

Planning Statement
relating to
2 Connaught Close, Reading,
Berkshire, RG30 2UG



**The Keen Partnership
The Courtyard Edinburgh Road
Reading
RG30 2UA**

Introduction

The following Design and Access Statement is in support of a Full Planning Application for the proposed demolition of the existing 4 Bedroom house, and the erection of 4 Townhouses of comprising: two 3 Bedroom houses and two 4-bedroom houses.

In addition to this Planning Statement, the application has been submitted with the following:

PL-01 Location Plan
PL-02 Topography Survey
PL-03 Existing Block Plan
PL-04 Existing Plans
PL-05 Existing Elevations
PL-06 Proposed Site Plan
PL-07 Proposed Ground & First Floor plans
PL-08 Proposed Second Floor & Roof plan
PL-09 Proposed Elevations Front & Side west
PL-10 Proposed Elevations Rear & side east
PL-11 Proposed Street Scene
PL-12 3D Images
Cil Form

HISTORY

No Planning history is known to this property.

Planning Policy

The site is subject to the following planning policies, and they have informed design decisions accordingly:

Local Development Framework Core Strategy (2008):

CS1 Sustainable Construction and Design

CS7 Design and the Public Realm

CS9 Infrastructure, Services, Resources and Amenities

CS24 Car/Cycle Parking

CS29 Provision of Open Space

Sites and Detailed Policies Document 2012

DM4 Safeguarding Amenity

Mix DM6 Affordable Housing (1-4 dwellings, a financial contribution applies)

DM10 Private and Communal Outdoor Space

DM12 Access, Traffic and Highway Related Matters DM18 Tree Planting

Technical housing standards

Reading Borough Council Supplementary Planning Documents Affordable Housing SPD (2013)

Revised Parking Standards and Design SPD (2011)

Revised SPD on Planning Obligations under Section 106 (2013) Sustainable Design and Construction SPD (2011)

Existing Site & Surroundings

The site is in Connaught Close, a residential area in the West of Reading. The front of the site with gravel driveway and plain turfed lawn, with a rear plain untreated large garden.

The surrounding area contains a mix of residential style, including 30's, 50's and 60's.

The existing site has area of 932.51m², contains a 1x 4-bedroom house in the centre of the site with a 66.15m² foot print, an outbuilding at the rear boundary of 42.30m². The rest of the land is an untreated grass area, with a track driveway landing at the side of the house.



Existing Building September 2017 (at the present) Front View



Rear View

Although the existing building is attractive with character at the front and side elevation, we cannot say the same to the rear elevation, which is very unattractive and no has sense of identity with the front façade.

The current house is underdeveloped on the site and the garden is not effectively used. The proposed dwellings feature more easily maintained gardens and that are of a good size.

The road facing elevation features dirt track driveway leading to the existing property and the building sits in the middle of the site which limits the space available for the use of the garden. Ultimately this does not create an attractive view and the property sits awkwardly on the site and is holding the site from using its full potential.

Connaught Close is a small cul-de-sac that consists of 6 other properties, all of which are a much larger and different design to the existing property we propose to redevelop. The houses immediately surrounding are a mixture of semi-detached dwellings.

Flood Risk

The site is located within a Flood Zone 1, the site is below 2 hectares in size, and there is no risk of flooding.



Existing Building September 2017 (at the present)



Neighbouring House to North



Neighbouring House to East

Neighbouring House to North

Mix of styles and size of housing in the immediate surrounding area



Mix of two and three storey houses



in the immediate surrounding area



Access-Transport & Parking

The site is located approximately 0.3 miles from Oxford Road, a shopping parade which provides all amenities from shopping to schools. The development is also situated only approximately 1.3 miles from the town centre of Reading. It has good connections to the M4 motorway only 2.3 miles from the proposed development which links to London towards the East, and Wales towards the West.

The site is located within walking distance to many bus services, stopping within 300m at Tilehurst Road and Oxford Road. The “33 Royal Blue” and “15 Sky Blue, 16 Blue, 17 Purple” all provide regular transport to Reading Town Centre.

The site sits within Zone 3, Secondary Core Area and the maximum parking requirement for the proposal is 2 parking spaces per house, a maximum of 8 spaces is required.

The proposal offers 8 parking spaces, which are to be used for the residents of the 4 proposed houses.

The bin storage is located close to the main access for the collection point and a reasonable distance from each house.

The Proposal

The proposal of 4 semi-detached houses seeks to provide a high-quality contemporary family dwelling and more efficiently utilises the land available, providing additional accommodations to the area with more comfortable living arrangements and better use of the land providing good garden areas for each dwelling.

