

Design and Access Statement

85 Bedford Road, Reading



Project Number : E1643
Date : January 2018
Revision : First Issue

This Design and Access Statement has been prepared by **Eco Design Consultants** on behalf of Baltic Projects, and submitted to:

Reading Borough council

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Client	Baltic Projects	Project Number	E1643
Status	Planning	Project Name	85 Bedford Road
Author	KY	Document	Design and Access Statement
Checked	AB	Reason for Revision	
Revision / Date			

eco Design Consultants
Architects & Environmental Consultants

01. Introduction

This application is to amend an existing approved planning application REF: 161767. It is proposed to alter the internal layout of the approved application, changing the dwellings from 2-bedroom homes to 3-bedroom homes.

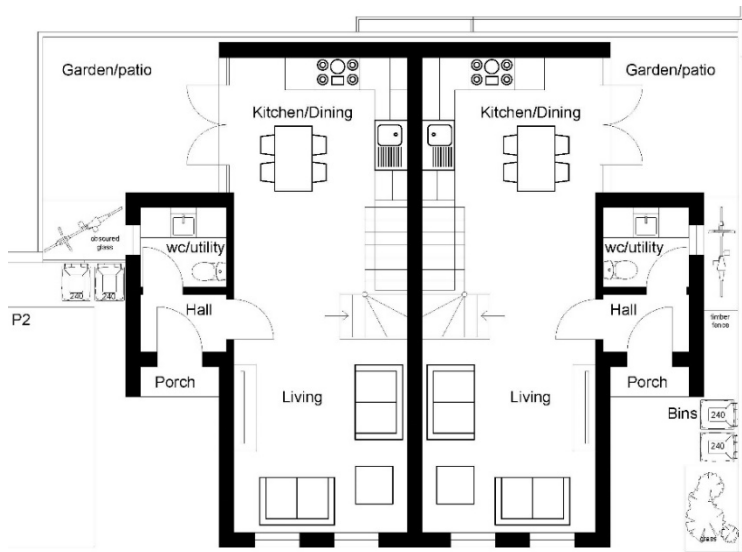
There is also a minor change to the patio doors from the kitchen to the garden with this application.

The altered layout still provides all habitable rooms with sufficient daylight and outlook whilst also ensuring privacy for their occupants and neighbours.

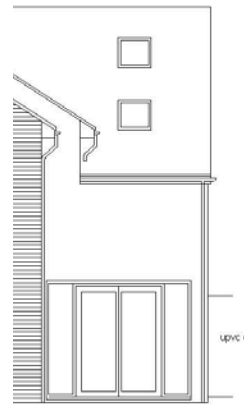
Layout

Ground floor

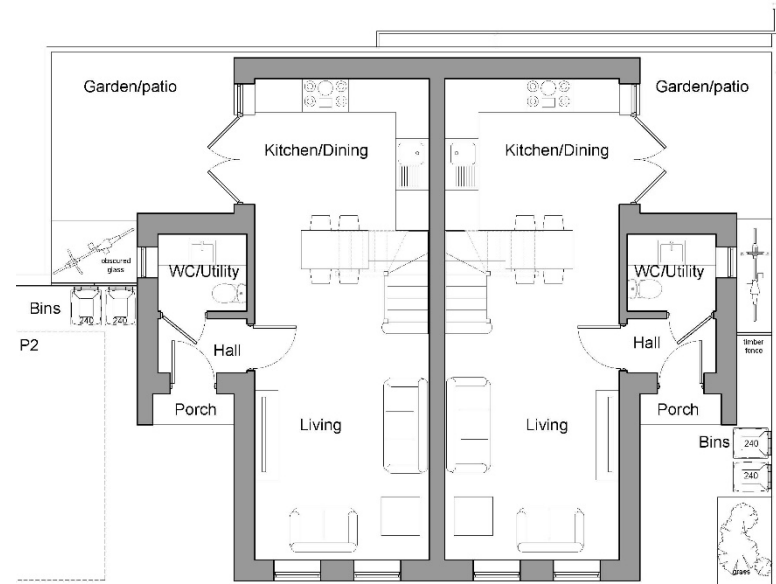
The existing layout provides a large open planning living, kitchen and dining space on the ground floor. Along with a separate WC/utility and private courtyard garden. This application does not seek to change this layout. The doors to the patio have been altered slightly to allow for more worksurface space in the kitchen.



