

INTRODUCTION TO THE DESIGN & ACCESS STATEMENT

This Design and Access Statement has been prepared to outline the background support for the full planning application for the acquisition of small un-used parcel of land from council and the construction of one new detached house and a new two bedroom apartment at 216 Whitley Wood Lane. The new house and apartment will be constructed as two storey, two bedroom detached house, with new two bedroom apartment with associated parking and landscaping.

This document sets the design strategy, detailing the urban design, landscape design and architectural approach to the scheme, and describes the way in which the form of the site and associated gardens provide a legible and positive experience of the development, enhanced by a consistent architectural style and materials palette.

Described herein are the design process and the development proposals in accordance with the CABI guidance on Design and Access Statements, and provide details of the required elements of the scheme:

- Context
- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance
- Access: vehicular / transport links
- Access: inclusive access

This development offers a sensitively designed, high quality built environment, meeting local and national aspirations for sustainability and character.

INTRODUCTION

The property at 216 Whitley Wood Lane is a legacy of the various developments that have taken place along this road over the years. The current house appears to be early 20th century, and was on a larger plot of land. The principle elevations of the original house appear to be to the main road (east Elevation), see figure 1, facing Whitley Wood Lane, and the western elevation which has windows, see figure 2. whilst the South Elevation facing towards the garden.

The garden is principally to the south and west of the main house, there is an outbuilding to the rear comprising of storage at the ground floor.

The land beyond to the south and west of the house is council land and is going to be acquired by the client (some discussions has already taken place) and will form part of the development for the 216 Whitley Wood Lane.

There are east, west, north and south facings windows on the first floor at 216 Whitley Wood Lane.

The outbuilding at the rear (west) has the boundary fence abating the footway at the rear) and the main access to the 216 Whitley Wood Lane, see figure 3.



Not to Scale



Fig 1: Front elevation (east) of 216 Whitley Wood Lane



Fig 2: Western elevation towards side garden

The boundary with 216 Whitley Wood Lane to the west is largely screened by an existing mix of trees, shrubs and fence see figure 4.



Fig 3: The existing vehicular access to the right of the outbuilding.



Fig 4: Outbuilding to the rear of 216 Whitley Wood Lane and boundary fence beyond



Fig 5: View of boundary /garden (west) with the land to be purchased behind the fence and over grown hedge

WIDER CONTEXT

The site lies on the Whitley Wood Lane, which comprises an eclectic mix of styles. There are various architectural style two storeys houses, see figures, 6 and 7, with other two storey houses and apartments, see figures 8 and 9 and a three storey block of apartments in Whitley Wood Lane, see figure 10 as well as Chalet style house on the nearby Road (Conningham Road). See figure 11.

To the west site there are a mixed business and retail park (Reading International Business Park), which includes stores such as B&Q, NEXT etc., which are modern commercial sheds, as well as modern offices.

Whilst there are a wide range of architectural styles of houses in the area, many of the houses are in the “semidetached / or detached town house” style.



Fig 6: Typical varied house designs in Whitley Wood Lane



Fig 7: Gable Ended roof on Whitley Wood Lane



Fig 8: Examples of Rendered houses on Whitley Wood Lane



Fig 9: Apartments on Whitley Wood Lane at the round-about for Whitley Wood Road



Fig 10: Houses at Whitley Wood Lane, with a brick line similar used for distinction



Fig 11: Bungalow style on Conningham Road with two part facade



Fig 12: House on Burlingham Close to the east of the site

The majority of properties facing onto the Whitley Wood Lane are set back behind the highway pavements with a mixed space, allowing parking at the front and some close to the road, with others in the side roads, particularly on the more modern developments, the side and occasionally the fronts of dwellings. Others for example in Burlingham Close, to the east of the site, there are a number of two storeys, houses close to the edge of footway, see figure 12. However on Falmouth Road the developments have space at the front of the properties for parking as well as small front garden.



Fig 13: Two part rendered house on Margaret Close

SITE CONTEXT

The property at 216 Whitley Wood Lane is a legacy of the various developments that have taken place along this road over the years. The house appears to be early 20th century, and was on a larger plot of land. The principle elevations of the original house appear to be the front (east), see figure 1, facing Whitley Wood Lane, with small bay windows.

From the title it appears that small parcel of land to the west and the south of the house is owned by the council.

However it's overgrown with bramble and other plants, which require constant maintenance and the council has indicated its willingness to sell the land

The outbuilding at the rear has been used for storage in the past by previous owners of the property. The outbuilding is directly behind to the right, of the property close to the boundary fence along the gated footway, see figure 3. and drawing A-1000

To the front of the property is the busy Whitley Wood Lane, The front boundary includes a vehicular access, it is also enclosed by a 3 m high hedge, see figures 18. The side boundary onto proposed land to which is to be purchased is a 1.8m high close board fence.

To the west of the house there is a side extension (see fig 19), which is mainly screened by existing small trees and fence from the main road. beyond that (South) is a parcel of land that will form part of this development See fig 15 and behind land are houses at Sampage Close. (West)

To the west of the property are properties off Sampage Close. The Sampage development appears to be from about the 1970's, and are located directly behind the 216 Whitley Wood Lane, these properties are two storey house with a "gable ends.

The houses immediately on the opposite side of the road from 216 Whitley Wood Lane have gable end walls to the Whitley Wood Lane, see figures 16 and 17.



