

land to the rear of
no.92-96 southampton street
reading / rg1 2qz

design & access statement
28 june 2016 - planning issue

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introduction

about design and access statements

Colony Architects use a Design and Access Statement as an illustration tool to explain a planning application design proposal, the rationale behind its creation and how it is appropriate for the context.

The Statement furthermore serves to meet statutory requirements, local planning policy and national guidance documents.

Statutory requirements of a Design and Access Statement

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design and Access Statement to be made in the following application situations:

- ▶ Major Developments;
- ▶ Within a designated area (conservation area, World Heritage Sites);
- ▶ The provision of one or more dwelling/houses; or
- ▶ The Provision a building, or increase in building area greater than 100m².

The statement should cover:

- ▶ The design principles and concepts that been applied to the development;
- ▶ How access relating to the development have been dealt with, adopting local planning policy requirements;
- ▶ Explain the steps taken to appraise the context and how the design of the development takes the context into account;
- ▶ State what, if any consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation.

Guidance Documents

In addition to the statutory requirements of a Design and Access Statement, there is further guidance on the document structure. DCLG Circular 01 / 2006: Guidance on Changes to the Development Control System identifies three essential components of a design and access statement, to which this document generally follows. These are:

Appraising the Context

A statement must demonstrate the steps taken to appraise the context of the proposed development, since it is important to the eventual design that an applicant should understand the context in which their proposal will fit and use this understanding to design the scheme. To gain a good understanding of context and use it appropriately, applicants should follow a design process which includes assessment, involvement and evaluation as well as design.

The Design Component

A design and access statement should explain the design principles and concepts that have been applied to particular aspects of the proposal. These are:

- ▶ **Use** – How the use or mix of uses proposed for the land and buildings have been derived from an understanding of the site's context.
- ▶ **Amount** – How much development is proposed. For residential development, this means the number of units proposed for residential use. The statement should explain and justify the amount of development proposed for each use, its distribution across the site, how it relates to the site's surroundings and how accessibility to and between all parts of the development have been maximised.
- ▶ **Layout** – The way in which buildings, routes and open spaces, (both public and private), are provided, placed and orientated in relation to each other and buildings and spaces surrounding the site.
- ▶ **Scale** – The size of the buildings, (including their height), in relation to their surroundings. The statement should also explain and justify the size of individual building parts and how these relate to each other.
- ▶ **Appearance** – The visual impression made by the building should be explained and justified, including its built form, architecture, materials, decoration, lighting, colour and texture.

- **Landscaping** – i.e. the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated, through hard and soft landscaping measures and how these will be maintained.

The Access Component

Design and access statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the wider transport network.

It should include an explanation of the applicant's policy and approach to access, with particular reference to the inclusion of disabled people, a description of any consultation undertaken in relation to access issues and how the outcome of consultations and advice received on accessibility issues has been followed.

Access for emergency services should be explained where relevant.

Design Process

During the design process, the design team not only observe statutory requirements and guidance documents, but also local planning policy requirements, examples of these documents include:

- Design Quality (Supplementary Planning Documents / Guidance)
- Character & Conservation Area assessments
- Lifetime Homes & Wheelchair housing requirements
- Housing design standards
- Sustainability checklists
- Parking & Highways standards

“Circular 01 / 2006 recommends that applicants follow an assessment - involvement - and evaluation design process.

This closely mirrors a good design process and means that the final design will be informed by the wider context of the site.”

CABE: Guide to Design and Access Statements



application and location

Description

This application is for the residential development of seven units to the rear gardens of No.92-96 Southampton Street, Reading.

This document is to be read in conjunction with submitted plans and reports.

Site Location

The site location map illustrates the site's location in south central Reading, in the area of Katesgrove.

Site Locality

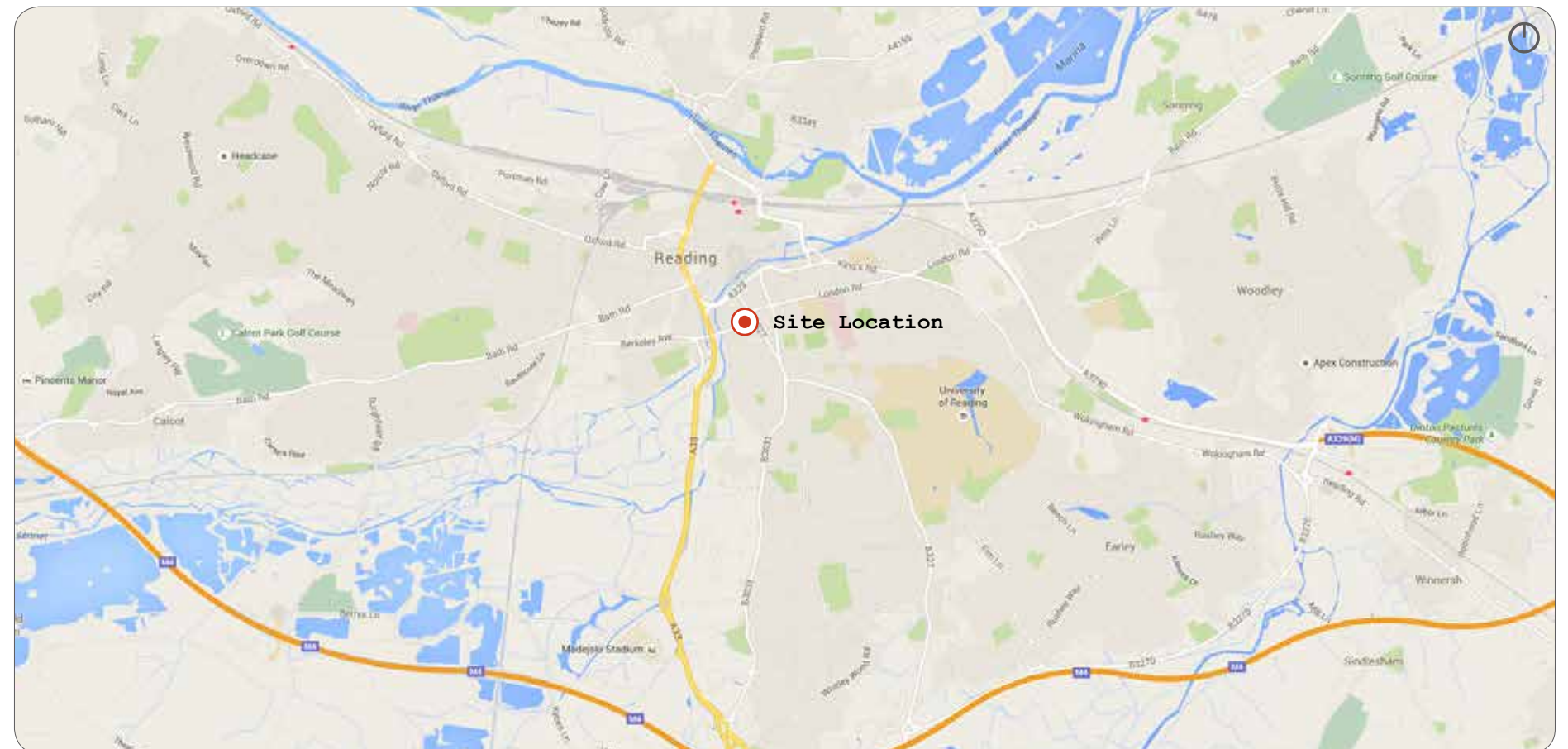
The aerial view of site shows that the locality of the site is a predominantly residential area, within the defined settlement boundary of Reading. The site fronts Pell Street (A4) to the north and residential gardens to the east, south and west, that serve the residential terrace houses that address the three surrounding roads of Southampton Street, Sherman Road and Sherman Place.

