

Design & Access Statement

Bath Road
Reading
Berkshire
RG30 2EU

Our Ref: 1574 **Date:** Aug 2018

Contents

1. Introduction
2. Site Location Description
3. Photographs of the Site
4. Photographs of the Surrounding Area
5. Policy Context
 - National Guidance
 - Local Planning Policy
6. Proposed Development
7. Design Considerations
 - Use and Amount
 - Layout
 - Height, Scale and Mass
 - Access
 - Energy Efficiency
 - Water Resource Management
 - Sustainable Construction
 - Waste Storage
 - Accessibility
8. Conclusions

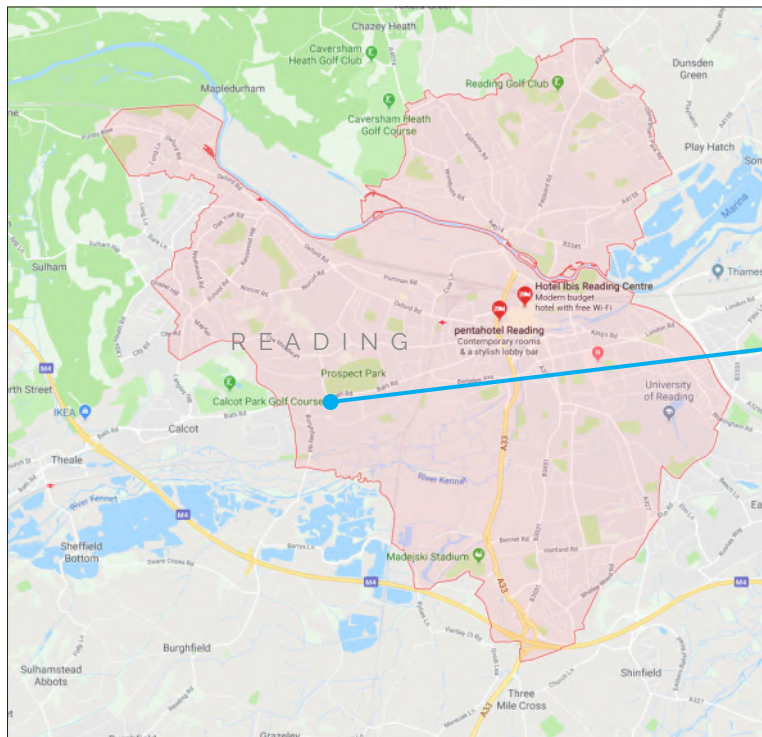


Introduction

Introduction

1.0 Introduction

- 1.1 This Design Statement is submitted in support of the proposal for the demolition of the existing bungalow and the erection of a block of eight flats together with parking, cycle parking bin storage and landscaping.
- 1.2 The document is set out in accordance with Government guidance, and examines the site and its surroundings, the proposed development, the planning history and background to the application, the site constraints and opportunities and the principle design issues. From this, it sets the design rationale and explains why the development is being put forward in its current form and concludes as to why the development is acceptable in both planning and design terms.

