177 PEPPARD ROAD

- DESIGN AND ACCESS STATEMENT -

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Design and Access statement
36 St Johns Road, Caversham, RG4 5AL.

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1. INTRODUCTION

1.0 INTRODUCTION

This DAS document has been prepared to set out the Proposed Development at 177 Peppard Road, Emmer Green, RG4 8TS. The development is seeking to improve and upgrade the accommodation of the existing dwelling. The Proposed Development has been informed and prepared by the following team:

Outset Think – Architects

This DAS is compliant with the Development Management Procedure (England) 2015, and the Planning Practice Guidance 2014 (PPG, Paragraph 031, reference ID 14-031-20140306). The DAS illustrates the design principles and concepts that underpin the application proposal and address the requirements set out in the PPG website 'Making an Application'. Specifically, responding to the PPG requirements 'What should be included in a DAS', A Design and Access Statement must:

(a) explain the design principles and concepts that have been applied to the proposed development; and **(b)** demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly. Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

This document is therefore structured in the following way in order to meet the requirements set out above:

In **Section 2.0**, we have set out our understanding of the context, assessing the site's immediate and wider context in terms of physical characteristics.

Section 3.0 outlines the relevant planning policy context.

Outlined in **Section 4.0**, is the design evolution, which sets out the design constraints and opportunities, the conceptual approach and explores a number of design options.

Section 5.0 details the design response, which is the subject of this detailed planning application. Here we describe the scheme under the Layout, Use, Amount, Scale, and Appearance sub-headings suggested in DCGL Circular and sets out some of the technical strategies of specific aspects of the design.

Landscaping is outlined in **Section 6.0**

Section 7.0 sets out the accessibility aspects of the design. A suite of application documents support the application and this document should be read in conjunction with these reports.

2. CONTEXT

2.1 LOCATION PLAN

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2.2 SITE PLAN

W-03 Site Plan 1:200

2.3 EXISTING SITE PHOTOS

The house is a a Victorian two-story, brick-built structure, with a mix outdated UPVC window.

3. PLANNING CONTEXT

3.1 PLANNING POLICY

The planning policy context in which the Proposed Development will be examined is as follows (the Development Plan):

The application has been assessed against the following policies:

National Planning Policy Framework;

National Planning Policy Guidance;

PRBC Local Development Framework
Core Strategy 2008 (Altered 2015)
CS7 Design and the Public Realm
CS24 Car/Cycle Parking

ENV24

DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT Adopted, March 2021

CC3: Adaption to Climate Change

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN12: Biodiversity and the Green Network

EN14: Trees, Hedges and Woodlands

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging

The Reading Climate Emergency Strategy 2020-25

As well as the above, the following documents and the policies and guidance contained within these will also be material considerations:

The National Planning Policy Context (2019)

Planning Policy Guidance (PPG online 2019)

Sustainable Design and Construction 2011 SPD

4. DESIGN PROCESS

4.1 INTRODUCTION

The development generally seeks to enhance the overall look and feel of the house by improving its layout and accommodations. This will involve the front porch and rear of the house and in the loft to optimise the layout.

IN THE NEXT FEW PAGES ARE A FEW OPTIONS INITIALLY EXPLORED.

5. DESIGN RESPONSE

5.1 CONCEPT

IMPACT ON THE EXISTING DWELLING:

The appearance of the extensions has been considered in relation to the existing house and designed in a sympathetic way and improves the overhaul appearance of the property. In terms of bulk and massing, will be sympathetic to the overhaul design and integrate with the improved aesthetics of the new design.

The front porch extension has been designed as continuation of the garage and reduces the impact of the garage in the overhaul aesthetics.

SIZE AND SCALE:

The extensions complement the existing dwelling representing only a 30% increase in footprint and a 15% increase in dwelling massing.

In terms of bulk and massing, the new extensions rear extension will be similar to extensions of neighbouring properties The side extension eaves is only 1900mm high / 100mm over the fence line will have a minimal impact on the neighbouring properties.

OUTDOOR AMENITY

The extension's footprint represents a small percentage of the overhaul of the large plot the dwelling occupies. Also, the extension does not impact the parking arrangement at the front of the house and does not impact at all the outdoor amenity at the back of the house.

IMPACT ON NEIGHBOURING PROPERTIES

BOUNDARIES

The extension is set back from the boundaries and also a minimum of 100mm from the boudary.

OVERLOOKING, OVERSHADOWING AND OVERBEARING

Consideration has also been given to the direction the extension faces, to mitigate any potential overshadowing and reduction of natural light to neighbouring properties.

