

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

design and access statement
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introduction

executive summary

- Application for a new 1 bed dwelling flat
- Infilling undercroft on the rear of existing office building (with consent for residential conversion)
- The site is within the cartilage 83-85 London Street, Reading
- Proposal forms part of an overall refurbishment masterplan including 15 new flats under prior approval and 3 new flats on the roof (separate planning application) to make 19 total units
- 12 car parking spaces
- Development in town centre location
- Sustainable location, based on proximity to shops and transport links
- No overlooking issues, no loss of light
- Parking on site
- Private amenity
- Generally a low impact proposal
- Designed to improve the rear setting of the building and improve the elevational features



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.

This statement serves to meet statutory requirements, local planning policy and national guidance documents.

- ▶ 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.

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 dwellinghouses; 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.

- ▶ **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 and Conservation Area assessments
- ▶ Lifetime Homes and Wheelchair housing requirements
- ▶ Housing design standards
- ▶ Sustainability checklists
- ▶ Parking and 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 1 unit at No.83-85 London Street, Reading.

This document is to be read in conjunction with submitted 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.

Sustainable Location

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

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

The proposed site for development make use of existing infrastructure, services, facilities and employment opportunities, and therefore should be considered a sustainable location for additional housing. From a broader viewpoint, the increased need for housing in the UK can be met largely from sites of this nature being developed.



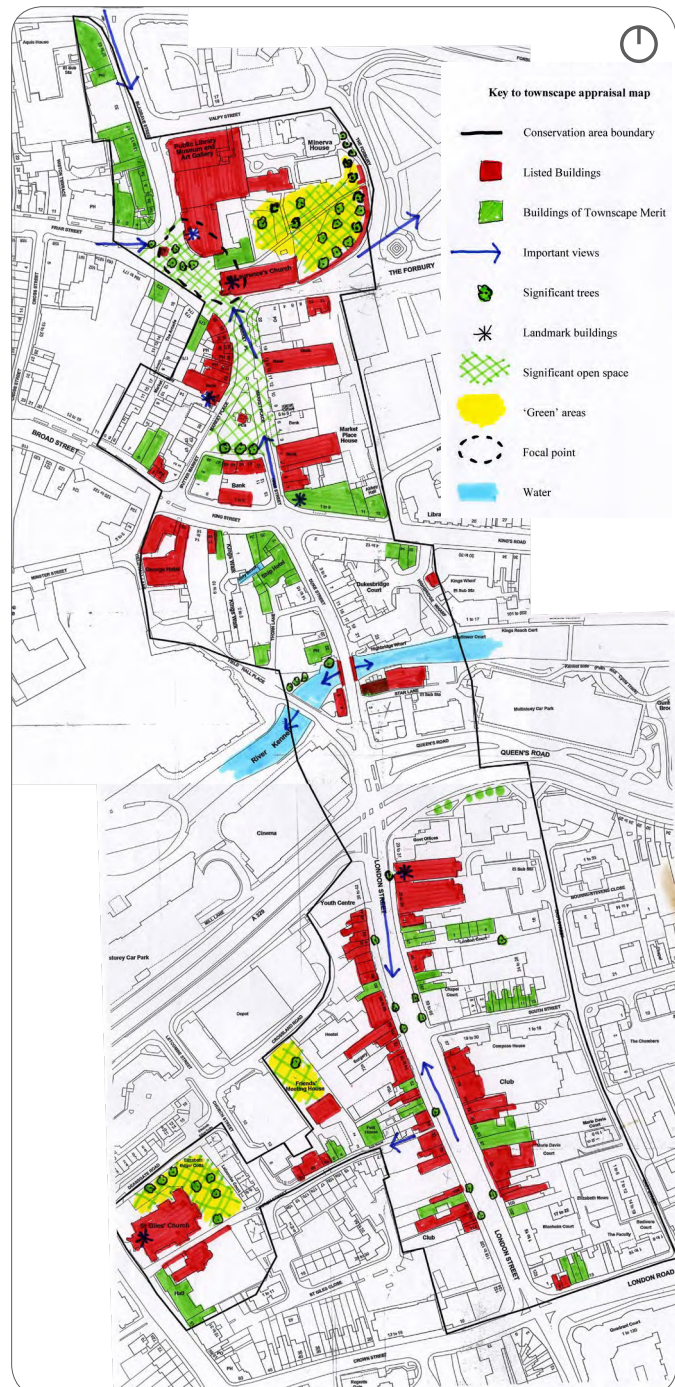
Site location - road map



Site location - aerial view

site parameters

- ▶ Site area: approx. 628m²
- ▶ 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
- ▶ Building is within terrace along the street
- ▶ Rear face of building approx. 60m to building opposite on East Street
- ▶ Undercroft infill, no overshadowing onto other properties. Significantly set back from adjacent property to north, flush with building to south
- ▶ 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



site context

Character of Context – Townscape, Architecture and Density

- Dense, urban scale, terraced buildings
- Mainly, Victorian and Georgian era with classical proportions
- The rear of the building and adjacent buildings to rear are modern additions to the historic street frontage
- Some infill development
- Commercial / residential mix (flats above ground floor) along street
- 3 / 4 storey buildings
- Roof top mansards



design principles and proposals

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

- Infill development
- Private semi concealed terrace
- Improved elevation
- Considered materials

