



MH Architects Ltd
for Mr & Mrs Bish-Groucott



Design and Access Statement

142 Castle Hill
Reading
Berkshire
RG1 7RW

2nd August 2017

MH Architects
Ground Floor
Bicentennial Building
Southern Gate
Chichester
West Sussex
PO19 8EZ

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1.0 Introduction

MH Architects Ltd have been appointed by Mr & Mrs Bish-Groucott to prepare and submit a full detailed planning and Listed Building Consent application for 142 Castle Hill, Reading, Berkshire, RG1 7RP.

The application is for a small garden store to house cycles refuse and recycling bins as well as a new rear fence.

The design team have carefully considered the scheme with regards to the location which will effect the scale, style, appearance, orientation and amount of development being applied for, particularly in light of the Listed house.



Figure: Site Aerial, site circled in red (not representative of application boundary)

2.0 Site Assessment

The site lies inside a conservation area and forms the part of the rear garden to 142 Castle Road, a four storey Georgian grade II listed building.



Figure: Site Location Plan (not to scale), application site highlighted in red.

2.1

Photographs of the Existing Site



The rear of 142 Castle Hill, looking south west



The rear of 142 Castle Hill, looking south east



The rear of neighbouring property 144 Castle Hill, looking south



Boundary wall to rear of 142 and 140 Castle Hill

3.0

Technical Studies

This Design and Access Statement is supported by the following separate technical guidance and reports.

- Flood Zone information
- Heritage Statement

3.1

Flood Risk Map & Assessment

The image below, taken from the gov.uk website, displays the application site which is located outside and away from any flood risk zone.

A full (FRA) is not required as the site is less than 1ha.

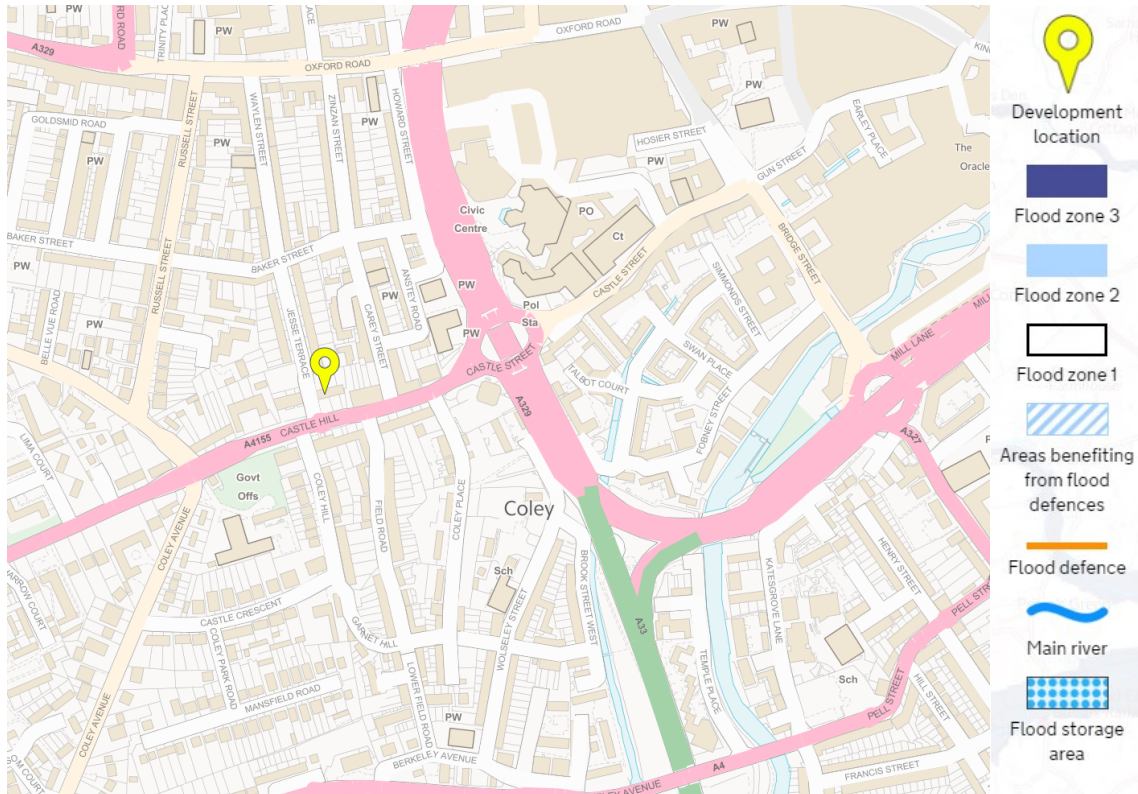


Figure: Gov.uk flood risk map of 142 Castle Hill

4.0

Evaluation

The site and context have been fully assessed in order to establish and appropriate use, type, level and arrangement of the proposed store. It is contended that best use of this site, in accordance with local development guidance, would be made by utilising the site for a proposal of this kind.

