

82 STAR ROAD, CAVERSHAM

DESIGN AND ACCESS STATEMENT

The following Design and Access Statement (DAS) has been prepared on behalf of MGH Design. It relates to an application to Reading Borough Council (RBC) for Listed Building Consent and Full Planning Permission for the following development:

“The erection of a single detached dwelling and restoration of the existing Listed Cottage, including the construction of a replacement extension.”

Design and Access Statement Requirements

As set out in National Planning Policy Guidance (NPPG), the *“Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users”*.

Although there is no formal requirement on the form that they should take, but the level of detail in a DAS should be proportionate to the complexity of the application. They are required for all applications where the development is in a designated area, where the proposed development consists of:

- one or more dwellings; or
- a building or buildings with a floor space of 100sqm or more.
- And applications for listed building consent.

The following DAS has been completed following the headings recommended by the Design Council in the CABI publication *‘Design and access statements: How to write, read and use them’* (2006).

Use - What buildings and spaces will be used for

The application site comprises of an existing residential dwelling, that has Grade II listed status. Despite its heritage significance, the property is not in good condition, having fallen into a state of disrepair over the years. Whilst there have been attempts in the past to restore the property, it is suspected that the difficulty of the restoration project, combine with cost, has proven to be inhibiting. Its small size and layout also makes it less attractive for modern day lifestyles.

The proposed development seeks to facilitate the repair and restoration of the building, thereby securing its optimal use as a family dwelling.



To assist in making the works to the listed building viable, a second dwelling is also proposed. This will provide further family accommodation, maintaining the use of the site for residential use.



Amount - How much would be built on the site

The proposed development includes the demolition of the 19th and 20th Century extensions to the listed building, which have been poorly constructed and contribute little to the heritage significance of the host dwelling. They are then to be replaced with a single storey brick extension with plain clay tile roof to match the existing build and wooden framed casement windows. This will extend the gross internal area of the existing house from approximately 69.87sqm to 86.97sqm. In addition, a new dwelling will be built providing a 1 and half storey two-bedroom house, towards the rear of the site. This will provide 85.26sqm of gross internal floor space.

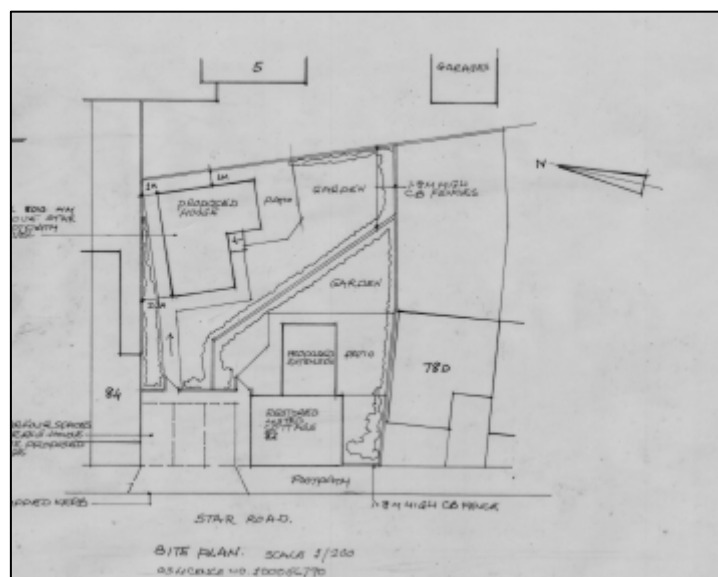
The total new build is set out in the table below:

	Existing Gross Internal Floor Area (sqm)	Proposed Gross Internal Floor Area (sqm)
New Build	0	85.26
Existing dwelling	69.87	86.97
Total	69.87	172.23

Layout - How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site

Due to the presence of the listed building, it has been necessary to carefully consider how any future development will impact on its setting. As set out in the Heritage Impact Assessment, the significance of that setting has already been eroded by the erection of other residential development, which is present on all four sides of the site.

Even so, it is proposed to position the new dwelling towards the rear of the site, which will help preserve the existing frontage, allow the listed building to be read within the street scene in a similar form to the existing arrangement. The siting of the new dwelling also means that it can be set on higher ground, to lower the risk from an extreme flood event. It also means that the property can be set far enough back into the site, to prevent unacceptable overlooking or being overly dominant to the occupiers of neighbouring dwellings.

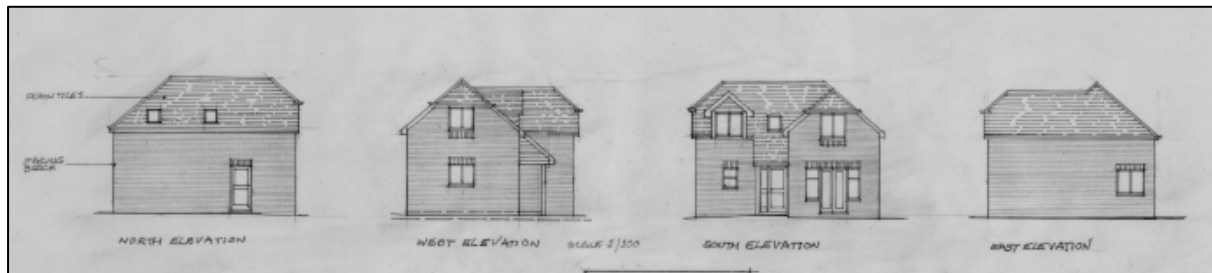


The site will be sub-divided to provide for the provision of private gardens for both the existing and proposed dwellings. This will reduce the amount of garden available to the future residents of No.82, but is consistent with garden spaces in the area, which are typically modest in size.

Parking is to be provided in the existing location at the front of the site, but with provision made for 3 on-site car parking spaces, in accordance with the Council's parking standards.

Scale - How big the buildings and spaces would be.

The proposed new build house is to be one and half storeys in height, measuring 6m to the highest part of the roof. This is similar to the ridge height of No.82, however it will sit below the height of neighbouring properties by around 1.5m. This is shown more clearly in the street scene elevation on drawing SR/02C.



The footprint of the building forms an inverted 'L' and will cover an area of approximately 52sqm. It will also benefit from a private garden which extends to 183sqm.

The existing house is to be retained but the existing extension is to be replaced with a more suitable single storey addition. This will measure 5.7m in length and 4.4m in width, covering a footprint of 25sqm. The garden will provide approximately 135sqm of private amenity space for the retained dwelling.

Landscaping - How open spaces will be treated to enhance and protect the character of a place.

Minimal landscaping is proposed, with the garden laid out as lawn and the boundaries defined with standard close board fencing, to match the existing situation. In addition, both dwellings are to be provided with a small patio area.

Appearance - What the building and spaces will look like, for example, building materials and architectural details.

The proposed new build dwelling would comprise of a 1.5 storey detached house, designed in a modern but sympathetic architectural style, which is reflective of the existing variety of properties found within the street. The current choice of materials will be facing brick for the walls and plain tiles for the roof, with wooden casement windows.

The extension to the existing property is to be of a single storey brick built structure, with clay plain tiles, to match the existing. Its ridge height will sit around 2m below the height of the existing cottage and will reveal a previously hidden external ground floor window at the rear of the property. Please also refer to the outline schedule of works is provided by Asset Heritage Consulting, which reveals the extent of anticipated works to the listed building.

Feb 2018