

Design and Access Statement for Proposed division of 27 Queen Street, Caversham to create a new dwelling

The following Design and Access Statement is for the proposed Full Planning Application for the subdivision of No 27 Queen Street, Caversham to create a further new dwelling on behalf of Mr H Mitchla.

Introduction

27 Queen Street, Caversham comprises at present of a five bedroom detached house with a single storey rear conservatory, situated as the end property at the top of a private unadopted road. The proposal is to subdivide the existing house to create a pair of two bedroom dwellings.



The existing house



View from Queen Street

At present there is existing parking in front of the house for two to 3 cars, served by existing an access from Queen Street.

The new house would not result in any addition to the total footprint on the site.

There are no significant trees on the site and none that will need removing. The house is adjacent to a small wooded area on one side and a similar house to the other.

The existing house and garden is not overlooked by any of its neighbours nor does it overlook any itself. It provides a private rear garden.

The site is also in an area with good accessibility to services, local and public transport and shops etc. It is also in an area close to two good local schools where more affordable housing is needed and would be more than welcome.

There is at present still a significant shortage of housing in this area. Given that much of the Borough is tightly constrained by a number of physical and policy issues, there is a consequent shortage of options to expand onto large greenfield sites, and therefore a considerable proportion of the new housing required must be delivered on small infill or existing sites, such as the application site. The provision of one new dwelling within the curtilage of No. 27 Queen Street would go some way towards helping the Council meet its housing requirement.

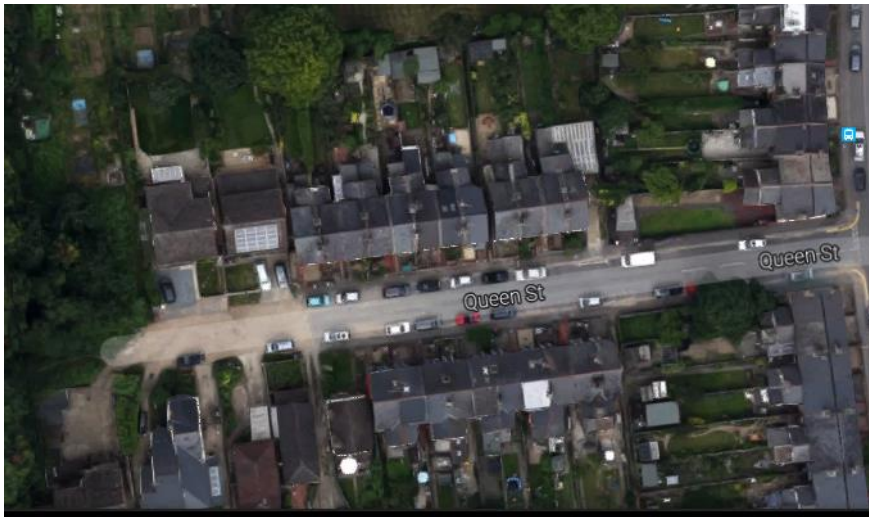
Design

One of the main considerations when looking at the subdivision was the scale and density it would give and to maintain the character of the area as required in the Local Plan. We therefore looked at the proximity and type of the other houses along Queen Street. As the house is proposed to be subdivided the issue of scale and aesthetics does not arise as the house is already existing and fits into the street well as it was built as a pair of houses and looks similar to the house next door. The aesthetics of the two houses will not change. The minor alterations needed have been sympathetically done in keeping with what is already there. The front elevation will not change significantly and the side elevation adjacent to the neighbouring wooded area will have the addition of a door and windows. In terms of density the existing house is a five bedroom house and the adjacent house is a four bedroom house. Further down the street most of the housing is of rows of terraced houses with two bedrooms.

It is therefore felt that the division of the five bedroom house into a pair of two bedroom houses would not exceed the density or scale shown with these houses above and would not be out of keeping with this. As the house is existing it is already part of the street scene.



View down Queen Street showing two bedroom terraced houses



Aerial view of Queen Street

The plan above shows that even with the addition of a new house at No 27 there would be no significant impact on the existing road.

In designing the division of the house itself we have ensured that all the habitable windows will look towards the front or the back so as to minimise any overlooking. The private areas of the house have been designed so that the lounge and dining areas overlook the garden with the kitchens to the front so that any views from Queen Street into the house have been minimised. The house will have the highest levels of heat and sound insulation etc to accommodate today's standards. Any new or infill materials, to be finally approved by the Local Authority, are proposed to match with the existing house or houses within a close proximity.

Access

Access to the new house for both vehicles and pedestrians would be from the front via the existing driveway and a new access over where there is at present a low wall. The garden is level with the road and as a private road does not have kerbs that would need lowering so the cars would be able to drive directly on to the front of the property. The new driveway materials would be changed to match the existing.

Parking for both properties would be under the same arrangement as existing being all on the front drive. The council's parking requirements have all been met for the pair of houses. At present there is provision for two or three cars within the curtilage. With the removal of the existing low wall to the front garden there would be space for four cars to park on the site. This exceeds the requirement for the pair of houses and is also more than is available within the curtilages of any of the terraced houses further down. There would also be room for any further visitors cars to park on the road outside the houses if necessary as the road is wide enough, allowing the cars from the terraced houses to park on the road already.

Provision for storage of cycles will be in the rear garden.

Access to the new house will comply with the Building Regulations Part M for disabled access in terms of width of doors and level access over thresholds etc.

Conclusions

A new house on the site would play a small but important part in helping the Council to achieve its requirement for new housing. Despite not being on a greenfield site this site would be deemed "appropriate" for this type of small individual development. National Government policy seeks to enable the use of redevelopment of existing properties to make efficient use of urban land reduce the need for greenfield sites.

This proposal on the site would not result in "a scale or density of new development which would be incompatible with or cause damage to the character and amenity of the area". As demonstrated the scale and density of this new development would be similar to the adjacent housing that is already around it and of a similar size and scale to those houses nearby. Nor would it significantly disrupt the visual impact of the area as it would be in keeping with adjacent houses.

Parking for cars and cycles will to be provided in line with the Council's adopted standards and the proposed development will have no impact on highway safety. All the parking etc

will be on site and access is from a private road that has not been adopted by Reading Borough Council.

The applicant is willing to enter into a Section 106 Agreement to counter the impact of the new dwelling upon local infrastructure and facilities.

The development as proposed will not result in the loss of any significant trees located within the vicinity of the site and it will not have any adverse impact on the amenities of the occupiers of any adjoining dwellings.

The development proposed is already of similar materials and construction types as surrounding houses so as to reduce any impact on the neighbourhood.

The proposed development will not result in any extra footprint on the site.

It is concluded that the proposed new house is in accordance with national and local planning policy and consistent with their aims and objectives, and there are no other material considerations that would indicate that planning permission should not be granted.

A M L Design Partnership
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