

DESIGN AND ACCESS STATEMENT
CONSTRUCTION OF 2NO. 3 BEDROOM DWELLINGS WITH ANCILLARY FACILITIES
AT 19 FONTWELL DRIVE, READING, RG304QR

Planning Portal Ref:	-		
Our reference	449 / Design Statement		
Status:	Design and Access Statement		
Issue/Rev:	P1		
Date:	Nov 06 th , 2018		
Prepared by:	AM		
Checked by:	EU		

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**DESIGN STATEMENT
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Introduction

This statement has been prepared on behalf of the applicant of 19 Fontwell Drive, Reading, RG304QR. This Design & Access Statement has been prepared to support the planning application for construction of 2no. 4 bedroom dwellings with ancillary facilities.

The remainder of the statement is set out in the following thirteen sections:

1. Site description
2. Objectives and opportunities
3. Proposed Site Layout
4. Description of Proposed Dwellings
5. Dwellings Internal Layout
6. Scale
7. External appearance
8. Site Access
9. Parking Facilities
10. Waste Management
11. Benefits of the Proposed Facility
12. Planning policy context
13. Conclusion

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1.0 Site Description

The application site is a vacant land and a corner plot adjacent to a detached house at 19 Fontwell Drive Reading. It has existing vehicular access from the north boundary and pre designed drop curb access from the eastern boundary (Reading side).

The land has views to the south due to its elevated location. The land slopes down from the northern boundary for approximately 3.0 meter to the southern boundary.

The site is part of small collection of detached and semi detached houses with integral garages and gardens set of similarly designed and presented houses.

It is noted that almost all the houses in Fontwell Drive have or are in the process of being added to or extended to over one or two stories suggesting that the present accommodation afforded in design of these houses may not be adequate.

This site has been ignored and has not been maintained properly by its owners due to which there is a lot of grown grass and bushes.

These factors have led to the downfall of the site and as a result it is not contributing socially or economically to the local community. Please refer to the following photographs of the site and its surrounding properties.



2.0 Objectives and Opportunities

The proposal respects the amenity of the neighbouring properties in terms of privacy, day lighting and noise disturbance to adjacent living areas.

The proposed design is in line with the general standards of the area in terms of design, amenity, layout facilities and convenience.

**DESIGN STATEMENT
CONSTRUCTION OF 2NO. 3 BEDROOM DWELLINGS WITH
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AT 19 FONTWELL DRIVE, READING, RG304QR**

The assessment of the site and its context, along with relevant planning policies and design guidelines have all helped inform the location / layout and design of the proposal for development of the site.

These are:

1. To produce a development of high architectural quality and design.
2. To create a sustainable and attractive development that will positively enhance the character of the area.
3. To respect the historic integrity, scale and hierarchy of the neighbouring buildings.
4. To produce a building that would be socially and economically beneficial for the local community

3.0 Proposed Site Layout

The proposal respects the amenity of the neighbouring properties in terms of privacy, day lighting and noise disturbance to adjacent living areas.

The design of the proposed dwellings is in line with the general standards of the area in terms of design, amenity, layout facilities and convenience.

There is a shared boundary with 19 Fontwell Drive and a further shared boundary with 15 Fontwell Drive. Please refer to Figure-01 Block Plan attached above for your reference. The size of the site is approximately 24 X 24m. The footprint of the 2 no. dwellings have been placed such that it does not dominate any other surrounding property and provides a balanced view from all sides.

The distance between plot A and 15 is 19 meters. The distance between new dwellings and rear plot 19 is 13.1 meters.

The roof of the proposed dwellings is sloping from front and rear so its impact can be reduced over surroundings.

Proposed dwellings have similar eaves height as of existing properties in the surrounding.

To take surface water soak-away has been provided at the rear of each dwelling which is min 5.0 m away from the building line.

