

13 Virginia Way, Reading RG30 3QJ



**Design, Access & Planning
Statement, Including
Affordable Housing &
Sustainability Statements**

Application for new 2bed
dwelling (C3)

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Contents

1. Introduction
2. Location, Context, Character
3. Relevant Planning History
4. Proposal, Use, Access & Design
5. Sustainability Statement
6. Affordable housing statement

1. Introduction

- 1.1. This design and access statement has been prepared by Colony Architects on behalf of Mrs K Heath to support of a planning application for a new dwelling in the side garden, 13 Virginia Way, Reading.
- 1.2. 13 Virginia Way is a semi-detached 3 bed property, that benefits from a generous side garden.
- 1.3. The extent of the application boundary includes is outlined below in fig.1, illustrating the large curtilage.
- 1.4. The statement will furthermore review the design and planning context, with a particular focus on the Reading's Local Plan and National Planning Policy Framework (NPPF), to demonstrate why the proposal should be considered acceptable.



Fig 1. - application boundary

2. Location, Context & Character

2.1. Virginia Way is located to the south-west of Reading, just to the south of Bath Road (A4), and within the suburban area of Southcote.

2.2. The site is outside of any Conservation Area and not near any listed buildings.

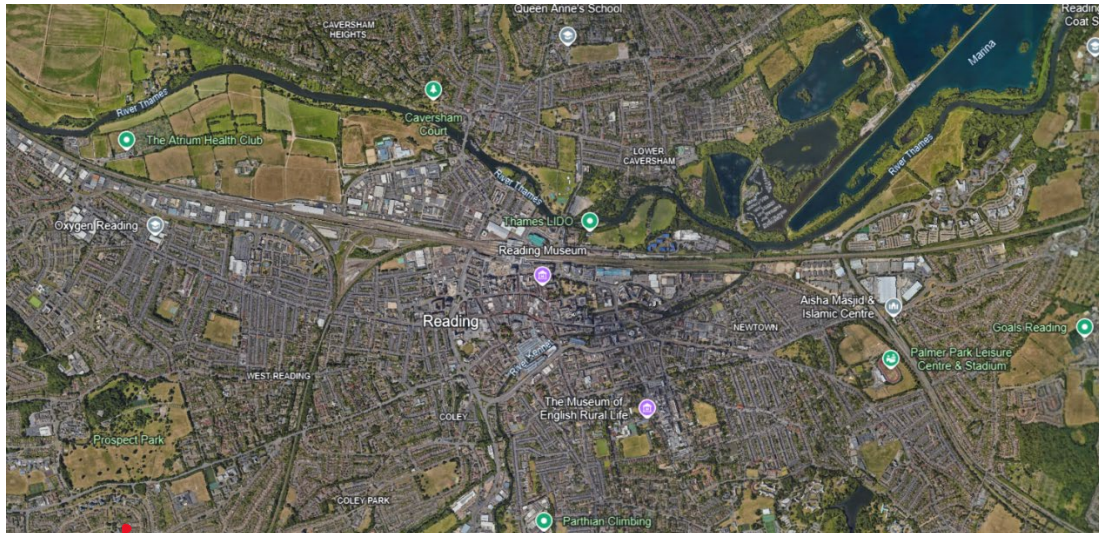


Fig 2 - Site location relative to the Reading West region

2.3. The area is predominantly residential, with a high proportion of terraced and semi-detached houses. Some apartment buildings can be found to the north of the site.

2.4. The site is outside of any flood zone, the nearest flood zone point is at Circuit Lane, south of the site.

2.5. The immediate area has a uniform modern post-war character, with many streets and parkland setting illustrating a "new-town" planning characteristics, which is commonplace in this area of Reading.



Fig 3. View east along Virginia Way, with the application site in the foreground to the right.