A garden store of this size is deemed appropriate to the area, improving the site appearance better contributing to the dwelling. Sensitive treatment of the site boundaries are proposed including the restoration of the existing brick wall and a new rear fence and gates, which marry in with those of the neighbouring properties.

Site access is to be maintained via the north of the site, using the access road off Jesse Terrace. This location is the safest location for vehicular access and is already well established.

5.0 Use

The proposals will tidy up the rear of the property, providing a simple and elegant garden store with the repair to the existing wall, new rear fence and gravel to the existing parking bay.

Careful consideration has been paid to orientation of the proposed store, ensuring privacy of the neighbouring properties is not compromised.

6.0 Amount

The application is for a small garden store to house cycles, garden bins and a small workshop. The store is to be finished in untreated cedar strip cladding.

7.0 Site Layout Plan

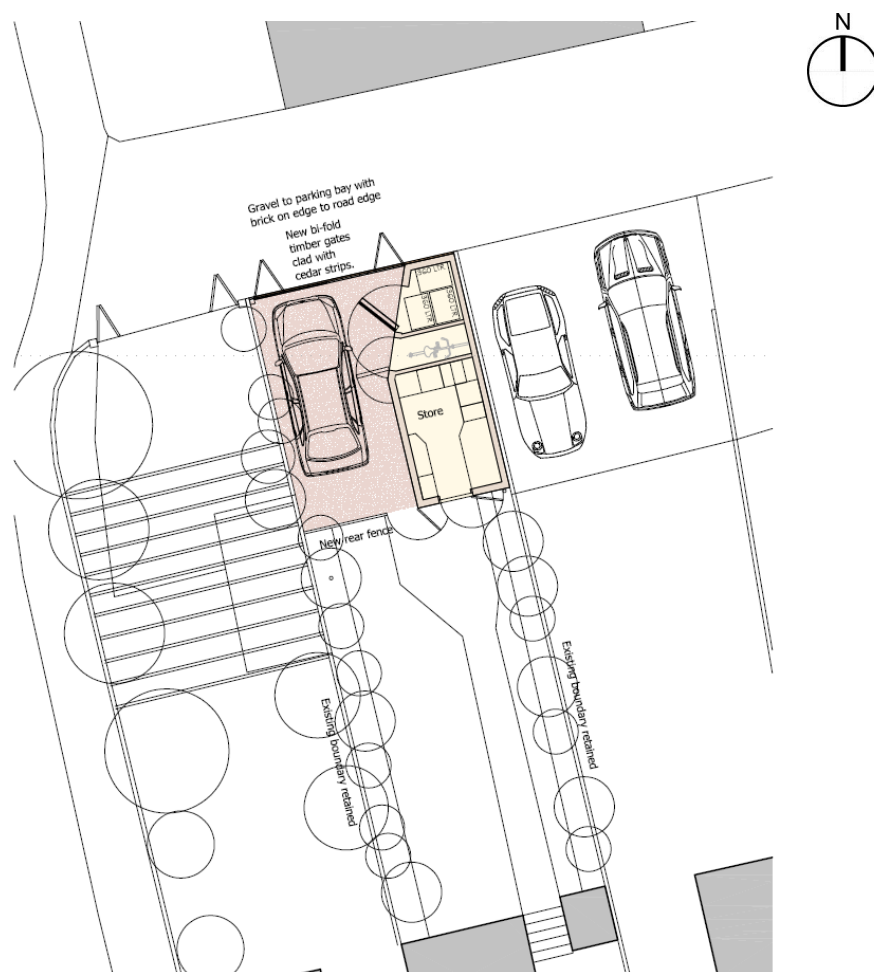


Figure: Proposed site plan not to scale

8.0

Car and Cycle Parking Provision

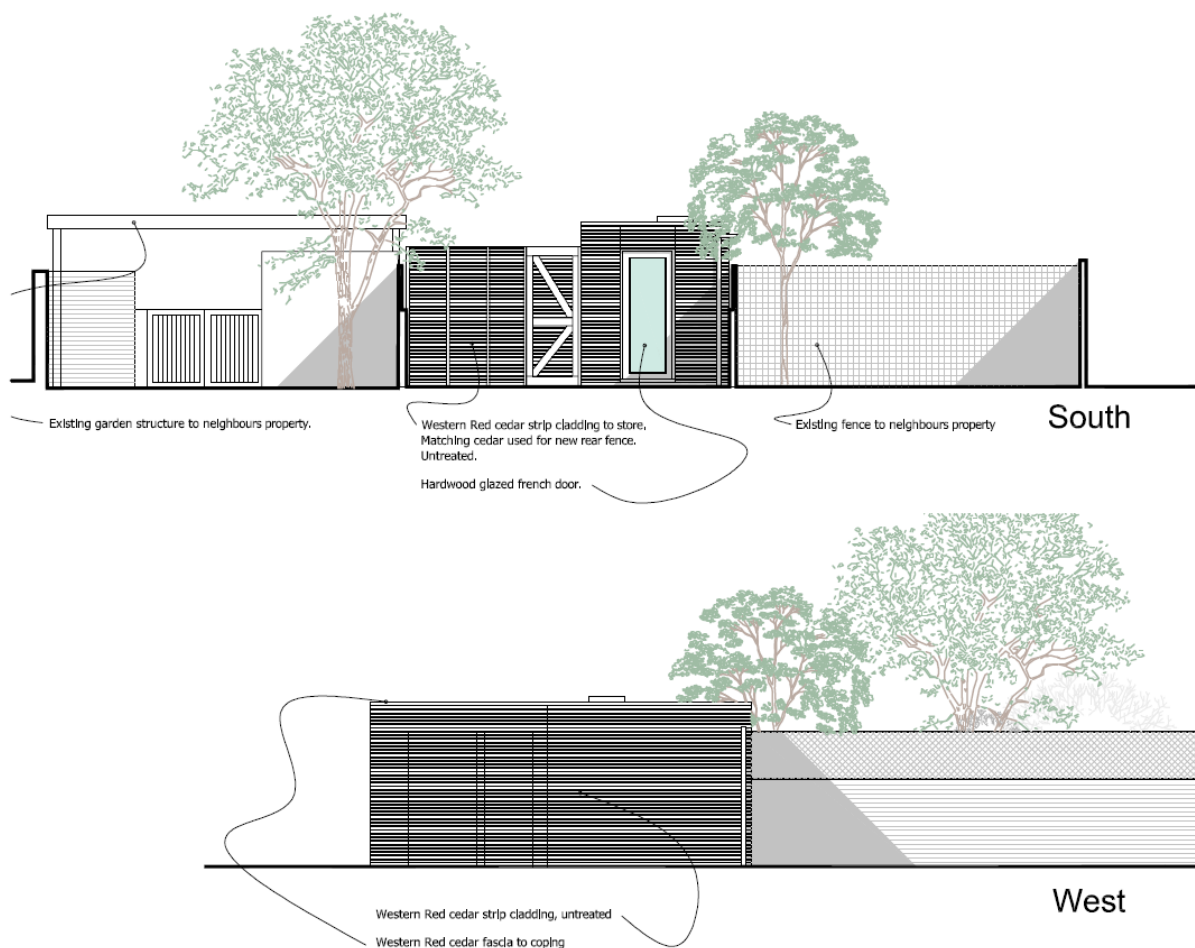
The property will continue use the current car parking provision and make use of the garden store to securely house cycles.

9.0

Scale & Appearance

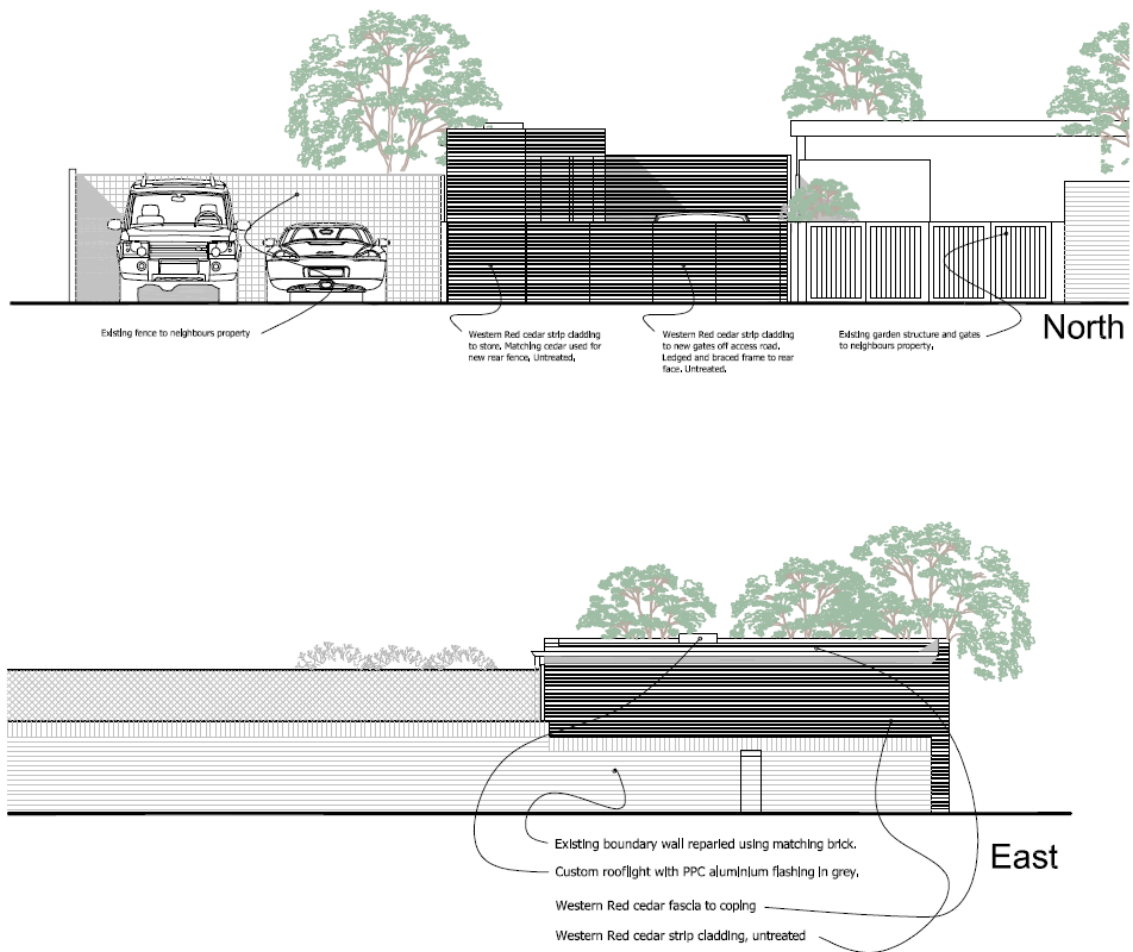
The scale of the proposed garden store has been directly influenced by the neighbouring properties and their garden stores / structures.