Fig 14: View across side of Purchased Land towards side of 216 Whitley Wood Lane



Fig 15: Path to the side of the land to be purchased



Fig 16: Flank wall of 4 Burlingham Close



Fig 17:1 Burlingham Close Flank Wall leading to Whitley Wood Lane

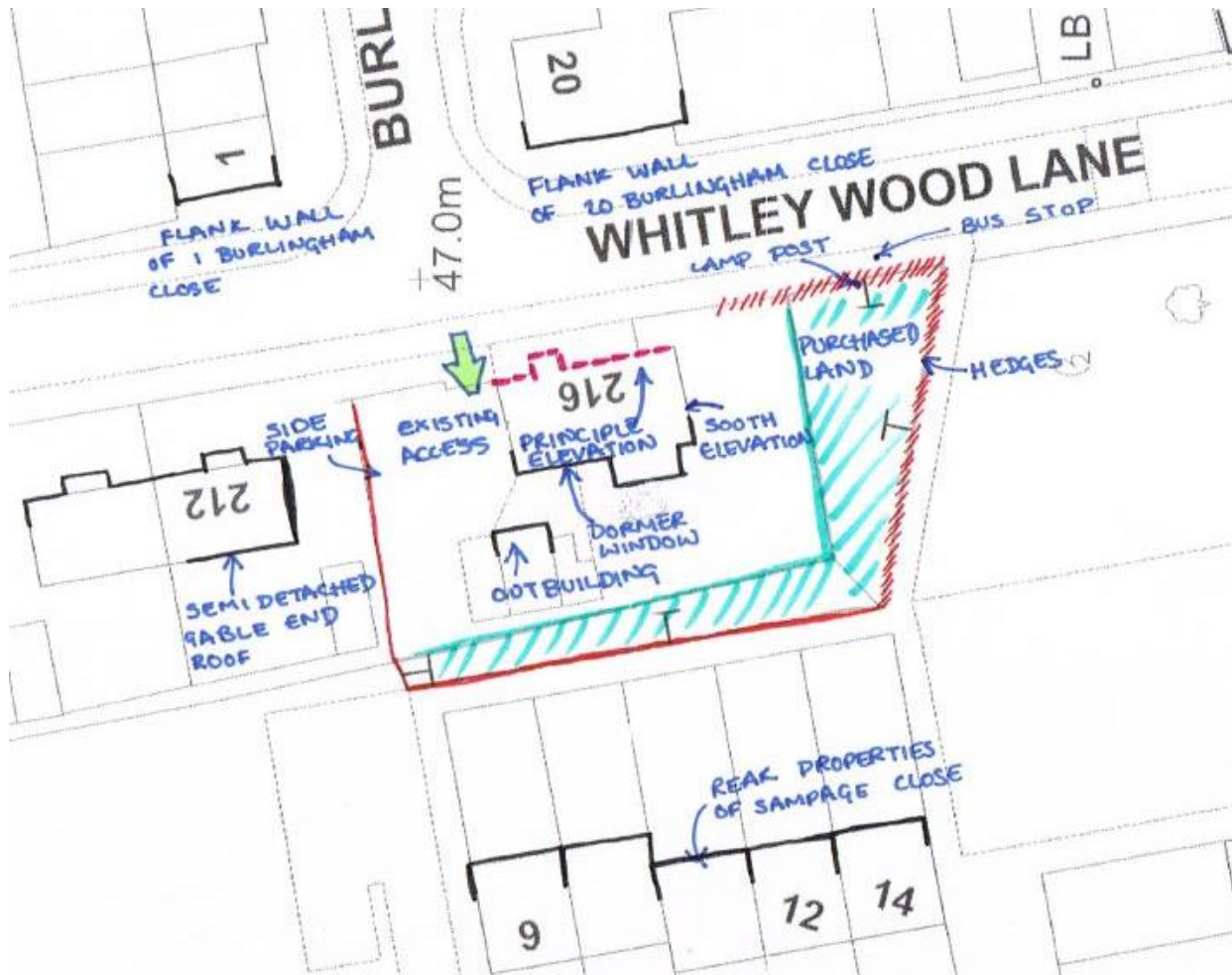


Fig 18: Boundary of 216 Whitley Wood Lane, Bus Stop and Lamp Post



Fig 19: Side Elevation of 216 Whitley Wood Lane

SITE CONSTRAINTS



Site constraints and opportunities:

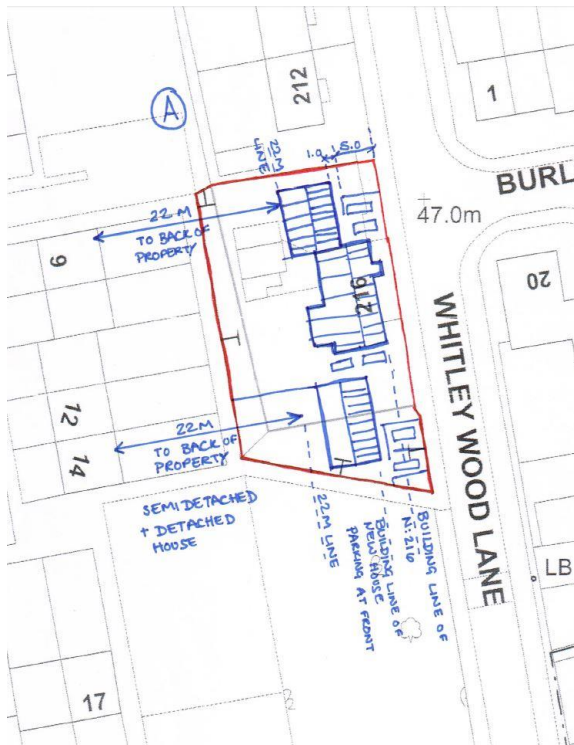
- One existing vehicular access points. Which provides the opportunity to serve a new dwelling.
- The windows to the rear of 216 Whitley Wood Lane are the same height as at 212 so overlooking into the neighbours back garden is not a problem
- Hedges along the boundary of 216 Whitley Wood Lane to the South of the site are to be removed and form part of the new development.
- Existing buildings in some part of Whitley Wood lane are close to the footway or margin.
- A Bus Stop and lamp post opposite the land that is going to be purchased has to be moved further along Whitley Wood Lane (see Fig 18)