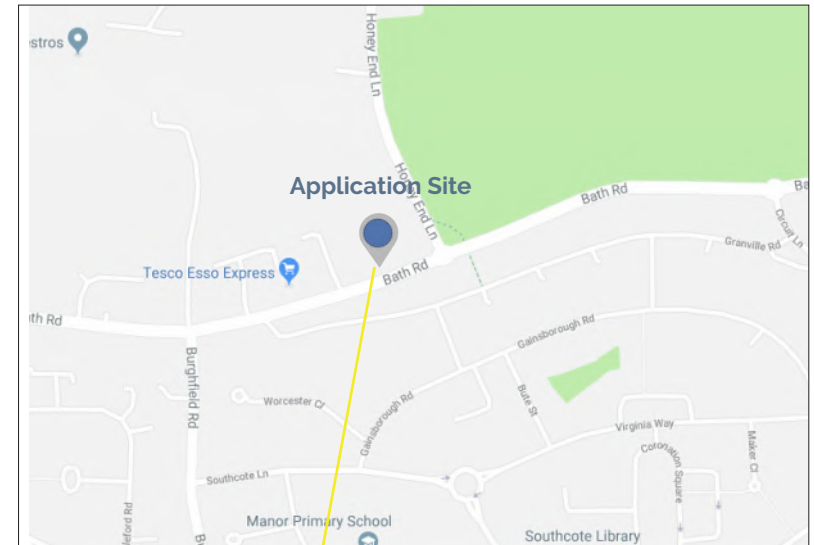


The Site and its Surroundings

The Site and its Surroundings

2.0 Site Location & Description

- 2.1 The site is located on the north side of the A4 Bath Road and approximately 60m west of the mini roundabout junction with Honey End Lane. The site comprises a detached bungalow with direct vehicular access to the Bath Road.
- 2.2 There is a wide shared footway/cycleway on the north side of the carriage-way and across the site frontage. Bus stops are located opposite the site frontage for westbound services and approximately 160m to the east for eastbound services.
- 2.3 These provide frequent services into and out of Reading town centre. The site is well located to take advantages of non-car travel to key destinations. Apart from the nearby bus stops and cycleway the site is within walking distance of Asda on Honey End Lane (580m) and Aldi/Lidl on Bath Road (590m). There is also a Tesco Express store 125m to the west. The site is also within easy walking distance of local schools, shops and areas of open space and community facilities. In this respect the site is very sustainable.
- 2.4 The form and pattern of development within the area varies, which in turn reflects the varying uses within the locality architectural style and housing age and types. This ranges from flats to large detached dwellings. Equally, the height of dwellings and built form also varies significantly from bungalows to eight storey blocks of flats.
- 2.5 No 96 Bath Road, forms part of a small group of bungalows, with a similar property located to the east. To the west of the property is a 'Burcroft Court' a two-storey development of elderly persons accommodation run by Hanover a specialist provider. This complex runs around to the rear of the property.
- 2.6 The site is generally open with no significant trees or landscape features, the major trees sit outside of the site, but do contribute to the sites setting.



The Site and its Surroundings

3.0 Photographs of the Site



1. Existing building



2. Existing building



3. Front elevation and adjacent property

The Site and its Surroundings

4.0 Photographs of the Surrounding Area



4. Opposite building on Granville Road



5. Adjacent building on the left



6. Adjacent building on the right



7. Opposite building on Granville Road



8. Flats on Granville Road



9. Tesco Express



10. Residential in the same area

Policy Context

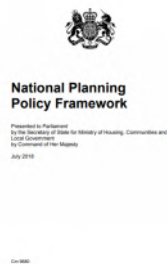
5.0 Policy Context

5.1 No 96 Bath Road is located within the 'settlement boundary' of Reading and within the 'Air Quality Management Area' as identified on the Reading Borough Council Proposals Map. The site also sits on a cycle link.

5.2 The following policies are therefore understood to be relevant to the proposal and site.

National Planning Policy

5.3 The National Planning Policy Framework sets out central government policy and guidance on the matters of planning and development. It identifies that there is to be a 'presumption in favour of sustainable development', and that this is defined in respect of planning applications as meaning approving development proposals that accord with development plan without delay.



5.4 In regard to specific policies on the delivery of housing, it highlights that local authorities should be seeking to significantly boost the supply of housing.

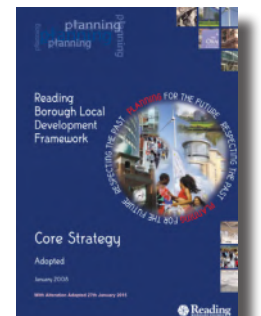
5.5 Design and amenity is an issue within the NPPF and it sets out key issues which need to be considered. Developments should add to the overall quality of the area, not just for the short term but over the lifetime of the development, establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work or visit, optimise the potential of the site to accommodate development, respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation, create safe and accessible environments where crime and disorder, and the fear of crime, are visually attractive as a result of good architecture and appropriate landscaping. All of these factors have been taken into consideration during the development of this scheme.



Local Planning Policy

5.6 The development plan for Reading comprises the 'Core Strategy' adopted January 2008 and altered January 2015 and the 'Sites and Detailed Policies Document' adopted October 2012 also altered January 2015.

