

development at
71 oak tree road /
reading / rg31 6la

design & access statement
14 may 2019 - planning issue

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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 three units at 71 Oak Tree Road, Tilehurst, Reading. This site has obtain previous planning consent for three new dwellings, including the replacement of the existing dwelling under application 171394. This application is now for 2 new dwellings behind the retained existing house for reasons of development viability.

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 Tilehurst, on the eastern suburb of Reading.

Site Locality

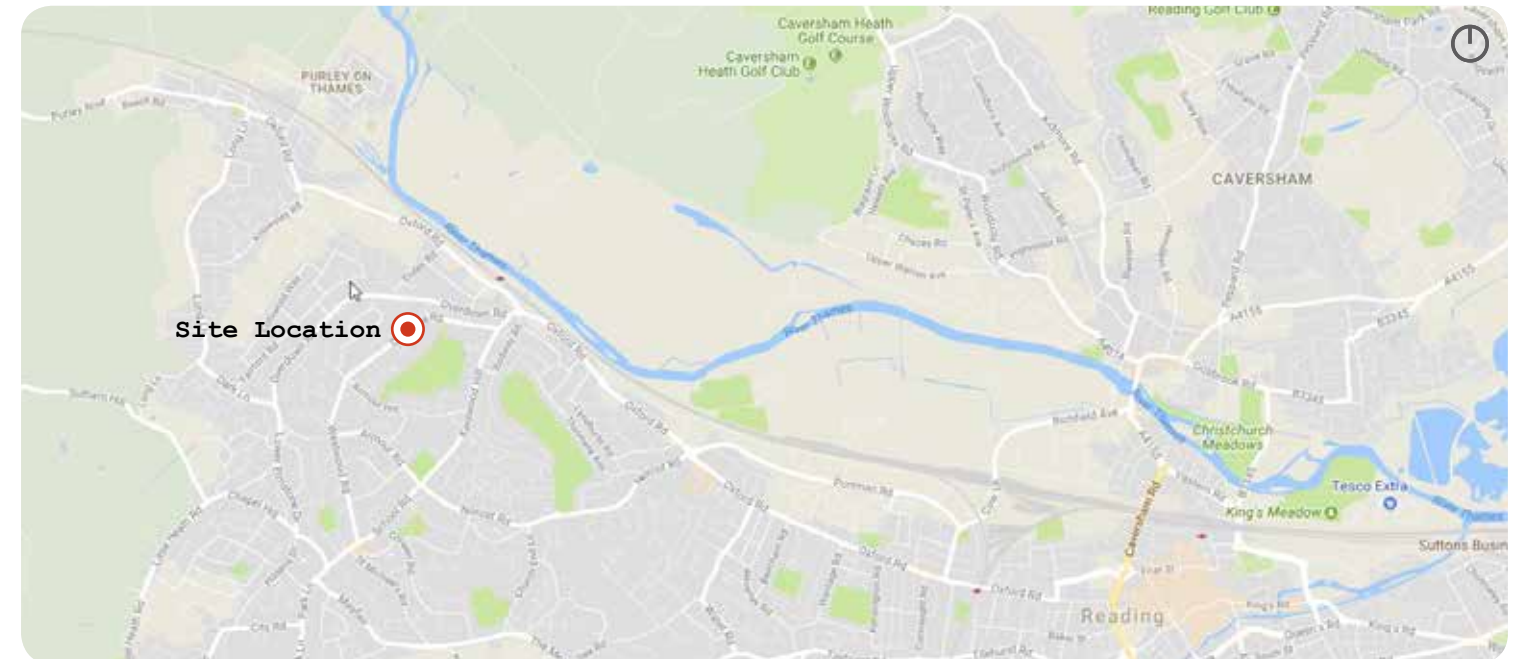
The aerial view of site shows that the locality of the site is a predominantly residential area, within the defined settlement boundary of Reading. The site is surrounding by residential dwellings to the north, west and south, with allotments to the east.