- 2.6. The semi-detached single and 2 storey properties have a uniform style, form, scale and materiality. The dimensions, fenestration set out and brickwork all match the neighbouring properties. The only variation to this is the nearby apartment buildings that are far taller with rendered façades. Some modern infill developments have been built in the area, and these tend to adopt a contemporary aesthetic.
- 2.7. Properties are set back from the street, with driveways to the front. The road is narrow and allows on street parking without restrictions.
- 2.8. The property is located on the corner of Virginia Way and Maker Close creating a generous gap in street scene to the boundary of the application site.
- 2.9. Any proposal will need to respect overlooking and privacy to existing neighbouring properties.



Fig 4. Raised view facing Maker Close and the site with the existing dwelling

The Existing Property

- 2.10. The application site has a total area of 443.8m^2 with a proposed 295.4m^2 being developed into a new dwelling and the remaining 148.4m^2 being retained by the existing dwelling.
- 2.11. The existing end of semi-detached property has a GIA (Gross Internal Area) of 80 m^2 . It is a 3-bed house, with all the bedrooms and a bathroom on the first floor. On the ground floor there is a utility and living room either side of the staircase and the kitchen in the rear.
- 2.12. The property benefits from a large side garden which provides 295.4m^2 of amenity space (total of 397.6m^2 including the front and rear gardens), compared to circa 230 m^2 of amenity space for the other properties on the street.
- 2.13. Within the side garden are numerous timber sheds.
- 2.14. There are 3 small trees on the existing property although they are not located within the proposed development area of the site. Trees and

shrubs on adjacent properties are located a reasonable distance from the proposed development area will not impact any development on the site.

3. Relevant Planning History

3.1. A previous application for a similar new dwelling proposal (121564) was approved in October 2012 but has since expired. This application is another version of this proposal, updated to meet current building regulations and planning policy changes.

Local Guidance for Residential Development.

3.2. The core relevant planning policy document is the RBLP (Reading Borough Local Plan), adopted 2019.

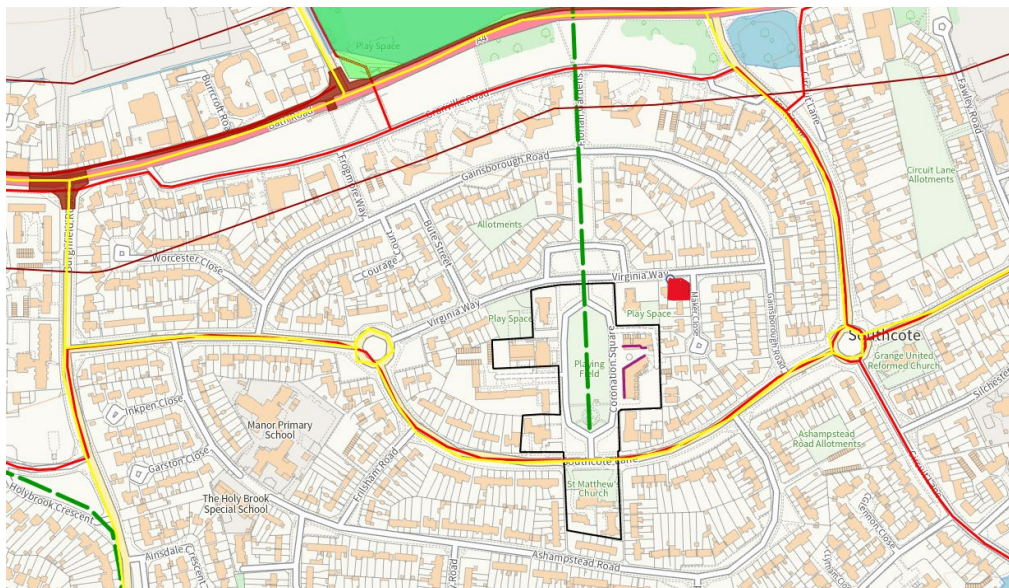


Fig 5. Site location in the context of the local plan policy map

3.3. The relevant policies within the RBLP are listed below:

- o CC1: Presumption in Favour of Sustainable Development
- o CC2: Sustainable Design and Construction
- o CC3: Adaptation to Climate Change
- o CC5: Waste Minimisation and Storage
- o CC6: Accessibility and the Intensity of Development
- o CC7: Design and the Public Realm
- o CC8: Safeguarding Amenity

