

Design and Access Statement

Residential Development for multiple occupation,
28, Wokingham Road, Reading RG6 1JQ

Client: Mr. Parmod Sharma

Date: 11/07/2017

Job no: 14198



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Revision	Summary of Changes	Date	Rev By	Chkd By
A	25 Degree rule diagram revised	11.07.2017	IS	TVT

1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Design and Access Statement accompanies a full planning application by Mr. Parmod Sharma for comprehensive redevelopment of a brownfield site; demolishing the existing garage and constructing 9 dwellings (flats) for multiple occupation, accommodating 28 bedrooms at 28, Wokingham Road, Reading.

The description of development is as follows:

‘Construction of 9 dwellings (flats) for multiple occupation, accommodating 28 bedrooms with associated 7 parking spaces, bicycle, motorbike and bin storage and landscaping’

The aims of this Design and Access Statement are to show that the proposed development has been informed by an awareness of the site’s context, principles highlighted by Reading Borough Council and Local Government.

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

This statement is in accordance with CABE’s guidance ‘Design and Access Statements – How to Write, Read and Use Them’, the Reading Borough Council ‘Local Development Framework Core Strategy’ (Adopted 2008), ‘Sites and Detailed Policies Document’ (Oct 2012), ‘Supplementary Guidance – Revised Parking Standards and Design’ (2011), and the criteria highlighted within National Planning Policy Framework, especially regarding ‘good design’ (2012).

1.02 PLANNING POLICIES

Within the Reading Borough Council ‘Local Development Framework Core Strategy’ (Adopted 2008), the main Planning Policies relevant to the development are:

Policy CS1 ‘Sustainable Construction and Design’ promotes the incorporation of measures within a development to ensure that energy, water, minerals, materials and other natural resources are used appropriately.

Policy CS2 ‘Waste Minimisation’ concerns ensuring that waste is minimised during construction and that sufficient space has been allowed for recycling and waste management during occupation.

Policy CS3 ‘Social Inclusion and Diversity’ promotes access to local amenities and community facilities.

Policy CS5 ‘Inclusive Access’ concerns ensuring that new developments are designed for access by all potential users.

Policy CS7 ‘Design and the Public Realm’ concerns high design quality and looks to ensure proposed developments maintain and enhance the character and appearance of the area. Particular care should be taken to ensure developments focus on providing attractive, safe, healthy, accessible and sustainable environments.

Policy CS15 ‘Location, accessibility, density and housing mix’ calls for developers to provide an appropriate range of housing in terms of a mix of housing types, sizes and tenures, in accordance with the findings of a housing market assessment.

This site is defined as a Town Centre location – an area that is generally denser than more suburban areas and comprises a mix of residential and employment areas with a housing density of 70 dph and over.

Policy CS24 ‘Car/Cycle Parking’ relates to ensuring maximum standards for vehicular parking and minimum cycle parking standards are met in relation to the accessibility of the location.

Within the 'Sites and Detailed Policies Document' (Oct 2012), the main Planning Policies relevant to the development are:

Policy DM4 'Safeguarding Amenity' calls for developers to be aware of potential impacts on the existing amenity of the area such as noise and disturbance, artificial lighting, privacy/overlooking, sunlight/daylight, safety, dust, fumes and smell. The policy promotes a back-to-back distance of 20m between dwellings.

Policy DM5 'Housing Mix' promotes appropriate housing mix within developments and calls for all new building dwellings to be built to Lifetimes Home Standards.

Policy DM10 'Private and Communal Outdoor Space' makes provision for communal space to be provided for flat developments for purposes of amenity.

Dwellings should be provided with functional communal open space that includes sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space.

Policy DM13 'Vitality and Viability of Smaller Centres' makes reference to the protection and enhancement of district centres to ensure they are preserved and enhanced. The emphasis is on retaining a majority of 'centre uses' and resisting 'non-centre uses' (ie residential) unless it can be clearly demonstrated that this would not be appropriate or possible.

Policy DM19 'Air Quality' calls for developers to be aware of the need to improve air quality and reduce the effects of poor air quality. The site sits within an 'Air Quality Management Area'.