Sustainable Location

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

- Supermarket [5 mins walk]
- Tilehurst local centre [10 mins walk]
- Reading centre [10 mins bus/drive]
- Tilehurst Railway station
- Bus routes [serving the junction with Kentwood Hill]
- Newsagent
- Employment
- Arthur Newbery Park
- Denefield School, Meadow Park Academy

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 - map view



Site location - axonometric view



Site location - aerial view

site parameters

Site Parameters

- ▶ Site area: approx 1,935m²
- ▶ Current site use: residential
- ▶ Site shape is broadly rectangular
- ▶ Trees on east and southern boundary screening the site from the allotments
- ▶ The length of the site is orientated north/south
- ▶ Residential properties east and west, addressing Oak Tree Road, forming the building line
- ▶ Slope in site from front to rear of circa 3m
- ▶ No.71a orientated to slightly overlook the rear garden
- ▶ Views over the allotments and down the sloping valley
- ▶ Existing access to the site is from Oak Tree Road



Constraints & opportunities diagram



site context & previous consent

Character of Context – Townscape, Architecture & Density

- ▶ Large plots in generous ground, generally detached family dwellings
- ▶ Mixed character of dwellings style, generally Victorian, post-war and contemporary modern
- ▶ Some modern infill development and back-land development

Character of Context – Landscape, Trees & Public Realm

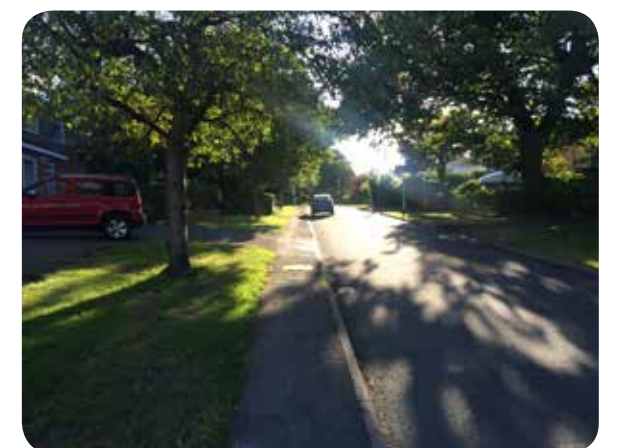
- ▶ Oak Tree Road – lined with mature deciduous trees
- ▶ Generous and spacious feeling suburban context
- ▶ Sloping context
- ▶ Allotments and Parks offer a pleasant green outlook

Previous consent 171394

- ▶ 3 new residential dwellings, all detached (2x4bed & 1x5bed)
- ▶ Central access road
- ▶ Total of 623sqm of new-build accommodation, a net increase of 482sqm over the existing 141sqm removed house
- ▶ Carefully designed to orientate and screen new dwellings from sensitive neighbouring boundaries