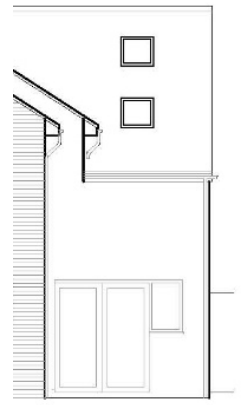
Approved Plans



Approved Elevation



Proposed Plans

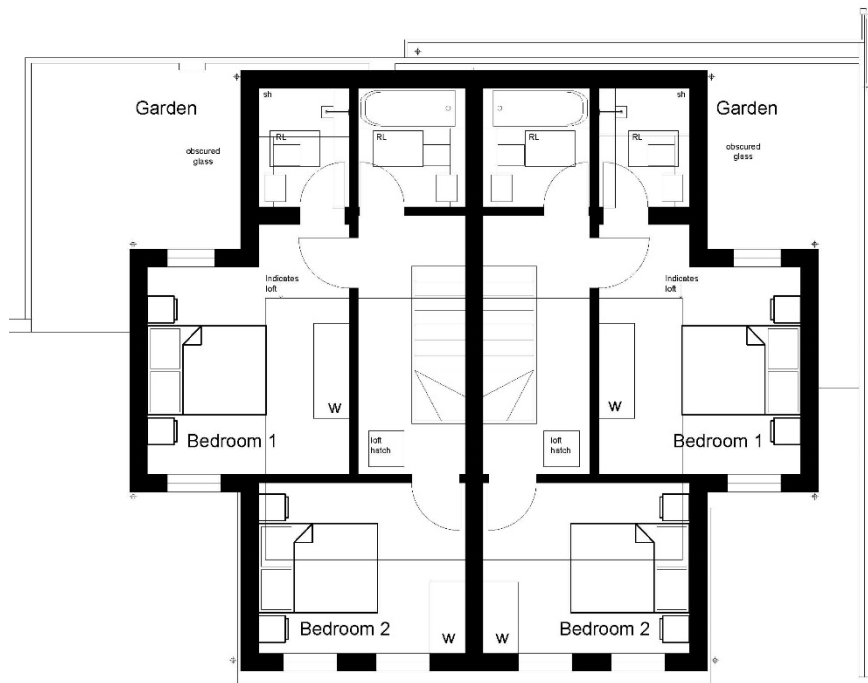


Proposed Elevation

Layout

First Floor

The existing layout provided 2 large double bedrooms, one ensuite and a separate family bathroom. This application proposes to alter the first-floor layout to create 2 double bedrooms and a single bedroom/study on the first floor along with a family bathroom. No external changes have been made to achieve this.



Approved Plans



Proposed Plans

04. Access

Vehicular Access

It is proposed to maintain the single parking space for each dwelling. Great Knollys street is a permit holder only road, following the planning approval condition that the proposed new dwellings will not be eligible for resident permits. This will restrict the owners to having only one car space. The site is located within walking distance of Reading town centre and all its facilities. There are also regular public transport services located nearby therefore we feel this is will be suitable for a property in this location. The third bedroom/ study will also provide the potential for a space to work from home removing the requirement to travel.

All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units.

Scale & Massing

House 1 (3 Bed)

Total GIA 73.1sqm Total GEA 93.6sqm

House 2 (3 Bed)

Total GIA 73.1sqm Total GEA 93.6sqm

05. Sustainability

Energy Efficiency

The new dwellings will be developed to a high standard with the aim that the building fabric will be constructed to energy efficiency levels better than Building Regulations. All white goods will be AAA rated and lighting will be LED and efficient.

Passive Solar gain

The design of the house where possible will optimise winter solar gains with south facing glazing, whilst reducing overheating in summer utilising large overhangs where necessary to cut out the high summer sun.

Natural Day lighting

The house will optimise high levels of natural light throughout, reducing energy usage and improving wellbeing.

Recycling

Full recycling facilities for the residents will be supplied.

Renewable Technologies

It is hoped to include Photovoltaic panels on the roof to provide electricity and reduce the carbon footprint of the home.

Water Efficiency

Efficient water fittings, and other water reducing features will be included to reduce the use of water, especially hot water which requires energy for heating.

Sustainable drainage

Where there are new hardstanding areas they will be permeable.

Materials

Local, healthy and sustainably sourced materials will be used where possible during the construction.

06. Summary

To summarise this section 73 application is for the amendment of the internal layout to the approved scheme REF: 161767. It is also proposed to amend the patio doors to the garden.

We feel that this application is fully justified as the dwelling externally remains unchanged from the public domain. The same floor area is to be provided, just reconfigured to include a third bedroom/home study within the building envelope. This change will create a more flexible family home, compared with the previous two-bedroom home application.

All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units.

The high-quality design and building form will remain as per the approved application.

Planning Considerations

- Scale and form
- Privacy of neighbouring properties
- Quality of design
- High environmental standards

07. Appendices

Existing Drawings

E1643 001 Location Plan
E1634 003 Approved Ground Floor plans
E1643 004 Approved First Floor plans
E1643 005 Approved Elevations

Proposed Drawings

E1643 010 Proposed Ground Floor Plan
E1643 011 Proposed First Floor Plan
E1xxx 012 Proposed Elevations