

DESIGN AND ACCESS STATEMENT
DEMOLISHING OF EXISTING STORE AND CONSTRUCTION OF A 3 BEDROOMS NEW
DWELLING AT PLOT NO 6 (BETWEEN 4 AND 8) NORFOLK ROAD, READING, RG30 2EE

Planning Portal Ref:	-		
Our reference	268 / Design Statement / P1		
Status:	Design and Access Statement		
Issue/Rev:	P1		
06th	11 TH August 2017		
Prepared by:	AM		
Checked by:	EU		

ArchiGrace Limited
50 Two Mile Drive
Slough
SL1 5UH
Tel: 01753 709800
Mob: 07411 235060
e-mail: info@archigrace.co.uk
www.archigrace.co.uk

Introduction

This statement has been prepared on behalf of the owner of Plot 6 (between 4 and 8) Norfolk, Reading, RG30 2EE.

A new dwelling having two stories has been proposed at a vacant plot. This Design & Access Statement has been prepared to support the planning application for the proposed dwelling having 3-bedrooms, reception, living, kitchen, W.C, Shower and ensuite.

Topography

The plot faces North side. The sun rises from the one side of the house and settles down to the other side.

The houses on Norfolk are terraced houses having pitched roof structure. Plot no 6 (between 4 and 8) lies on the flat land. Also the Plot 4 and 8 are on the same level.

Please see figure-01 and figure-02 for the images of plot and its surroundings.



Figure-01



Figure-02

Current Use

The site that we are working on is a vacant plot, with a small store at the rear side. This plot is independent and not linked with any other dwelling. The applicant owns this vacant plot and he wants to build a new dwelling on it for his personal usage.

Proposed Design

The proposed dwelling is 2-storey terraced house. The ground floor contains reception, living area, kitchen, and W.C.

The first floor includes 2-double bed, 1-single bed, ensuite and shower.

The Gross Internal Areas (GIA) for the proposal is as follows:

Ground Floor Area	=	52.55 M ²
First Floor Area	=	39.30 M ²
Total GIA	=	91.85 M ²

Climate Change/Sustainability

The proposed design will meet the code of sustainability. Building protocols will have to meet the targets which are commonly known to be equal to CSH level 3, above which water consumption can further be reduced, energy generation on site dependent to cost, water provision, can all be addressed within the available development budget. Implementation of lifetime homes standards will only be attainable within soft property restrictions.

Local Participation

The neighbouring properties have been approached and informed about the submission of the concerned application.

Private amenity

The proposed design of a new dwelling has a reasonable rear garden providing south facing private amenity space and this is to be used by the residents living at plot 6 (between 4 and 8). Access to the rear garden is from the rear side bi-fold doors.

Other properties in the surrounding have the same area of amenity space as we have provided in our proposed design.

Vehicle parking

The plot is a vacant area with a small store at rear side which will be demolished. In this area, the property is entitled to a street permits that serves each of the properties. There is enough space at front for the plot to accommodate 1 additional parking space to the side street. The additional parking space will help to the provision of street side parking allowances.

Please see the Figure-03 showing parking on both sides of the street.



Figure-03

Waste storage

The bins will be provided to the front of the property, similar to other properties on the street.

Highway Access

The access of pedestrians and vehicles to the highway is unaffected.

Location and access

All facilities of the city including shops, library, railway and bus stations etc. are reachable from the site through a walking distance.

Sewerage system

The Drainage of the proposed dwelling will be connected to the main sewerage passing from the rear side of house.

Existing Drawings

Please see Figure-04 showing Existing Plan.

