

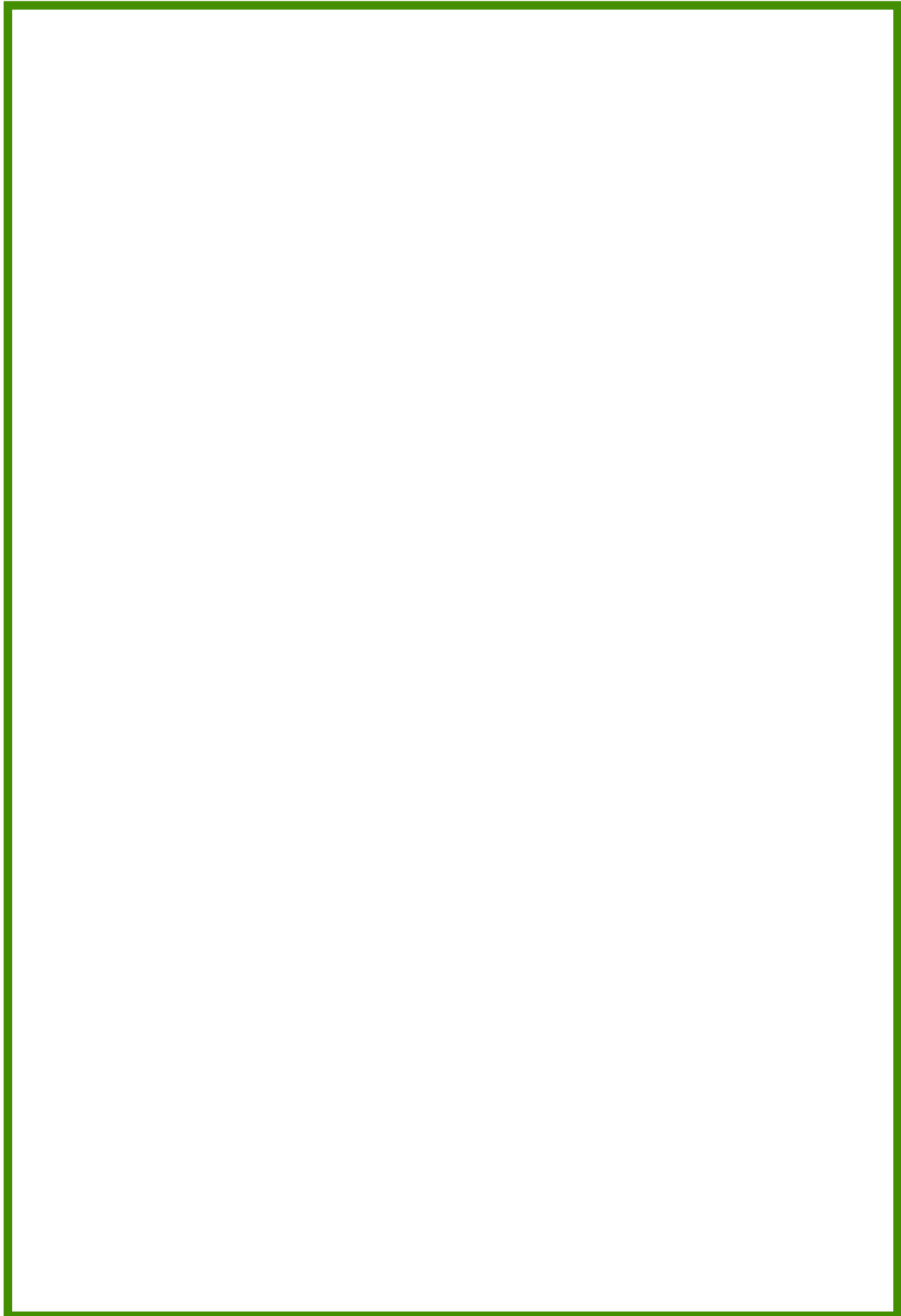
Design & Access Statement

Proposed semi-detached dwellings to the rear
of 52 Norcot Road, Sona Gardens

Planning Issue - May 15
For Mr S Sharma

colony
architects



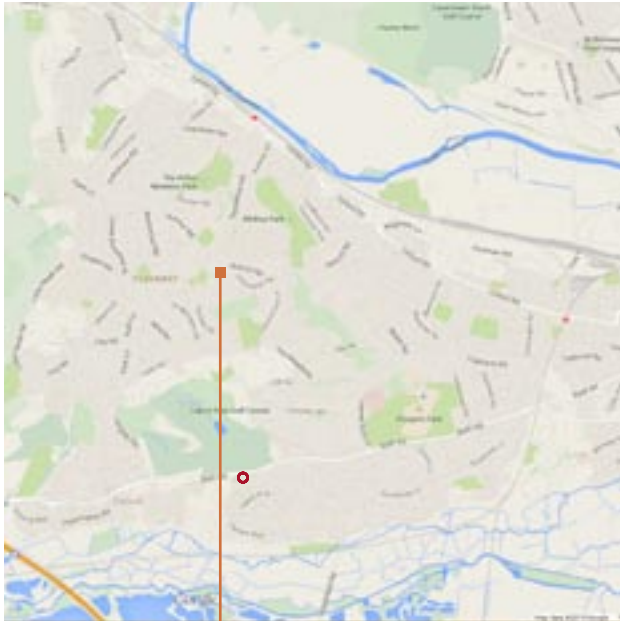


Proposed new dwellings to the rear of 52 Norcot Rd.

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INTRODUCTION

Aerial view of site location



Site location



Site plan (nts)



Application boundary



1.0 Introduction

1.1 This Design & Access Statement has been prepared to support a detailed planning application for the residential development of two semi-detached dwellings to the rear of 52 Norcot Road, Tilehurst, Reading.

The site has recently secured full planning permission for a new 3 bed detached family dwelling house (C3), app ref 14/0249

This application expands upon the consented building footprint and proposes two smaller, first time buyer, 2 bed semi detached properties.

This statement is to be read in conjunction with the supporting drawings and documentation provided within the planning submission. These reports describe how the existing planning and physical context of the site has been examined and why the development is appropriate for the site.

This statement explains the rationale of the proposal and describes the approach taken to design the scheme which has ensured that it enhances the local area architecturally, socially, economically

and be respectful to the character of this residential area.

1.2 Our vision is to produce a development that is integrated and sympathetic to the scale of this area of Sona Gardens and Norcot Road. Respecting the suburban qualities and the presence of the Listed Water Tower, whilst delivering a sustainable intensification of the site.