The proposal will complement the cul-de-sac street scene view.

The proposed change from 1 dwelling to 4 new dwellings mix of 3 and 4 beds, is appropriated to the surrounding area, mainly residential providing good quality housing, and improvement on the current standing

Appearance

The design and look of the building has been carefully considered in keeping the style of the surrounding buildings appearance, this proposal aims to improve the existing area, with a more aesthetically pleasing street scene, with traditional form and appearance with modest heights and narrow gables, the materials features a modern brick façade, with similar brickwork style of two colours bricks, brick line details, brick quoins, and plinth achieving a harmonious look, which are commonly used materials characteristics of the area, to create a quality design which will enhance & complement the area in the long term. Landscape to soften external areas.

Having analysed the site and the local area, we proposed two and a half and three storeys dwelling in straight-line shape configuration with side levels step down, reducing the height toward east and west, to be in keeping in terms of scale and shape with the surrounding buildings, and it will not be visually dominant from the roadside.

The proposal represents 1 building containing 4 separate dwellings of 2x3 bedroom house in two-storey to both sides of the building, and 2x4 bedroom house in three-storey in the middle of the building. The main height of the building doesn't exceed the heights of the immediate surroundings.



Proposed Street Scene Front Elevation



Proposed Street Scene Side Elevation

The Layout

The design has been carefully considered with regards to the Housing Standards, with proportioned spacious areas to accommodate 4 and 6 persons per family.

Four separate dwellings of 2x3 bedroom house in two-storey with a net internal floor space of 89 sqm., and 2x4 bedroom house in three-storey with a net internal area floor space of 125 sqm.

The design incorporate a well proportionated kitchen -breakfast area, with spacious living room open to the large rear garden in Ground Floor and in First floor of each house will be provided with: 2 double bedrooms one with en-suite, 1 main family bathroom and 1 single bedroom that could be used as studio, house -office or nursery room, thus providing some flexibility of use which should ensure that the dwelling is adaptable to the particular needs, houses with 3 storey will contain an additional double bedroom with en-suite in the roof space.

The parking will be provided at the front of the site, two spaces per house at the front door with plenty space for turning.

The areas:

Building Foot print: 218 sqm.

House 1 & 4 / 3 bed house: 89 sqm.

House 2 & 3 / 4 bed house: 125 sqm.

2x Parking spaces for each house, meeting parking requirements for houses.

50 sqm. of Private garden for each dwelling with access to the rear, and garden and secure bicycle shed.

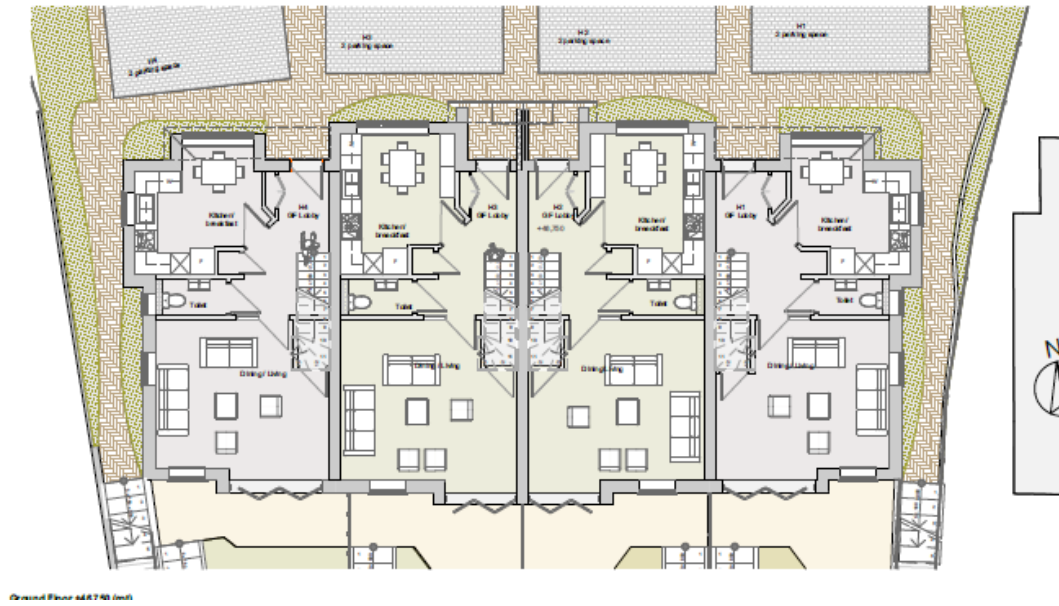
Bin stores of 12 x120lts bins for house_waste and recycling are located at the front of the site adjacent to the entrance.