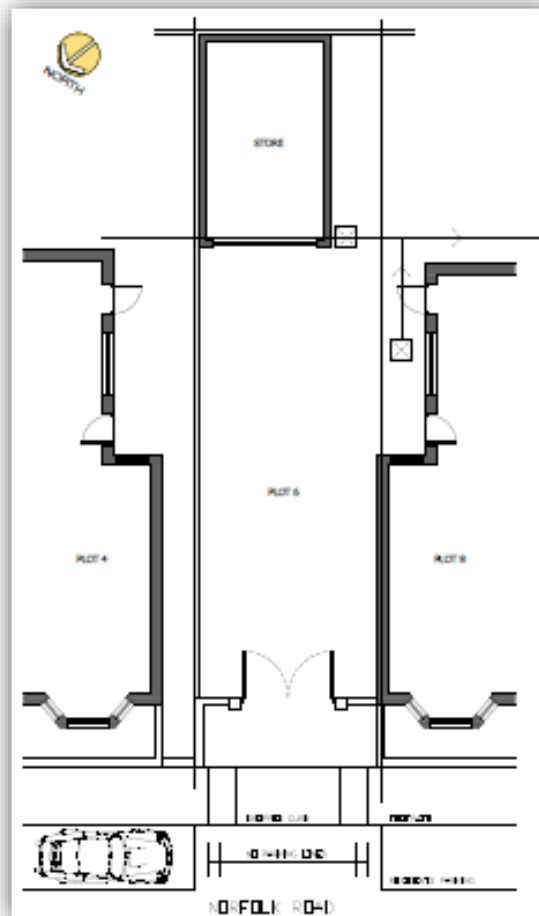
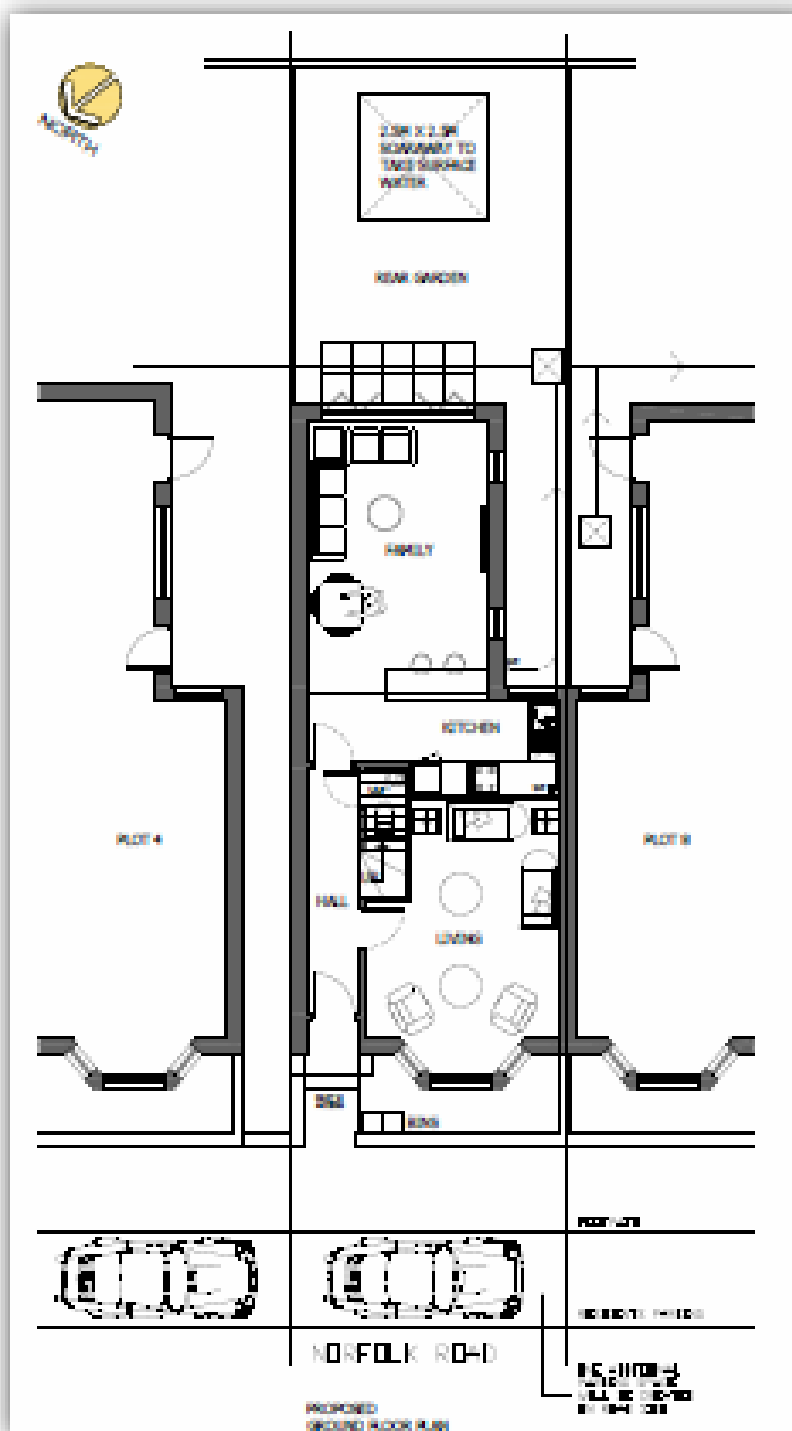


Figure-04 Existing Plan

Proposed Floor Plans

The proposed plan of the new dwelling is similar to the plans of the surrounding properties.