1.3 The key aims of the development are to:

- Provide residential dwellings for the growing community of Tilehurst, for the first-time buyer market.
- The development is a minor intensification of approved application 14/0249
- Amendments to the landscaping, including an increase in parking provision
- The new dwelling will meet design requirements set out in the Housing SPD
- Retains the character of the Sona Gardens and Norcot Road
- Respects the grade 2 Listed Water Tower

1.4 This Statement sets out details of the proposal and illustrates that it is within the policy context set down by Reading Borough Council. The proposal has been

SITE CONTEXT



prepared based on the guidelines set out in NPPF and the requirements of the Local Planning Policy

1.5 The scheme design has arisen following research of the Local Development Framework and a thorough contextual investigation to understand the local character. In particular the architectural style and urban grain reflected in the surrounding properties.

1.6 List of application documents:-

- Site location plan
- Existing architectural drawings
- Proposed architectural drawings
- Planning statement
- Design & Access Statement

2.0 Location

2.1 The application site is situated near the centre of Tilehurst, to the east of the local shopping area well within the settlement boundary.

2.2 The site is positioned to the south of Norcot Road, within the cul-de-sac development of Sona Gardens.

2.3 As the site is located close to the centre of Tilehurst it benefits from plenty of local amenities and facilities, including the train station, bus services, local shops, churches, schools and recreation areas.