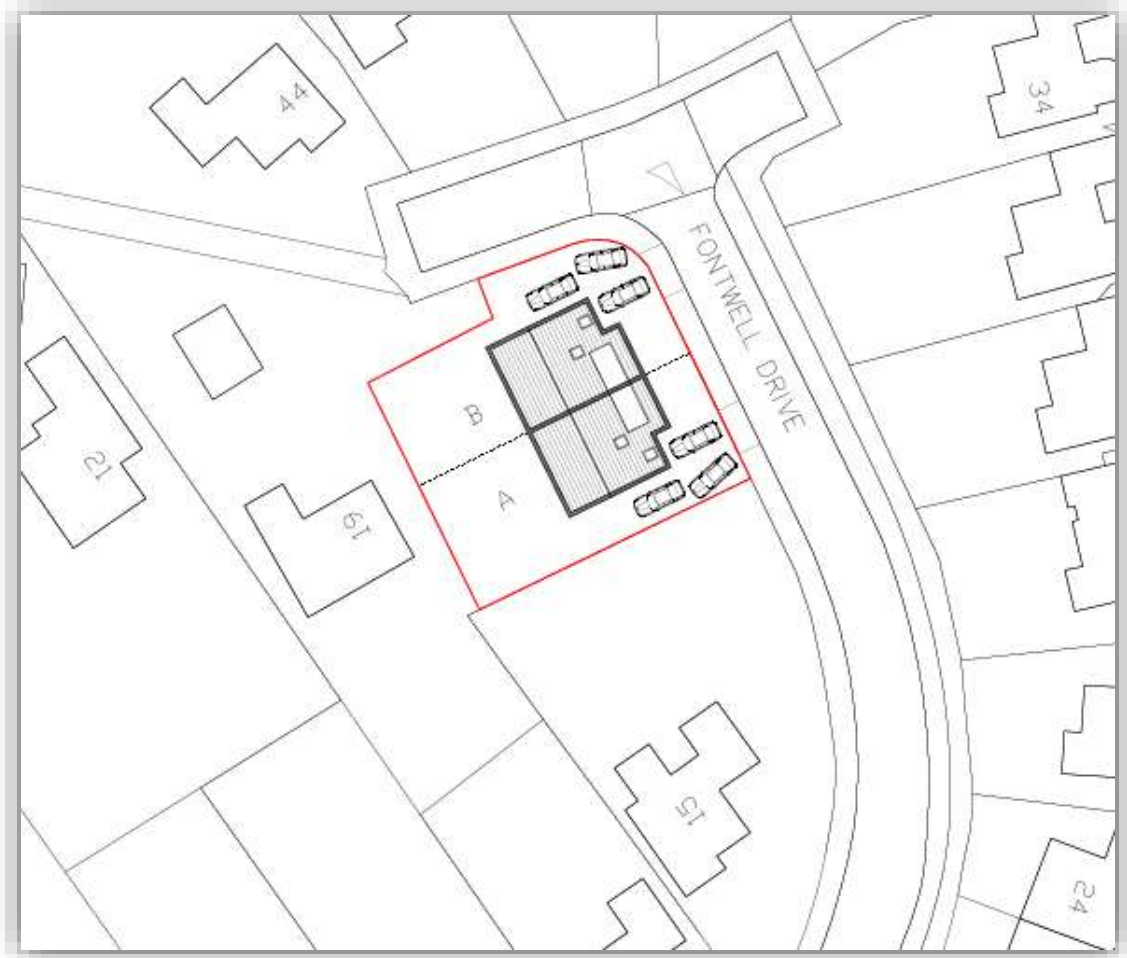


Figure-01 Block Plan

4.0 Description of Proposed Dwellings

The new development will be executed that will be based on 2 no. new semi-detached dwellings. The proposal is well suited for the proposed development and is compatible with the site coverage and density.

In the view of the surrounding use, it is considered that the proposed development will not harm the nearby properties or the area generally.

The proposed development will be new and the characteristics of the 2 dwellings will be similar but handed.

5.0 Dwellings Internal Layout

The layout of the proposal is in compliance with the environmental health department criteria for a residential development.

The proposed layout includes 2 new dwellings having 2 storey each. The plans of both new dwellings are symmetrical. Please refer to the block plan as Figure-01 attached above.

**DESIGN STATEMENT
CONSTRUCTION OF 2NO. 3 BEDROOM DWELLINGS WITH
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The 2 storey new dwellings include Living, Hall, kitchen, dining, family, bath, store, study and 3 bedrooms each.