5.7 The council's strategic approach to housing is set out in chapter 6 of the Core Strategy and highlights that increasing the supply of housing in the borough is a key objective. Further to this, policy CS14 identifies that this is to be achieved through the al-



location of housing sites as well as developments coming forward on 'windfall sites'. The strategy is underpinned by the 'Site and Detailed Policies Document', which sets out how the strategy is to be delivered. This includes setting the considerations which should be taken into account when proposing residential development.



- 5.8 Policy DM4: (Safeguarding Amenity), states that development should not cause a significant detrimental impact to the living environment of existing or new residential properties, in terms of:
- Privacy and overlooking;
 - Access to sunlight and daylight;
 - Visual dominance and overbearing effects of a development;
 - Noise and disturbance;
 - Artificial lighting;
 - Vibration;
 - Dust and fumes;
 - Smell; or
 - Crime and safety.
- 5.9 The position of habitable rooms, windows and outdoor living spaces, separation distances are particularly Important although it accepts that each application needs to be considered on its own merits.
- 5.10 Policy DM5 (Housing Mix) states that for all new developments for 10 or more dwellings outside the central area and defined district and local centres, planning decisions will ensure that over 50% of dwellings will be of 3 bedrooms or more. This is a small site with less than 10 units and in order to maximise its use 1- and 2-bedroom units are more appropriate. In this respect though it does provide a mix of units.
- 5.11 Policy DM6 (Affordable Housing) seeks to the provision of a proportion of affordable housing on sites or financial contributions. This is not a site where we believe that on site provision is appropriate and that the provision should be in form of contributions through negotiation. Furthermore, the main area of

need is in 3 bedroom family accommodation, which this is not.

5.12

Policy DM11 (Development of Private Residential Gardens), although this is a demolition and rebuild it provides a useful framework for assessing this proposal. This lists the following criteria for assessment when proposing to develop within the curtilage of 'private residential gardens':

1) *The proposal makes a positive contribution to the character of the area in terms of:*

- *The relationship of the existing built form and spaces around buildings within the surrounding area;*
- *A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and*
- *Existing pattern of openings and boundary treatments on the site frontage; Providing appropriate hard and soft landscaping, particularly at site boundaries. This*
- *Includes features such as the variety of trees, hardstanding/lawns and hedges, etc.;*
- *Compatibility with the general building height within the surrounding area;*
- *The materials and elevational detail. These should be high quality, and where appropriate distinctive and/ or complementary;*
- *The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.*

2) *The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;*

3) *The proposal includes access, which meets appropriate highway standards;*

4) *The proposal does not lead to unacceptable tandem development;*

5) *The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures;*

6) *The proposal does not cause a significant detrimental impact to the amenity*

of adjacent and nearby occupants;

7) The emphasis is on the provision of family-sized housing;

8) The development would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent open space are deemed to make an important contribution to biodiversity and contribute to the green network; and