2.4 This area of Tilehurst is serviced by local Bus routes which stop along Norcot Road and provides a direct public transport link to Reading Town centre and local train stations

3.0 Site Analysis

3.1 The principle of this residential development should be acceptable as it is not in the countryside, in Hamlets or isolated groups of dwellings, in Green belt villages or on the edge of settlements which would extend the built up area into the countryside. As highlighted in NPPF and Local planning policies, the efficient use of previously developed land is to be encouraged.

3.2 The application site is an existing residential dwelling located in a sustainable location and therefore should be considered a suitable site for an intensification of residential development,



Key



1 View from Norcot Road along the site access road with the Listed Water Tower.



2 View along Norcot Road, north west of the access road



3 Recently completed residential development at Sona Gardens, to the south east of the site

subject to acceptable design

3.3 At its widest point the site is 9m wide x 26m deep. The application boundary, including the access road is a greater area totalling 840msq. The site is also generally flat.

3.4 The site is positioned between the existing converted Listed Water Tower to the south east and new residential development of three houses to the north west. Further east beyond the Water Tower is a recently completed residential scheme for 7 dwellings, app ref 13/0374. These small developments collectively form a



4 Existing parking and property along the access road

greater residential cul-de-sac.

3.5 The immediate character of this cul-de-sac, is a mixture of detached and semi-detached modern properties against the backdrop of the imposing 6 storey grade 2 listed Water Tower (EH ID No. 39282), that has been converted into flats.

The Houses are generally 2 and 2.5 storeys in height, with a traditional vernacular style, generally brick with feature render walls. Some stone detailing around windows has also been introduced.

The properties that front along Norcot Road, are a mixture of terraced and semi-

SITE PHOTOS



5 New residential development to the north west of the site, partially complete



6 Rear of properties facing Norcot Rd, behind the site



7 Rear of the properties along the Norcot Road, majority 2.5 storeys

detached Victorian properties. A majority of which are brick, with occasional painted brickwork and render. Typically 2-3 storeys in height.

3.6 The site is near the Listed Water Tower, but outside of any conservation area. Any proposal will need to consider the impact upon this Water Tower and ensure that the setting is not compromised.