Sustainable Location

The site is a sustainable location for development as it is in close proximity to:

- ▶ Reading Town Centre
- ▶ Oracle Shopping Centre [2 minute walk]
- ▶ Reading Railway station [10 minute walk]
- ▶ Bus routes [Route 11 – bus stop in front of site]
- ▶ Newsagent – On the corner opposite
- ▶ Katesgrove Primary school

The proposed site for development makes use of existing infrastructure, services, facilities and employment opportunities, and therefore should be considered a sustainable location for additional housing. From a broader viewpoint, the increased need for housing in the UK can be met largely from sites of this nature being developed, assuming that other local policy and design based context issues can be satisfied.



Site location – map view



Axonometric aerial view



Regional aerial view



Site location - aerial view

heritage statement

While the development proposed does not alter any listed building, it does sit within the curtilage of three listed houses, i.e. No.92, 94 & 96 Southampton Street.

The proposal seeks to retain all features of the existing building, including boundary walls.

Listing Description

Grade II

1813-1819 by Richard Billing senior. 3 storey and basement. Brick with moulded stucco cornice and blocking course, nipped slate roof. Symmetrical terrace with break to central house. Glazing bar sash windows (except 2nd floor of No.96, easements). 2 bays. Steps to panelled door, recessed with arched radiating fanlight over, contemporary railings to steps.

Historic context

- ▶ The site is within the curtilage of No.92-96 Southampton Street, Grade II Listed building.
- ▶ A number of surrounding listed buildings, Rose Cottage (No.98-100) Grade II Listed and No.106, Grade II Listed both to the south of the site.
- ▶ Outside of conservation area.
- ▶ Character of area and Palette of local materials:
 - Roof materials typically slate
 - Sloping and curving of Pell Street
 - Strong architectural character created by stepped house facades
 - Variations in façade decoration, materials and dormer gables

Building History

- ▶ Design and built by local architect Richard Billings Senior, who is locally prominent and has built/designed a number of buildings along Southampton Street and the Reading Area generally.
- ▶ Listing description dates the buildings to 1813-1819
- ▶ No.s 92 to 96 is a three storey building with a basement, built in brick with Moulded Stucco cornice and blocking course, nipped slate roof.
- ▶ Symmetrical terrace with break to central house.
- ▶ Glazing bar sash windows generally throughout.
- ▶ Steps to panelled door, recessed with arched radiating fanlight over, contemporary railings to steps.

Evolution of building and Curtilage

- ▶ 1879 map of Reading illustrates the building formed part of a larger façade that faced onto Southampton Street, what would have been No.s 90-84 have been demolished to make way for Pell Street. These alterations to buildings were made between 1900-1930.
- ▶ The large gardens to the rear of the properties, mostly overgrown or used as larger area of parking.
- ▶ Larger properties facing onto Southampton Street have been converted into HMO's, split ownerships have led to a general deterioration of gardens and curtilages.

Significance

- ▶ Built by prominent architect.
- ▶ Townscape significance bears more on Southampton Street than Pell Street facade.
- ▶ Competent piece of design.
- ▶ Returning brick wall and garden prominent to Pell Street streetscape.
- ▶ Greenery and vegetation to gardens add important character to the area.

Impact Assessment of development

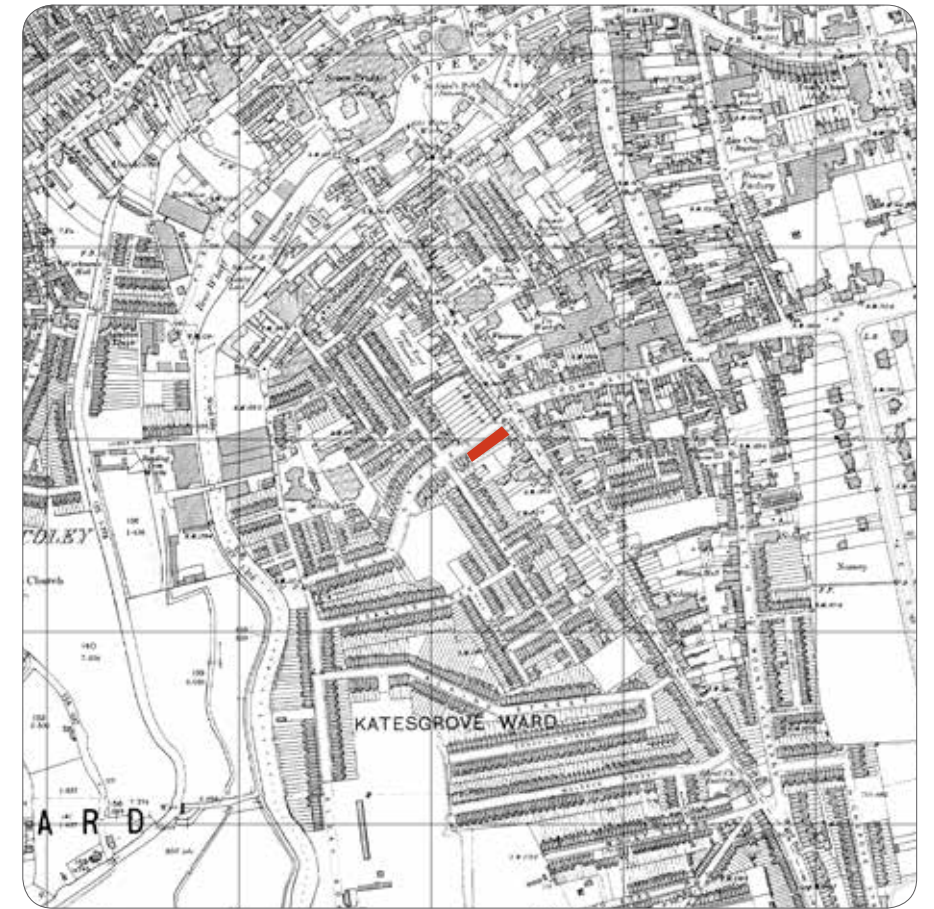
- ▶ View and presence of listed buildings to be preserved, development to be subservient in scale, massing and material selection.
- ▶ Minor alterations to the boundary wall including repairs or replacement where necessary.
- ▶ Greenery behind the brick boundary wall to be preserved through mitigation planting.