Proposed block and roof plan of consented scheme 171394



revised design layout



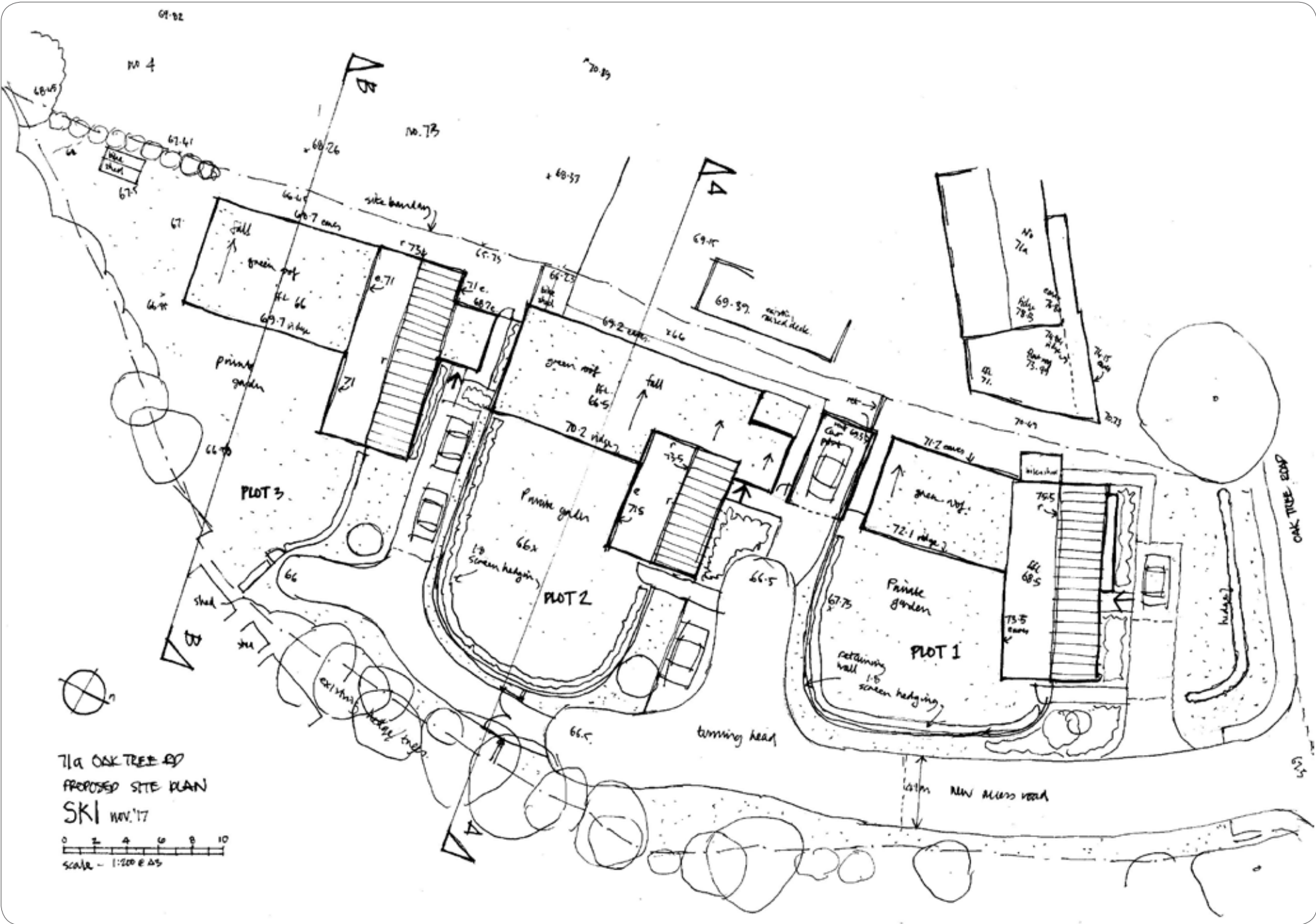
Pre-Application Discussions with RBC on Alternative Design

- During the previous application process extended dialogue was had with RBC on layouts that minimised the impact on the neighbouring properties
- The sketch to the right was presneted to the LPA in Nov 2017 as an alternative scheme to the approval
- The scheme was received well and feedback suggested this scheme had equal, if not more merit than the progressed scheme.
- It was not selected at this time as the client preferred the more traditional design of the original.

The benefits description of the scheme:-

- The dwellings address the views out to the south east
- Private gardens are screened by the dwelling they serve, and are not overlooked.
- The new dwellings have single storey elements with green roofs (or low pitch slate) with low eaves level similar to the garden/ deck levels of existing adjacent dwellings 4,73 and 71 a.
- Plot 1 has a 2 storey element which addresses the Oak Tree Road street scene, and the perpendicular 2 storey elements on plots 2 and 3 address the views and screen the private gardens from overlooking. The public and private realms are screened by 1.8m high hedging.

The main difference between this scheme and the current application that this DAS supports is the existing dwelling to the front is retained, the same layout rationale behind has been introduced to resolve the complex boundary relationships.