DESIGN

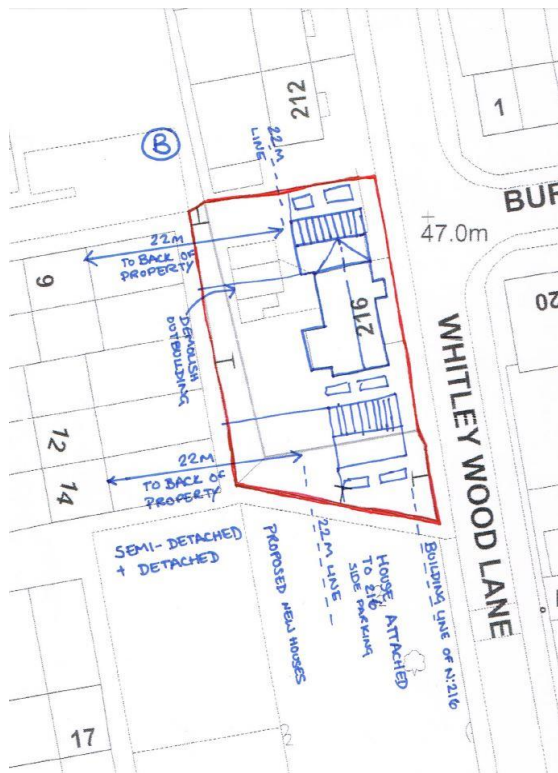
Design Development

216 Whitley Wood Lane has a larger plot of land than properties on this road, principally as a result of its unusual configuration with the principle habitable room windows either on the front (East) elevation or the rear elevation (west).

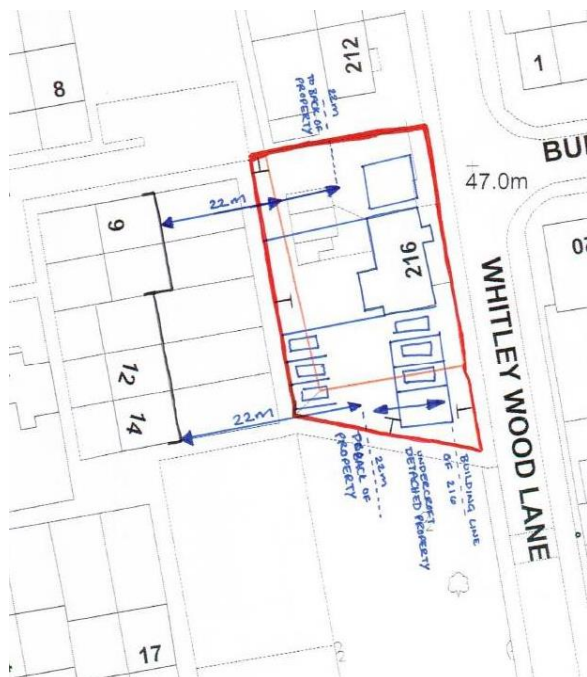
Whilst this presents an opportunity for two additional houses, the house configuration offers various options. Three alternatives design configurations were considered:



A: This option involved the insertion of a semi-detached house between Nos. 216 and 212 Whitley Wood Lane also a new detached house to the South. This would require the demolition of the out building to the rear of 216 Whitley Wood Lane, with the parking for the existing house at the side with allocation of parking for the two new houses to the front of the new houses however the existing house has dormer windows at the rear which makes the construction of semidetached house difficult due to configuration of the roof of 216 Whitley wood Lane.



