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Document Title: **DESIGN & ACCESS STATEMENT**

Project: **RESIDENTIAL REDEVELOPMENT**

Site Address: **12 ELDON TERRACE, READING, RG1 4DX**

Client: **MR JAGTAR DHADWAL**



Fig.1: View of 12 Eldon Terrace from the street looking west

prepared by

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## **1.0 Introduction**

This Design and Access statement is written as support for Full Planning and Demolition in a Conservation Area application with Reading Borough Council for the residential redevelopment of 12 Eldon Terrace in Reading. The application is submitted on behalf of the applicant Mr Jagtar Dhadwal. The proposal follows a Pre-Application Advice enquiry Ref:160127/PREAPP.

This statement is to be read in conjunction with the following information:

- Weston & Co Architects drawings: 15023-PL-1, 15023-PL-2, 15023-PL-3, 15023-PL-4, 15023-PL-5A, 15023-PL-6, 15023-PL-7, 15023-PL-8, 15023-PL-9, 15023-PL-10
- Weston & Co Architects Heritage Statement, ref: 15023.9.1.2\_HS\_18.01.04
- Weston & Co Architects Affordable Housing Contributions Statement, ref: 15023.9.1.3\_AHCS\_18.01.04
- John Wenman Ecological Consultancy: Bat Emergence and Re-entry Survey, ref: R1730/a
- GHA Trees Arboricultural supporting information

## **2.0 The Site Location & Context**

The application site is located within Reading Borough Council's Eldon Square Conservation Area, 500 metres south east of Reading's town centre, opposite The Eldon Arms Public House on Eldon Terrace.



Fig.2: Site location plan extract from drawing number 15023-PL-1

Local context surrounding the site has an assortment of uses. In addition to the Public House across the road, there is a predominant mix of residential uses, including single family houses, flats and some houses in multiple occupation in the immediate vicinity. Other uses nearby include: healthcare facilities, Royal Berkshire Hospital, religious institutions, offices and convenience shops.

The existing dwelling house at 12 Eldon Terrace is of poor quality and is detrimental to the appearance and character of the Conservation Area. The dwelling comprises of 2no. garage bays on the ground floor and under-croft access to the rear of the site, living accommodation at first floor is accessed via steps at the rear to an elevated

terrace. The building is of poor construction and the existing living accommodation falls far below modern standards.



Fig.3: Interior view of 12 Eldon Terrace



Fig.4: Rear view of 12 Eldon Terrace

### **3.0 Use**

The site is currently used as garages with a residential dwelling house above, residential use (C3a). It is proposed to redevelop the site as 3no. residential flats (C3a) with associated bin and cycle storage. The scheme proposes 3no. one-bedroom flats. Ground Floor Unit 1 will benefit from private amenity space at the rear.

The proposal will contribute towards a mixed and sustainable community by providing housing for persons who will contribute to the local economy, in a sustainable location with significant local amenities and job opportunities.

### **4.0 Amount**

The existing dwelling on the site has a gross internal area of 88.7 sq.m. The proposed gross internal area of the residential development is 187.8 sq.m. and would provide two additional residential units to Reading's housing stock. Pre-application advice (ref: 160127/PREAPP) welcomed the residential redevelopment of the site in relation to the broad objectives of policy CS14, assisting in helping to meet the annual housing targets.

91 sq.m of private external amenity area is provided for Unit 1 within the rear garden, Unit 2 and 3 will have access to local publicly accessible amenity spaces. The closest publicly accessible green amenity space being Eldon Square which is less than a 2-minute walk south of the site. Due to this proximity to Eldon Square and location of the site it is deemed that the amenity space provision to the proposed flats complies with Reading Borough Council's 'Site's and Detailed Policies' DM10 and paragraph 73 of the National Planning Policy Framework (NPPF)

Secure and covered bicycle storage is provided on the ground floor for 4no. bicycles. The store will be lockable and fitted with 2no. vertical wall mounted bicycle racks. A refuse and recycling bin storage area is proposed adjacent to the cycle store, providing 4no. 240 litre communal wheelie bins, two for shared general refuse and two for shared dry mixed recyclables. These provisions are proposed to be sufficient for 3no. one-bedroom flats, determined by consultancy with Waste Minimisation & Recycling Officer Alice Layzell at Reading Borough Council.

There is no on-site parking proposed given the site's inherent constraints to access and visibility. It is therefore requested for each of the proposed 3no. residential units to benefit from the allocation of on-street car parking permits.

