

DESIGN AND ACCESS **STATEMENT**

V01 - 01.02.18

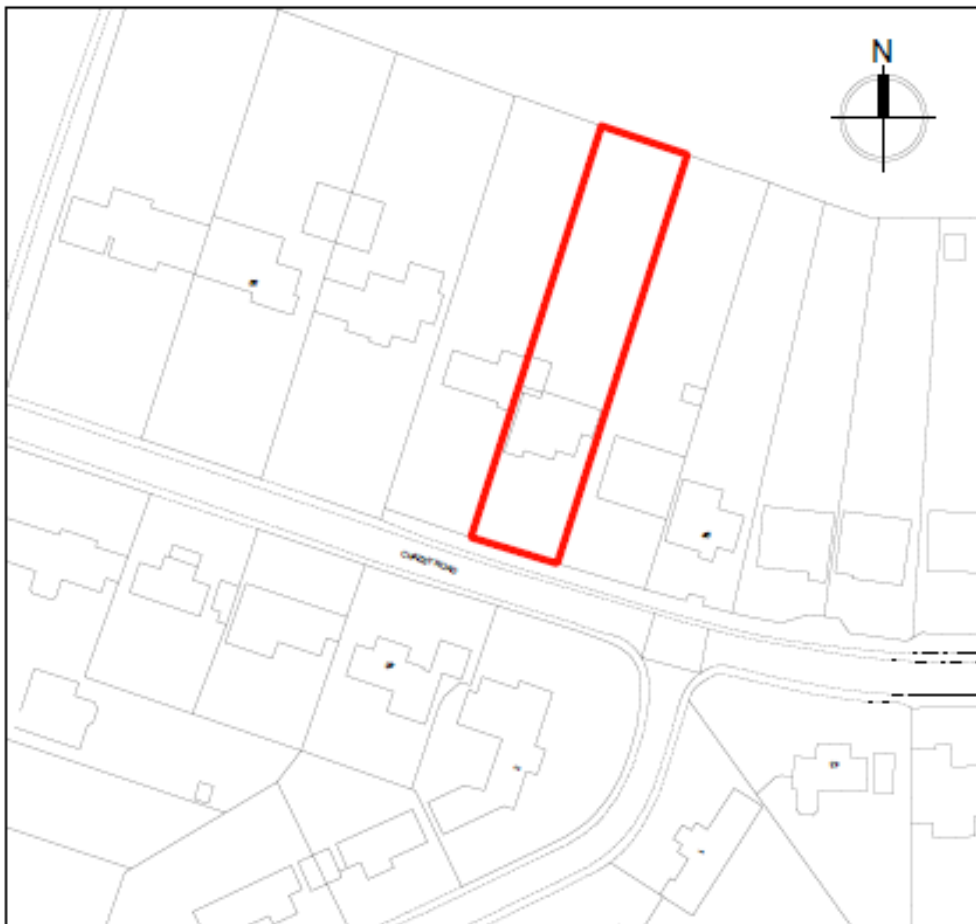
50 Chazey Road, Caversham

1.0 - Introduction

The full planning application introduces a new build two-storey dwelling, within the site parcel of 50 Chazey Road, Caversham, Reading, Berkshire, RG4 7DU.

Chazey road is located within the community of Caversham Heights, a suburban built environment of Reading town. The neighbourhood benefits the near amenities such as the River Thames (South) and the Trench Green countryside (North-West).

The urban scene of Chazey Road consists of low-rise executive residential homes, with most buildings being two-storey in height throughout the streetscape.



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The eclectic styles of architecture, forms and materials within the street fabric demonstrates a diverse combination of contemporary and traditional design vocabularies throughout. The surrounding properties also pose a staggered building line, with some buildings having closer proximities to Chazey Road and some set further back.



The existing residence, currently occupied by the proprietor, comprises of a typical 1950's / 1960's postmodern style property. The first-floor level facades incorporate a perimeter vertical hung red tile that reaches to eaves levels. The overall roof fenestration involves gable projections at first-floor level, with a mixed volume flat roof single-storey extension to the rear at ground-floor level. The frontage demonstrates a variety of typically large openings in addition to a bay window projection on the western upper-floor level.