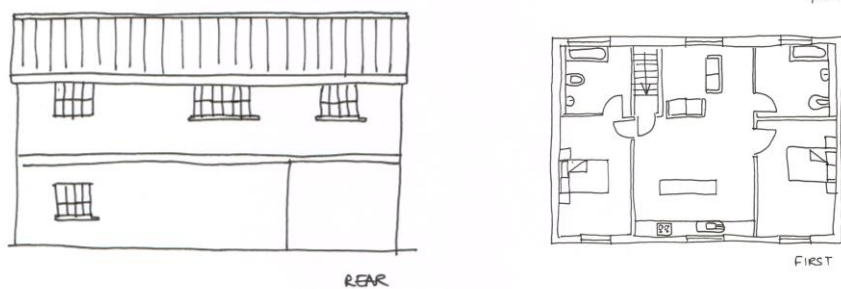
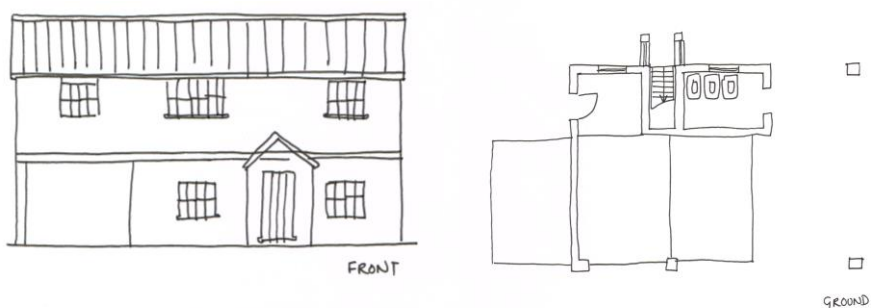
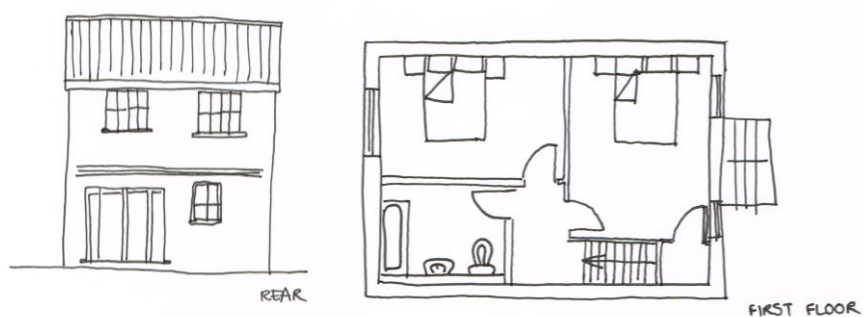
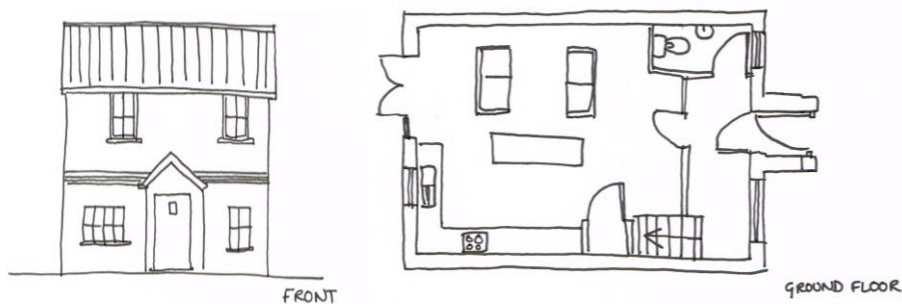
B: This option involved the insertion of a new semi-detached house to the side of 216 Whitley Wood Lane and a detached house the other side of the property. This would require the demolition of out buildings at the rear 216 Whitley Wood Lane, with the parking for both the new houses and the existing house at the side of the properties, which would accommodate two spaces per house. This would also involve major work to 216 Whitley Wood Lane as there is a Dormer on rear elevation and the new house would have to be attached to the existing profile which has eaves at a low level at the rear. As well as works to the windows on the side elevation.



C: This involved the insertion of two new detached properties to either side of 216 Whitley Wood Lane. House no.1 will be a detached house and house no.2 will be a flat above undercroft parking. This would require the demolition of the outbuilding to the rear, with parking at the rear of house no.2 with undercroft. This would require small work to 216 Whitley Wood Lane windows (South) to be closed. This would improve the otherwise lifeless street frontage in this area. Parking for all houses will be at the rear of house no.2.

The Design

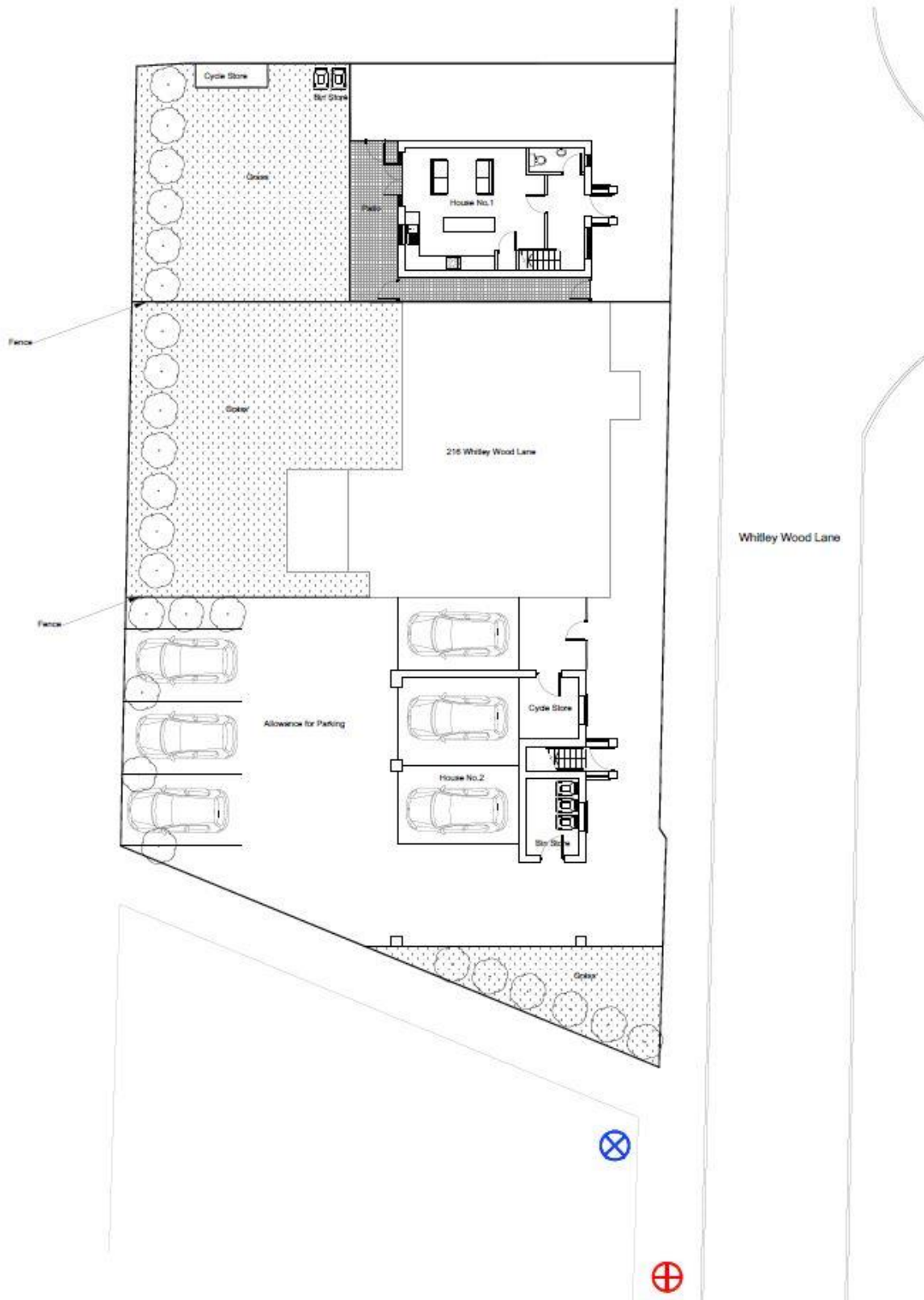
The scheme has been developed on the basis of option C, the two detached houses with one at either side of the existing property. Once this decision was taken an initial sketch was prepared, see below:



This sketch was based upon the following principles:

- The new houses would be set back from the main house to allow for landscape.
- The vehicular access and parking would be in the location at the back of new access on the side of the existing 216 Whitley Wood Lane property.
- At first floor, the eaves at the rear of the new houses would be designed to be same height as eaves of 212.
- The design would provide for large windows at ground floor, facing onto the road, to provide an active frontage, similar to other properties on the road as well as 216 Whitley Wood Lane

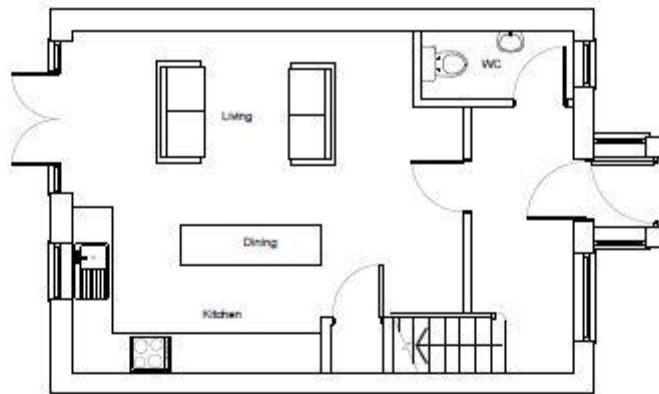
Site Plan



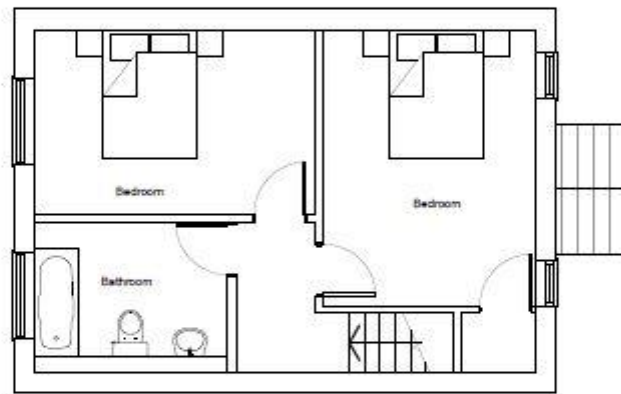
Site Plan

- The new houses are located further back from the existing house; approximately over 3 m back from the edge of footway, similar to other houses in the area .
- There are two houses opposite either side of Burlingham Close that present their flank walls to the street which are also fairly close to the highway.
- The proposed houses by presenting its front elevation to the street provides a more active frontage than the existing sterile environment created by the hedges and trees to 216 Whitley Wood Lane and the flank walls opposite.
- Both new houses are separated from the existing house by 1.5-3m.
- The parking spaces are in accordance with the RBC parking standard.
- Bin and cycle store located at the front /and side of the houses.
- The frontage will be defined by a low fence, reflecting a feature seen on many properties in the area.
- One house has a rear garden facing west, so will receive sunlight until well in to the afternoon, with house no.1 having approximately 100sq.m in garden area providing more than adequate amenity space.
- House no.2 Will have an under croft with parking to the rear and underside of the flat to accommodate for parking for house no.1, 216 Whitley Wood Lane and the Flat on the first floor of House no.2.
- There will be appropriate planting at the rear and side of the garden to reinforce any gaps in the existing boundary landscaping.

