

The proposal is for a new dwelling to the side of number three, relocation of the front door to the front of the existing building and a new property to the side comprising of a 7 metres wide by 7.3 meters deep.

The new dwelling would mirror the rest of the terrace with brick elevations and pantile terracotta roof finishes set to the same pitch as the rest of the terrace

Scale

The scale of the proposed is commensurate with the other properties in both the cul-de-sac and the neighbouring roads. Both the existing and proposed buildings will have gardens and parking for two vehicles with the road being within Reading Council Zone 3 adopted parking standards.

Revised Parking Standards and Design require 1.5 parking spaces per dwelling with the proposed application permitting off street parking for two vehicles per property, with a 4.8 meter dropped kerb to the front of number three and the side of the new dwelling.

The external amenity space allows sufficient provision for waste bin allocation and cycle storage to the existing and proposed to the rear of the properties for a single cycle per dwelling.

Any development would mimic the neighbouring properties with low level front fencing up to 1100mm high. Hard standing for vehicles is a requirement of the Local Authority and any paths shall run direct from the principal entrance door to the parking areas. The area and surrounding roads are noted as having tree canopy cover of less than 10%, therefore the development of the gardens will be left to the new occupants in accordance with general planning guidance and planning consent conditions.

It is noted in the planning officer's report in the previous planning application 18120/FUL dated 21-08-2018 that the area is sub optimal and any proposed development are not likely to cause any disruption to wild life and local fauna.

Such a development enhances the street scene balancing the terrace of houses, any ecological benefit as existing is lost with the existing garden been a monoculture of mown grass; the granting of planning can include a condition for a planting plan enhancing the urban environment.

The addition of the single dwelling to the corner plot brings the development line of 1-3 Modbury Gardens in to a similar profile as the properties over the road with the ability to provide suitable provision for off street parking, cycle storage whilst having access to 'Premier Bus' routes.

The construction of a single dwelling with matched footprint to the existing dwellings and hipped pitched roof to blend into the style of construction for the rest of the road. The road is deemed by Reading Planning Authority have little architectural merit, but any development will work with the regular character and appearance of the other properties.

The proposed out line planning exceeds the minimum gross internal space standards adopted by Reading council in accordance with the DCLG-Technical Housing Standards March 2015 of 79 Sq M.

The proposed does not impact on the neighbouring properties negatively with the terrace of three houses been developed to four dwellings as over the road. The development still leaves an area of land to the side for amenity space directly accessed from the new dwelling whilst the existing property will have access to amenity space as found with the other terraced properties. The construction of such a property has been granted previously and is both in scale design and proportion to the other properties in the road, there will be no loss of parking provision with the change to number three exceeding the Councils requirement of 1.5 parking spaces per dwelling. The Development is of a scale and distance as previously built and should cause no significant loss of light or amenity to the near neighbours.

Equality Act

The application does allow to meet the majority of the Life Homes Standards and the Equality Act with there been space and provision for the following.

Standard	Fully Met	Comment
1. Car parking	✓	
2. Access from car parking	✓	
3. Approach gradients	✓	
4. Entrances	✓	
5. Communal stairs and lifts	N/A	
6. Doors and hallways	✓	
7. Circulation space	✓	
8. Living room at entrance level	✓	
9. Identified entrance level bed space	✓	
10. Entrance level W.C and shower	✓	
11. Bathroom and W.C walls reinforced	✓	
12. Stair lift and through floor lift	✓	Stairs to have 900 mm clear width measured at 450mm over stair string height
13. Track hoist route	✓	
14. Bathroom layout	✓	
15. Window specification	✓	Cill height to front set by existing housing design, rear window/ access door to garden can accommodate
16 Controls, fixtures and fittings	✓	

Detailed design will be provided in a later full application

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