The rebuilt volume has been designed with traditional, locally found styling in mind; with untreated cedar strip cladding to match the proposed new garden fence.



Figures: The proposed south and west elevations (not to scale)

9.0 Scale & Appearance



Figures: The proposed North and east elevations (not to scale)

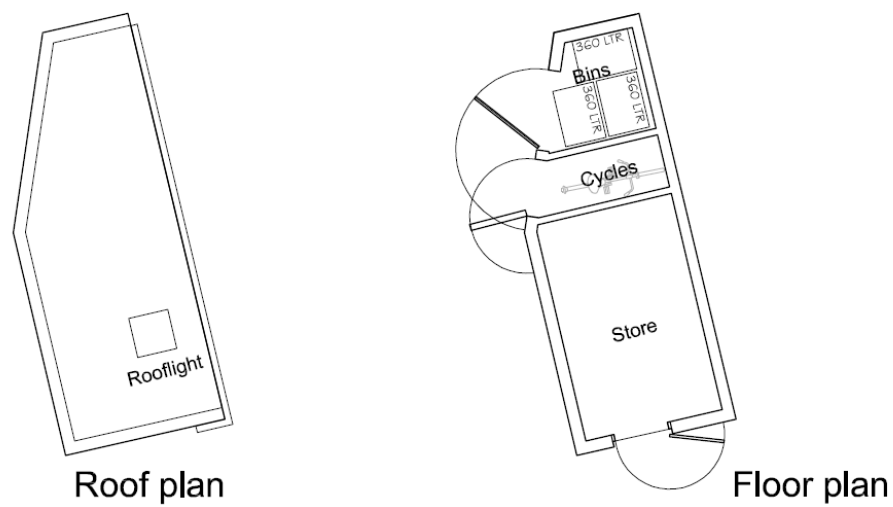


Figure: Proposed floor and roof plan

10.0

Landscaping

Little alteration is proposed to the external landscaping, and will include restoration to the existing brick wall, new rear fence and gravel to the parking bay is proposed. All amendments seek to improve the settings.

12.0

Sustainability of the Location & Connectivity

There are no proposed alterations to the existing accesses to the site.

12.1

Sustainability of the Location & Connectivity — Public Transport

Retained as existing.

13.0

Inclusive Access

The site is level throughout and may be accessed from the property or access road off Jesse Terrace via foot or vehicle.

The emergency services have direct access to the site in which the house and garden may be reached from the front or rear of the property.

14.0

Application Submission & Conclusions

The proposed re-development of the site improves the appearance and usability of the area.

The garden store will be to a high quality design using construction methods and materials to keep in with the style and appearance of local properties. It will thus contribute positively to the overall character and visual amenity of the space.

Through a detailed and considered design process the proposals now offer a well-balanced scheme that would increase the value of the existing house, and has been specifically designed to ensure that the setting of the Listed building is not materially impacted upon.

The accompanying Heritage Statement explains the significance of 142 Castle Hill as a heritage asset and demonstrates an understanding of the proposal upon the significance of the Listed building.

The design team hope that the Local Authority and its members agree with the principles set out in this statement, and look favourably and supportively at the application.