The existing land owners (client) have occupied the residence over time and have recently achieved planning consent to thoroughly re-model the property to a contemporary style. With the property in need of desperate renovation and modernisation, the desire to improve the living standards and efficiency of the dwelling is a given priority by means of replacement and redevelopment of the site. The occupant family are seeking to remain on the site within the future, however the current house is not considered appropriate for improved living standards and is now considered outgrown for its purpose.

2.0 – Proposal



CGI Image is not a representation of the proposal. Dan-wood standard "Plaza 216E" style only.

This application seeks full permission for the redevelopment of 50 Chazey Road with a replacement two-storey dwelling. With aspirations for emerging building technologies, the proposal seeks approval for a Dan-wood turn-key timber framed building system, utilising some innovative pre-fabricated construction methods that boasts a quicker on-site program, installation and reduced disruption to neighbouring vicinities.

The Dan-wood brand recognises code for sustainable homes, with the standard specification of energy-saving doors, triple glazing, MV heating, renewables and heat recovery and quality fixtures for future longevity. The building system takes strong merit for the above-average energy performances and sustainability due to the precision construction that remains a lightweight volume for less impact on the surrounding mass, bulk and form of the existing context.

3.0 – Use

The site is to remain residential use-class as per neighbouring properties. With an appropriate layout considered, the proposed footprint does not impact the area of surrounding dwellings and remains low-rise to the overall character of area. The proposal also seeks to remain on the current building line, to mitigate the neighbouring views, overlooking and privacy.

4.0 – Design

The proposal requires the approval of the Dan Wood "Plaza 216E " bespoke two-storey design scheme. The design rationale introduces a contemporary flavour within the architecture, by articulating clear influences from the nearby combinations of forms and vernacular design languages. The overall recto-linear form delivers simple geometric proportions that respond appropriately to the surrounding urban grain.

The design concept is influenced from nearby dwellings along Chazey Road, with the inclusions of hipped roofing, prominent projections, fenestrated frontages, and a diverse material palette, yet remains sensitive to be in-keeping and not overbearing.

This proposal references to the following design principles cited within the Core Strategy:

Policy CS15) *"The need to achieve high quality design in accordance with Policy CS7; and the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers."*

By introducing a Dan-wood house for the proposal ensures that the benchmark for high-quality remains consistent, whilst a comprehensive quality design style is achieved. The care taken in ensuring that the design language is not compromised as inappropriate or pastiche can be seen by the references in the form, proportion, rhythm and order of proposed elevations. The original inspiration behind the "Plaza 216E" style derives from the early work of renowned Architect Frank Lloyd Wright, by demonstrating a careful mediation between rational forms and traditional practices. This is mostly apparent with the low-bearing crown roof style and interplay of sections and planes with an overall methodical symmetry.

"Developments should provide an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures, in accordance with the findings of a housing market assessment."

With the introduction of the turn-key building system, this proposal offers a unique new opportunity to utilise turn-key construction unlike other nearby development schemes previously. The residential form, design and architecture is unique, but continues to take design influences from other case-study contemporary and traditional styles within the surrounding vernacular.

This proposal references to the following design principles cited within the Sites and Detailed Policies document:

DM11) *"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."*

This scheme mediates with adjacent dwellings in terms of position, density and volume. The distant building line does ensure the frontage is screened as per existing and is not disrupting the view from any neighbouring properties. In addition, the minimal impact to the urban grain ensures that appropriate measures have been taken with bulk, mass and form within the overall urban context.

"The materials and elevational detail. These should be high quality, and where appropriate distinctive and/ or complementary; " and "The arrangement of doors, windows and other principal architectural features and their rhythm between buildings."