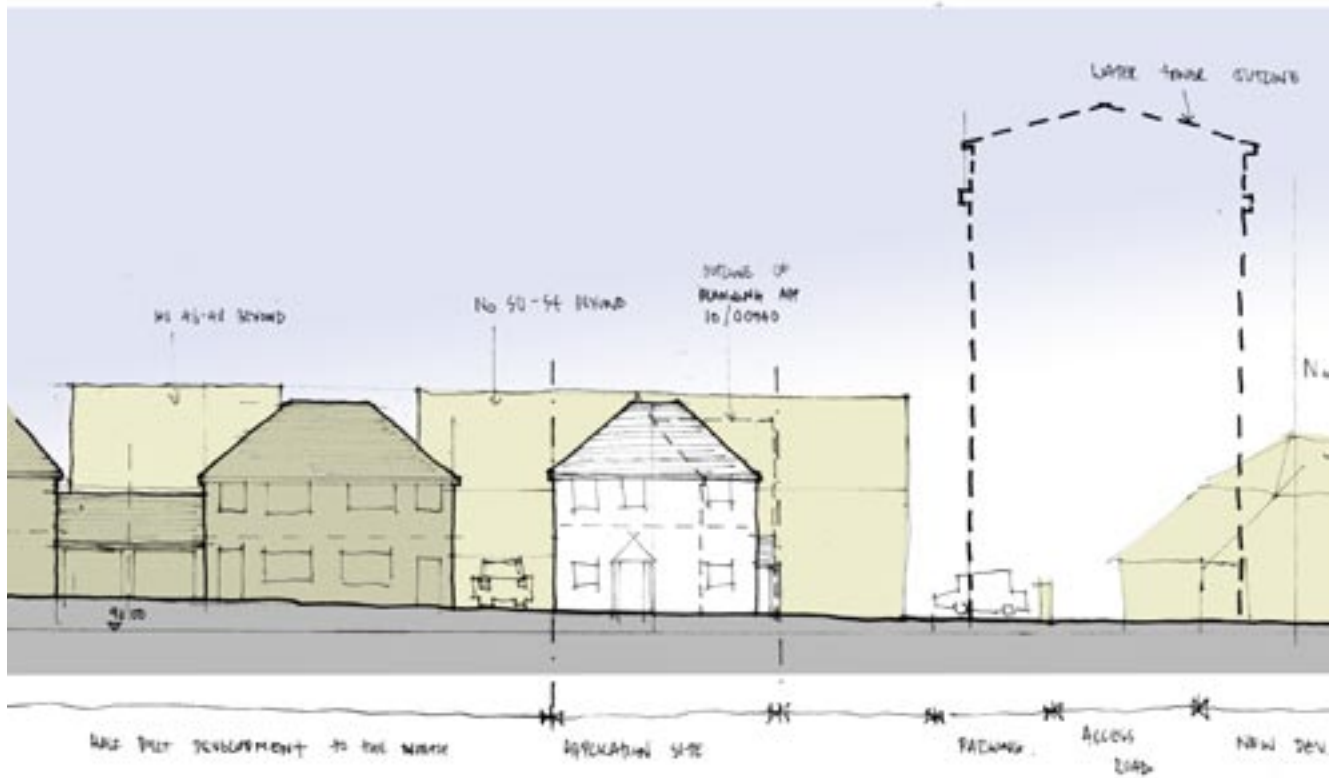
3.7 The consented scheme (14/0249) is for a detached 3 bed dwellings, over 2 storeys. The approved scheme demonstrates a continuation of the local vernacular and modern developments within the cul-de-sac.



8 View along the site access road, properties and parking to the north



9 The site access road, properties to the south



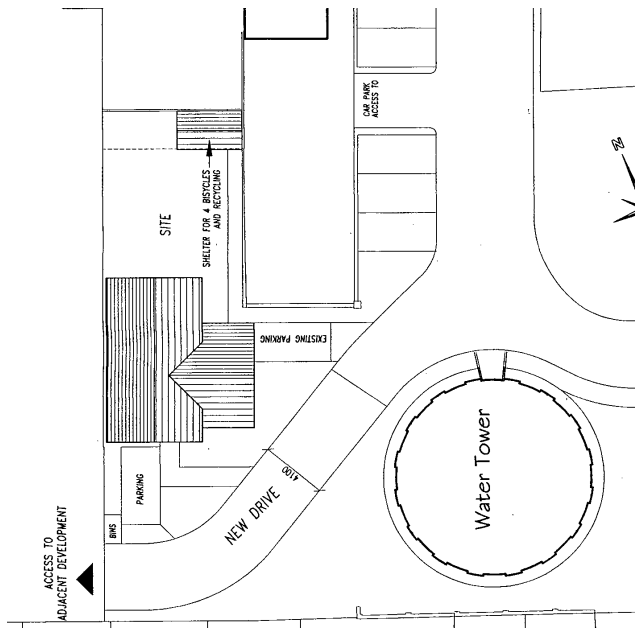
Pre-application elevations (not to scale)



Pre-application site plan (not to scale)

Proposed new dwellings to the rear of 52 Norcot Rd.