Landmark historical map - Berkshire 1879



Landmark historical map - Berkshire 1883



Landmark historical map - Berkshire 1899

site parameters

Site Parameters

- › Site is within curtilage of No.92-96 Southampton Street, with frontage to Pell Street
- › Existing site access at south-west corner of the site, onto Pell Street
- › Pell Street is a busy urban road - noise & air quality
- › Good visibility from existing site entrance for vehicles and pedestrians
- › Current use of the site is residential rear gardens
- › Site area is approximately 650m²
- › Site is generally rectangular, facing north-west and south-east
- › Site slopes down about 2.5m, from south to north
- › Two large trees on the existing gardens are retained
- › Some small fruit trees and overgrowth to be removed
- › Brick boundary wall runs along Pell Street frontage, starting at 1.8m high, raising to 4m at the eastern end
- › BT communications box on the northern boundary, near the existing entrance
- › Site occupies the gardens of No.92-96 Southampton Street, a row of Grade II listed buildings
- › Site stops short of the host (listed) buildings by 15m
- › Potential overlooking issues:
 - Garden of No.90 Pell Street
 - Gardens of No.1,3 & 5 Sherman Road
 - Garden to the rear of No.98-100 Southampton Street
 - Gardens of No.92-96 Southampton Street
- › Windows to the side elevation of No.90 Pell Street overlook the site
- › Potential overshadowing issues:
 - No.90 Pell Street
 - No.1 Sherman Road
- › Site is within an Air Quality Management Area (DM19)
- › Site is just north of area of Archaeological Potential (CS33)
- › Outside of any conservation area; nearest is Kendrick Road to the east



1. View of existing site access



2. View of adjoining property further east of the site, with windows overlooking the site



3. View to the rear of the site, facing north over the boundary



4. View from within site facing back to No.92-96 Southampton Street



5. View from within site facing back to No.92-96 Southampton Street



6. Rear view of Rose Cottage to the south of the site



7. Front facade of Hawk Cottages



8. View further south towards the listed building of No.106 Southampton Street



Constraints & opportunities diagram



9. Rear elevation of No.92-96 Southampton Street



10. Front view of site facing onto Pell Street

site context

Character of Context – Townscape, Architecture and Density

- Predominantly residential area
- Generally Victorian & Georgian architecture
- A number of historical assets (Grade II & II*) close to the site:
 - Rose Cottage, No.98-100 Southampton Street (Grade II)
 - No.86 Southampton Street, Reading (Grade II)
 - No.78-84 Southampton Street (Grade II*)
 - No.61 Southampton Street (Grade II)
 - No.72-76 Southampton Street (Grade II)
- Mixed palette of materials elevation materials (Red brick, grey brick, buff brick details, painted render)
- Roof material is typically slate
- Sloping and curving of Pell Street
- Strong architectural character created by stepped house façades
- Variations in façade decoration, materials and dormer gables
- Properties with individual character & identity
- Varied and exciting street scene

Character of context – Landscape, Trees and Public Realm

- Buildings generally set on the back edge of pavements
- Limited trees and public open spaces other than residential gardens.
- Car dominated environments

Urban Grain

- Most roads lined both sides with buildings
- Creates a ‘block’ development pattern where roads define blocks
- Large gap to the rear of Southampton Street houses
- Proposal site would complete one of few remaining ‘block’ sides
- Pell Street lined with majority terraced houses
- Stepped facades deal with curved roads
- Sherman Road and Pell Street houses have small gardens (circa 10m)

Building Heights

- Three storey average height of buildings along Pell Street
- Taller buildings face onto Southampton Street
- Two storey housing to residential areas off main streets

Note: Building heights do not best reflect true heights due to topography and storey heights.