Amount, Use, Size

- 1 no. 1 bed flat
- Urban density

Respect of Neighbouring Properties

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

Scale, Massing, and Proportion

- New fenestrations to match existing proportions
- Repeating window style

Political Aims

- Sustainable location development
- Better use of site
- Quality of layout and private amenity



Urban grain

proposed layout

Site Plan

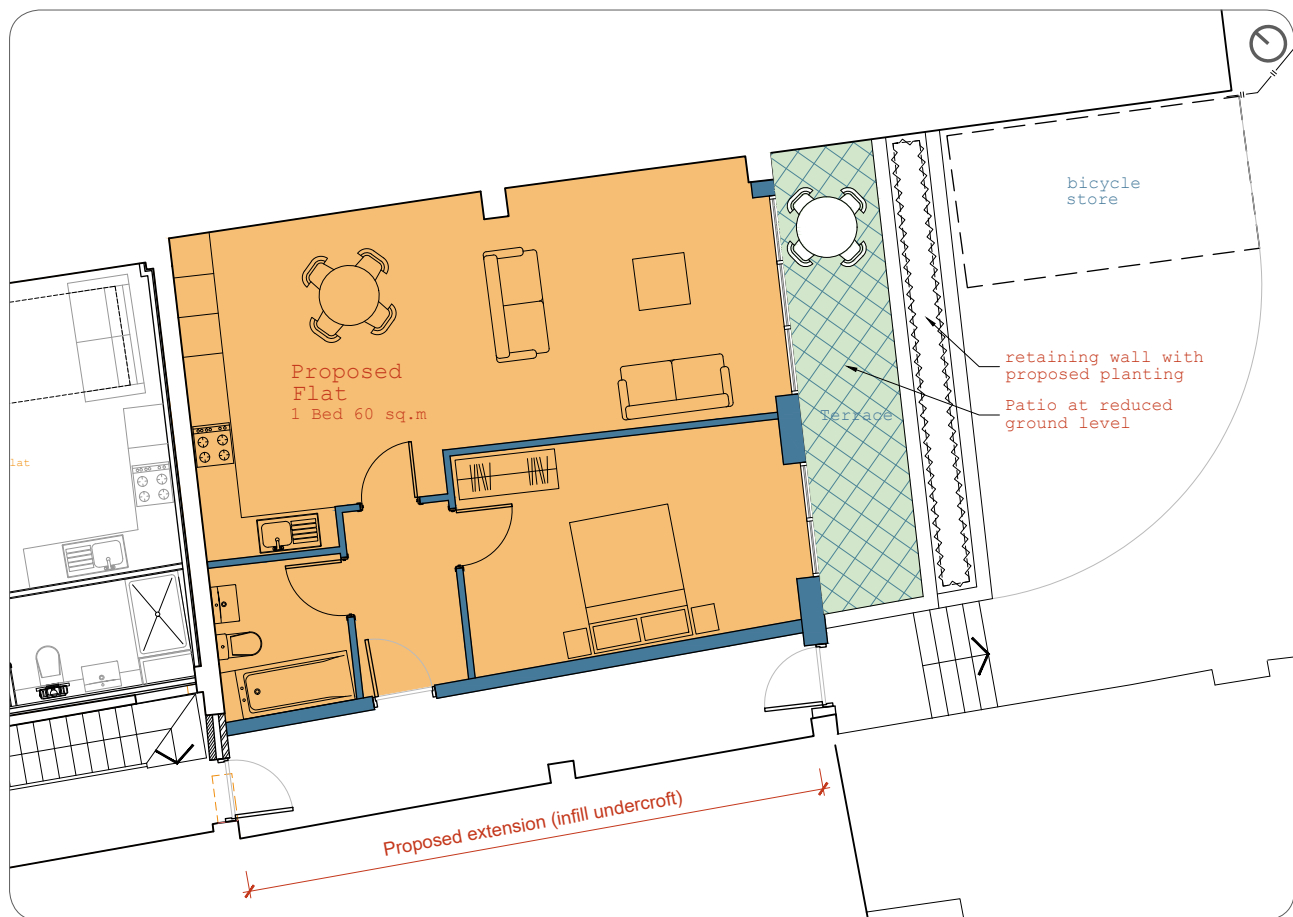
- Site access from East Street
- Building accessible from London Street or East Street
- 10 sq.m private terrace
- Planting / screening between terrace and car park
- No overlooking issues
- Natural surveillance from flats above. AD Part Q compliance
- Parking (12no. car parking spaces / secure cycle storage)

Floor Plan

- Large 1 bed flat
- Open plan kitchen living room
- Large bathroom

Design Standards

- The unit is compliant with national described space standards



Proposed ground floor plan

proposed scale and appearance

Architectural Appearance to Suit Context

- Existing rear elevation 80's style office facade
- New elevation treatment to entire rear elevation
- Infill extension to be in keeping with new elevational design

Proposed Materials

- High quality materials
- Aluminium window frames to large windows
- Smoked glass feature louvres
- Render above ground floor
- Timber vertical cladding at ground floor



Precedent - overlooking solution



Rear view - existing



Rear view - proposed

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 and 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 substantial 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 to help retain local character
- ▶ 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

Transport

Aim: To reduce the need to travel through appropriately located development.

- proposal sits in walking and cycling distance of many facilities
- local public transport includes bus routes and railway station

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