### **5.0 Layout**

As suggested by pre-application advice (ref: 160127/PREAPP) the proposed building line has been set back to match that of nos. 2-6 Eldon Terrace. The setback improves pedestrian safety of those entering/leaving the building or accessing the bin and cycle store at ground floor level.

The Ground Floor accommodates Unit 1, a one-bedroom flat with Shower room, Living room and Kitchen. This unit is accessed through a communal circulation and lobbied entrance.

The communal stairs provide access to Unit 2 on the first floor, a one-bedroom flat with Shower room, Living room and Kitchen.

Unit 3 accommodated within a second floor attic is accessed via a private stair on the first floor leading to a one-bedroom flat with Shower room, Living room and Kitchen within the roof volume.

Each of the proposed residential units provides a good level of accommodation comprising a Kitchen, Living room, Shower room and Bedroom. The scheme proposes all common room uses to be stacked throughout the building in order to reduce any noise disturbance conflict between residential units.

## **6.0 Scale**

The scale of the proposed residential development is designed to be congruous with the existing terraced houses on Eldon Terrace. The continuity of scale is achieved by proposing to match Nos. 2-6 Eldon Terrace's eaves and ridge height.

We are collaborating closely with the application team proposing the neighbouring residential development at 14 Eldon Terrace. The combined intention of the application is to produce a continuous terrace which respects the existing ridge and eaves height, resulting in a congruous scale with the established housing stock located along Eldon Terrace.

## **7.0 Landscaping**

The scheme proposes a set back to the existing building line of the property, proposing railings and hard standing of a similar character to the frontage of Nos. 2-6 Eldon Terrace. We also propose a private rear garden serving Unit 1.

It is requested that any requirement for a detailed hard and soft landscaping scheme be a condition to a planning approval.

## **8.0 Appearance**

The appearance of the proposed development is designed to use the material palette of the conservation area and reference the built form of Eldon Terrace to create a high-quality addition to this residential street.

The proposed building is designed in a mews style with wide arched entrances, subtly recessed to reference the historic coach house uses of the southern side of Eldon terrace. The use of natural limestone is a defining element of character in the area, we have proposed the use of natural limestone to provide a quality appearance to the proposed scheme. Other similar materials are proposed in a similar style to those in the surrounding streets: pitched natural slate roofs, black painted steel railings, traditional timber painted casement windows and natural limestone cills.



PROPOSED FRONT ELEVATION

Fig.5: Proposed front elevation extract from drawing number 15023-PL-7

We suggest that the residential redevelopment proposal, developed in collaboration with the neighbouring site 14 Eldon Terrace, presents a significant visual enhancement to Eldon Terrace. The street elevation is improved and contributes positively to the character of the conservation area, satisfying Reading Borough Council Core Strategy policy CS33.

Moving the building line to match nos. 2-6 Eldon Terrace and the inclusion of low level steel railing improves the streetscape appearance of the road.



Fig.6: Proposed street elevation extract from drawing number 15023-PL-8

## 9.0 Access

The site is in a very sustainable location due to its close proximity to public transport provision and a wide range of local amenities and employment opportunities. Reading Buses route numbers: 3, 4, 9, 13, 14, 17, 19 (A, B & C), 126, 128 and 500 are all less than 5-minute walking distance from the site. In addition, Reading station is a 16-minute walk from the site providing convenient access to the national rail network. Reading town centre is half a kilometre away from the site offering employment opportunities, and a wide range of retail and leisure amenities.

As previously mentioned there is no vehicular access into the proposed development due to significant constraints that would create highway safety and development viability issues.

There is pedestrian access proposed into the main front door to the eastern end of the site. Pedestrian access is also proposed into the bin and cycle store to the western end of the site.

## **10.0 Conclusions**

The redevelopment of No.12 Eldon Terrace will see a poor-quality building with extremely out-dated and sub-standard residential accommodation developed into much needed good quality housing. The existing property is dilapidated and detrimental to the Eldon Square Conservation Area. The development proposals seek to enhance and enrich the conservation area by referencing built features of Eldon Terrace and the material palette of the conservation area.

As seen in the pictures below, by setting the proposed building line of the joint proposals back from the road, the streetscape of Eldon Terrace will be substantially improved. The proposal considerations already described ensures the collaborative development of No.12 Eldon Terrace and No.14 /rear of No.17 Eldon Square ties in beneficially with the existing context.



Fig.7: Photograph illustrating view west down Eldon Terrace



Fig.8: Proposed Street Scene view West down Eldon Terrace. Produced by Nigel Hefferman