The Gross Internal Areas (GIA) for the proposal is as follows:

Proposed Dwelling (A) Area= 80.00 M²

Proposed Dwelling (B) Area= 80.00 M²

Total Area of both Dwellings= 160.00 M²

The internal room Areas for 4-bedroom dwelling are shown below:

Room Names	Min. Standard Areas (M ²)	Provided Areas (M ²)
Kitchen / Dining / Family	-	39.3
Living	14.86	18.0
Bedroom 1	11.14	12.32
Bedroom 2	11.14	12.32
Bedroom 3	6.5	10.3
Study / Home office	-	8.26
Playroom	-	20.7
Amenity Space (Front)	-	(A) 19.7 (B) 19.87
Amenity Space (Rear)	-	(A) 127 (B) 110

The floor plans showing individual spaces have been attached below for your reference as Figure-02 and 03

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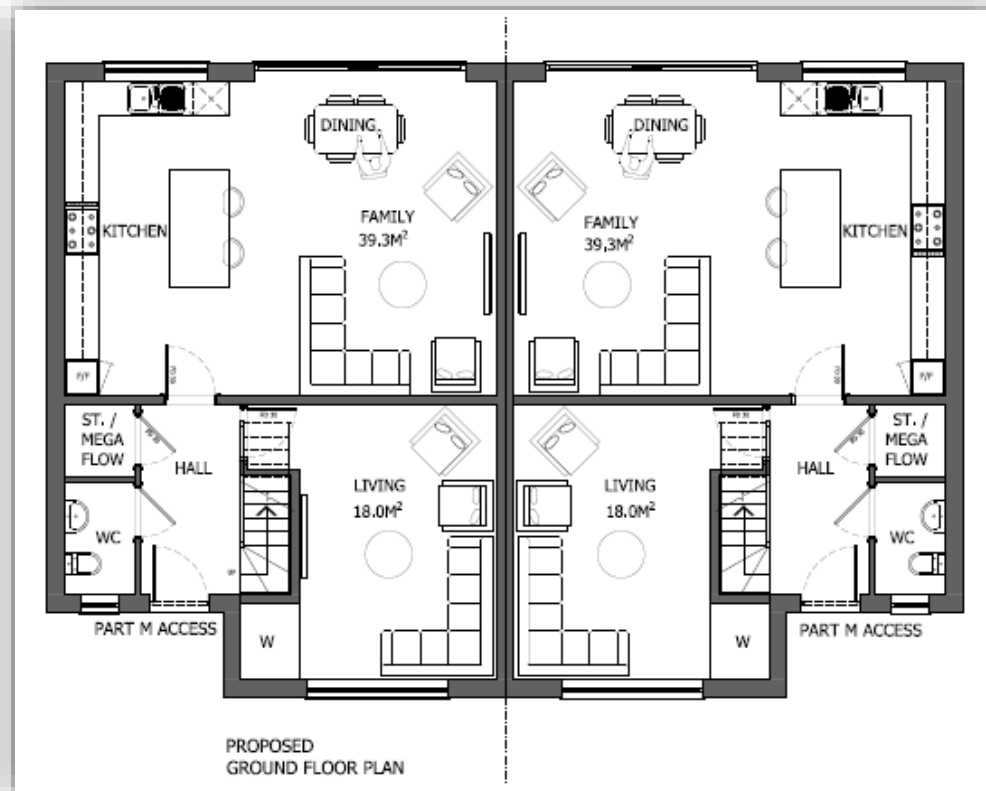