Sketch proposal for an alternative design presented during planning application 171394

design proposals

design proposals

proposed layout

Site Plan

- ▶ Site access is maintained from Oak Tree Road off the existing access point to the south of the retained dwelling
- ▶ Building access (Part M etc..)
- ▶ Existing house retained with generous rear garden set on slightly raised ground
- ▶ Generous garden sizes, facing south for better solar orientation
- ▶ Bins stored within rear gardens with bin collection point on the road entrance
- ▶ Dwelling have garages and parking
- ▶ New rear dwellings part single storey and part 2 storeys to allow the properties behind to look over the houses and shield the new private amenity in the screened front garden
- ▶ Grass roof for other dwellings to enjoy as it helps to camouflage the amount of proposed building

Floor plan

Existing Dwelling

- ▶ House retained and only landscaping works proposed
- ▶ Parking provided at the front
- ▶ Generous 12m rear garden

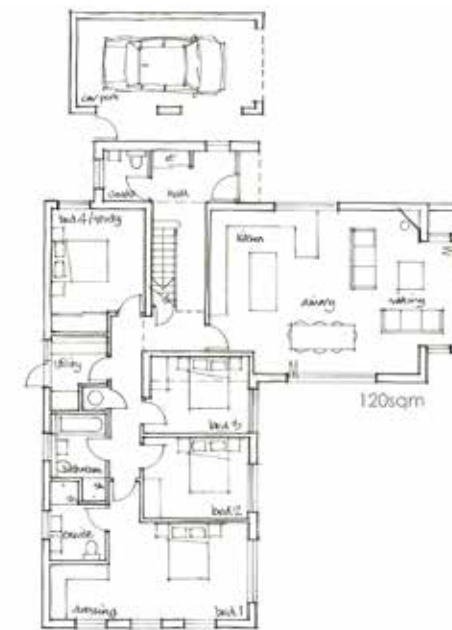
New Dwellings

- ▶ High proportion of single storey accommodation, mainly sleeping to the ground floor and living/entertaining space on the first
- ▶ Dwellings aligned to face east over the allotments and private amenity

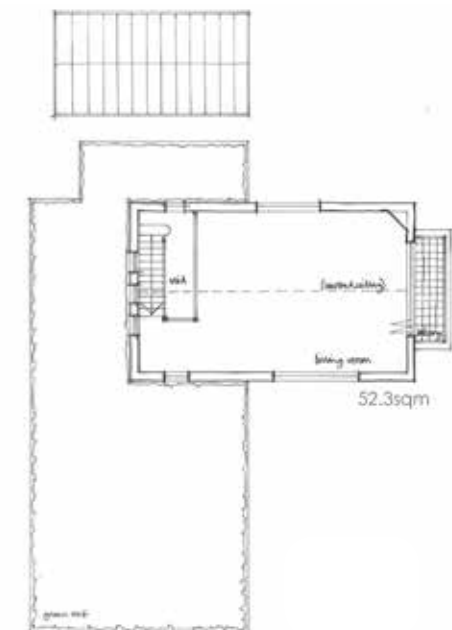
Amount & Use

- ▶ Existing 4-bed house – 141msq
- ▶ Proposed dwellings
- ▶ Existing house – 4bed 141sqm
- ▶ Plot 1-- 4bed 173sqm
- ▶ Plot 2 – 4bed 205.3sqm
- ▶ Total – 3 dwellings (Net + 2 dwellings) – 519.3
- ▶ Area increase - 378.3

Plot 1



Proposed ground floor plan

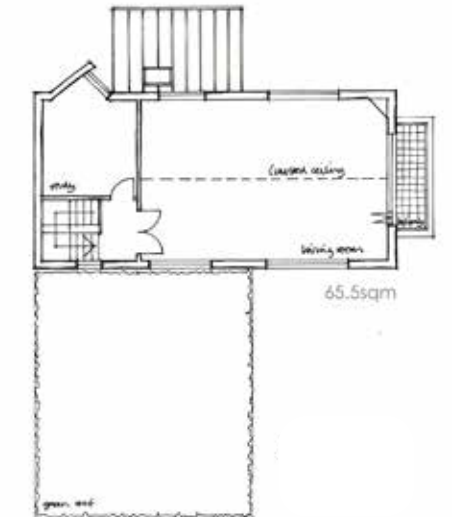


Proposed first floor plan

Plot 2



Proposed ground floor plan



Proposed first floor plan

Proposed site layout

proposed scale and appearance

Appropriate Scale and Massing

- ▶ 2-storey scheme, which is commensurate with the context
- ▶ Sculpting of the landscape and stepping the site has reduced the presence of the buildings within the context
- ▶ Buildings located centrally to minimise impact on the surrounding houses