Within the 'Supplementary Guidance – Revised Parking Standards and Design' (2011), the document calls for zone 2 areas to have a maximum parking provision 0.25 parking spaces per bedroom with 0.5 cycle space per 1-2 bed flats and 1 cycle space per 3+bed flats for Houses in Multiple Occupation.

2.00 SITE ASSESSMENT

2.01 LOCATION AND MOVEMENT NETWORKS

The application site is an urban brownfield piece of land approximately 745sqm in area accessed off Wokingham Road and Hamilton Road located close to the Cemetery Junction, to the east of Reading Centre within the settlement boundaries.

Across Wokingham Road to the north is Reading Old Cemetery – Grade II Listed registered historic park/garden - an extensive area of open green land, which is enclosed with an old stone wall and visible band of mature established trees and shrubs.

The site is located on Wokingham Road (A329), which is a single carriageway for two way traffic with dedicated cycle lane white lined on the road next to the raised public footpaths, which run along the length of the road. There are public footpaths either side of Wokingham Road, to the south side of Wokingham Road footpath is over 2m wide, but it is repeatedly interrupted by dropped kerb vehicular accesses to properties.

Access to the site is via two existing stretches of dropped kerb. One is located along Wokingham Road and one on Hamilton Road, providing two access/egress points to the site. Raised kerbs block any further access from Wokingham Road.

There are bus stops within 100m of the site on Wokingham Road with links to the centre of Reading and surrounding areas. The Cemetery Junction shopping parade is within 300m of the site further west along Wokingham Road (off London Road), which is designated as a District Centre.

2.02 SITE AND PLANNING HISTORY

The site is currently in operation as car cleaning service facility (Charvil Car Centre).

Several applications to redevelop the site have been submitted previously (920343/920424/920293/910703). These included works to the external appearance of the existing garage on site such as; adjustment of the height of the front wall; change of use from a filling station to a vehicle hire unit; construction of maintenance workshop; internal alterations to existing offices; alterations to the site; and new illuminated panels.

A pre-application was submitted on this site for use as student accommodation, but the proposal was a very modern design and deemed not in keeping with the surrounding buildings, making it harmful to the surrounding settings of both heritage assets and the character and appearance of the area in general.

An application was made for a new block of 7 flats with associated 7 parking spaces Ref.150325. This application was granted planning consent on 3rd May 2016.

The most recent application (Ref.160994/FUL) was withdrawn on 26th September 2017 and was very similar to the current proposal, but was for 'Mixed residential dwellings and student housing development' of 10 flats (5 flats for multiple occupation and 5 flats for students).

2.03 LAND USE

The site is identified as being for trade or commercial use.

The properties immediately and contextually surrounding the site to the east, west and south are all residential in nature. Most are residential terraced or semi-detached properties.

2.04 LANDSCAPE AND FLOODING

Levels within the site have no significant variation and this is also reflected on the surrounding plots.

There are no mature or established trees within the site. The majority of the site is hard landscaped with gravel tarmac or concrete.

There is one tree outside the site, within the Conservation Area adjacent to the site boundary in the front garden of 2 Hamilton Road which has been assessed. A tree survey report accompanies this application.

The site is not identified by the Environmental Agency as somewhere at risk of flooding and as such a Flood Risk Assessment does not accompany this application.

The site is located within close proximity to Reading Old Cemetery and Palmer Park (a 49 acre public park to the East of Reading Centre).

2.05 SCALE AND AMOUNT

The properties in the surrounding area are mainly residential, two storeys in height with ridge heights approximately 9m above finished floor level.

The building on site is a single storey brick structure with large attached canopy.

The building has footprint of approximately 48sqm. The canopy covers approximately 267sqm of the site and is 5m in height. The building is a maximum of 10.2m in length and 6.2m in width.

2.06 URBAN GRAIN AND LAYOUT

The urban grain for Wokingham Road is mixed with plots of varying sizes. The residential properties in Wokingham Road and Hamilton Road are a mix of semi-detached and terrace formats.

To the west of the site, along Wokingham Road, most of the plots are occupied by small businesses on the ground floors with a concrete car park at the rear. To the south-east of the site, along Hamilton Road, there is a semi-detached property with garage on the boundary and back garden at the rear. To the south of the site are the rear gardens of the residential plots, which face Eastern Avenue.

Close to the site the majority of properties are set back from the road by a 6-8m front garden, whereas properties to the west of the site on Wokingham Road have no front gardens and buildings form the back of the footpath.