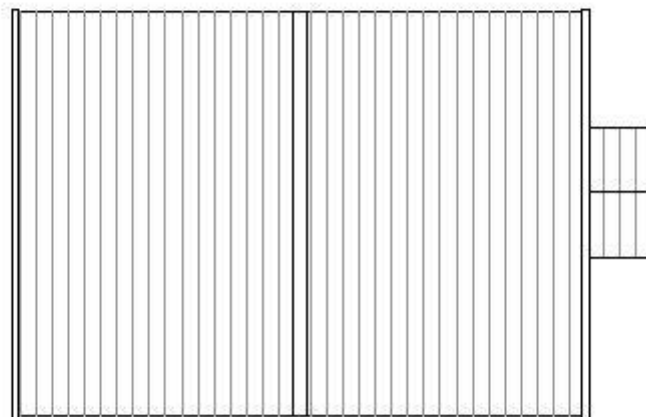
Dwelling Design – Floor Plans for House No.1



Ground Floor Plan

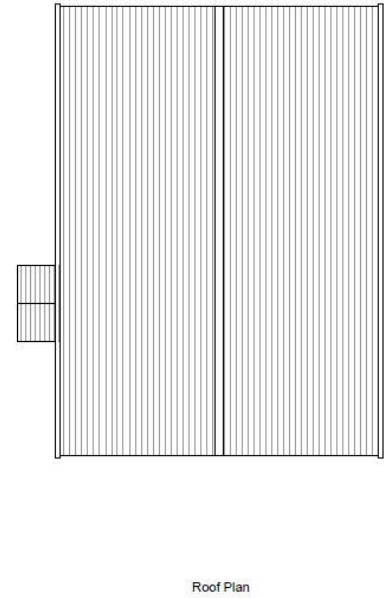
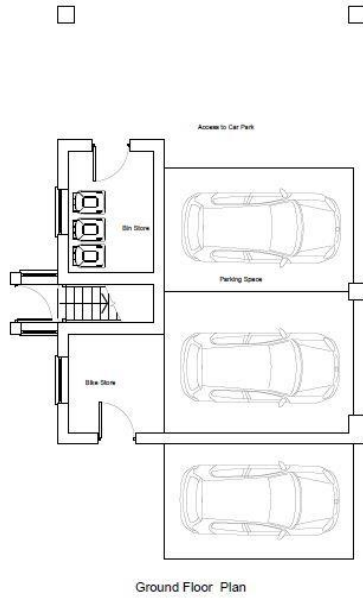


First Floor Plan



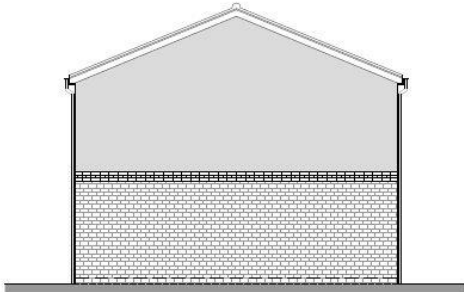
Roof Plan

Dwelling Design – Floor Plans for House No.2

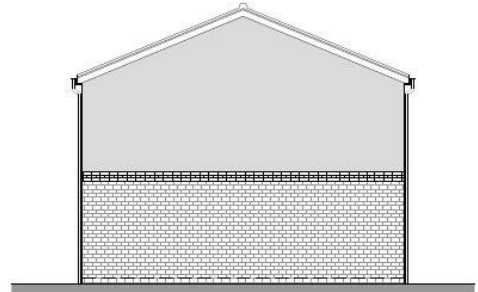


Dwelling Design - Elevations

Elevations for House No.1



Side Elevation



Side Elevation

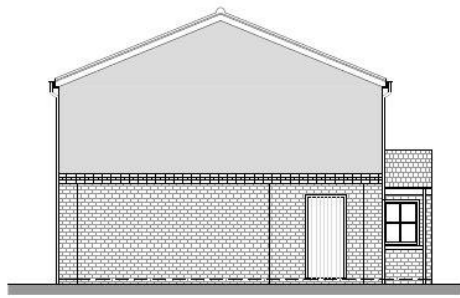


Rear Elevation

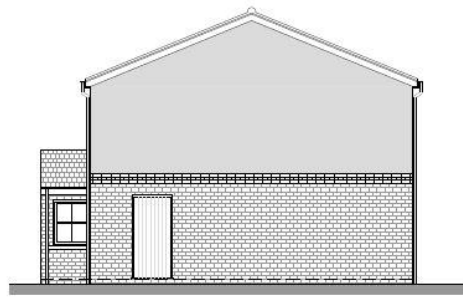


Front Elevation

Elevations for House No. 2



Side Elevation



Side Elevation



Rear Elevation



Front Elevation

Dwelling Design

- The house has been designed to present a two storey façade to Whitley Wood Lane.
- Elevationally it has taken a cue from the window style of the existing house. It also reflects the use of contrasting brick and render detailing used on a number of dwellings in the wider area.
- The elevations will be part rendered-part brick, to match the existing house, with contrasting features. It is proposed that the roof will be interlocking tile, or similar, which replicates the tiles the appearance of the existing roof tiles.
- The ground floor windows at the front of the house are 1200 mm deep to maximise the amount of daylight entering the house, but based on a 1550mm width module.



SUSTAINABLE DEVELOPMENT

The development will create a sustainable environment being close to alternative modes of transport movement to the private car (bus route). The integrated approach of dovetailing with the local fabric and infrastructure will ensure local facilities are accessible by public transport and by bike, and the number of car journeys could be minimised by ensuring alternative, more sustainable patterns of movement are convenient, attractive and safe, which will impact directly on emission levels, fuel consumption and air quality.