Figure-02 Proposed Ground Floor Plan

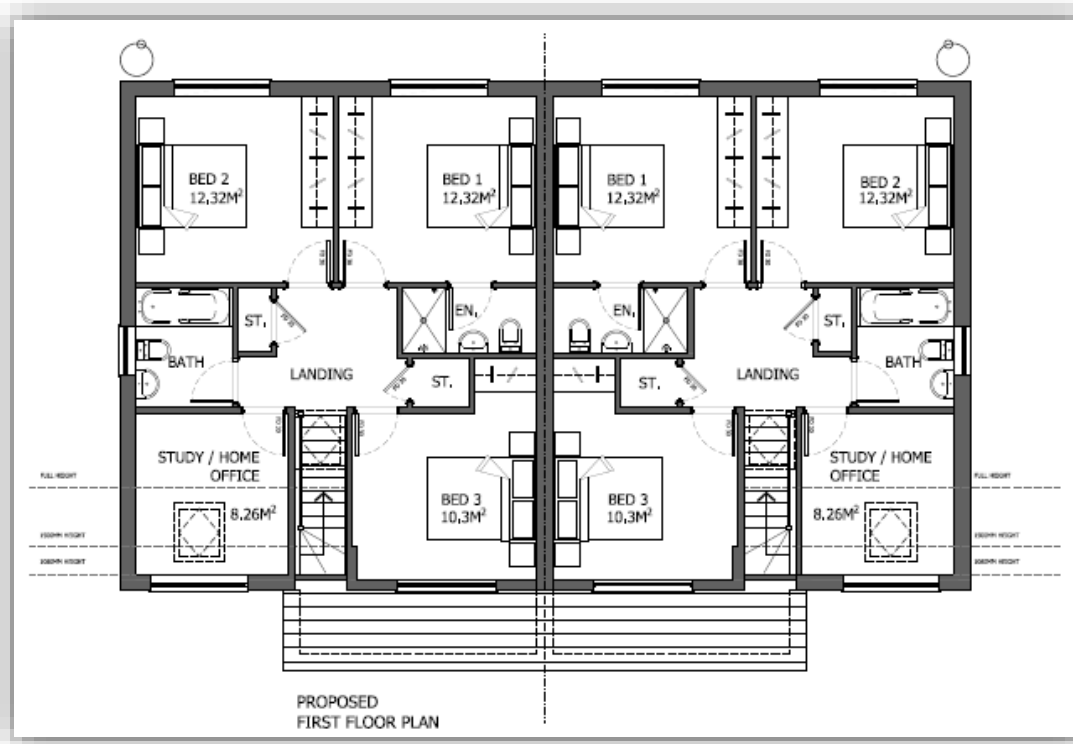


Figure-03 Proposed First Floor Plan

**DESIGN STATEMENT
CONSTRUCTION OF 2NO. 3 BEDROOM DWELLINGS WITH
ANCILLARY FACILITIES
AT 19 FONTWELL DRIVE, READING, RG304QR**

6.0 Height and Scale

The eaves and ridge height of the 2 new dwellings will be same and within compliance to the environmental health department criteria for a residential development. The maximum eaves height is 4.8 m and ridge height is 8.6 m for both of the dwellings.

7.0 External Appearance

The style of elevations and windows has been kept same for the 2 dwellings so it does not give an odd feeling and looks part of the overall street elevation.

The material used on exterior walls is Tbs Aldwick Blend for both of the properties. Over the roof Redland Grey roof tiles have been used. The roof of the proposed dwellings is gable end roof which has been matched with the surrounding properties. Please refer to Figure-04 attached below. UPVC casement for windows have been used.



Figure-04 Proposed Elevations

8.0 Site Access

1. The Site is located on Fontwell Drive residential area.
2. Access to the site would remain same as existing that is from the front road that is Fontwell Drive.
3. Drop-curb access has been provided for both of the properties for cars to enter into the site. Please refer to Figure-05 attached below

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1. The parking is being located on the front side (Fontwell Drive) outside each dwelling as shown in the proposed site plan attached above (Figure-05)
2. Both new dwellings has the facility of 3-car parking spaces each; which is sufficient for the 4-bed house
3. A secured bike shed has been provided for both of the dwellings with a space of 2 bikes each.

1. Refuse collection and delivery point is located near the bike shed which is easily accessible from the front road (Fontwell Drive). Please refer to site plan as Figure-05

11.0 Impact on the residential amenity

1. There is no impact on the overall environment and neighbouring residences.
2. The character of the site is same as the character of the surrounding, which is Residential thus there will be no harmful impact on surrounding properties.
3. The privacy of each property has been kept in mind and dwellings have been designed accordingly.
4. To maintain the privacy of the amenity spaces of each dwelling, fence has been installed in between the properties.

12.0 Planning Policy Context

The development is designed in line with National Planning Policy Framework. The proposals aim to facilitate the planning system to achieve the core principles of the framework, most notably:

Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.

Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.

Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognizing the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; Support the transition to a low carbon future in a changing climate contributes to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value.

Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

**DESIGN STATEMENT
CONSTRUCTION OF 2NO. 3 BEDROOM DWELLINGS WITH
ANCILLARY FACILITIES
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Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

13.0 Conclusion

The proposal therefore is considered to be acceptable in terms of council's policy and control guidelines contexts and therefore, should be reasonably granted for the proposed development

No matter what the field is; room for improvement is always there. Coordination at every stage will be done to attain the improved results. We hope that the proposals meet the planning requirements and meet your expectations. We appreciate your time and consideration and look forward to implement the plan by following the rules and regulations.

In case you require any further information, please let us know. We would be honoured to assist you with that.