Urban grain



Building heights

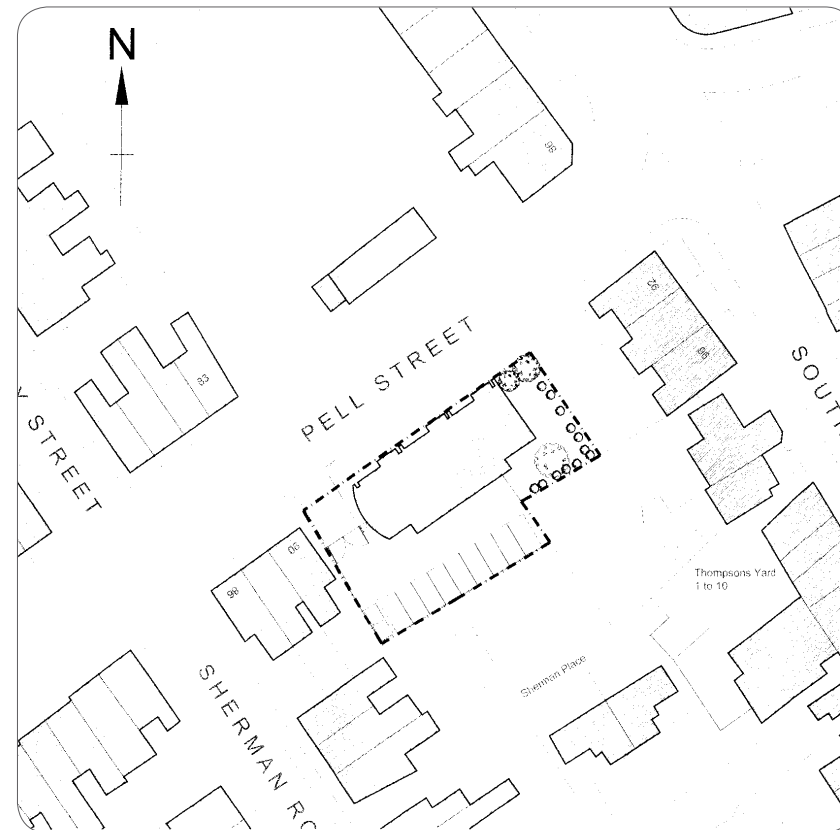


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previous applications
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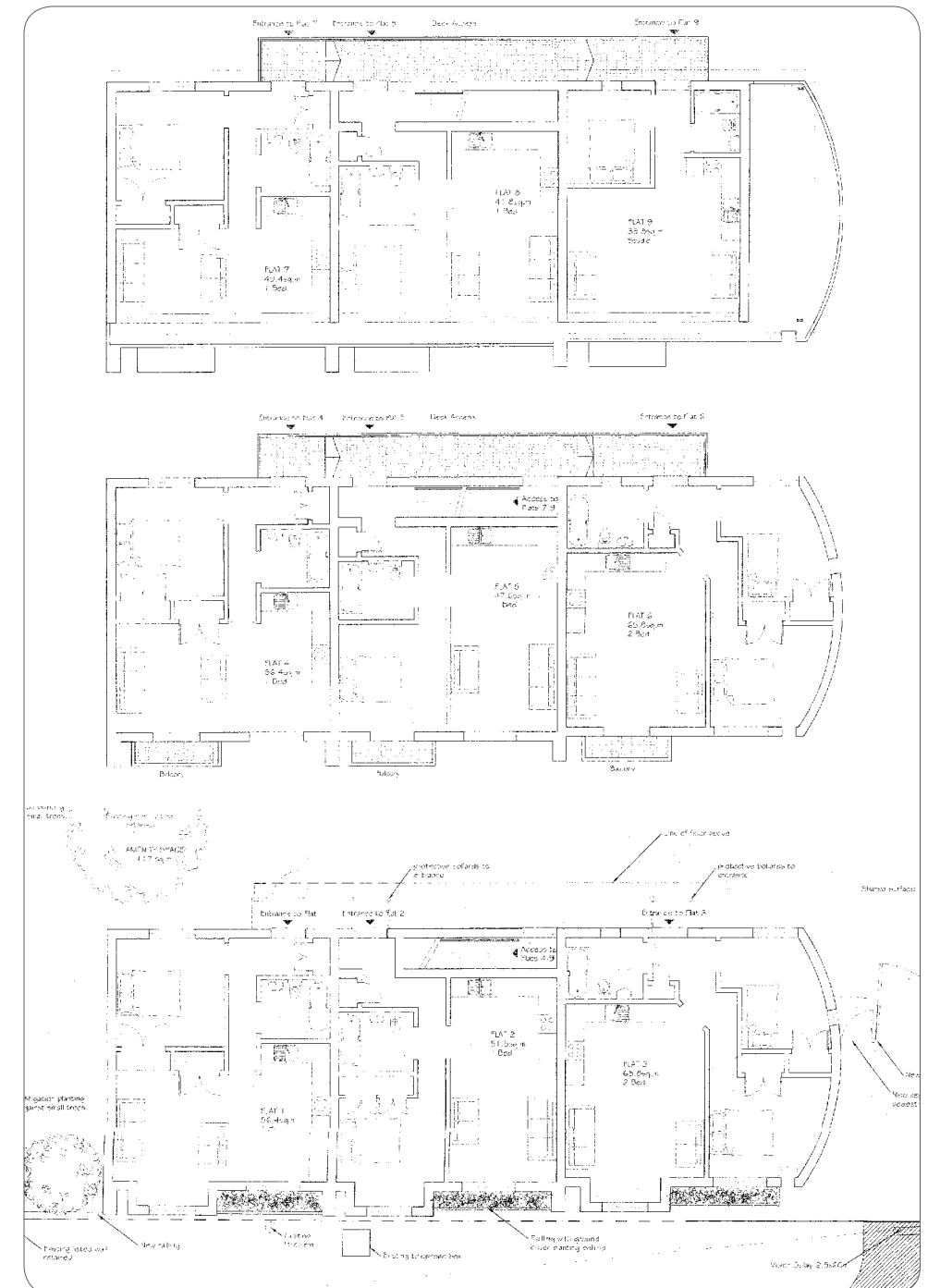
Applications 05/01038 & 05/01096 LBC

In early 2005, applications 05/01038 & 05/01096 LBC were submitted to Reading Borough Council. This application was for 7x1bed flats and 2x2bed flats, with 9 parking spaces. This application was withdrawn. The following design observations were made during the application process:

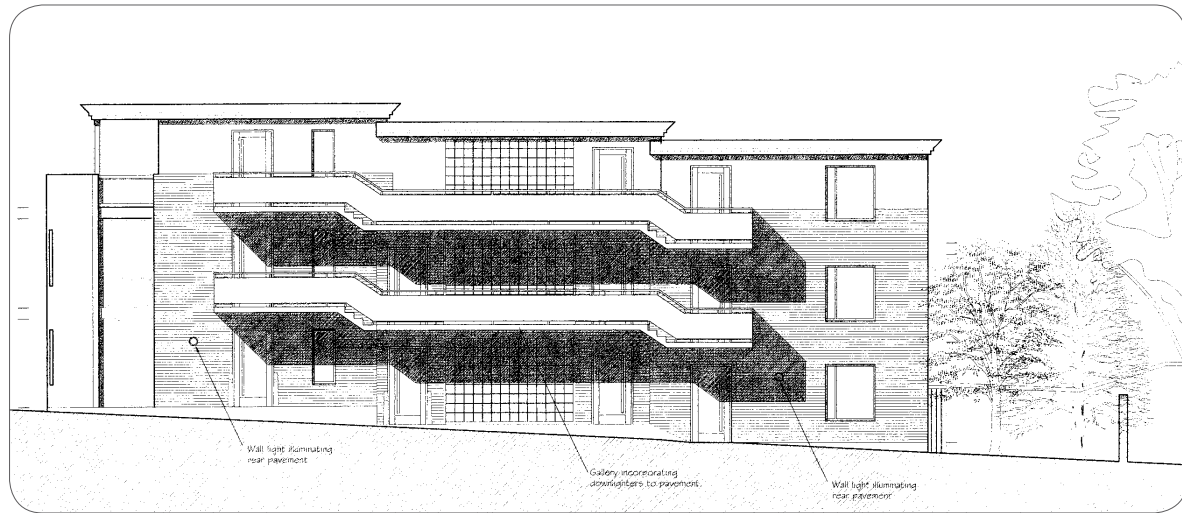
- ▶ Overdevelopment of site
- ▶ Design lacks sympathy to the existing terraces in style and massing
- ▶ Overlooking to rear
- ▶ Rear entrances to flats create security problems
- ▶ No respect shown to Listed building
- ▶ Demolition of wall to listed building garden
- ▶ No defensible space to front of properties
- ▶ Building line close to highway
- ▶ Inadequate amenity space provided
- ▶ Private gates prevent delivery vehicles turning to exit site in forward gear
- ▶ Bins shown at 19m from road
- ▶ Inadequate cycle storage
- ▶ Highways had no objections regarding width or location of access
- ▶ Visibility splay 45m east and 35m west @ 2.4m required