The specification included within the building technology poses high-quality Germanic and British fixtures that meet current certifications such as British Standards. The design rationale references some nearby buildings for purpose of symmetry, however, includes principles of modernity with the redundancy of unnecessary ornamentation to ensure form-follow-function. This depicts the consistency of rhythm within the elevations to provide a good internal living environment, whilst remaining visually attractive externally.

DM10) *"The design of outdoor areas will respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing."*

With no dramatic deviation from the existing building layout, the allocation of private outdoor amenity space remains in proportion to the site size/context and is enhanced by the redundancy of cluster extensions and outbuildings that is currently present to the rear elevation.

Policy CS7) The positive contributions are made to the following attributes of Design and Public Realm, and examples as following:

- *"Character - a place with its own identity and sense of place"* - The building design, technology and materiality all aim to deliver a unique and improved living experience, with a desirability for improved space standards, design-led representation, and interplay of contemporary styles.
- *"Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion"* - With the hardware and specifications all approved by Secure by Design and engineered to high standards, the proposed dwelling ensures future longevity for family security and safety during the tenure.
- *"Spaciousness including distinctive/consistent plot widths; "* The proposal provides a reduction in width from the current footprint, providing an enhanced circulatory space between boundaries, yet also reduces the mass presence with neighbouring properties.

The proposal references the following advisory within the National Planning Policy Framework (NPPF):

6. 55) *"the exceptional quality or innovative nature of the design of the dwelling. Such a design should: – be truly outstanding or innovative, helping to raise standards..."*

The involvement of Dan-wood turn-key construction boasts strong innovations with digital manufacture, quality standards, consistency in quality and the inclusion of leading brands for building heating/cooling/management systems and equipment. Dan-wood are design-led with spatial experiences for improved living for the end-user.

6.0 - Access

To minimize the impact on the street scene and disruption to highways, the existing access will be retained onto Chazey Road, in addition to the limited inclusion of further hardstanding within the landscape, the verdant ecology to remains undisturbed and respected.



6.0 – Scale and appearance

The proposed GIA footprint of 296 SQM is not considered overbearing, and so impact is minimal. The site terrain heights remain flat, providing less visual impact from street level and neighbouring properties. The site context will be improved with remedial landscaping and maintenance following development.

7.0 - Materials

The proposed materials remain uncomplicated, by utilising the standard specification of the Dan-wood system. The primary materials consist of white render and timber cladding to the front elevation, with an appropriate compromise for a small area of geometric cladding to the rear. Both side elevations remain monolithic with only white render, to avoid any neighbouring impact. A grey tile has been specified for the roof canopy, of which references other nearby design styles within the overall vernacular. This careful inclusion of neutral colours within the form ensures the simplistic characteristics of the contemporary yet in-keeping language, to remain visually attractive within the surrounding context, preventing any juxtapositions to the street scene.

The superstructure of the Dan Wood building system incorporates sustainable trades and technologies such as a glulam type of structure (or similar) yet is consistent with the use of other timber joinery for other compartment details and construction elements.

The driveway will additionally meet code with the specification for a permeable surface covering for water surface drainage, in addition to aesthetically remaining neutral. To ensure privacy screening the inclusion of landscaping and specimen planting will be incorporated within the parcel.

8.0 - Ecology

The impact on ecology remains minimal. With an acknowledgement of a Tree Preservation Order (TPO) within the site, the proposal does not interfere or impact any trees within surrounding ecological environment or setting. All trees of significant interest are positioned distant from the development vicinity and are retained as a visual amenity within the site context.

It is also apparent the presence of a mature colony of soprano pipistrelle bats as identified by the bat survey undertaken in 2016. Whilst a method statement and bat licence has previously been approved and issued, the process will undertake a review by habitat conservationists in order to revise the licence based on the latest proposal. The proposed dwelling takes into account the appropriate requirements for the future conservation of bats and has an incorporated roosting system within the building frontage, in the location advised by the report.

9.0 - Summary

This proposal represents a vital opportunity to improve the land use and living standards at 50 Chazey Road, both for the community and proprietor. Overall, the design, architecture, scale and appearance contribute positively to the setting and future longevity of the site.