

Design & Access Statement

Proposed Dwelling in the garden of 13 Virginia Way

Project Ref 8362

Date. March 2018



1.0.0. History

A previous application was made in 2012 for Full planning permission for the 'Erection of 1 x 2 bedroom dwelling with home office in the garden of 13 Virginia Way' under application no: 12/01240/FUL.

This application was then sent to appeal under reference APP/E0345/A/13/2194437. This appeal was also refused but only upon lack of contribution. See enclosed.

1.1.0. The site & its surroundings

13 Virginia way, is a corner plot on the junction of Maker Close within an established residential area of Reading.



View of the corner of Maker Close and Virginia Way

The site is surrounded by semi-detached dwellings both two storey and single storey.



Frontage of Virginia Way No13 on the left.

1.2.0. The Proposal

The proposal is to construct a single detached 2 bedroom house with home office that falls within the existing curtilage of 13 Virginia Way, on the corner with Maker Close. The proposal has been designed to closely align with the properties on both Virginia Way and Maker Close, making it a distinct corner dwelling.

Parking to the new property will be roughly in the position of the existing on Maker Close, with the dropped kerb being extended to accommodate two vehicles. Repositioning of parking to the existing property will be created to the front on Virginia Way, as is the case to the adjoining semi-detached property at 15 Virginia Way and on the properties opposite, a new dropped kerb will be created for this.

1.3.0. The Design

The proposal has been specifically designed to be in keeping with the surrounding buildings in size and scale and at the same time creating a more defined corner to the street scene, which at present is dominated by the existing gable end of 13 Virginia way. This will in part be achieved by utilising a hipped roof which aligns with the properties on Virginia Way and Maker Close, the hipped roof will also help to reduce the visual scale of the property to the adjacent bungalows on Maker Close.

The footprint of the building is of comparable depth to buildings on both streets, this coupled with its alignment on the site ties in the two streets, which is currently staggered.

Windows to the existing properties gable end will be bricked up due to its proximity to the proposed; this will have no detrimental effect on the existing property as all habitable rooms have windows on the front and rear of the property. This enables enough natural light to the rear of the proposed helping to reduce the requirement of artificial lighting.

1.4.0. The Amount

The scheme consists:

1no 2 bedroom, detached house with home office over two storeys.

1.5.0. The Layout

The ground floor layout provides a kitchen and dining space to the left hand side of the property, with a WC facility to the rear under and behind a central stairwell, the right hand side of the property houses the living room.

The first floor provides two double bedrooms, a box room which can be utilised as a home office or study and a family bathroom.

1.6.0. The Scale

The depth of the proposed is of a scale similar to the existing adjacent buildings on both Streets and as is therefore not overbearing to the Street scene. The proposed Gross internal floor area is approximately 77.1m² with the adjacent two storey dwelling on Virginia way being approximately 83.2m².

1.7.0. Landscaping

The Site for the existing property has been reduced to enable the space for the proposed, however, to the rear of the property the garden will be slightly larger than the gross internal floor area of both stories of the existing dwelling 84.5m² and 83.2m² respectively and to the front will be a permeable hardcaping for vehicles with space for planting and bin storage.

The proposed site is currently bounded by a perimeter hedge which will largely remain, with only a small decrease to allow the formation for the enlarged Maker Close driveway. The proposed will see the driveway and patio run surrounding the building created by means of suitable permeable hardscaping, with the remainder of the plot providing a good usable corner lawn and the potential for small planting areas.

1.8.0. Appearance

The property will be of traditional brick finished construction, with windows divided into panels that closely match the adjacent and opposing buildings, the eaves line is slightly higher than those on Virginia Way which is necessary to allow sufficient floor to sill heights internally and at the same time helping to define it as the corner plot. The hipped roof brings the ridge line roughly in line with Virginia way.

1.9.0. Appraising the context

Planning policies: RBC Sites and Detailed Policies Document

DM10: Private and Communal Outdoor Space

The proposal has been carefully drawn up to provide a good level of amenity space suitable for a small family. Although this space is to the front and side of the property the site maintains and makes use of the mature hedgerow that bounds the site providing outdoor space well sheltered from the street.

Space on the site has also been allocated for outdoor storage in the form of a shed suitable for both bicycles and garden tools, bin storage is provided at a convenient location tucked away but with easy access from the house. Rainwater storage for garden irrigation is integrated into the guttering system, drying space is provided to promote the use of outdoor drying and there are areas that would be suitable for the small scale growing of vegetables and or planted areas.

The existing property that has had amenity space reduced for the development still provides a good level of sheltered amenity to the rear of the property.

DM11: Development of private residential gardens

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

The proposed has been designed to tie into the existing rhythm and building line of plot frontages on both Virginia Way and Maker Close by making the width of the building closely match the existing on both streets.

Parking to the existing property will mirror the adjoining property providing space in front of the property accessed of Virginia Way with the proposed involving enlarging the existing bay on Maker Close and utilising the mature hedge boundary treatment.

The proposed will provide a mix of hard and soft landscaping suitable for the needs of a typical family home, with ample space for vehicles, sheds and bin storage as well as lawn and planted areas.

The design of the proposed has tied in the ridge height to the existing adjacent property on Virginia Way, the utilisation of a hipped roof helps bring the scale of the property down in conjunction with the bungalows on Maker Close.

The proposed will use materials to closely match those of the adjacent property's, i.e. brick facade, PVC windows, doors and double interlocking roof tiles. The elevations will utilise windows of a similar configuration to the surrounding with brick detail over windows and doors adding a subtle distinction against its surrounding and at the same time increasing the quality of the aesthetic.

1.10.0 Access

The development transfers pedestrian and vehicle access of the existing located on Maker Close to the proposed property in the same location, with the existing property having new vehicle access on Virginia way, which closely matches the adjoining semidetached property. Both the existing and proposed property's will have two parking spaces provided. Additionally the proposed will have a shed easily accessible from the driveway with accommodation for two bicycles and further space for tools and garden equipment.

2.0.0. Flooding

The site location is not in or close to any identified flood zones

3.0.0. Noise

The site is located away from any major through roads, and as such is unlikely to be subjected to heavy traffic noise; however, the building will be provided with double glazed windows and will have a good level of air tightness assisting the sound insulation properties.

4.0.0. Pollution

The site walls well outside the Air Quality Management Area running along the A4 Corridor to the North.

5.0.0. 106 Contributions

The applicant is willing to enter into a 106 legal agreement & pay the Council's reasonable fees regarding affordable housing at 5% GDV. CIL form enclosed.

6.0.0. Conclusions

We believe the proposed property does not adversely affect the character of the area as the design, footprint & massing is not out of keeping with the surrounding properties.

The proposal provides good living conditions for future residents of the proposed and the existing occupants of neighbouring properties in terms of the internal and outdoor space provided.

The proposal is built in line with buildings on Virginia Way and Maker Close and helps to define the corner plot as well as maintaining the rhythm of plot frontages on both streets.

The Garden space of the proposed although to the front and side provides good sheltered amenity for residents, and the existing property has ample sheltered space to the rear of the property.

This proposal provides well designed family accommodation in this popular residential location.

The site was previously refused permission only due to lack of contribution.