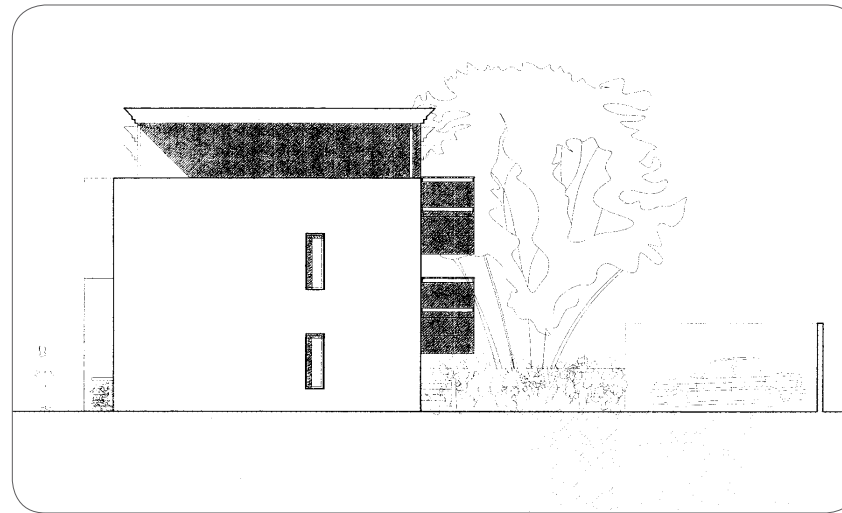
Previous application - Block plan



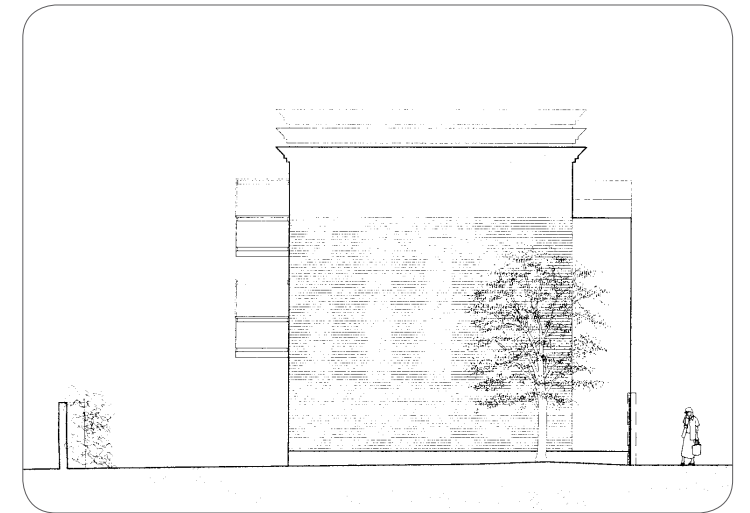
Previous application - Floor plans



Previous application - Rear elevation



Previous application - South side elevation



Previous application - North side elevation



Previous application - Elevation to Pell Street



design principles

response to context

The previous **site assessment** pages illustrate the important aspects of the locality, and the constraints to be borne in mind when producing proposals for this site.

This section identifies key design principles which are derived from the site assessment.

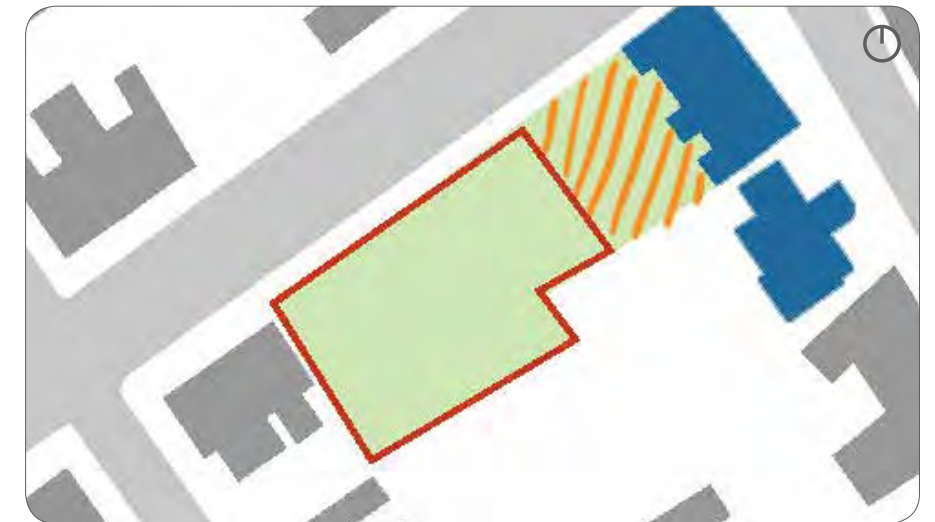
The design principles have been used to inform and develop the proposals that follow in the **proposed scheme** section.

The key design principles established from analysis process are as follows:



Extent of Garden

Listed buildings (blue) and potential development site (green).



Development Area

15m clear area retaining private gardens to houses (orange hatch) results in potential development area (red outline).