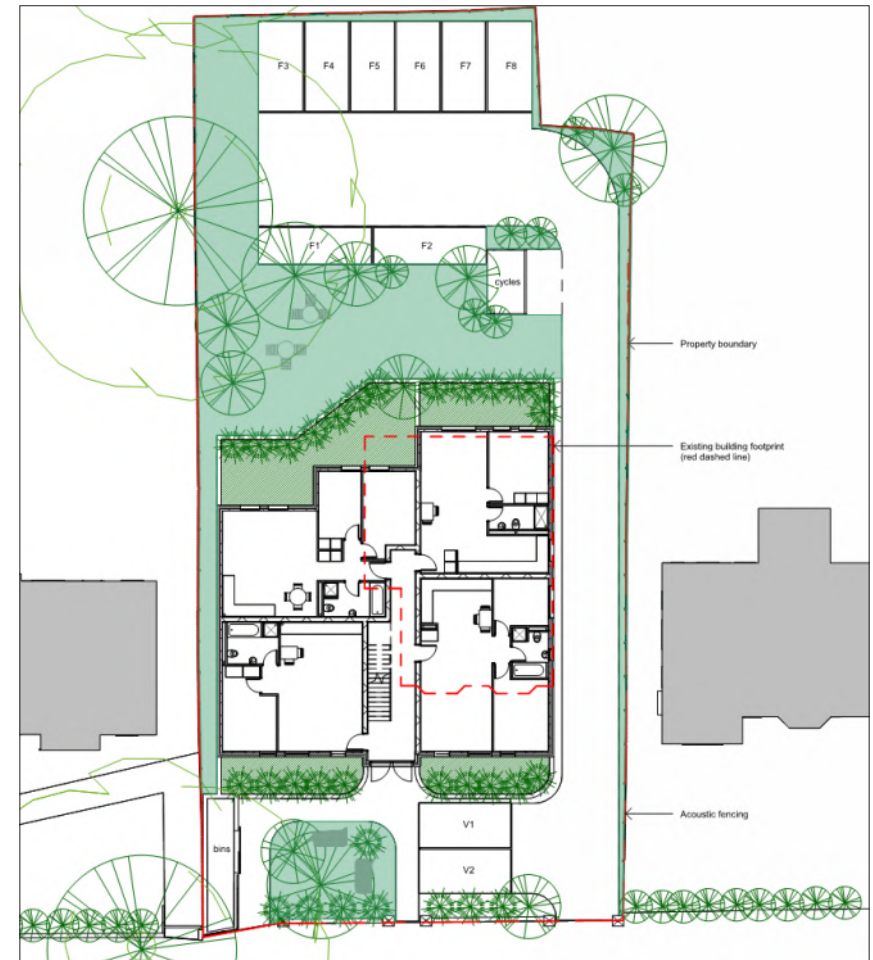
9) The proposal does not prejudice the satisfactory development of a wider area.

- 5.13 All these factors have been taken into consideration during the formulation of this scheme and the key issues are addressed in more detail under 'Design Considerations'.
- 5.14 Policy DM10 meanwhile highlights the need to provide outdoor space with residential development, and identifies that in relation to flats this can be as a 'communal space' or balconies/roof gardens.
- 5.15 The Detailed Policies Document also contains a specific policy on Air Quality (DM19). It states that where 'sensitive uses' (such as residential) are proposed within an 'Air Quality Management Area', then careful consideration should be given to the potential implications and propose mitigation where necessary. This would be considered at the detailed design stage.

Proposed Development

6.0 Proposed Development

- 6.1 The proposal is to demolish the existing bungalow on site and erect in its place a two storey block which will house eight flats. A combination of one and two bedroom units. These will be served via a central lobby accessed from the front of the property.
- 6.2 Vehicular access to the property will remain as it is at present and will lead to the back of the site where there will be provision for eight cars together with a secure cycle store. Between this and the new block will be an amenity area. Part of this will be private in order to provide a degree of seclusion and privacy for the ground floor residents. At the front of the property will be communal landscaped area with an enclosed bin store and two visitor parking spaces.
- 6.3 From a design perspective, the building will be brick built under a pitched roof, but will have a more contemporary appearance in terms of its detailing.



Proposed Scheme

Perspective views



Indicative perspective street view (bath Road)
(true to scale perspective)

Proposed Scheme



Indicative Views
(true to scale perspective)

Proposed Scheme

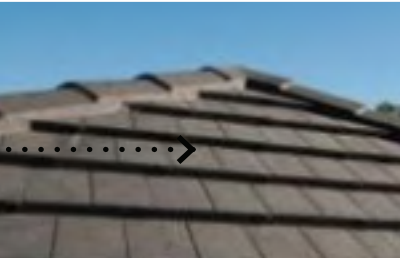
Material Inspiration

EXISTING BUILDING

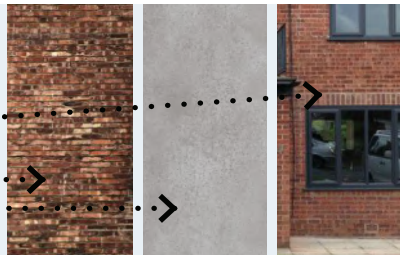
PROPOSED BUILDING

MATERIAL INSPIRATIONS

ROOF MATERIAL



ELEVATION MATERIAL



OPENINGS



DETAILS



Design Considerations

Design Considerations

7.0 Design Considerations

7.1 Use and Amount

The application site is located within a residential area. The uses which are being propose for this site already exist and will not conflict with other premises and activities within the locality. The amount of development proposed is included on the schedule below.