THE NATURAL ENVIRONMENT

The extension's footprint represents a tiny percentage of the overhaul of the large plot the dwelling occupies.

THE STREET SCENE AND THE SURROUNDING AREA

FENESTRATION

The proposed openings are in proportion to the host dwelling and similar in size to the neighbouring properties. The front windows are proportioned based on the mass of the the existing house and are similar in size to the other properties on the street.

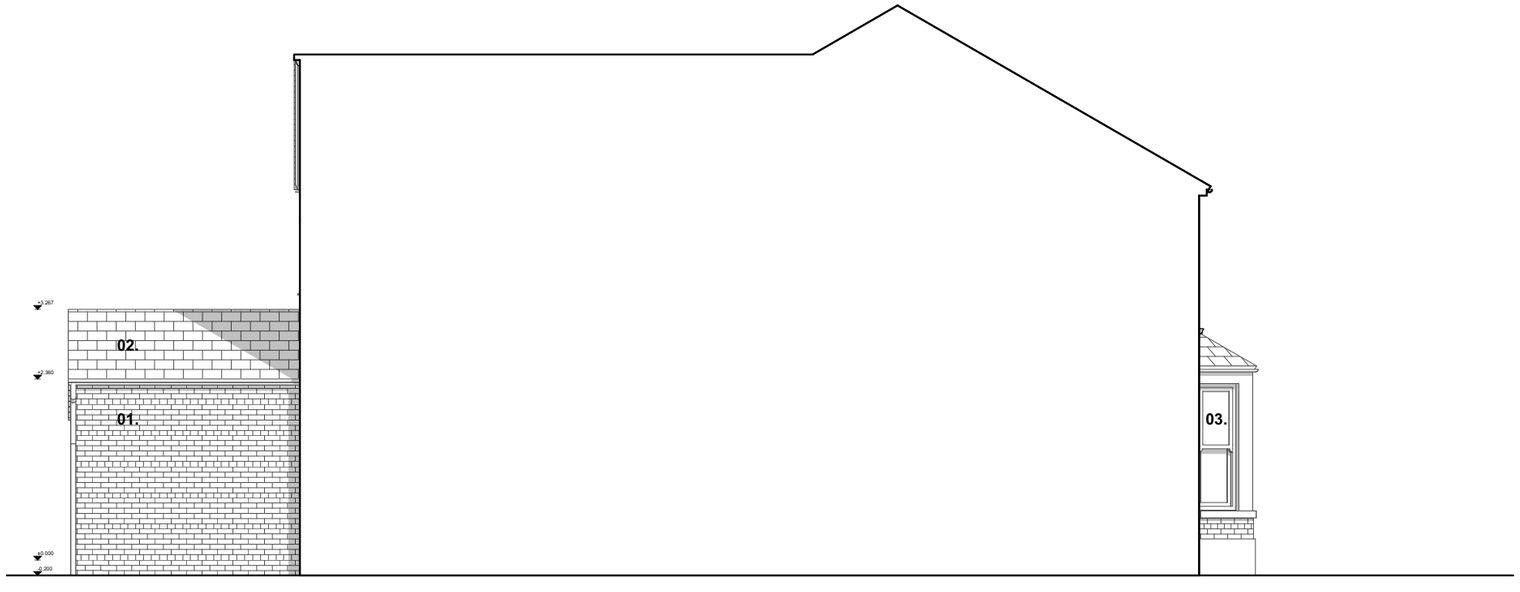
The development enhances the street scene through high-quality design. The existing street scene consists of a variety of designs with extensions of mediocre designs.

CLIMATE CHANGE

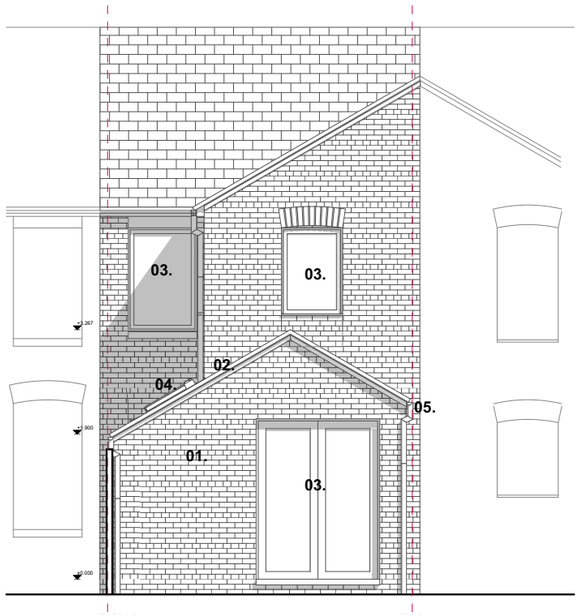
The refurbishment of the house has also been considered against The Reading Climate Emergency Strategy 2020-25. The proposal improves the building fabric beyond the current Part L 2022 building regulations by adding additional Floor insulation, wall insulation to the entire house and additional loft insulation and minimising the cold bridging. A more efficient heating system will be introduced.