The site has been developed with a single storey building. The building is 6m back from the Wokingham Road and 8m back from Hamilton Road with.

2.07 VIEWS AND VISIBILITY

The site is located on a corner plot and visible from both Wokingham Road and Hamilton Road.

The site is located opposite the Grade II Listed Reading Old Cemetery and alongside the South Park Conservation Area (although it is not a part of a Conservation Area).

2.08 ARCHITECTURE

The surrounding properties are mainly built from the early to mid-twentieth century. The predominant materials are red brickwork and render with porches, bay windows and gable features. Roof formats tend to be pitched front to back or hipped with clay and slate tiling.

Within the site the existing single storey building is commercial in appearance and is incongruous to the local area.

To the front of the site is an area of raised kerb with metal knee rail and two gates allowing the site to be fully closed off. The rest of the boundaries on site are brick walls of varying heights from 1.5m to 3m.

The existing lighting for the area is primarily from highways authority street lighting or secondary illumination from within the buildings and surrounding residential properties.

3.00 DESIGN

3.01 PRINCIPLES OF DEVELOPMENT

It is evident from the 'site assessment' that various opportunities and constraints exist, which needed to be incorporated when formulating a design for any development of the proposed site. For ease of understanding the main principles have been identified:

- The existing site is brownfield and is in need of development to improve safety and provide a more aesthetic addition to the street scene
- The area surrounding the site is mainly residential in nature
- There are existing dropped kerb accesses from Wokingham Road and Hamilton Road, which could be utilised within any development of the site

There is an opportunity to comprehensively redevelop the site to provide a housing development of nine dwellings for multiple occupancy, accommodating 28 bedrooms, with associated parking, which would fit well with the surrounding context in terms of use and scale, and would redevelop a derelict and underutilised plot of land.

3.02 LAND USE

The proposals are to redevelop the site for Planning Use as House in Multiple Occupation (HMOs).

3.03 QUANTUM

The proposals are for nine residential units for multiple occupation, accommodating 28 bedrooms on a 743sqm site, giving a density of 121dph.

The proposals are for 9 flats (3x2bed, 2x3bed & 4x4bed), accommodating 28 single occupancy bedrooms with associated communal rooms.

3.04 ACCESS AND LAYOUT

The proposals are to retain and modify the existing drop kerb vehicular accesses to the site from both Wokingham and Hamilton Road. The modified access from Hamilton Road at 5m wide will link to an area of associated residential parking for 7 spaces in total at the front, rear and under the building; it also provides access to the bin collection point in front of the building.

The proposals are for one main building and a small cycle store to be constructed on site.

The proposed building will follow the building line, dictated by the properties to the west along Wokingham Road, but set back by between 1.5m and 2m. Along Hamilton Road the building will follow the building line of the existing terrace houses to the south-east of the site.

Safe pedestrian routes, which are segregated from the vehicle access routes, have been provided, linking the residential accommodation to Hamilton Road and to Wokingham Road. The main access points to the residential units have all been designed with level thresholds suitable for wheelchair access.

An amenity area is provided to the rear of the building creating private, secure, green space for sitting-out, children's play, home food production, green waste composting and drying space, which is shared by all residents.

3.05 SCALE

The proposed building is a maximum of 31.1m wide and 12.1m deep. The building is two-storey with additional living accommodation in the roof space. The eaves have been designed to sit at 5.1m above finished ground floor level. The highest roof level is 9m above finished ground floor level on the elevation along Wokingham Road; and on the elevation along Hamilton Road is 8.7m above finished ground floor level.

3.06 LANDSCAPING AND OPEN SPACE

The proposals retain the existing brick boundary walls but remove the metal knee rail and gates.

Landscaping, both hard and soft, is integral to the overall development, with the aim to provide quality uniform surfaces throughout.

The whole site will be landscaped with ground cover plants to the boundaries of the building and areas of grass provided to the main part of the garden.

In terms of hard landscaping the access road and under building parking spaces are to be in Tegula paving. All footpaths, parking spaces which are not under the building and bin collection spaces will be finished in Bodpave or similar porous grass paving system.

