

698/P0 - Design & Access Statement and Sustainability Statement. 45 Redlands Road, Reading RG1 5JE.

Design & Access Statement to support a planning application for the construction of four detached house in existing linked gardens.

1.0 Introduction

Our client has been working with the University of Reading who are the landowner of the site, and the Council through a pre application process to devise a planning application which is sympathetic to the character and appearance of the area as will be set out within this statement and other accompanying documents.



2.0 Site & Context

The site, outlined in red below, has frontages to Upper Redlands Road to the North, Redlands Road to the West and New Road to the South

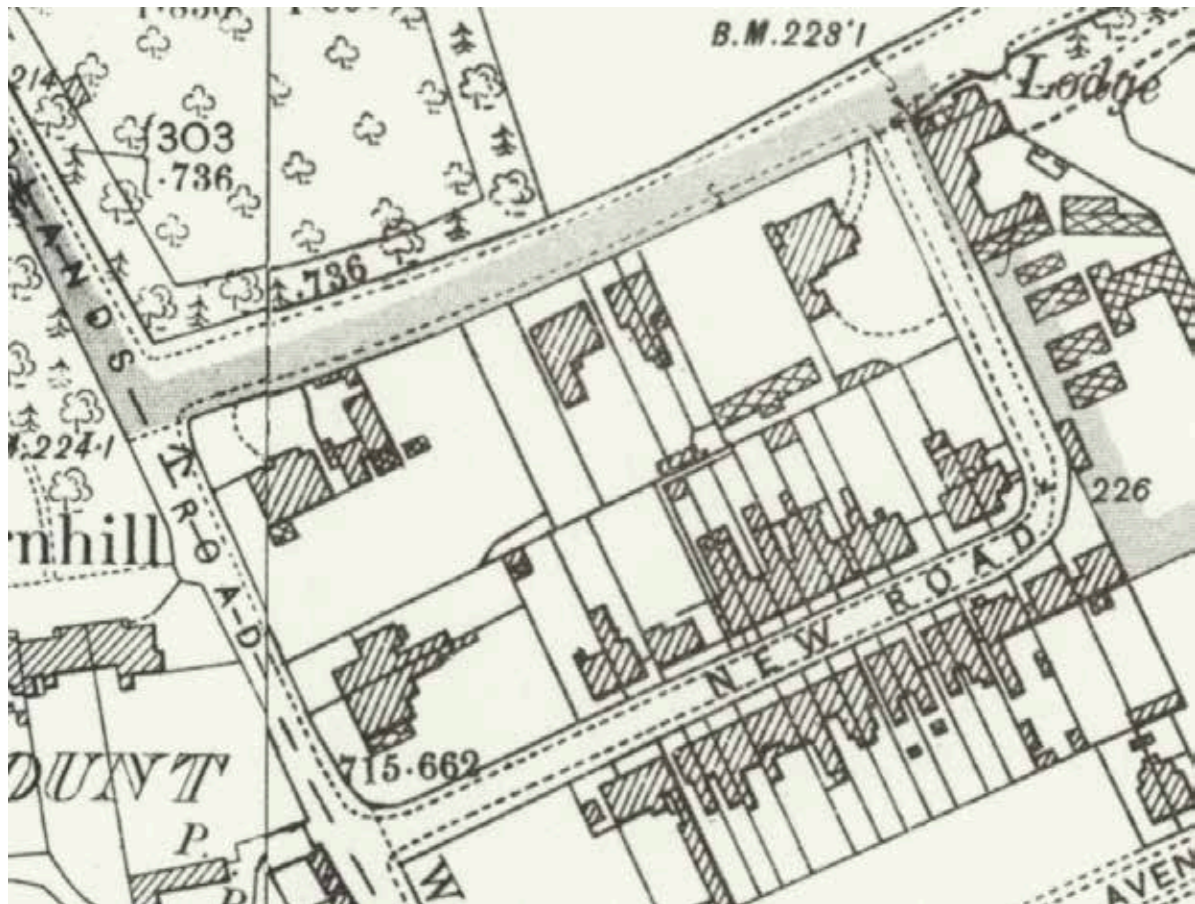


3.0 Planning Context

3.1 Refer to separate planning statement.

4.0 Site History

4.1 The 1892-1914 25 inch OS plan below shows the block largely developed as it is today. Refer to separate Heritage Statement



5.0 Design Approach

- 5.1 Scale/Mass: The proposed houses take their lead from the adjacent buildings. A survey of the street frontages was carried out to ensure that the proposed buildings relate well to their neighbours (see drawings 698/P5 & 7). Details of ridge and eaves heights and window and door designs have been taken from the adjacent buildings and others of similar age and are used in the proposed new houses.
- 5.2 Appearance/materials: The surrounding houses are mainly red brick with some of white stucco and all have slate roofs. This palette of materials and the fenestration mentioned above has been followed in the proposals.
- 5.3 Overlooking of neighbours: Although the scheme incorporates windows for daylight on boundaries at first floor level, these will all use frosted glass. Use has also been made of rooflights to bring light into bathrooms and circulation areas while not overlooking neighbours.
- 5.4 Landscape/ Trees: See section 8.0 below
- 5.5 Design development/ Pre application response.

