

Design & Access Statement

Anderson | Orr
Architects

Project	Proposed Dwelling, 177 Upper Woodcote Road, Caversham, Reading, RG4 7JR
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1.0 Introduction

- 1.1.1 This Design and Access Statement accompanies an application to Reading Borough Council for the erection of a new dwelling within the grounds of 177 Upper Woodcote Road, Caversham.

2.0 Site Description and Context

- 2.1 The Upper Woodcote Road is a principal arterial route connecting Caversham and Reading with the South Oxfordshire countryside and the settlements of Wallingford and Oxford to the west.
- 2.2 Caversham Heights is principally a residential suburb of Caversham where a large number of the properties were constructed during the earlier part of the 20th Century albeit with a mixture of infilling and replacement developments in the intervening period. The buildings are therefore domestic and mainly traditional in character and generally of two storey construction using traditional materials including brickwork, stonework, render and boarding with either plain tile or slate roof covering.
- 2.3 The existing site is located between 175 and 179 Upper Woodcote road is largely vacant except for an outbuilding and vegetable gardens.
- 2.4 The site fronts directly onto Upper Woodcote Road and is in close proximity to the commercial centre of Caversham which has all principal amenities and recreational facilities. The site is also well served by public transport, with bus stops in close proximity, and is only a short distance from the main line Reading station.

3.0 Amount

- 3.1 The application site occupies an area of approximately 0.09 hectares.
- 3.2 The proposal is to erect a two storey dwelling with a footprint of 187m².
- 3.3 The new two storey dwelling will have an internal floor area of approximately 238m² and a single integral garage of 18m².
- 3.4 Private amenity space of approximately 565m² will be provided to the rear of the property with a garden depth of approximately 35m.

- 3.5 Parking space for a minimum of 2 cars will be provided within the front forecourt and the attached single garage will provide an addition parking space for 1 car.

4.0 Layout

- 4.1 The location and scale of the proposed dwelling has been carefully considered to be respectful of the neighbouring properties. The South elevation is predominantly single storey with the two-storey aspect of this elevation stepped back 4.5M from the boundary so as to not be overbearing on the secondary windows on the North elevation of 175 Upper Woodcote Road.
- 4.2 The existing site access will be closed and a new access created to the south of the existing access allowing for a suitable parking and turning area commensurate with the size and layout of the proposed dwelling.
- 4.3 The proposed new positioning of the access and the east gable projection will allow the building frontage to be stepped forward to a position that is approximately 2.5m behind the building line of no. 179 Upper Woodcote road forming an appropriate transition between the two neighbouring properties.
- 4.4 The internal layouts of the dwellings are designed to provide maximum amounts of daylight and connection of the private garden areas with the principal living spaces.

5.0 Scale

- 5.1 The overall form and massing of the building has been designed to be respectful to the context of the site and how it relates to the neighbouring properties.
- 5.2 The ridge height of the proposed dwelling is designed to be comparable with the ridge line of the adjacent dwellings.
- 5.3 The proposed dwelling has been designed with traditional building forms, with the eaves height of the principal rectilinear roof structure being restricted to approximately 5.5 metres high. The addition of single storey elements, including sections of 'catslide' roofs, gable projections, and dormer windows, assist in moderating the overall scale.
- 5.4 The principal roof form has been designed with hipped ends to reduce the overall building mass and reduce the building height in close proximity to the neighbouring properties.

6.0 Appearance

- 6.1 The general articulation of the building creates an aesthetic based on traditional building spans and roof pitches, which is broken into components to assist in reducing the effective scale and impact of the building.
- 6.2 The design encompasses dormer windows, 'catslide' roofs, porches and chimney to create a language of traditional architectural components.
- 6.3 A mixture of multi stock facing brickwork and chalk rendered elevations and clay tile roofs take reference from the materials that are seen in the local building stock and which will assist in integrating the development into the surrounding built up area.
- 6.4 The garage is a subservient single storey lean-to structure with a shallow pitched slate roof.
- 6.5 The single storey elements to the rear are formed with flat roofed structures with grey roofing membranes within parapet walls which combined with areas of glazing create a more contemporary aesthetic.

7.0 Landscape

- 7.1 Where appropriate trees have been retained to provide general screening and softening of the elevations. 1.8M high close boarded fencing is proposed to the North and South boundaries between the neighbouring properties.
- 7.2 The existing hedge at the front of the property will be removed to accommodate the new access and parking and replacement hedging will be planted on the retained areas of garden frontage.
- 7.3 The development will result in a footprint area similar to that of the neighbouring properties and consequently allows for a generous area of garden to the rear of the property for additional planting where considered appropriate.

8.0 Sustainability

The following outlines the principles incorporated into the design in order to minimise the environmental impact of the proposal.

- 8.1 Design
The design of the proposed dwelling maximises the accommodation provided within the building envelope.

Where possible, materials used will be derived from sustainable sources and sourced locally wherever possible.

Within reason areas of glazing have been maximised to benefit from passive heat gain and natural light and to reduce energy bills.

8.2 Energy

The detailed design of energy efficiency measures falls within the remit of other legislation, however it is generally accepted that there is a continuing drive towards greater energy efficiency and to this end the relevant regulations are under constant review.

The emphasis is towards improving the fabric of the buildings to reduce thermal loss, and as a consequence reduce the energy requirement for heating. In addition to the required improvements in 'U' values, accredited details will be adopted that ensure a continuity of insulation, especially around window and door opening. Air leakage from the building will also be minimised by the adoptions of good detailing and responsible workmanship. By the adoption of these principles, heating demand and consequently the size of the heat source will be minimised.

Energy consumption will be minimised by employing all or in part the following measures:

- High performance double glazing;
- Inclusion of wood burning stove;
- Full consideration of utilising renewable energy sources;
- High levels of insulation to floors, walls and roofs;
- Passive solar gain via orientation and layout;
- High level of natural lighting and ventilation;
- Grade 'A' appliances where supplied;
- Integrated energy management controls;
- User information, highlighting energy efficiency.

8.3 Water

Besides the desire to reduce energy consumption there is also a necessity to reduce both the consumption and waste of water. The following measures will be adopted that will assist in achieving this:

- Flow restrictors fitted to all taps
- Dual flush cisterns
- Baths with smaller profiles, requiring less water to fill
- Water butts installed for rainwater collection, for garden watering rather than hoses.

9.0 Access

- 9.1 The existing access to the site by way of a private access drive from the main road is to be closed and a new access created to the south of the existing as indicated on the drawings.
- 9.2 The reconfigured driveway will create parking spaces for a minimum of 2 cars (excluding the garage) together with manoeuvring space to allow egress from the site in a forward direction.
- 9.3 A level entrance will allow for access for wheelchair users and the ambulatory disabled.
- 9.4 Waste and recycling storage will be provided adjacent to the southern boundary where convenient access onto the roadside for collection can be facilitated.

10.0 Summary

- 10.1 The proposed dwelling accurately reflects the general pattern of development in the area, and creates a typical building to plot ratio and transition of the street scene.
- 10.2 This project provides an opportunity to provide high quality family home commensurate with the size of the site but to a scale and style which is respectful of its neighbours.
- 10.3 The design of the building with traditional form and good quality local materials will result in a high quality development within an already mature landscaped setting.
- 10.4 The proposed development is sustainable. The dwelling will be in close proximity to Caversham and Reading town centres with all their facilities and employment opportunities and with excellent road and rail links.