In the past, the Council has sought the following minimum provisions for private or communal outdoor space for each type of accommodation:

Flats outside central Reading:

- 1 and 2-bedroom: 25 sq m per flat
- 3 or more bedrooms: 40 sq m per flat

Internally each flat has been provided with a communal area and bedrooms which includes their own individual bathrooms or en-suites, making the allocated areas per person well in excess of the requirements of the 'Technical Housing Standards – nationally described space standard' (March 2015) produced by the Department for Communities and Local Government. Giving plenty of space for individual internal drying areas.

The proposed development includes nine flats in total, three of them are 2-bed flats and six flats with 3 or more bedrooms so the required

provision would be for 315sqm of external open space (including external drying areas).

The outdoor area within the site to the front, side and back of the proposed building is the equivalent of 337sqm of space (with the inclusion of five of the allocated parking spaces and footpaths in grassed permeable paving).

The site is located opposite Reading Old Cemetery and within 300m of Palmers Park a 49acre public open space.

As such we feel that the provision of open amenity space is sufficient for the proposed development

3.07 ARCHITECTURE AND APPEARANCE

Whilst not replicating the existing buildings in the surrounding area, the proposals aim to provide a design, which is sympathetic to its context. The building will be of red brickwork to match the existing local buildings with a feature band of brickwork that continues around the whole building above the windows at just below ceiling height. Brickwork lintels and sills have also been included. Porch entrances have been designed for each entrance to protect inhabitants from bad weather and to help with breaking up the massing of the building.

Triangular shape bay windows and dormers with obscured glass sections have been designed at the rear of the building to provide privacy without overlooking for the neighbouring properties.

The roof has been designed as hipped elements with expressed gables and dormer windows, giving character to the building.

Whilst the site is not within a conservation area, the design has been developed with an awareness that the South Park Conservation Area boundary lies along the site boundary with 2 Hamilton Road.

3.08 WASTE MANAGEMENT

Two locations have been provided on site for refuse; a bin store enclosure and bin collection point have been provided with access off Hamilton Road and a bin store has been provided within the building with an access off Wokingham Road. Kerbside collections will be arranged with the Local Authority.

3.09 EXTERNAL LIGHTING

The ground floor flat and shared entrances will be provided with burglar security lighting above external doors to a maximum wattage of 150 watts and be fitted with PIR and daylight cut-off devices

3.10 DAYLIGHT, OUTLOOK AND RIGHTS TO LIGHT

The proposals have been carefully designed to ensure that the existing residences retain their rights to light. It was particularly important when considering the relationship between the proposed development and the property at 2 Hamilton Road.

Early in the design several daylight and rights to light diagrams were produced based on the precepts of the Essex Design Guide 'Daylight from the Sky' to show the relationship between the proposed development and the existing property at number 2 Hamilton Road.

The diagrams employed stem from the Building and Research. The diagrams employed stem from the Building and Research Establishment Report 'Site Layout and Planning for Daylight' 1991, which suggests that an acceptable daylight level in interiors can be achieved if a 25 degree vertical angle from a point centrally to the window at the façade is not obstructed.

The document also states that obstruction of light and outlook from an existing window can be avoided if the proposals do not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone.

The property at 2 Hamilton Road is a two storey building with a single storey garage at ground floor, which forms part of the application site boundary. There are no low level windows within the existing elevation facing our site but there are two high level windows. The two high level windows seem to be secondary windows to the rooms on the first floor as they are close to the corners of the existing building with large windows already facing to the front and rear.