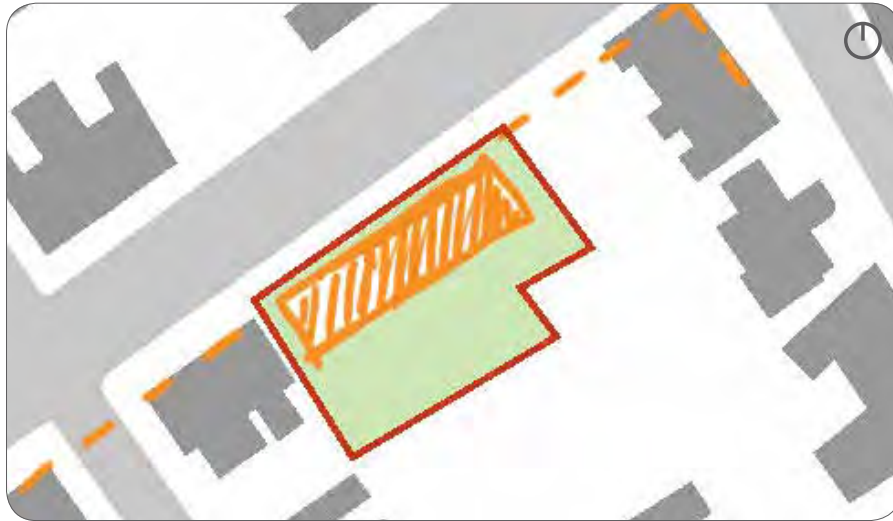
Overlooking onto Site

Neighbours present overlooking in some areas however central area to site can be extended (orange hatch).



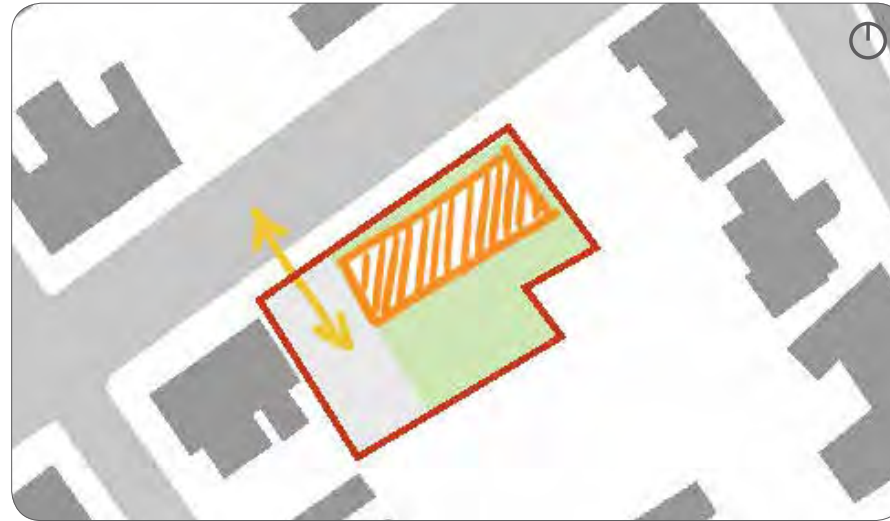
Overlooking from Site

Neighbouring garden areas (light green) and 10m closest portion of garden to residence (green hatch) could be overlooked (light blue) from site.



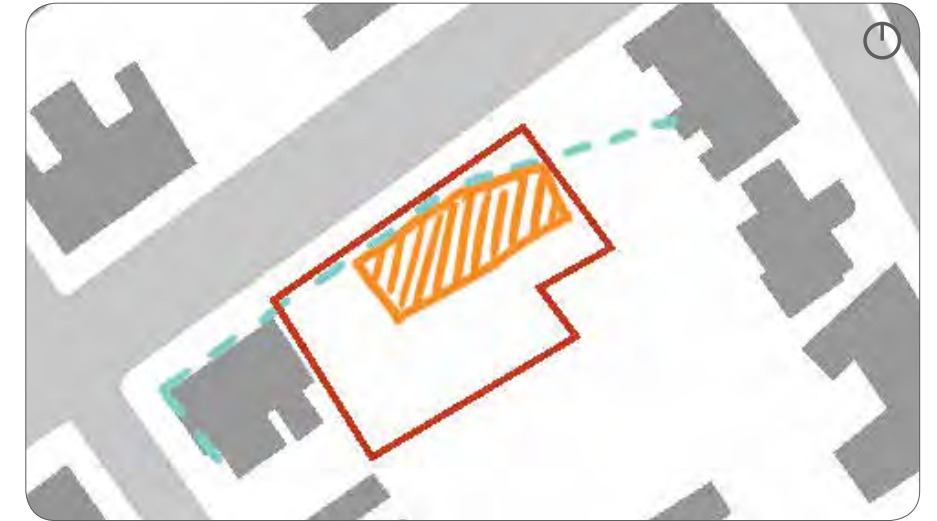
Building & Garden

Existing urban grain suggests building along front of site and gardens to rear.



Access and Parking

Existing access and dropped kerb from Pell Street (yellow).
Parking adjacent to site access and garden / amenity space across rest of site.



Listed Building

Development set back towards listed building to improve its visibility and prominence in the street scene (light blue).



Views

Proposal reduced and window walls orientated to restrict overlooking of neighbours.



Street Facade

Pell Street facade stepped along line of curve to suit existing building pattern and local brick detailing.



Pell Street Views

Curved street frontage (orange) dealt with by stepped facade creating slim, vertical units (yellow) behind wall for defensible space (green). Repetitive gable rhythm creates sawtooth silhouette (light blue) and mixture of facade materials (red wash) enhance individuality.

response to character

Responding to Local Character – An Improved Scheme

The previous application was inappropriate for the site for several reasons, which have been identified and addressed below:



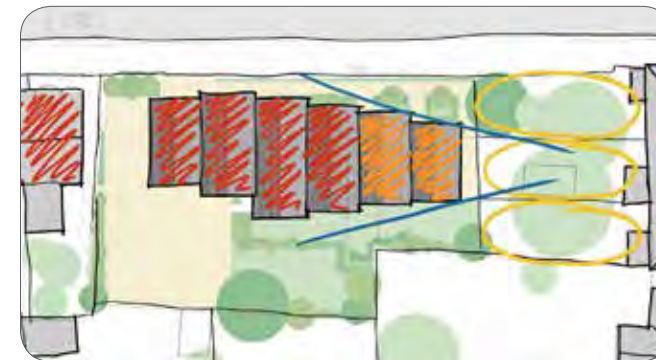
Local Character – Street Scene

Retain the Brick Wall
Existing brick wall to Pell Street to be retained, along with other brick walls surrounding the site (orange). Areas of wall to be repaired or constructed to match existing walls (blue).