5.2 Front and rear elevation

1 Front Elevation 1:50

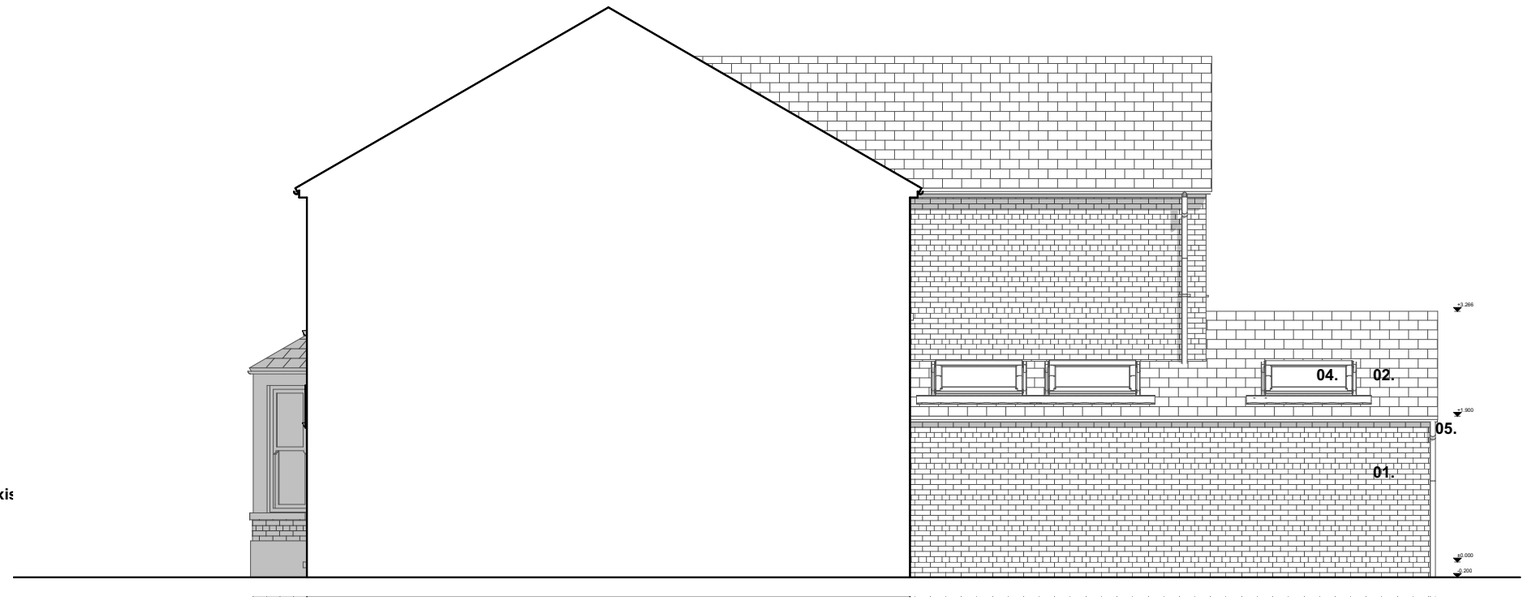


Side Left Elevation 1:50



2 Rear Elevation 1:50

01. Proposed Brickwork to match existing
02. Proposed slate roof coverings to math exis
03. Proposed UPVC windows and doors
04. Proposed Velux Skylights
05. Proposed UPVC gutters and downpipes



Side Right Elevation 1:50

ILLUSTRATIVE FRONT VIEW

7. ACCESSIBILITY

8.1 INTRODUCTION

Attached to this DAS are the additional documents and plans. This DAS to be red in conjunction with all drawings and the prepared documents.

The Existing parking arrangements will be retained.

8.2 CONCLUSIONS

The proposed design is rooted in the present but expresses the history of the place and the passage of time using beautiful, egging, and traditional materials. The extensions emphasises honest materiality and craft, and the relation between indoor and outdoor space, through carefully selected, tactile, and handcrafted finishes. The proposed development minimises the impact on the surrounding properties.