- o CC9: Securing Infrastructure
- o EN12: Biodiversity and the Green Network
- o EN14: Trees, Hedges and Woodland
- o EN15: Air Quality
- o EN16: Pollution and Water Resources
- o H1: Provision of Housing
- o H2: Density and Mix
- o H3: Affordable Housing
- o H5: Standards for New Housing
- o H10: Private and Communal Outdoor Space
- o H11: Development of Private Residential Gardens
- o TR1: Achieving the Transport Strategy
- o TR3: Access, Traffic and Highway-Related Matters
- o TR5: Car and Cycle Parking and Electric Vehicle Charging

3.4. The relevant Reading Borough Supplementary Planning Documents:

- o Affordable Housing SPD (2021)
- o Parking Standards and Design SPD (2011)
- o Planning obligations under Section 106 (2019)
- o Sustainable Design and Construction SPD (2019)

3.5. Other legislation and guidance relevant to the proposal

- o Reading Tree Strategy (2021)
- o Biodiversity Action Plan (2021)
- o National Design Guidance

National Planning Policy Framework

3.6. The National Planning Policy Framework revised July 2018, and again in February 2019 advises that in determining planning applications, local planning authorities should take into account the Development Plan Policies and all other material considerations. Local planning authorities should follow the approach of the 'Presumption in Favour of Sustainable Development'; meaning sustainable development should be approved without delay. It emphasises the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than acting as a barrier.

3.7. With regard to the design of development, Paragraphs 124-132 of the NPPF supports good design in all development and Councils should not attempt to impose architectural styles or particular tastes, or stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

3.8. Section 16 of the NPPF addresses the need to conserve and enhance the historic environment. In determining applications, local planning authorities are required to ensure applicants describe the significance of any heritage assets affected by development proposals including any contribution made by their setting (para. 190). Details provided should be proportionate to the importance of the asset (para. 189). Local planning authorities must carry out their own assessment of an asset's significance and take account of this assessment when considering a proposal's potential impact on a heritage asset to minimise conflict between the asset's conservation and any aspect of the proposal (para.193).

4. Proposal, Use, Access & Design

Proposal, Use & Amount

4.1. The proposal is for a new 2 bed 3 Person, C3 residential dwelling over 2 storeys, with a proposed GIA of 91m² adjacent to the existing property.

4.2. The size of the dwellings are compliant with Policy H4 of the Reading Local Plan, which set minimum dwelling sizes. The table Fig 4.7, copied below illustrates where the proposed dwelling area sit within this table.

Figure 4.7: Minimum gross internal floor areas and storage (sq m)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Access & Layout

- 4.3. The proposed dwelling is accessed directly off Maker Close, through the front garden/ driveway.
- 4.4. The new dwelling has a footpath up the drive from the public footpath to a feature porch guiding residents and guests to the entrance.
- 4.5. The properties have front and rear aspects, facing south and north, habitable rooms are positioned on these aspects, the staircase then runs up the east wall of the dwelling.

Character, Appearance & Materials

- 4.6. The overarching design concept for the development is to replicate the existing form of housing on the street, keeping the scale and form the same and preserving the character of the area.
- 4.7. The proposed dwelling adopted similar elevation proportions with the fenestration setting out.
- 4.8. The property has a brick façade to match the existing neighbouring properties and cladding around the southeast corner to create a feature entrance.

Overlooking and impact on neighbouring properties

- 4.9. The form of development continues the existing street scene and preserves the same back-to-back / front-to-front distances to the existing

properties. The proposed property would also not worsen the degree of overlooking upon the existing neighbouring properties' amenities spaces.

- 4.10. There are no windows proposed on the western elevation, facing the existing dwelling at 13 Virginia Way, so no overlooking has been introduced.