Architectural Appearance to Suit Context

- ▶ Varied architectural style of context not restricting material palette
- ▶ Use of materials (red brick, render, slate and timber) locally found and applied with a contemporary

Architectural Precedent

- ▶ Contemporary detailing within traditional forms
- ▶ Alternative application of materials

Elevation Design

- ▶ Porch to match house
- ▶ Feature window elements framed by the layout views
- ▶ Split of materials to emphasis form of house
- ▶ Feature chimneys to denote the site gateway entrance

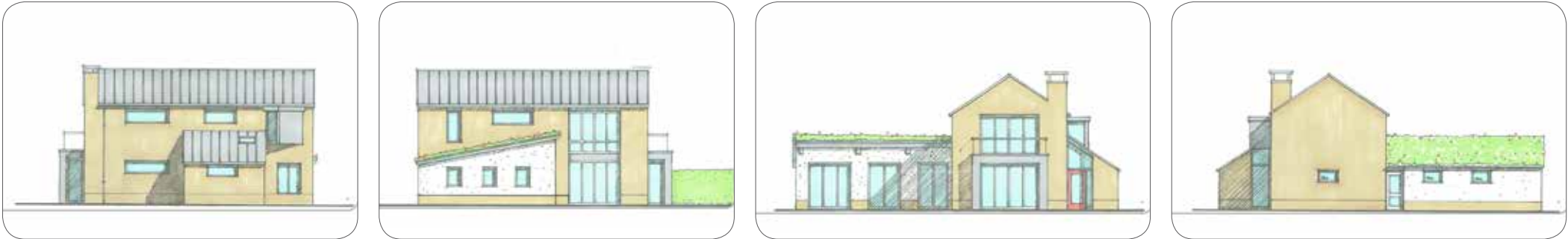


Precedent images

Proposed Elevations

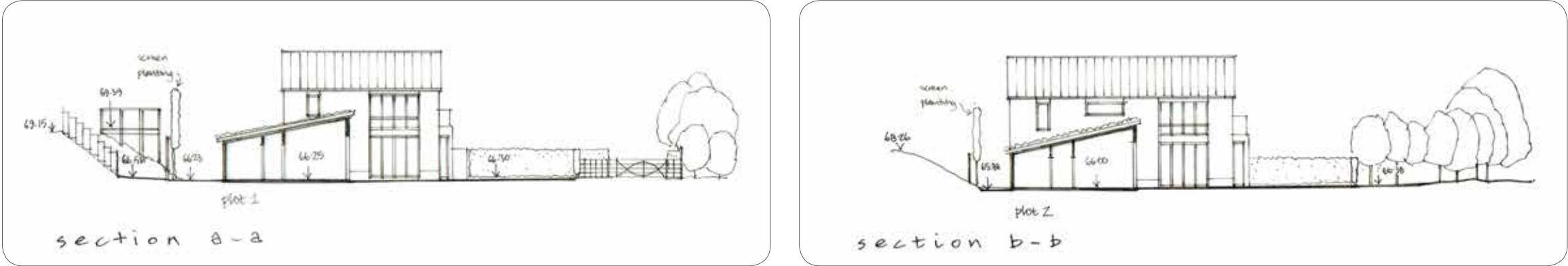


Proposed elevations - Plot 1



Proposed elevations - Plot 2

Proposed Sections



Proposed site sections

perspective views



Indicative perspective views



Indicative perspective views

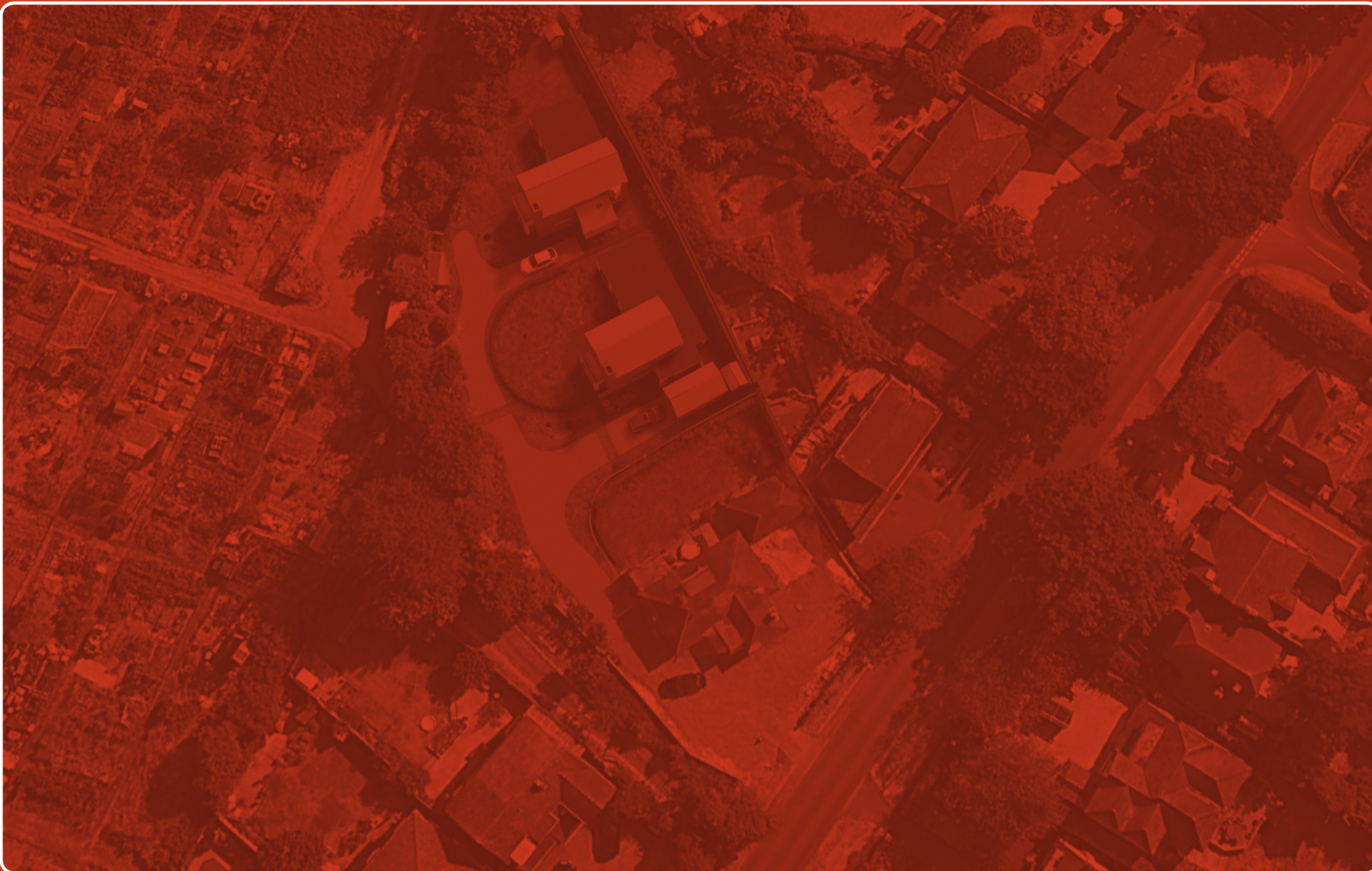
perspective views



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.

- solar space heating and natural lighting maximised through glazing position
- adequate space for insulation to prevent unnecessary heat loss
- energy efficient gas-powered boiler
- 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
- surface water is to be discharged into soak-aways to disperse rainwater on-site
- waterbutts can be installed to collect rain water for gardening

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
- garden provided includes space where user is able to compost household waste

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 garden area offers opportunity for range of healthy activities
- large areas of glazing provide views out and connection to garden
- level access allows flexibility of user and provides for less ambulant

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



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