DESIGN PROPOSAL



4.0 Pre-application & consultation

4.1 Prior to this submission a pre-application enquiry was submitted, alongside numerous design team discussions with professionals. The findings on the pre-application enquiry, made to Reading BC, ref 131549/PREAPP, includes:-

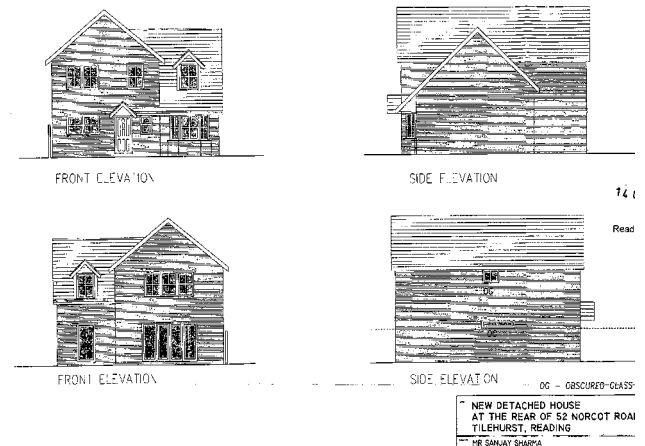
- Proposed properties would be smaller than other properties in the area, and as such would be out of keeping with the surrounding area.
- The garden sizes would be smaller than that required in policy DM10
- There is concern that there would be a negative impact over the neighbouring properties.
- Reading Borough Council Highways department - The parking provision for the site should comply with the Revised Parking Standards and Design SPD. The site is located in zone 3, Secondary Core Area, where the parking requirement for a 3 bedroom house is 2 spaces per dwelling. Therefore, the proposed development is 1 parking space short.

This application has taken the advice from the pre-application process and reduced the overall quantum of accommodation. The pre-application proposed 2x3bed properties, this application is for 2x2bed properties. This reduction overcomes many of the issues, including:-

- Reduction in parking to 3 spaces
- Reduced property size
- Reduced overlooking
- increased garden size and reduced amenity requirements

5.0 Access, highways and parking

5.1 Vehicular and pedestrian access for the new dwellings use the existing shared access drive off Norcot Road, as previously approved under application 14/0249.



5.2 The scheme provides three parking spaces, 1 allocated to each dwelling and then a shared parking space for visitor parking, meeting an average 1.5 spaces per property. This is in line with Parking Standards and Design SPD, as highlighted in the Pre-application process.

5.3 The pedestrian access to the new dwelling is the same as the vehicular and a pathway is accessed from the parking to the front doors and gardens.

5.4 Garden sheds provide storage for 2 x cycles per dwelling.

6.0 Design

6.1 Overall, the proposal represents a development which efficiently uses the site within the built up area. It provides residential accommodation on a similar scale, proportion and urban grain, whilst adding minimal built form and maintains the character of the surrounding area.

6.2 The form and scale of proposal is 2.5 storeys to be in keeping with the surrounding properties within this area of Norcot Road and Sona Gardens. The Ridge Height of the proposal is commensurate with that of the surrounding properties and approved scheme.

6.3 During the pre-application stage overlooking and the impact on the surrounding properties was considered one of the key issues to resolve. The scheme design has been adjusted and in comparison with the approved scheme the proposed does not increase the amount of overlooking on neighbouring properties.

6.4 The development proposes converting the single approved dwelling into 2, a total gain of 1 residential units. The schedule of accommodation is:-