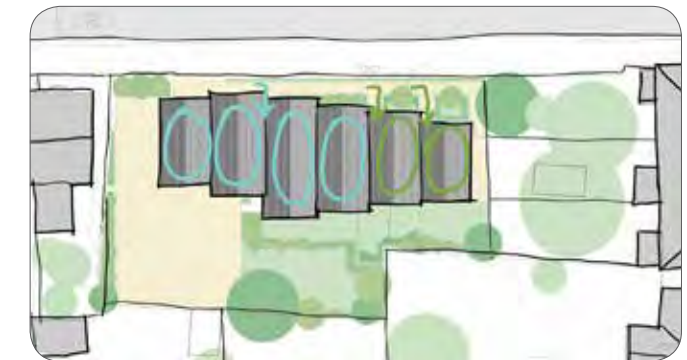
Defensible Space

Proposal is set back from pavement back providing private and defensible space for residents and gives meaning to the retained wall.



Respect for host (listed) building

15m garden retained for each house (yellow) and views out maximised by scale reduction towards south-east end of proposal both in plan (blue) and in elevation (red 3-storey; orange 2-storey).



Small Residential Accommodation

Seven individual units each with two bedrooms, perfect for first-time buyers in great demand in Reading Town Centre. Mixture of flats (blue) and houses (green) with individual access. Urban density of land use – in keeping with neighbourhood and planning policy.

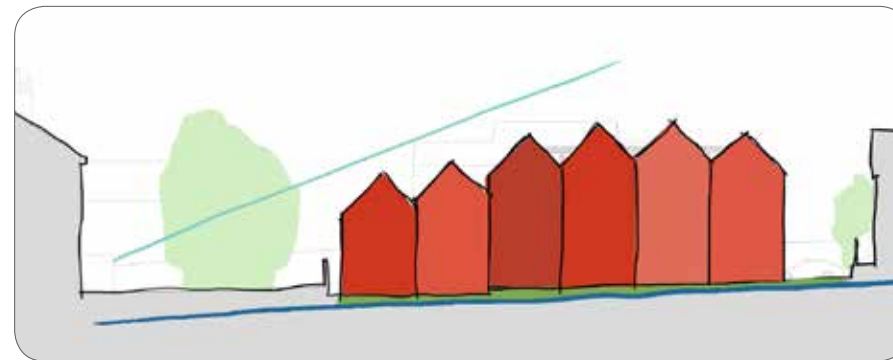
Should we have a figure here? 7 units in 650m² = 108/hectare!

Scale, Massing and Form



Gable Rhythm

- Design sympathy with terraced house context.
- Collection of gable forms repeated to respond to the Pell Street vernacular.
- Participate in and emphasise the exciting street scene.



Stepped Site

- The site slopes along its length (blue); the proposal steps the site (green) in the same way Pell Street is stepped along its slopes.
- Proposed massing of building slopes down to respect listed building (light blue).



Suitable Scale

- Seven small units with mixture of flats (blue) and houses (green).
- Overall maximum height is 3 storeys, commensurate with adjacent terrace housing.
- Roof space is inhabited, as much of the local context.



design proposals

design proposals

proposed layout



Site location plan

Site Plan

- ▶ Site access point is located near the existing entrance to the site in the south western corner. The access has been modified to improve site vehicular and pedestrian access, including visibility splay.
- ▶ Proposed parking is positioned near the site entrance, keeping areas of hardstanding to a minimum. Cycle storage is provided under cover adjacent to parking for ease of use.
- ▶ Parking separates the proposal from the existing terrace house at No.90 Pell Street, creating a buffer between old and new
- ▶ Level access will be provided allowing GF dwellings to be wheelchair accessible.
- ▶ Outdoor amenity space is provided in the form of
 - private gardens (to all ground floor units: both houses, and the ground floor flat)
 - communal gardens (100m²)
 - defensible space along Pell Street frontage
- ▶ majority of amenity space on south side of building to maximise sunlight
- ▶ extensive planting including retention of existing trees and provision of new trees and hedging
- ▶ many areas for private planting in addition to amenity space
- ▶ overlooking has been addressed both over and from the site, with careful fenestration positions to prevent detriment to privacy and amenity space both existing and proposed
- ▶ all entrances to dwellings located on the front facade to avoid security problems outline in the planning department's response to the previous application here



Proposed site layout and roof plan

Floor Plans

Houses have:

- ▶ private entrance and front gardens
- ▶ open plan living, dining and kitchen
- ▶ generous master bedrooms
- ▶ private rear gardens facing south-east

Flats have:

- ▶ single communal entrance
- ▶ either south-east facing private garden or small balcony
- ▶ open plan living, dining and kitchen
- ▶ generous master bedroom with en-suite bathroom

All units have:

- ▶ dedicated storage space
- ▶ one dedicated parking space
- ▶ shared bin store
- ▶ communal area for cycle storage
- ▶ access to south facing communal garden area

Amount and Use

- ▶ existing use is residential gardens
- ▶ proposed use is residential

Unit	Type	Area
1	flat	66 m ²
2	flat	69 m ²
3	flat	69 m ²
4	flat	66 m ²
5	flat	69 m ²
6	house	62 m ²
7	house	52 m ²

Design Standards (Site specific)

- ▶ The unit sizes are compliant with SPD ???????????



