

**20 Chalgrove Way
Emmer Green
Reading
RG4 8SJ**

**Demolition of existing house and replacement
With 1x4 bed detached house and 2x4 bed houses as a semi detached
house**

Design Statement

1. INTRODUCTION

1.1 This Design and Access Statement has been prepared on behalf of Mr Toby Boyes. It follows a pre app consultation and accompanies a full application.

1.2 In summary, the proposal would provide :

- Demolition of existing single storey dwelling
- Rebuilding as 2x4 bed semi detached building and 1x4 bed detached house

1.3 The proposed scheme has been designed in consideration of NPPF guidelines for sustainable development.

1.4 Relevant policies with the draft Local Plan – in particular policies:H2, H4, H9, and policies Council's Core Strategy (2008, Altered 2015) and Sites and Detailed Policies (2012, Altered 2015) documents. Supplementary Planning Guidance would also be applied where relevant, together with national guidance (the NPPF).

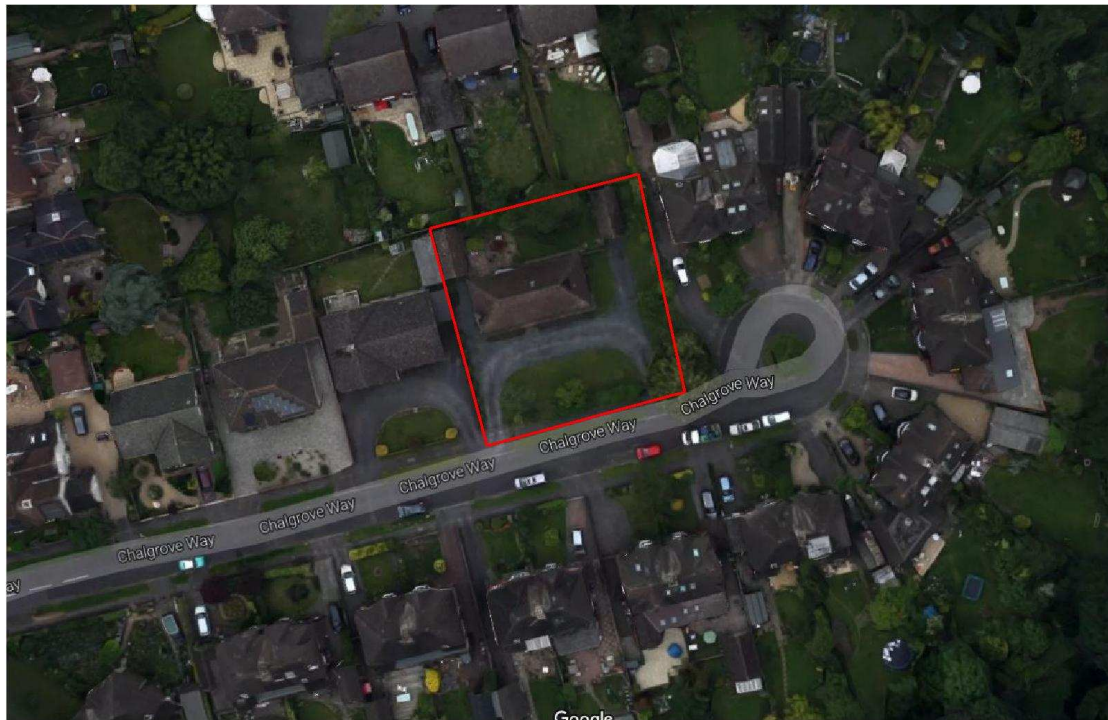


Figure 1. Aerial image of site in Chalgrove Way. © Google 2015. (Site boundary highlighted in red)

2. THE SITE

2.1 The site of the proposal is in Chalgrove Way, Emmer Green, Reading.

2.2 The house itself forms part of a small group of 4 single storey dwellings in an otherwise homogenous street of 10x 2 storey semi detached houses. The plot itself is the largest in the street at 900 sqm and we believe easily subdivides into

3 equal plots of reasonable size. In fact the subdivision allows for gardens of equal width or greater to the semi detached houses.

2.3 The comments contained within the pre application advice relating to site itself were as follows:

The resultant plots to accommodate the proposed dwellings would have uncharacteristic plot sizes, with the siting and layout of the proposed development being at odds with the established urban grain on this part of Chalgrove Way. As such, the proposed development in its current form would constitute overdevelopment of the site that would be detrimental to the appearance and character of the area.

Whilst we respect this view, we would argue that from the street frontage, the houses would look no different in their setting to the other semi detached houses within the street and whilst their plot sizes may be smaller, the resultant widths are in fact slightly wider than the average.

We do appreciate that new housing has to reflect the neighbourhood within which it is to be located but again, we would argue that the area is fairly mixed in plot sizes and that smaller housing on small plots are quite often located within areas of large plots in the immediate locale and in fact there is a relatively new example directly behind Chalgrove Way in Kidmore End Road.



In this image you will see that 4 modern houses with much smaller plots than we are suggesting have been inserted in the area of much larger plot sizes.