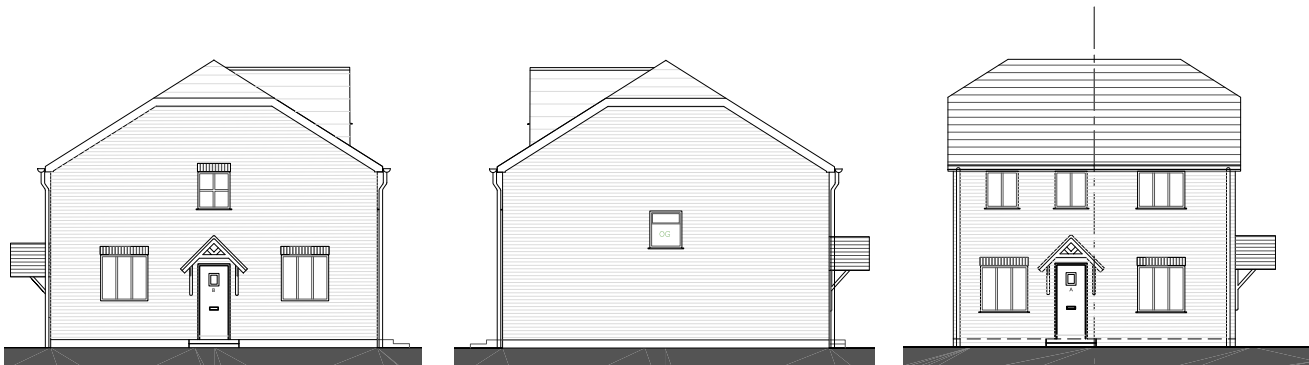
Proposed site plan (not to scale)



Proposed site elevation (not to scale)

Proposed new dwellings to the rear of 52 Norcot Rd.

CONCLUSION



Proposed elevations (not to scale)

Plot A - 2 bed @ 75msq

Plot B - 2 bed @ 75msq

6.5 The pedestrian access remains the same from the front and rear of the property.

6.6 The new properties are positioned on the outline of the approved scheme, and so does not alter/increase the amount of overlooking that will occur on the surrounding properties. In two dimensions, the proposal is smaller than the approved, further reducing the amount of overlooking and lessening the over bearing impact of the building.

6.7 The height of the proposed building is the same as the approved scheme and the roof line has been hipped to reduce the impact of the building on the neighbouring properties

6.7 A new bin collection point is proposed on the site of the existing approved bin store location, retaining the existing access and collection arrangement.

6.8 As two properties, the building has two principle elevations and provides a dual active frontages which is considered good design practice

7.0 Landscape , Recreation & Amenities

7.1 The rear gardens to the proposed properties are plentiful. Plot A has 49sqm and plot B has 49sqm. When compared to the overall house area it is approximately 66% of the Gross Internal area.

This ratio of private amenity to gross internal floor area should be considered acceptable and compliant with DM10. As outlined in the officers report for the approved residential scheme opposite, app 13/0374.

" The plans submitted for application [....] the

applicant has reduced the size of the houses, to 146 square metres, and increased the size of the gardens. The garden of Plot 1 is now 75 square metres, which results in a garden to house ratio of 51%. The gardens will be large enough to accommodate the activities noted in Policy DM10 and therefore the amenity space for the houses is considered to be acceptable. "

8.0 Sustainability

8.1 See Sustainability statement in the table in the appendix of this DAS

8.2 The location of this site and surrounding urban facilities and infrastructure makes this a suitable sustainable location for intensification development.

8.3 The design will endeavour to achieve a energy efficiency standard equal to CFSE level 4.

9.0 Aims

To conclude, the design proposal seeks to meet a number development aims by:

9.1 Propose a sustainable development that is compliant with the Housing SPD

9.2 Securing development of an under-used site within an existing development and built-up area.

9.3 Provide a development for first time buyer accommodation, expanding the diversity of the accommodation in the area.

9.4 Reduce the demand for land on green field sites.

9.5 Preserve and enhance the character and appearance of the surrounding context.

9.6 Be a sustainable development and aim to achieve Code for Sustainable Homes Level 4

Sustainability Statement

Aims:	Action:
1. Energy & Carbon Dioxide To conserve energy and maximise the use of energy efficiency techniques.	How has the development been designed to optimize the use of the energy from the sun? The design positions windows on the north and southern elevations to maximise the solar penetrations into the property, maximising solar gain for heating and daylighting. How has the development been designed to optimise controlled natural ventilation? Natural ventilation throughout the scheme will be used were possible. Utilising either cross ventilation for dual aspect rooms and single sided ventilation for rooms with one aspect. This will be manually controlled by the occupant Thermally efficient trickle vents will provide a background level of ventilation and to meet current building regulation standards The new build extension will us argon filled double glazed units that are fitted within thermally broken metal window frames to reduce heat loss and conserving energy. Finally the new build part of this application will achieve CFSH (Code For sustainable Homes) Level 3, to achieve this many energy saving measures will be incorporated.
2. Renewable energy To implement the generation of energy from renewable sources wherever viable	A Energy Demand Assessment, set out by Policy CS12 will be submitted to the LPA prior to commencement on site, within this report it explains how the scheme reduces its carbon emissions, by producing 10% renewable energy.
3. Water To improve efficiency in the use of water, conserve water resources and minimise vulnerability to flooding	How will the development incorporate the use of water saving devices to achieve a maximum consumption of 125 litres per person per day? Our aim is to adopt a holistic approach to water management that minimises the use of water across the site by incorporating water reduction management practices, such a leak detection devices, water efficient fittings and appliances. The new property design in relation to water consumption will be strictly monitored in its obligations to achieve CFSH Level 3. How will the development incorporate harvesting and re-use of rainwater? & How will the development incorporate the collection, treatment and re-use of grey water? A simple scheme of providing waterbutts for irrigation of the garden will be proposed to re-use grey water Has the design considered the use of sustainable drainage systems (SUDS) and how will they be incorporated within the development? Given the large site area in relation to built form there is a good opportunity to use SUDS drainage systems for the development. The general approach will be to provide soaka-ways on site (outside of the RPA's) to deal with all surface water run off. The hardstanding areas will also be of a permeable materials to allow drainage

4. Waste and recycling To minimise the production of waste and maximise, re-use and recycling.	How will the development make the maximum use of construction and demolition waste? Any tarmac and rubble will be crushed and used as hardcore for foundation and levelling Relocated top soil will be used to creating changes in level to the landscape How will the development make maximum use of recycled materials? Construction materials specified are to be made from a high percentage of recycled materials where possible. Insulation will be made from recycled natural materials, such as cellulose or stonewool instead of polystyrene or other polymers Material will also be responsibly sourced as part of the general approach towards sustainability. How will provisions be made for the storage and recycling of waste for all users of the site? During the construction process a waste management system will be employed to sort site waste to ensure high levels of recycling with less waste going to land fill.
5. Pollution To minimise damage to the environment through air, ground/surface water, land, noise or light pollution	How has the design and layout incorporated measures to reduce the need to travel, especially by car, and promoted alternative and sustainable modes of transport such as walking, cycling and the use of public transport? The site is located in the town centre within an excellent transport infrastructure. The scheme provides cycle stands within the timber garden shed to encourage residents to use cycles. What measures have been incorporated to ensure that noise pollution will be minimised throughout development? As a town centre site surrounding by busy inner town roads, housing and a community centre, it is considered that scheme will not create noise levels that will noticeably affect this existing situation. What measures have been incorporated to ensure that light pollution will be minimised throughout the development? All external lighting will be low level and focused downwards to reduce atmospheric glare. This lighting will also be sensory and timed to reduce non required usage, this is subject to considerations by the Crime Liaison Office on Secured By Design issues.
7. Materials To retain local character and promote the use of materials with a low environmental impact	How will the selected materials help retain local character, ensure long life and ensure a low environmental impact? The overall design philosophy of the scheme has been to design a scheme which is in keeping with the character of this area of Sandhurst. The design section of this DAS explains this The proposed dwelling will be constructed of brick/tiles to match the surrounding properties, to be approved. All materials and methods of construction will be Green Guide Rated as "A" to ensure it is certified as sustainable.
8. Biodiversity To retain, protect and enhance wildlife habitats and natural features	How have the wildlife habitats and natural features on and adjacent to the site been considered and how will they be retained, protected and enhanced? An Ecology and Arboricultural report has been submitted as part of this application and in detail describes the Ecological value and method of preservation this development will include