The site is located close to good bus routes that could take residents into Reading or for shopping or to the local centre at the Whitley, where there is a large Morrison's supermarket.

There are also a number of employment opportunities in the area, including the major site at the Reading International Business Park (Green Park and Retail Park/ Reading Gate).

The locality of the site suggests the delivery of a compact form which makes the most effective and efficient use of land. The scheme makes good use of natural light and avoids excessive overshadowing.

In order to minimise the energy consumed in the manufacture, delivery and use of the dwellings, where possible it is proposed to use materials that are locally sourced, from renewable sources; with a long life expectancy or that can be easily reused/recycled; and possessing a low embodied energy.

Wherever possible, materials arising from site demolition will be re-used on site avoiding the requirement for unnecessary import of materials or cart away of excess.

The retained landscape elements and trees, both within the site and at the boundaries, encourage biodiversity and habitats (where possible).

In accordance with the local waste and recycling policies and advice from the Reading Borough Council Waste Department, provision for waste and recycling storage have been included within the development in line with the Council's requirements.

Subject to the relevant approvals it is anticipated that a Sustainable Drainage system may be incorporated for the new dwellings.

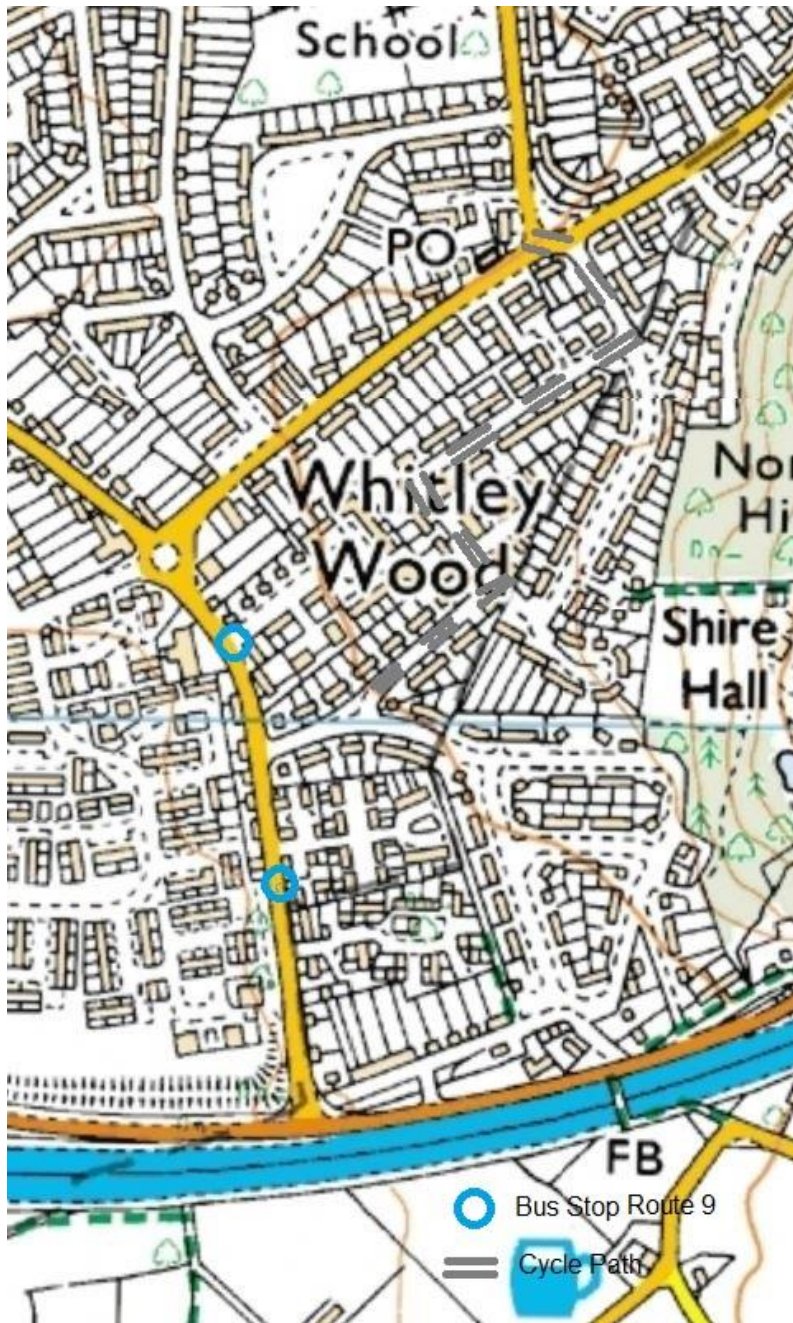
The house is to be designed to Code for Sustainable Homes Level 3 and will incorporate water butts to reduce the usage of potable water.

The site does not have any flood risk.

TRAFFIC AND MOVEMENT

The site is conveniently located for public transport, being served by the route 9 bus service from Reading to Shinfield Park. There are bus stops 25m to the south, and 265m to the North, and during the week the bus service is every 15-20 minutes, depending on the time of day, starting at about 5:35 and finishing at about 11:00, depending on the direction of travel.

There are pedestrian routes also provides a link to the International Business Park and Reading Gate for employment. Just off Whitley Wood Lane – Falmouth Road is convenient for cyclists, who may wish to ride into Reading or Whitley Wood Local Centre. The cycle route is known as R10 and links too many schools and shopping centres in South Reading.