Further, we have been careful to ensure that the amenity space around each house conforms to policy 4.4.72 of the draft Local Plan ensuring that plot sizes are no smaller than the gross external area of the dwelling.

4.4.72 *In the past, the Council has sought the following minimum provisions for private or communal outdoor space for each type of accommodation, and they provide a useful guide for proposals:*

(a) Houses: Useable private outdoor space should be no less than the gross floor area of the dwelling to which it relates (measured externally and including garage space).

Further, policy 4.4.65 identifies that all outdoor amenity space can be counted within the calculation as it provides useful amenity.

4.4.65 Access to private or communal outdoor space can make a vital contribution to a high quality of life. In addition to providing opportunities for outdoor living and enjoyment, amenity space serves functional requirements, such as refuse storage and clothes drying. Outdoor amenity space includes private spaces such as gardens or courtyards (front, back and side), shared communal spaces, balconies and roof gardens.

We would argue that the proposal does respect the established urban grain in that:

- Whilst the plot sizes are not the same as the immediate neighbours, they still fulfil the criteria for development within the Councils policies.
- An insertion of a more modest plot size within the established urban grain is not an alien concept and has been accepted by the Council immediately behind the proposed development.
- The houses are designed to reflect the architecture of the street and will have matching ridge heights - again reinforcing the established urban grain



Figure 2. Image of Chalgrove Way showing preponderance of semi detached 2 storey houses



Figure 3. Image showing existing house

4.4.28 However, even where it does not apply, the nationally prescribed space standard offers a useful point of reference and a good basis for design of new developments. The standard as at March 2015 is set out below, and requires that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Figure 4.7 below;
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5 sqm and is at least 2.15m wide;
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5 sq m;
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;

In this respect, all double bedrooms are larger than 11.5 sqm and single bedrooms are larger than 7.5 sqm. Further the overall gross internal floor area of each dwelling is larger than the minimum space standard of 106 sqm for a 6p 4 bed house at approximately 122 sqm.

5. LAYOUT

5.1 The submitted plans show a layout for the semi detached houses and which are very similar to the existing semi-detached plans on the road apart from having the staircase in the centre of the house which is a better use of space. The plan form no longer indicates a room in the roof.

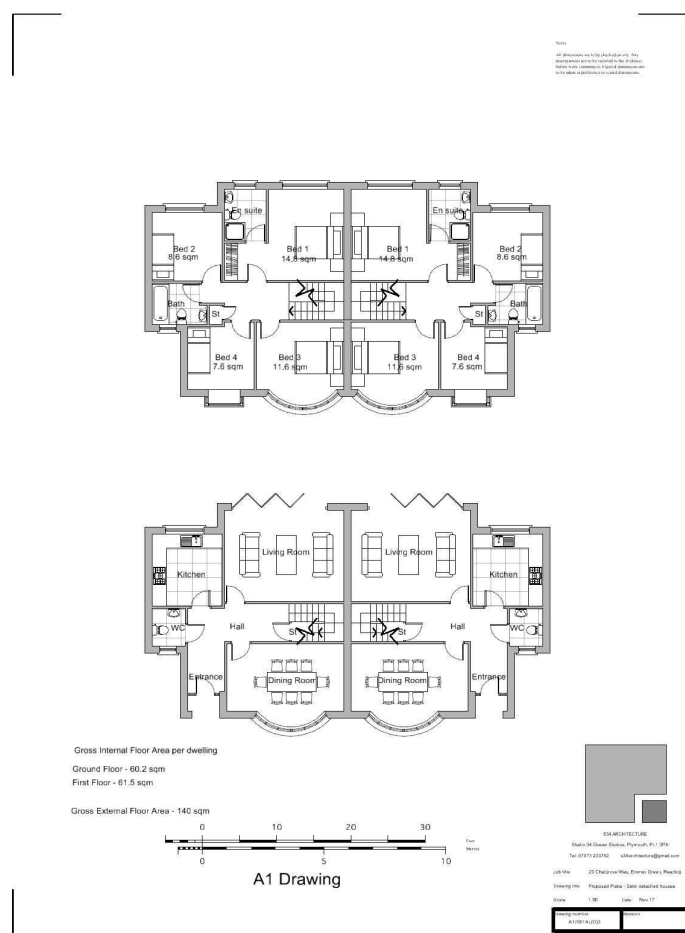


Figure 4: Proposed Floor Plans layout

9 SUSTAINABILITY

9.1 The proposed scheme will conform to Building Regulations, Document Part L.

9.2 Bird boxes will be provided to each dwelling

9.3 Cycle Storage will be provided by way of a garden shed provided to each dwelling.

9.4 An initial bat survey has been carried out with the following conclusion:

Roost presence/likely-absence surveys are required on the building.

Two bat emergence/re-entry surveys are required during the active bat season (May – September). To comply with national guidelines at least one of the surveys should be completed during the optimal survey period (mid-May to August), and one of the surveys must be a dawn re-entry survey. If bats are observed using the building as a roost, a further survey will be required to inform a European Protected Species Mitigation Licence application to Natural England once planning has been granted.

Two surveyors are required to provide full coverage of the building.