A pre application was submitted and a response received on 1st oct 2018 ref 181174. Since then a meeting took place on the 17th October between the design team and the Reading borough Council planning department and subsequently the following amendments have been adopted in the proposals to address issues raised:

- Plot 1 reduced in width and mass and the design changed to make the design more in keeping with the “quiet and intimate New Road”. Bedrooms reduced from 4 bed to 3 bed.
- Gates removed from all plots to allow turning on site (see 6.3 below)
- Increased planting on roadside and paved areas reduced
- Plot 3 shifted south by 3m to avoid risks to tree roots and foundation type changed (see 8.4 below)
- Bin storage now all within 15m of the highway
- Plot 3 amended to be a different style from plot 2 in terms of the porch and orangerie design and use of different materials. Plot 2 is rendered. Plot 3 is brick.

6.0 Access & Parking & bins

- 6.1 Each of the proposed properties have two off street parking spaces.
- 6.2 Access to the sites will require making openings in the present brick walls that surround the site. The positions of these opening have been carefully chosen to preserve the existing brick piers and brick detailing in the walls.
- 6.3 None of the new openings will have gates as this will allow turning within the site so that cars can enter the highway in forward gear. The exception is Plot 1 where the 2 cars will reverse into the driveway off New road. This is a quiet road with low road speeds due to the narrowness of the street. The new wall to Plot 1 will have wrought iron gates matching the railings of the house adjoining Plot 4 above a low brick wall.
- 6.4 Disabled Access: Level access will be provided to the main entrance to each plot. The ground floor cloakroom will be designed in accordance with Building Regulations Approved Document part M1/10.1. Switches and sockets will be positioned between 450mm and 1200mm from finished floor level.
- 6.5 Bin storage for 3 recycling bins has been provided for each of the plots within 15m of the highway.

7.0 Sustainability Statement

- 7.1 The living accommodation will be designed to current building regulations standards. Subject to the advice of the Mechanical and Electrical Engineer it is proposed that the energy performance requirements will be achieved by:
- 1 - very well insulated structures

2 - high efficiency gas combi boilers.

7.2 The proposed houses will comply with current building regulations in respect of carbon reduction measures and with policy DM18 of the DSA in respect of water efficiency.

7.3 Whole house ventilation systems will be adopted to meet building regulations

8.0 Trees & Planting

8.1 A tree survey was carried out in March/April 2018, by David Williams of MWA Arboriculture. It was revised in November 2018 following consultation with the Tree officer Sarah Duckworth. Refer to this document for tree protection measures.

8.2 It is proposed to remove some of the trees identified as of low quality and retain most of the others, which include a number of Category B trees. All footings and service trenches will avoid the root protection areas of trees to be retained. In two instances, new paved areas have been designed over the root protection areas of trees to be retained using no-dig construction details.

8.3 An indicative scheme for replacement tree and shrub planting is shown on the drawings and a detailed scheme will be provided. Refer to separate document.

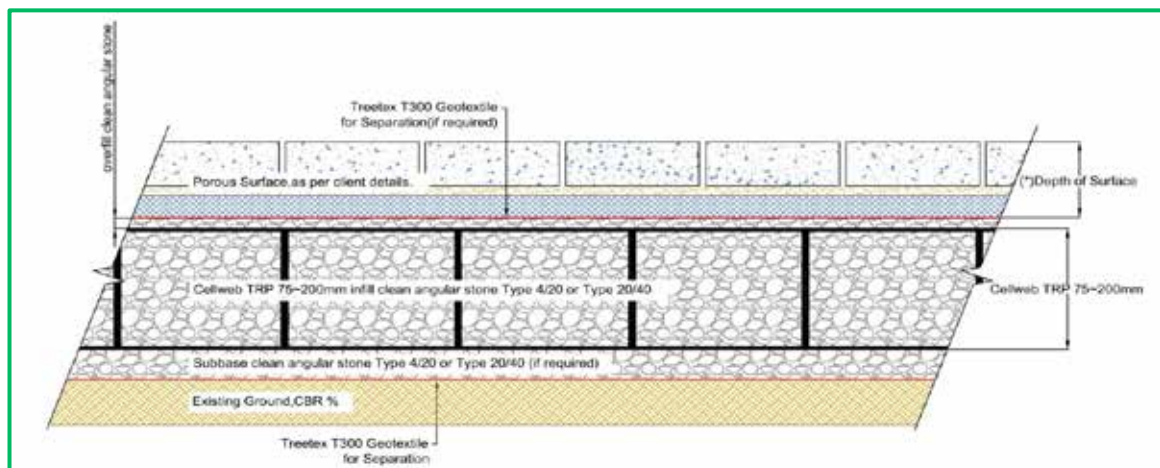
8.4 Following an Air spade survey of the site in November 2018 the location of plot 3 was shifted south by 3m to reduce the impact on roots. It was also decided to amend the design of the foundations to plot 3 to a micro piled foundation eg: HouseDeck foundation by Abbeypynford. See:

<https://www.abbeypynford.co.uk/our-services/housedeck/>

This system is a piled foundation, to avoid significant root severance, and supports a raised floor beam with a void below to promote gaseous exchange and potential rainwater distribution below the footprint to mitigate the impact of the dwelling covering the rooting zone.

8.5 No dig zones.

Within the tree root protection zone of plots 1,3 and 4 cellweb ground reinforcement will be used to spread the loads and reduce compaction of tree roots. See site plan 698-P6 for location.



Locally 'Golpla' by Geosynthetics will be used as the finished surface. This is a gravel filled plastic eggcrate on a geotextile membrane. This will retain gravel as well as promote gaseous exchange and potential rainwater distribution above the rooting zone.



9.0 Ecology

9.1 Refer to ecology report by Windrush.

10.0 Flood Risk & Drainage

10.1 The site is not in a flood risk zone

11.0 Crime & Community Safety

11.1 Advice will be sought from Thames Valley Police as the plans are progressed.