Amenity & Refuge

- 4.11. The proposal subdivides the current amenities space - which is large compared to the context - at 13 Virginia Way, separating the side garden from the front and rear gardens to provide space for the new dwelling. The proposal and existing dwellings then still enjoy a generous rear garden of 35.4m² and 46.7m², which is commensurate with all rear gardens along Virginia Way and Maker Close.

- 4.12. The property benefits from a front garden/ driveway that offers a defensive set-back from the pavement and helps offer privacy.

- 4.13. Bins for the dwelling will be kept in the front garden and will be positioned on the street on collection days.

Highways & Parking

- 4.14. The proposal would provide off-street parking for future residents in the form of a driveway in front of the dwelling.

- 4.15. The dwelling has sufficient space for cycle parking within the rear garden.

Air Quality & Noise

- 4.16. The site is located just outside the Reading AQMA (Air Quality management Area), so there is no need to comply with Policy EN15.

5. Sustainability Statement

- 5.1. The statement illustrates how the design is compliant with the sustainable development policies set out in the National Planning Policy Framework (NPPF), notably paragraphs 7, 8, 148, 149, 150, 151 & 153.

5.2. The statement also illustrates how the scheme complies with Reading Borough Council policies CC2, H5 and how development includes sustainable design principles. Sustainable construction is a key local and national policy objective. Aside from energy efficiency, sustainable construction encompasses other important considerations such as material selection, waste and water efficiency. These issues will be commented on in detail in the sections that follow. However, in brief the scheme will endeavour to;

- Provide for a well-designed layout which provides for a safe, healthy, accessible and attractive place for residents to live.
- Maximise opportunities to connect to local public transport and cycling/walking routes to reduce the need to travel by car.
- Encourage social cohesion and reduction in crime and the fear of crime through adherence to secure by design principles.
- Seek to provide energy efficient homes to help address the effects of climate change that go over and above building regulation targets.
- Provide for an efficient use of the site.
- Provide sufficient opportunities for recycling, of on-site material during construction and waste created by future residents

Materials

5.3. Significant amounts of energy and natural resources are consumed in the production, transportation and disposal of building materials. Two issues are of significant importance in the procurement of materials: the environmental impact of materials and the sourcing of materials. The contractor must be dedicated to taking pro-active measures in addressing these issues.

5.4. Timber products are only sourced from suppliers who can adequately demonstrate and provide appropriate evidence that the supplied material is responsibly and legally procured from a sustainable source. In all instances suppliers must present Chain of Custody or FSC certificates demonstrating compliance prior to the purchase of materials.

Pollution

5.5. The urban location of the site means there will be no significant air or water quality risks arising from the scheme post construction. Therefore,

measures will be targeted to reduce water and air pollution during the construction phases. Below are a sample of the measures to be undertaken by site operatives;

- Where dust is generated in small quantities through the normal construction process, such as the cutting of bricks and, where significant volumes are required, specialist cutting equipment will be used i.e. brick saws which have dust suppression built in through the use of water jetting onto the cutting surface.
- If cutting is required on a lesser scale i.e. the cutting of pipes, bricks, blocks, paving slabs, chases etc. during installation or laying of these materials. This will be carried out in a part of the site which is considered the most appropriate at that time and, away from any sensitive receptors.
- Waste containers and skips will be covered.
- Regular deliveries will prevent the stockpiling of unnecessary materials on site, but where unavoidable materials will be secured and covered where necessary to prevent pollution.
- Hard surfaced roads will be constructed as soon as possible or at the earliest time that the build programme allows.

5.6. The measures above will be implemented through induction and toolkit talks with all site operatives and the posting of literature and signs in the site compound.

Health and Wellbeing

5.7. The property will have a large living/dining space or family space.

5.8. The principal living room will have sufficient glazing to allow natural light to penetrate the room, reducing the need for artificial lighting. Numerous studies have also shown this to be beneficial to the general health and happiness of occupants.

5.9. The property will include a home office.

5.10. The property will benefit from a garden or private space for recreation. The property will also have a designated space for recycling facilities, within the front garden.