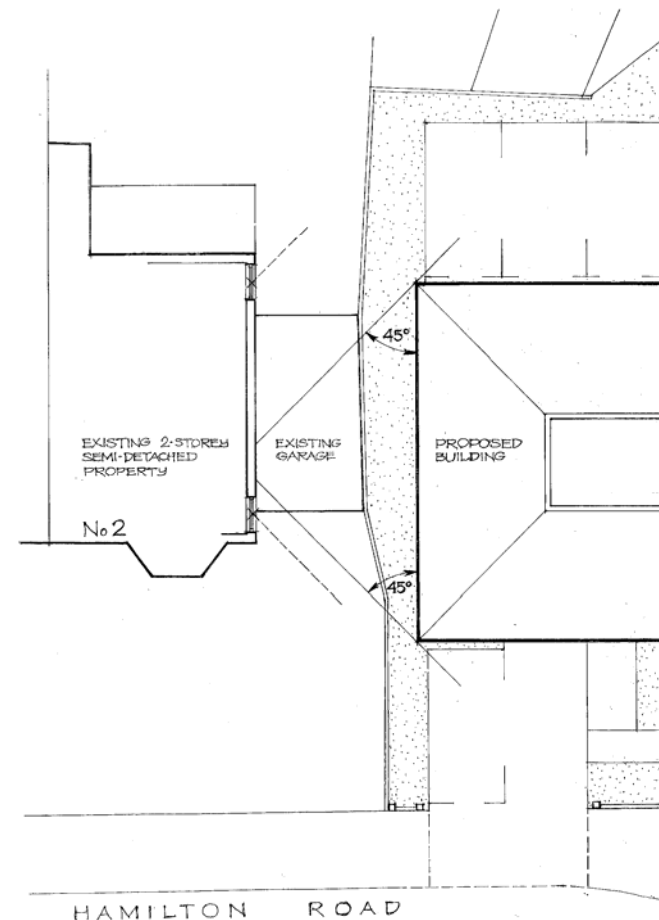


Figure 1: 45 degree rule in plan form

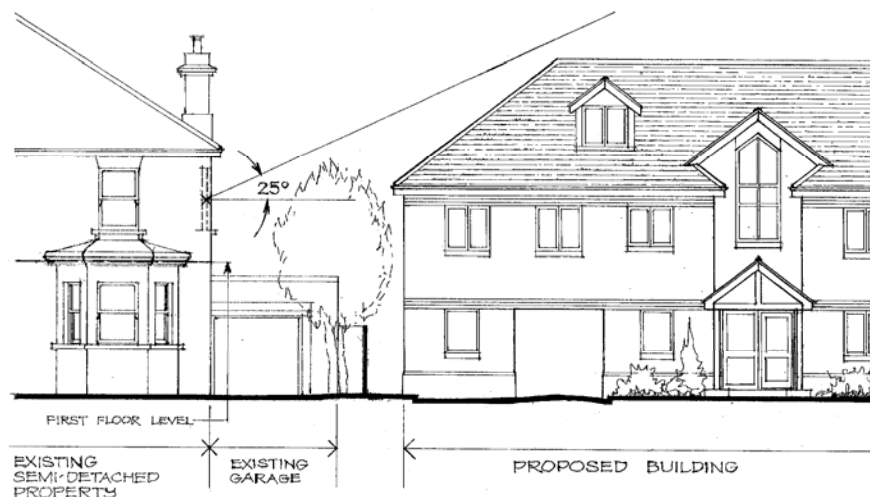


Figure 2: 25 degree rule

Care was taken to ensure the location of the existing windows at 2 Hamilton Road were considered during the design process and as a result the proposed scheme has been designed with a hipped roof.

It can be clearly seen within Figure 1 and Figure 2 that the rights to light, outlook and daylight are not impinged upon using the precepts of the BRE document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (2011).

3.11 POLICY RESPONSES

Although the site is within the boundary of the Cemetery Junction District Centre, it is located at the farthest point along Wokingham Road in an area, which becomes much more residential in character. The site is alongside the boundary with South Park Conservation Area and as such a residential use would be much more appropriate in this location.

The recently submitted Planning Application (Ref: 150325) for a new block of seven flats was granted planning consent on 3rd May 2016.

As such we feel that Policy DM13 is not applicable to this site and a residential use would fit better with the local area.

As the site is located within an 'Air Quality Management Area' mitigation elements will be provided on site in the form of heat recovery units with special attention given to the windows on the frontage overlooking Wokingham Road and Hamilton Road. The proposed windows will be double glazed and designed to comply with current building regulations standards set to minimise sound travel.

3.12 AFFORDABLE HOUSING

Policy DM6 in the 'Reading Borough Local Development Framework - Sites and Detailed Policies Document' (2013 amended 2015) calls for sites of between 5 and 9 dwellings to provide for 20% of affordable housing.

As this development is for only 9 dwellings of multiple occupation, 1.8 flats of affordable housing would be required on the site.

A Viability Report has been carried out and is submitted with this application to determine whether it would be too onerous for the site to provide 20% affordable housing as either an onsite or off site contribution.