Area Schedule (GIA)				
Level	Name	Area(m²)	Area(ft²)	Comments
0	1br	50.00	538.2	Flat 1
0	2br	61.00	656.6	Flat 2
0	1br	50.01	538.3	Flat 3
0	2br	61.05	657.1	Flat 4
1	1br	51.24	551.6	Flat 5
1	2br	61.00	656.6	Flat 6
1	1br	50.01	538.3	Flat 7
1	2br	62.29	670.4	Flat 8
2	loft	14.63	154.4	Flat 5

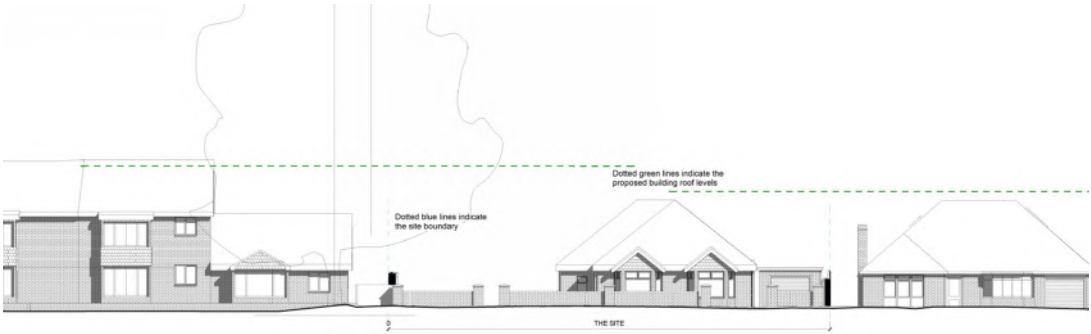
Grand total : 8 units 461.23 m² 4961.5 ft²

7.2 Layout

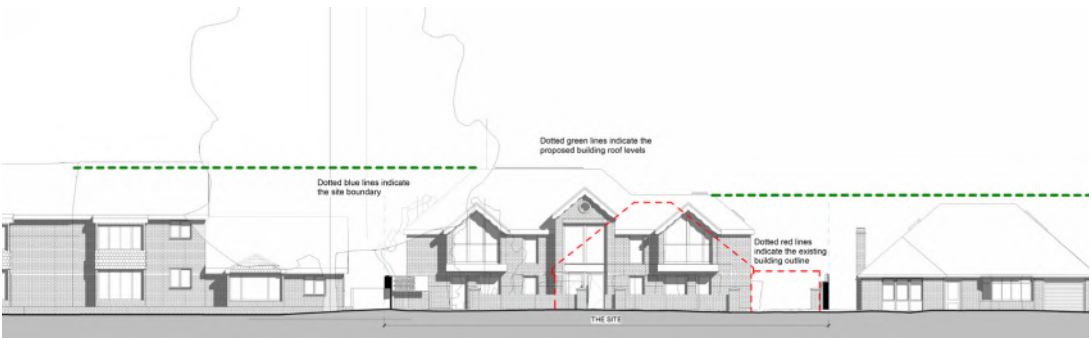
The layout of the building is altered. It will expand to the front and the right of the existing building and will maintain its frontage to the road, with the main access at the front and introducing the new front and rear landscape with parking area.

7.3 Height, Scale and Mass

The site lies within an area which displays a wide range of building forms. which vary significantly in scale and mass. In this respect its size and scale will not be out of character as it will not be the largest building within the area. It has been designed so that it is no higher or larger that its neighbour to the right (when viewed from the front), stepping down to match the height of the building to the left



Existing front elevation



Proposed front elevation

Design Considerations

Access

- 7.4 The main access to the proposed site will be from the front (Bath Road), pedestrian and car will have their own access points. The access for the bin stores is provided at the front of the site.