Please see figure-05 showing proposed floor plans



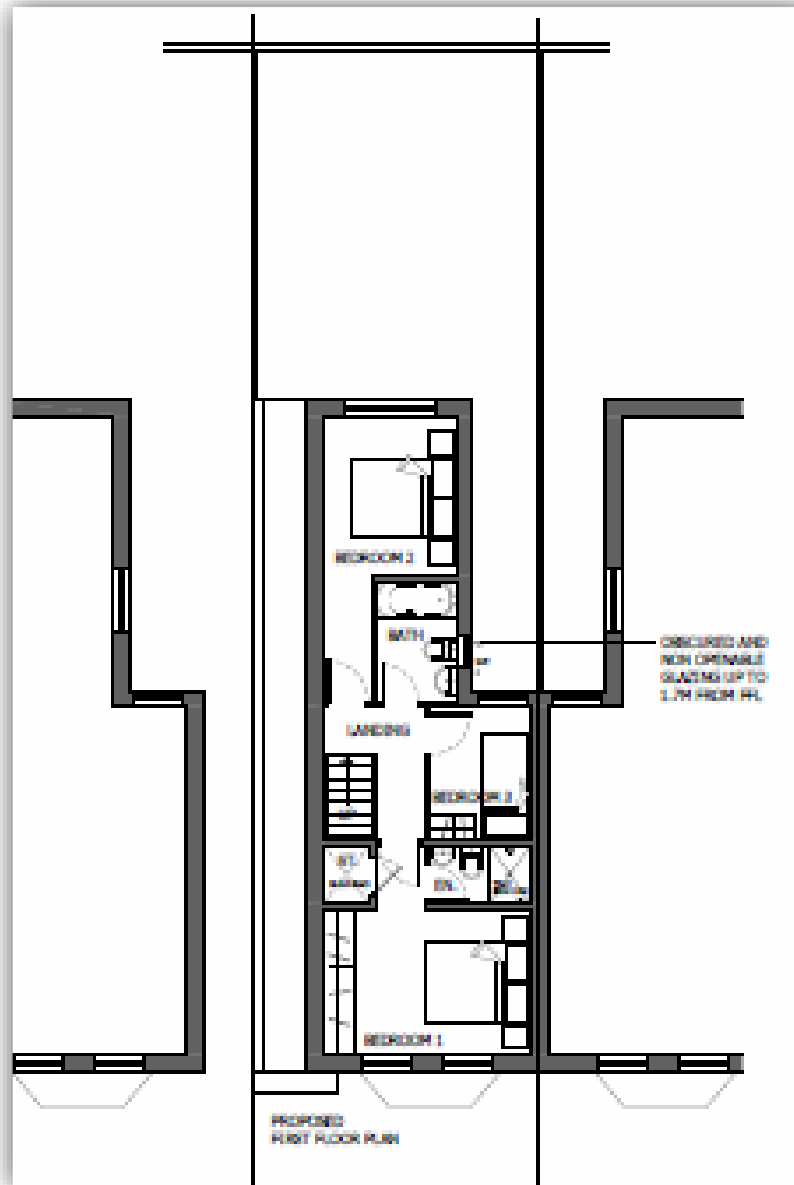


Figure-05 Proposed Floor Plans

Proposed Elevations

The material of the proposed dwelling is similar to the material used at other properties on the street. Brick has been used as an external material. The height of the proposed dwelling is kept same as of Plot no 8, thus it matches with the surroundings and looks part of the overall street elevation.

Overall style of proposed dwelling has been matched with the other surrounding properties. The roof of the proposed dwelling is a pitched roof, which is also identical to that of other properties.

Please see figure-06 showing proposed elevations. Figure-06 also shows plot no 4 and 8 for your convenience.



Figure-06 Proposed Elevations

Sustainability

The new dwelling will provide very comfortable and environmentally sustainable accommodation, and be a positive addition to the local area. The proposed development will have high fabric energy efficiency and a low emission rate.

Appliances with efficient Water usage will be specified, and water usage will comply with Part F of the building regulations.

Materials where possible will be locally sourced, and where appropriate environmentally sustainable materials will be used.

The dwelling will provide good levels of daylighting to all habitable rooms, efficient sound insulation and private outdoor space.

Conclusion

No matter what the field is; room for improvement is always there. Coordination at every stage will be done to attain the improved results. We hope that the proposals meet the planning requirements and falls up to your expectations. We appreciate your time and consideration and look forward to implement the plan by following the rules and regulations.

In case if you require any further information, please let us know. We would be honoured to assist you with that.