Landscape proposed at the front and around fence is indicated

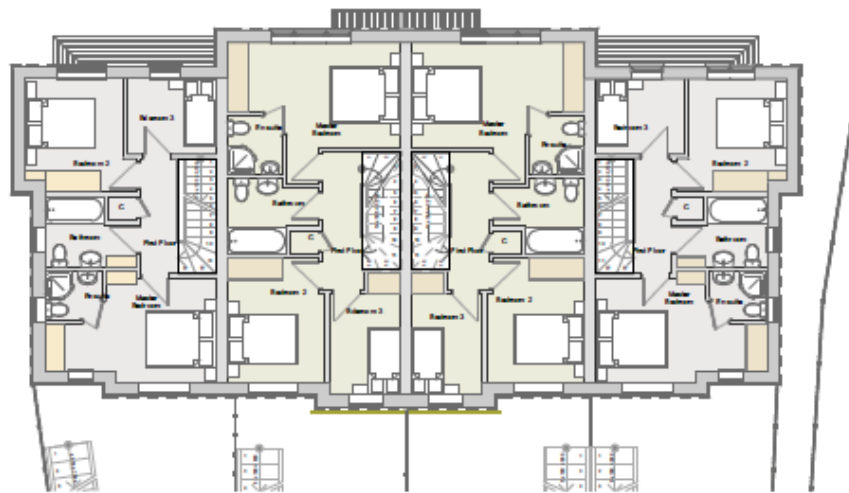
Proposed Block Plan



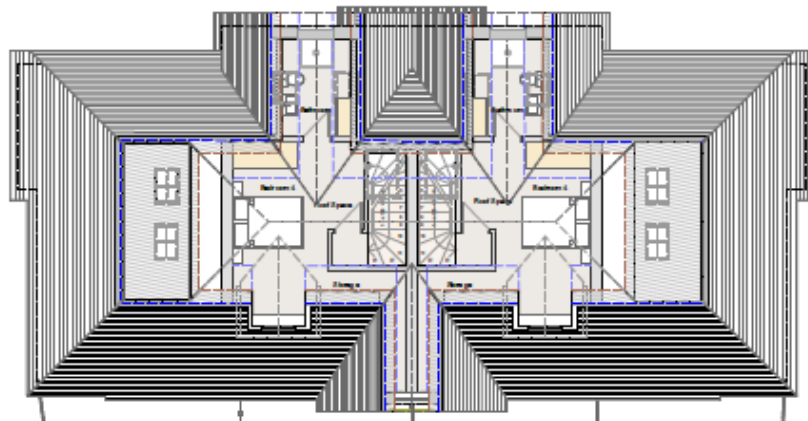
Proposed Ground Floor Plan



Proposed Ground Floor Plan



Proposed Second Floor Plan



Sustainability

The building orientation is North to the Front elevation, facing South the rear gardens. This building is situated with a preserved distance between the surrounding dwellings preventing any possible overlooking to the surround properties.

Distance to No. 3 at the front elevation is 19m to a blank wall, 16m to the terraces houses at west elevation and obscure windows for bathrooms are proposed on that elevation to maintain privacy; no properties are at the rear; window placement and scale has been considered to maximise opportunities for natural light and ventilation and prevent overlooking to the neighbour's property.

The construction will be standard UK construction, ensuring a good quality build that can provide comfortable housing throughout the year.

The proposal sets out to maintain areas of landscaping towards the front rear and side, to maintain a softer visual than the existing dwelling, and will consist of native species adapted to the area. Surface water treatment will be tackled by Sustainable Underground Drainage Systems, such as a soakaway. The facing elevation South will provide a good location to implement Photovoltaics on the roof to reduce the energy requirements of the dwellings.

AFFORDABLE ELEMENTS

Reading affordable Policy is 5% affordable requirement on site of 1-4 dwellings, and the appropriated legal fees.

Conclusion

We believe this design solution sits well in the site, complements the locality & respects its neighbours, it is a good solution for the use of the land and will improve the local standard of accommodation and will benefit locals.

Lucett Lample

The KEEN Partnership

The Courtyard, Edinburgh Road

Reading RG30 2UA

Tel: 0118 9510 855 Fax: 0118 9510 866

E-mail: lucett@keenpartnership.co.uk