Energy Efficiency

- 7.5 To minimise heat loss from the proposed flats and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors
- Double glazed windows
- Ventilation incorporated into the design to avoid condensation
- Energy efficient lighting
- Natural daylight to all habitable rooms

- 7.6 Domestic appliance ratings will follow the CfSH requirements of:

- A+ Fridge Freezer
- A rated dishwasher & washing machine
- A rated tumble dryer

- 7.7 In addition to this solar panels will be placed on the roof providing renewable energy and reducing the 'carbon footprint' of the building.

Water Resource Management

- 7.8 To minimise the use of water the development will include the use of rainwater harvesting via water butts and also include internal restricting devices such as flow restrictors on taps and dual flush toilets to achieve water usage per person of 105 litres a day.

Sustainable Construction

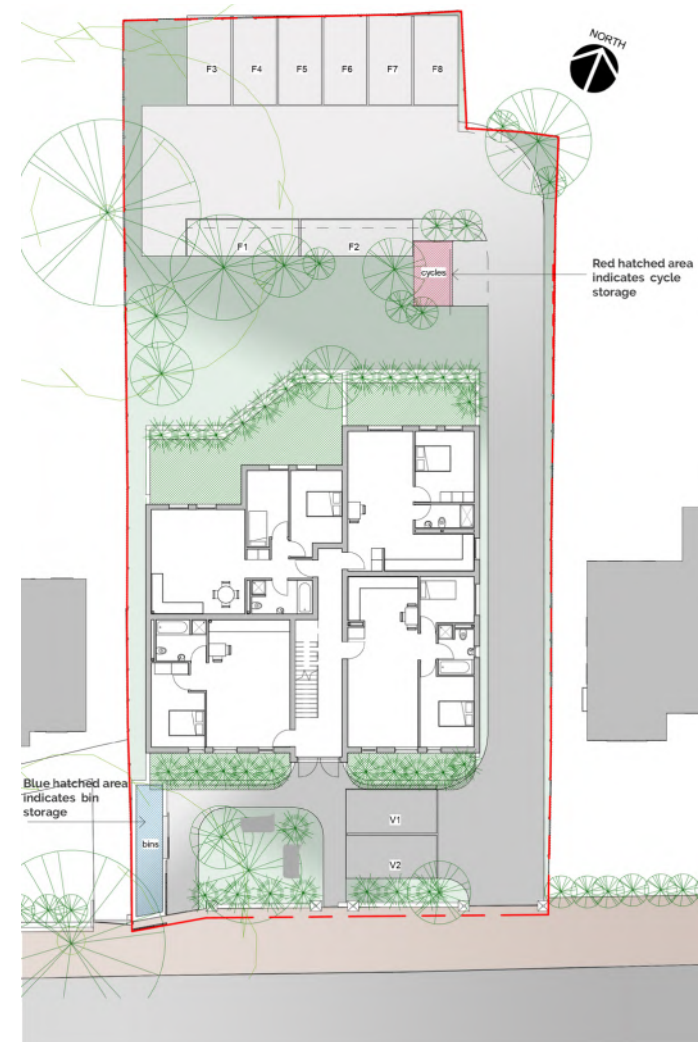
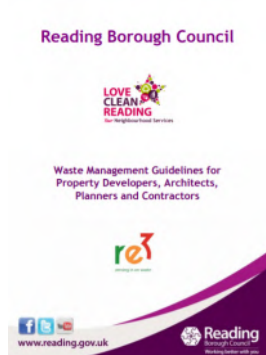
- 7.9 During construction, a Site Waste Management Plan will be in operation and where possible, the materials used will be locally sourced thereby minimising the distances that materials will need to travel by road.
- 7.10 Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication 'Methodology for Environmental Profiles of Construction Materials' will be consulted.
- 7.11 Timber will be obtained, where possible, from certified sources. A waste separation and disposal policy will be operational for the duration of the site construction.

Proposed site plan indicates access points

Design Considerations

Waste Storage

- 7.12 Internal storage will be built into each of the units to provide sufficient space for the storage of recyclables, food waste and residual waste as follows:
- Residual Waste - 60 litres bin
 - Mixed Dry Recyclables 60 litre bin
- 7.13 Externally, space will be provided in purpose built bin store for two euro bins, one for residual waste and one for recycling waste.