Proposed first floor plan



Proposed ground floor plan

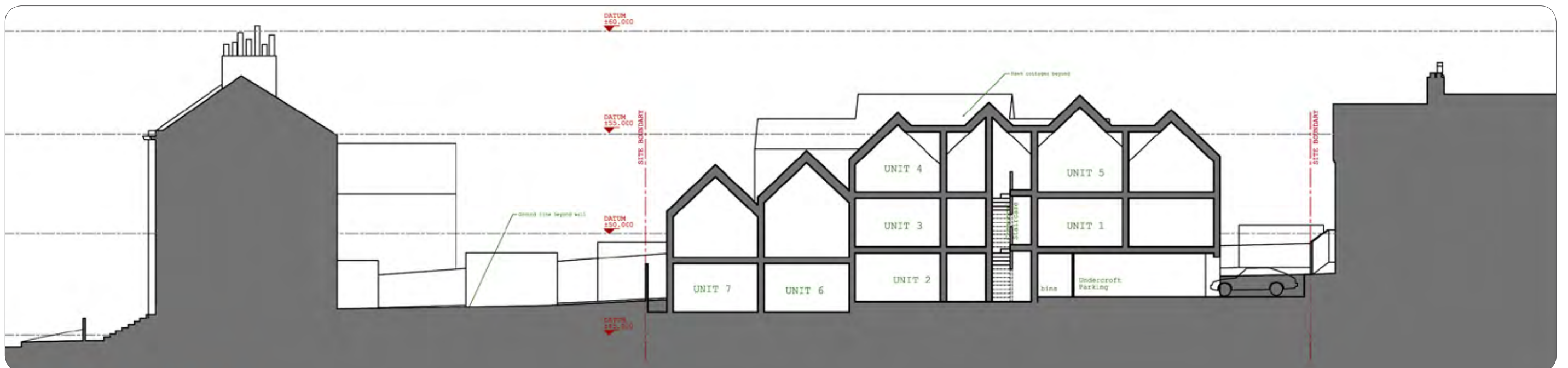


Proposed second floor plan

proposed layout – continued



Proposed section elevation B-B



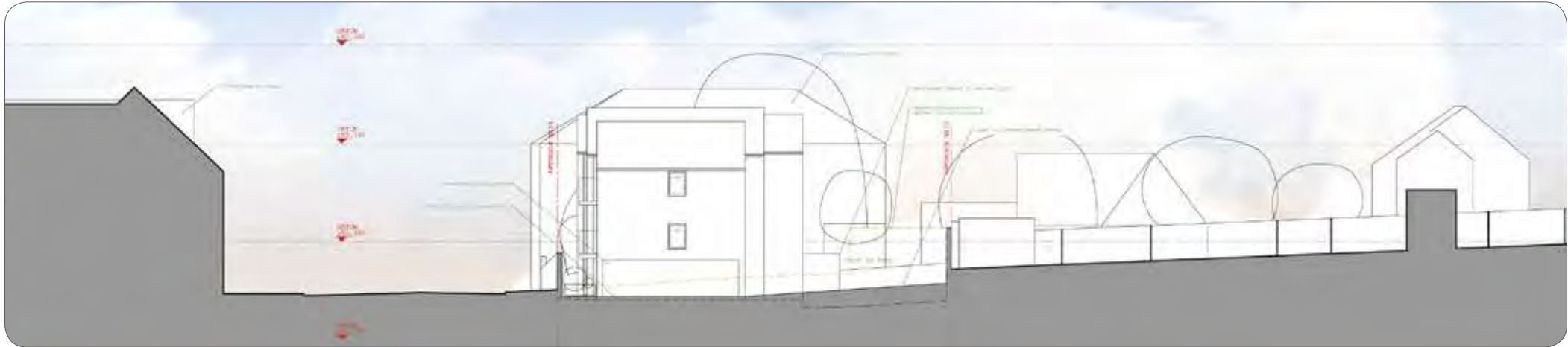
Proposed section E-E



Proposed section elevation C-C



Proposed section elevation key plan



Proposed section elevation D-D



Proposed section elevation A-A

proposed scale and appearance

Appropriate Scale and Massing

- › Generally three storeys of accommodation
- › Building heights reduced to two storeys towards listed building
- › Proposed terrace articulated by 4.5m wide bays
- › Visual scale reduced by expressing house-sized bays
- › Street scene continues and compliments existing Pell Street massing

Architectural Appearance to Suit Context

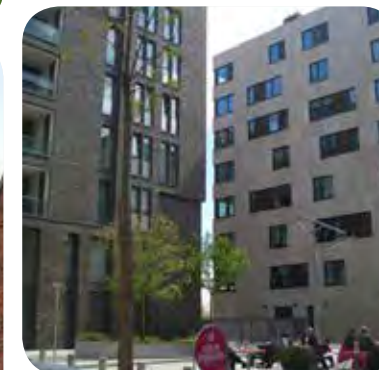
- › Facade form uses gables to express existing street rhythm
- › Bays stepping back continue context of existing street form

Proposed Materials

- › Brickwork laid to match Pell Street palette
- › Multiple brick colours express individual bays and add to existing vibrancy of material
- › Facing brickwork laid in bi-chromatic pattern as local brickwork
- › Simple slimline window units to reduce appearance
- › Coloured glass balconies

Architectural Precedent

- › Contemporary detailing within traditional forms
- › Alternative application of materials
- › Blend of brick
- › Window pattern



Precedent images



Indicative perspective view



sustainability

sustainability assessment

We have completed a sustainability assessment for the development, which is largely based on the CODE Sustainable Checklist and the BREEAM Sustainable Design Checklist.

In this regard the aim is to consider the project as a whole, in its context, with a view to ensuring it will be a positive addition to our built environment now, and for future generations.

Energy & CO2

Aim: To conserve energy, in particular carbon dioxide emissions and maximise the use of energy efficiency techniques.

- solar space heating and natural lighting maximised through glazing position
- adequate space for insulation to prevent unnecessary heat loss
- energy efficient gas-powered boiler
- A-rated appliances to be recommended

Water

Aim: To improve efficiency in the use of water, conserve water resources and minimise vulnerability to flooding.

- no substantial risk of floodwater diversion as site is on a hill
- surface water is to be discharged into soak-aways to disperse rainwater on-site
- waterbutts can be installed to collect rain water for gardening

Materials

Aim: To retain local character and promote the use of materials with a low environmental impact.

- materials selected to be harmonious with the local environment
- development adds to local character positively
- standard building products in ample supply ensure low transportation burden and availability from local sources

Waste

Aim: To minimise the production of waste and maximise re-use and recycling.

- contractor to manage waste responsibly including separating waste during construction
- waste and recycling bins to be integrated into council network reducing burden on transport
- gardens provided include space where users are able to compost household waste

Pollution

Aim: To minimise damage to the environment through air, surface water, land, noise or light pollution.

- development has been situated to reduce unwanted communication between proposal and surrounding buildings, including spread of noise and light
- A-rated appliances will reduce reliance on harmful refrigerants
- no harmful materials are required for the construction or maintenance of the building
- development is outside flood risk areas, reducing likelihood of contaminants from flooded surface water

Health and Well-Being

Aim: To improve the quality of life in homes through good daylighting, improved sound insulation, provision of outdoor space with good accessibility.

- private and communal garden areas offers opportunity for range of healthy activities
- large areas of glazing provide views out and connection to garden
- level access allows flexibility of user and provides for less ambulant

Management

Aim: To manage the site in an environmentally and socially considerate manner.

- ▶ environmentally and socially responsible contractor can dramatically reduce the impact of a project on the environment and community
- ▶ clear Operation & Maintenance manuals given at project completion allows non-technical users to understand the technologies and their efficient use

Ecology

Aim: To retain, protect and enhance wildlife habitats and natural features.

- ▶ no substantial trees felled or cut back
- ▶ substantial planting proposed with the development

Transport

Aim: To reduce the need to travel through appropriately located development.

- ▶ proposal sits in walking and cycling distance of many facilities
- ▶ cycle storage is provided
- ▶ local public transport includes bus routes and railway station



Indicative perspective view



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