5.11. The rear garden will be of sufficient size for future residents to install cycle storage facilities.

5.12. The layout has been designed to make best use of the site, maintaining an active street frontage and allowing for natural surveillance over public spaces to maximise crime prevention.

Energy Efficiency

5.13. The proposal follows the mantra of "Be-lean, Be-clean & Be-Green",

- **Be-Lean – Use less energy**

Fabric first – a well-insulated and airtight envelope

Low-energy lights

Passive ventilation & controls of heat gain/loss

- **Be-Clean – Supply energy efficiently**

Ensure that energy strategy is optimum solution for the house design

Use a heat-recover (house ventilation) to save generated energy loss.

Create a well-insulated high thermal-mass building to store and slow release the energy created

- **Be-Green – Use renewable energy**

The use of ASHP or GSHP

Use Solar-gain (but not excessively)

Photovoltaics

5.14. During the technical stage of the project further SAP assessments will be carried out to ensure that this energy strategy is fed into the technical design and achieved on site and certified by building control with an EPC

5.15. Listed below are some of the measures that will be incorporated into the detailed design of the scheme;

- The construction specification of the dwelling will include high levels of insulation to the ground floor, external walls and roof spaces.
- The dwelling will either benefit from an air source heat pump for heating and hot water or Photovoltaic panels sized to suit the dwelling's orientation.

- The detailed house type designs will incorporate the thermal bridging guidance produced by Constructive Details along with robust details, thereby reducing a significant source of heat loss.
- Energy efficient lamps will be installed in every light fitting.
- The property will be naturally ventilated using efficient decentralised extract fans to ensure the internal living environment will be healthy and comfortable.
- Each entrance will be illuminated with an energy efficient external lights
- The white goods will be installed in each property will be energy efficient with an A+/A rating.

Overheating

5.16. The design has been well-considered to prevent the property from overheating and creating uncomfortable spaces that encourage the need for air-conditioning or mechanical ventilation. The scheme has a balanced proportion of windows with reasonable opening sizes to comply with Part O of the building regulations.

5.17. The following principles have been adopted to minimise overheating: -

- **Limit large areas for glazing** to minimise solar-gain by proposing a balanced level of glazing that allows good levels natural light (and less artificial lighting) without generating excessive solar gain.
- **Minimise large areas of glazing on the southern elevation**, where the design positions areas with higher glazing, such as the terraces, it will be on the west or eastern aspect.
- **Opportunity for natural ventilation**, which is achieved using casement windows to provide high air purge rates. Rooms on the with dual aspects (on the corners) have two windows, which can be opened to provide a cross-ventilation, which is again a good way of naturally ventilating spaces.

Internet

5.18. A high-speed internet connection will be provided at the new dwelling.

Water Efficiency

5.19. The new dwelling will use a maximum of 105 litres of water per person a day.

5.20. A Part - G water calculation will be supplied at the pre-construction technical stage of the project to confirm the specification of the design meets the criteria.

5.21. Surface water run-off will be disposed of on site via existing rainwater pipes to soakaways or watercourses to reduce pressure on the local water network.

6. Affordable housing Statement

6.1. The proposed development is for one new dwelling for the private housing market.

6.2. The application will agree to pay AH contribution in line with local planning policy. At the correct time in the application process the applicant will submit agents' valuations of the property and agree to pay a commuted sum that equates to 5% of the GDV

Viability Appraisal

6.3. This application is not making a viability argument to negotiate the affordable housing contribution.

Heads of Terms

6.4. Applicant & Landowner - Mrs K Heath

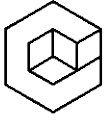
6.5. Title plans - To be provided at the S106 stage

6.6. Notice was served to all owners and stakeholders and they have agreed to be party to the planning agreement in the future.

6.7. The land is subject to a mortgage - To be confirmed at the S106 stage

6.8. Applicant Solicitor - To be provided at the S106 stage

6.9. Legal Costs - The applicant agrees to pay the Council's reasonable legal costs whether or not the matter proceeds or is completed with the standard S106 monitoring fee.



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