Proposed site plan, blue hatched area indicates the bin storage and red hatched area indicate the bike storage

Design Considerations

Accessibility

Lifetime Homes Standard Checklist	
1. Parking is available that can be enlarged to 3300mm width.	Yes
2. The horizontal distance from the car parking space to the home is no more than 100m	Yes
3. The route from back of pavement to all ground floor entrances is level or gently sloping.	Level
4. The entrance is illuminated, has level access across the threshold and is covered.	Yes
5. a) Communal risers do not exceeding 170mm, treads are more than 250mm deep and handrails are fitted on both sides.	Yes
5. b) A passenger lift (900x1250mm), or at least the capacity to retrofit such a device	No
5. c) A passenger lift with (at least 1100x1400mm) is provided and will serve all dwellings.	No
5. d) Communal corridors are at least 1200mm wide.	Yes
6. a) Doors, halls and corridors (within dwellings) conform to:	Yes
Door clear opening 750 750 900 Corridor width 900 (head on) 1200 (not head on) 900 (not head on)	

6. b) There is a 300mm manoeuvring space beyond the leading edge (200mm on the push side) of doors to living and dining rooms, kitchen, WC, bathroom and master bedroom.	Yes
6. c) The front door has a clear opening width of 800mm.	Yes
7. There is a turning circle for wheelchairs in dining and living rooms and adequate circulation space for wheelchair users elsewhere. In kitchens a minimum 1200mm space between units and the opposite wall is provided.	Yes
8. There is a living space at entrance level.	Yes
9. There is a space at entrance level that could be used as a convenient bed space	Yes
10. There is an entrance level toilet.	Yes
10. a) In smaller units, on more than one storey, this should reflect the model recommended in Approved Document M for dwellings.	Yes
10. b) In larger units (3 bedrooms or more) or on one floor, the WC should be wheelchair accessible. i.e. the wheelchair user must be able to close the door from within the closet. An outward opening door will normally be required. There should be a minimum 700mm between the WC pan rim and one sidewall, and 1100mm between the WC pan front rim and the opposite wall.	N/A



Design Considerations

10.c) The bathroom and/or fully accessible toilet is provided with drainage, suitable to allow for future level-access shower installation.	Yes
11. Walls in bathrooms and toilets are capable of taking adaptations such as handrails	Yes
12. Where the dwelling is designed on more than one storey a) provision is made for the future installation of a stair-lift.	Yes
b) a space is identified for a through-floor lift.	N/A
13. A route is defined for a hoist between bedroom and bathroom	No
14. The bathroom provides for easy access, to the bath, WC and wash basin with an outward opening door, and 1100mm between the front rim of the WC pan and the opposite wall.	Yes
15. Living room window glazing begins at 800mm or lower and windows are easy to open/operate.	Yes
16. Switches, sockets, ventilation and service controls are located between 450mm and 1200mm from the floor.	Yes



Conclusions

8.0 Conclusions

- 8.1 In conclusion, this is a site which sits within the urban area with good access to public transport and a wide range of services and facilities. In this respect it is a highly sustainable location which is not reliant on the use of a private car.
- 8.2 Both national and local planning policy and guidance promotes the maximisation of such sites. The scheme which is the subject of this application seeks to do just that.
- 8.3 In terms of the character of the area, it is generally mixed displaying a wide variety of building forms, which vary in both architectural design, size, scale and mass and height. In this respect the scheme will not be out of character with the area nor appear incongruous. It is sympathetic to its neighbours.
- 8.4 In terms of impact upon amenity, this has also been taken into consideration and it will not have any impact in terms of loss of privacy, overshadowing or over-dominance. Equally, it will provide a high level of amenity for the prospective occupants of the units.
- 8.5 As well as providing a mix of units which will diversify the range of accommodation within the area, contributions will be made for affordable housing which will have a wider benefit.
- 8.6 Taking into consideration all of these factors we believe that the proposals are fully compliant with the Council's planning policy and guidance.