

Design and Access Statement
Proposed Three Flats
Land Adjacent to 42 Bulmershe Road,
Reading,
RG1 5RJ



March 2018

The KEEN Partnership

The Courtyard
Edinburgh Road
Reading
RG30 2UA

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1.0 Introduction

This design and access statement is produced to support a planning application for the proposed erection of 3 self-contained flats in a mock Edwardian style building.

The site has seen multiple previous applications, details of which are listed below.

The design of the proposed development is subject the National Planning Policy Framework, and additionally the Reading Borough Local Development Framework Core Strategy and the Sites and Detailed Policies Document, has considered the proposal in respect of local and national planning policy, and the design is of a high quality ensuring a high quality of life for future occupiers.

In addition to this planning statement, the following documents have been submitted:

PL-01 Location Plan

PL-02 Block plan

PL-03 Proposed Site Plan

PL-04 Lower Ground Floor Plans

PL-05 Upper Ground Floor Plans

PL-06 First Floor Plans

PL-07 Roof Space

PL-08 Roof Plan

PL-09 Proposed and Existing Front Elevation

PL-10 Proposed Rear and North Elevation

PL-11 3D Views

PL-12 Existing Lower and Upper Ground Floor

PL-13 Existing First and Second Floor

PL-14 Existing Site Plan

PI-15 Existing Rear and North Elevation

Sun Existing Summer (Sun Study)

Sun Existing Winter (Sun Study)

Sun Proposed Summer (Sun Study)

Sun Proposed Winter (Sun Study)

The relevant application fee will be submitted by the applicant separately.

2.0 Site Location

The application site is to the side of the existing 40 Bulmershe Road, currently occupied by a small single storey garage. The street scene features multiple styles mainly consisting of a mix of mock Tudor, Edwardian Semi-detached and Victorian.

3.0 Planning History

APP/E0345/W/17/3174759 appeal on the refused full planning application 161665. The appeal was dismissed.

16/161665/FUL Erection of a terrace of 3 chalet bungalows with basement accommodation. Application Refused.

Planning Application 160535. Erection of a 3-story dwelling with three 2-bedroom self-contained flats. Application withdrawn.

11/01340/FUL Erection of 5 additional Self –Contained Flats to land adjacent to 42 Bulmershe Road. Application Refused.

09/01109/FUL to create 5 additional flats via three storey building & link. Application refused.

06/00248/FUL 42 Bulmershe Road Erection of rear extension and conversion of premises from dwelling house to four self-contained flats. Application Permitted

2 x maisonettes at 42 Bulmershe Road Applications details are unavailable.

4.0 Development Proposal

The site is situated off the A329, Wokingham Road, just north of the University of Reading.

The character and appearance of the area is traditional two and three storey brick housing of mixed sizes, including higher density housing with long narrow gardens. The proposed dwelling is narrow but not out of keeping with the design of the existing dwellings in the area. The proposed street scene elevations show a design that blends seamlessly with the area.

The existing semi-detached building consists of 4 self-contained flats – one on each of the basement, ground, first and second floors.

The proposal is a two-storey dwelling attached to the existing, essentially creating an end of terraced building consisting of 3 flats:

- A basement two-bedroom flat,
- a ground floor two-bedroom flat,
- A first floor two-bedroom flat,

The proposed building is in keeping with the design aesthetic of the area, maintaining the street scene appearance by utilising decorative string courses and brick corbeling.

The proposal does not affect neighbouring dwellings privacy or right to light, the height, length and width are not exceeding that which is established by the neighbouring dwellings, and the proposed building is subservient to the existing 42 Bulmershe Road – it is a storey smaller.

The internal layout makes good use of natural light and space, maximising light to the habitable spaces in the flats.

The access arrangements allow for a parking space for each proposed new flat, whilst retaining off-road parking for the existing dwellings.

The existing established tree on the site is retained and utilised, allowing for a soft landscaping featured frontage, in keeping with the appearance of the road.

A small 25m² private garden is provided to the basement flat, as is retained in the existing basement flat – beyond this, there is a communal garden for the flats, with a covered cycle store.

5.0 Issues Raised In Previous Applications

Issues raised with the previous applications have been addressed as below:

Detrimental impact on character of the area.

The proposed dwelling retains the characteristics of the surrounding properties, utilising the same character features to maintain the street scene appearance. The result is a building that retains a similar gap between the proposed and existing buildings, strengthening the appearance of the road.

Insufficient parking.

The proposed retains off-road parking, to a total of 7 spaces – meeting parking requirements for this zone.

Increased vehicle movements.

Parking provisions are shown on plans with an additional space for each proposed new flat. Due to the parking zone the site is in any future occupants shall be made clear that no residential parking permit will be supplied for this road or those neighbouring for street parking.

Sheffield cycle stores are proposed at the rear of the property to allow for a cycle parking for each flat.

Insufficient amenity space.

The proposed dwellings will have access to a community garden at the rear of the property, providing ample amenity space. In addition, the site is located approximately a 10-minute walk to Palmer Park Athletic Club which can provide far more attractive amenities than a garden to someone living in a flat.

Loss of amenity space.

Usable amenity space is retained in the form of the community garden, the developed space is unused and overgrown and not currently enjoyed as amenity space by any current or previous occupants of the existing flats.

Creation of noise and pollution

Some levels of noise and pollution are naturally expected during the construction period however these can be reasonably managed as per standard procedures such as adherence to a Construction Method Statement, ensuring reasonable work hours and control of dust and noise production.

Detrimental impact on neighbours

The proposed dwelling does not impact on neighbours right to light or vision splays.

Proposed design is poor.

The proposed design meets all the nationally set technical standards for space, allows natural light into the habitable spaces, and the strengthens the character of the street scene by efficiently using the space

Poor standard of accommodation proposed.

The accommodation standard matches that of the surrounding area, meeting the technical housing standards for single storey 2-bedroom dwellings.

The site has contained Japanese Knotweed.

This has been addressed by qualified removal experts who have removed the knotweed on site?

This could be addressed with a planning condition ensuring the matter is dealt with to the council's approval.

Detrimental impact on wildlife/bio diversity

The protected tree at the front of the site will need to be protected during the construction phase, and we believe a Method Statement should be conditioned to ensure adequate protection to this tree should the proposal get accepted.

This is a built-up area of predominantly residential dwellings. The land is residential use, currently occupied by a disused garage. It is unlikely that this site has any significant biodiversity features, however this could be subject to condition based on biodiversity report findings. However, we recognise that the site is on a green link and as such the proposal must maintain or contribute to this link - the garden will feature hedgerows and landscaping features such as the small trees indicated.

The proposed basements should be tanked.

Any accepted development would be subject to Building Regulations approval and any tanking or other solution to waterproofing the construction would be scrutinised thoroughly to ensure acceptable design and construction before a completion certificate is authorised, and the building is legally habitable.

6. Conclusion

We believe the proposed building addresses the main concerns raised in the previous application, which were predominantly that of design and appearance.

The proposed building is subservient to the surrounding dwellings, respecting the established building height lines and style, ensuring it blends in seamlessly in terms of visual appearance, spatial standing and scale, effectively integrating into the established street-scene and maintaining the quality and character of the area.

There are no longer any issues of overbearing onto neighbouring properties or affecting the privacy of established neighbouring properties.

The proposal provides substantial garden amenity space for future occupiers. Sufficient car parking and cycle storage are provided.

The development will not detrimentally affect the existing protected tree at the front of the site.