

DESIGN AND ACCESS

In connection with Pre-Application

for

A Proposed New Dwelling

at

**Land to the Rear of 45 Whitley Wood Lane
(Accessed off Byworth Close)**

Whitley

Reading

Berkshire

RG2 8PN

for

Mr K Darville



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June 2017

Design and Access Statement

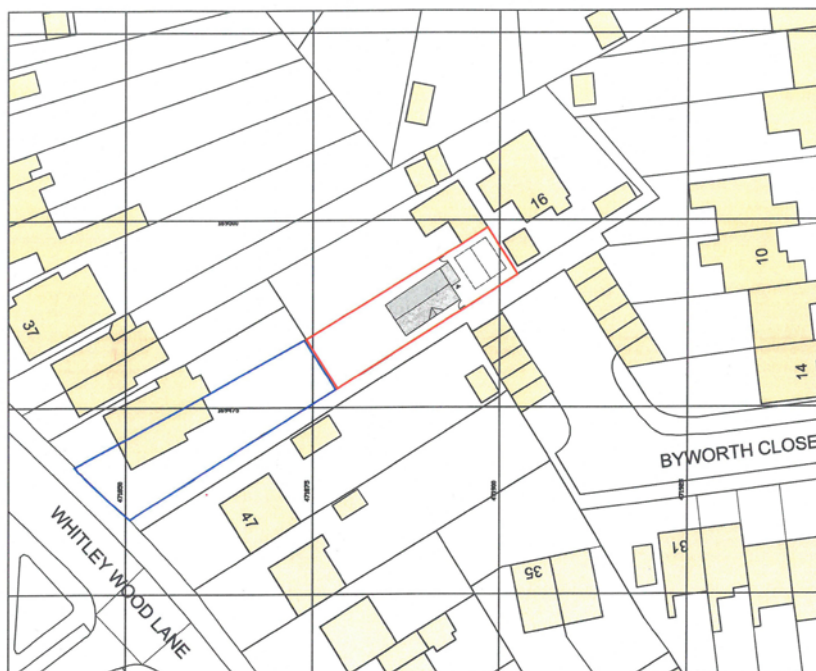
1.0 Introduction:

- 1.1 This Design and Access Statement (DAS) accompanies a Planning Pre-App Enquiry for a proposed new dwelling to be located at land to the rear of no 45 Whitley Wood Lane, Woodley, Reading RG2 8PN.

45 Whitley Wood Lane, formerly a semi-detached dwelling has previously been converted into 2 no self-contained flats with vehicular access and parking accessed off Whitley Wood Lane.

Access to the site is gained from Byworth Close Reading RG2 8SH.

2.0 Location and Site:



2.0 Context:

2.1 The site forms the end portion of the rear garden to no 45 Whitley Wood Lane.

It is served by an existing double gated site entrance / access off the end garage forecourt area / turning head of Byworth Close. There is an existing dropped kerb for the full extent of this site entrance.

The site is currently bounded by an existing 1800mm high timber panel fence to the north east and north west site boundary and an 1800mm high painted blockwork wall to the south eastern boundary which forms the boundary demarcation to an adjacent public footpath between Whitley Wood lane and Byworth Close. The site is currently divided off from the remaining garden of 45 Whitley Wood Lane by a 1800mm high timber fence.

2.2 *Site layout:* The property site area is appx 0.022 HA



Existing Site Entrance off Byworth Close



Adjacent Bungalow and Access



Public Footpath adjacent South Eastern Site Boundary



Public Footpath Northern Access point



Site Area looking North East



Site Area looking South West



No 45 Whitley Wood Lane (Host Site)



No 47 Whitley Wood Lane

3.0 Design Principles and Concepts:

3.1 Proposals and layout

The scope of works proposed the construction of a new 1.5storey detached dwelling set in part of the rear garden area of no 45 Whitley Wood Lane, A Victorian 2 storey building originally a single dwelling but now converted into 2 no self-contained flats.

The existing rear garden is currently sub-divided, leaving a substantial area of redundant garden space suitable for development. The overall length of the existing garden is 43M nom with the subdivision set at appx 17.5M leaving an overall development site depth of 28.5M.

Subject to clarification of minimum garden depth requirements this boundary demarcation line is open to adjustment to meet statutory requirements.

The reduction in overall garden area to the host building no 45 Whitley Wood Lane is already established by the sub dividing fence, with the residue area serving no 45 being well in excess of the minimum requirements for amenity space serving 2 no flats.

3.2 Amount

Proposed 1.5 storey Detached Dwelling overall gross external floor area:	182.90 sq M
Proposed 1.5 storey Detached Dwelling overall gross external Footprint	139.15 sq M
Site Area	213.75 sq M

3.3 Use Category

Residential Dwelling (C3).

3.4 Scale

The scale of the proposed building is set at 1.5 storeys, this being commensurate to its location within a mixed development of traditional 2 storey Victorian semi-detached dwellings and single and 1.5 storey mid-20th century constructed bungalows.

3.5 Planning Matters

No 45 Whitley Wood Lane has been subject to 2 previous planning applications / approvals relating to its change of use from 1 dwelling to is current accommodation as 2 self-contained flats.

Approval 071249 dated 04/12/2007: Certificate of Lawfulness for Conversion to 2 Flats

Approval 890819 dated 13/03/1989: Conversion of 2 Storey Extension of Dwelling to Form 2 Flats

There is no known planning history to the specific site area.

3.6 Landscaping

Soft landscaping:

Subject to approval, a landscaping scheme would be prepared as an integral part of any formal planning submission.

Hard landscaping:

A hard-standing area of permeable brick paviours is proposed 2 accommodate off road parking for 2 no vehicles.

3.7 Design and Appearance

The proposed dwelling will be constructed in red brown face brickwork with through colour render at first floor level and plain clay tile roof, all materials being compatible in specification and colour to those incorporated in the surrounding neighbourhood.

External joinery will be white Upvc.

Rainwater goods will be black Upvc.

New external fencing will be 1800mm high close boarded treated timber fencing.

The design incorporates a 1.5 storey height with resultant scaled ceilings at first floor level in order to keep overall ridge height to a level commensurate with the surrounding buildings.

The building has been sited away from the adjacent bungalow, no 16 Byworth Close, by the incorporation of the vehicle hard standing area, thus obviating any issue of overlooking and change of building scale. The orientation of the building resolves overlooking issues into adjacent properties and the overall distance between the new dwelling south western gable end and the rear of no 45 Whitley Wood lane is well in excess of minimum requirements (22 M).

Hard standing access is via the existing rear garden site access which is currently double gated

3.7 Sustainability & Environmental Impact

In terms of sustainability, the proposals represent an extension to an existing building located within an existing settlement. This therefore provides limited opportunity for sustainability, due to the scope of work proposed, the existing building construction, its orientation etc.

The proposed new construction will adopt high standards of construction commensurate with current statutory legislation. Sustainable materials will be specified where practicable or appropriate.

3.8 Ecology

The demolition and construction area is restricted to the existing garden area. There is no evidence of any endangered species habitation.

4.0 Access:

4.1 Pedestrian Access

Pedestrian access will be gained from Byworth Close.

4.2 Vehicular Access

Vehicular also be off Byworth Close via the existing site access. There is off-road hardstanding proposed to the North Eastern end of the proposed building for 2 no Vehicles.

4.3 Public Transport

The area is well served by public transport links

4.4 Refuse

On site refuse storage will be provided within the secure garden area (as indicated on the design drawings).

4.5 Emergency Access

Emergency access will be off Byworth Close