PLANNING POLICY CONTEXT

National Planning Policy Framework, March 2012

The **National Planning Policy Framework (NPPF)** set's out the Government's planning policies for England and how these are expected to be applied. This new guidance emphasises that planning law still requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Sustainable Development remains a core principle underpinning the National Planning Policy Framework. There are three dimensions to sustainable development consisting of economic, social and environmental. Pursuing sustainable development involves seeking improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.

The NPPF introduces the presumption in favour of sustainable development, but does not change the statutory status of the development plan as the starting point for decision making. The onus is on local planning authorities to have up-to-date local plans.

The NPPF outlines the set of core land use planning principles:-

A genuine plan led system which empowers local people to shape their surroundings

Creative exercise in finding ways to enhance and improve places and people's lives

Proactive drive and support to deliver sustainable economic development to provide homes and businesses

To secure high quality design and good standard of amenity

Promote vitalities of urban areas and protecting Green Belts

Support the transition to a low carbon future

Conserving and enhancing the natural environment

Promote effective use of land by reusing previously developed land

Promote mixed use developments

Conserve heritage assets

Actively manage patterns of growth and promote sustainable patterns of transport

Improve health, social and cultural wellbeing for all

5.1.5 Paragraph 18: the Government is committed to securing economic growth in order to create jobs and prosperity. Also at Para 19 that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth.

The NPPF is committed to promoting sustainable transport and how the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice as to how they wish to travel. This makes the importance of sites, such as this, close to good public transport.

The NPPF makes it clear that local planning authorities need to boost significantly the supply of housing and deliver a wide choice of high quality homes.

In Para 49 the NPPF makes it clear that housing applications should be considered in the context of the presumption in favour of sustainable development.

In Para 56 the NPPF confirms that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development and should contribute positively to making places better for people.

Reading Borough Council

The Reading Local Plan comprises two documents, the **Core Strategies** and **Sites and detail policies**, supplemented by a number of Supplementary Planning documents providing guidance on specific issues. These have all been consulted in the design process. Below are the significant, and relevant, aims of those documents it is believed are relevant to these proposals.

Policy CS9, Policy CS23: Sustainable Travel and Travel Plans: Infrastructure, Services, Resources and Amenities -development should

provide for sustainable forms of transport; be located where there is a choice of forms of transport, and be provided with appropriate car parking.

DM1: ADAPTATION TO CLIMATE CHANGE-, Sustainable Development – among its aims it seeks to maintain or enhance the environment; provide attractive, functional and secure development; incorporate facilities for recycling of water and waste; reduce the need to travel by car; and, minimise energy use by design and orientation and the use of renewables where appropriate. The use of the Code for Sustainable Homes is recommended.

Steer development away from areas subject to flooding, require a FRA.

DM4: SAFEGUARDING AMENITY- The development has A back-to-back distance of 20 metres between dwellings is usually appropriate, the development does not cause significant privacy and overlooking , access to sunlight and daylight

DM5: HOUSING MIX -‘Lifetime Homes’ standards, having regard to all other material considerations.

DM10: PRIVATE AND COMMUNAL OUTDOOR SPACE - the houses have suitable private outdoor space with areas for refuse storage and general outdoor storage, which aids in the quality of life for the people. House No.2 has a local park near Harness Close for green out door space which is 10 minute walk from whitley wood lane.

DM11: DEVELOPMENT OF PRIVATE RESIDENTIAL GARDENS- the proposal makes a positive contribution to the character of the area. The houses integrate with the surrounding properties in regards to building lines, rhythm of plot frontages, parking areas and existing pattern of openings and boundary treatments on the site frontage. The materials and elevational detail frontage on the houses are high quality and are distinctive and complementary to the area.

DM12: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS – the proposal does not make any detrimental effect on the functioning of the transport network. As these are new dwellings off street service parking will be provided with under croft parking and 6 parking spaces will be provided. One new access point will be created for off street parking as well as providing parking for the new house north of 216 Whitley Wood Lane. The development of the site will not be detrimental to the safety of users of the transport network including pedestrians and cyclists. Access and works to the classified road will comply with the adopted standards of the Transport Authority.

Sites and detail policies

Encourages the use of renewables; however the requirement for 20% reduction in carbon emissions only applies to developments of 10 dwellings or more.

The General Principles require developments to reflect the existing context, and respond to neighbouring properties. Connection and accessibility – alternative modes of transport are encouraged and developments should be in location to reduce need to travel, promote walking and cycling. The development should create a sense of place through a combination of architecture, urban design, landscape and public realm. They should also conserve energy and water.

CONCLUSION

We are pleased to present this development for your consideration, which will provide a new two bedroom home in a sustainable location and a three bedroom home.

The development has been planned positively in order to embody high quality and inclusive design, following a considered appraisal of the identity of the neighbourhood and the site's setting, and will provide an environment which is informed by the site's unique characteristics and locality. In the preparation of this application the development team has strived to take the opportunities available for improving the character and quality of this part of Whitley and the way it functions:

A design approach has been adopted which will integrate the design of the buildings, the materials palette, hard and soft landscape details and enclosure features into an overarching concept.

The scheme has access to good public transport links as well as the services and facilities of the local centre at Reading International Business Park and Reading Gate.

The development will provide a form of development and grain in keeping with the local area.

These application proposals represent high quality, contextual design, of which we believe the applicant, and his designers, the Borough Council and local residents can feel