11 RHIGOS

- DESIGN AND ACCESS STATEMENT REV A-

OUTSETTHINK
ARCHITECTS

OUTSETTHINK
ARCHITECTS

9 Jul 2025
Design and Access statement
11 Rhigos, Emmer Green, RG4 8LF.

CONTENT

INTRODUCTION

CONTEXT

PLANNING CONTEXT

DESIGN PROCESS

DESIGN RESPONSE

LANDSCAPE DESIGN

ACCESSIBILITY

1. INTRODUCTION

1.0 INTRODUCTION

This DAS document has been prepared to set out the Proposed Development at 21 Rhigos. 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.

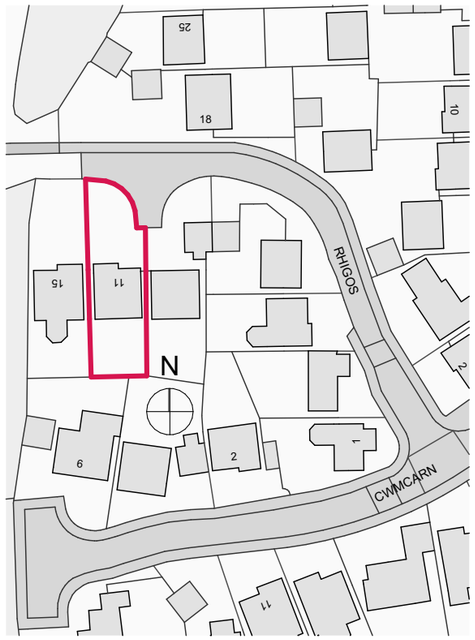
Section 5.0 details the design response, which is the subject of this detailed planning application. Here we describe the scheme under the Layout, Use, Amount, Scale, and Appearance sub-headings suggested in DCGL Circular and sets out some of the technical strategies of specific aspects of the design.

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.

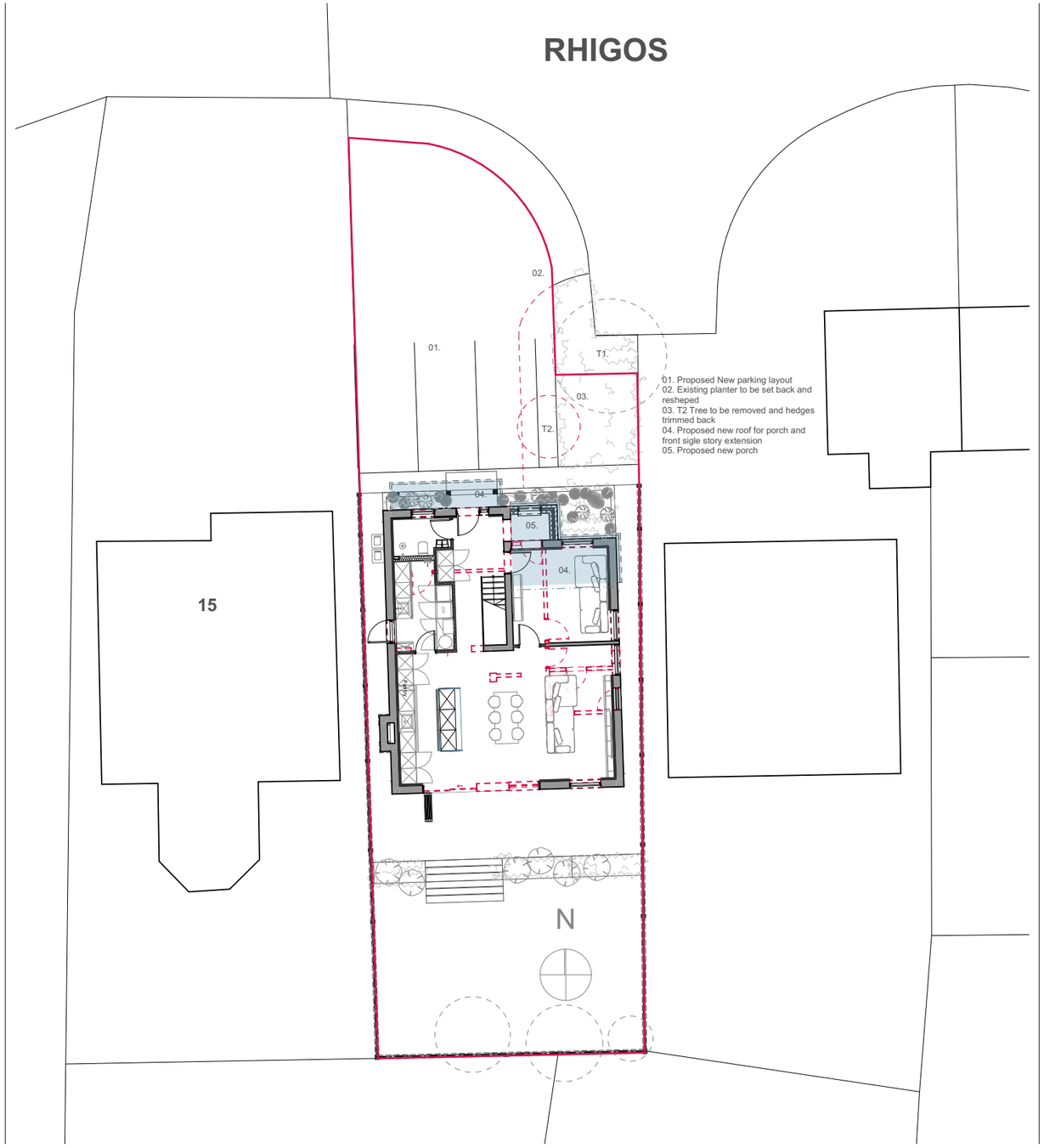
2. CONTEXT

2.1 LOCATION PLAN



Ordnance Survey, (c) Crown Copyright 2024. All rights reserved. Licence number 100022432

2.2 SITE PLAN


RHIGOS
15
01.
02.
03.
04.
05.
T1.
T2.
01. Proposed New parking layout
02. Existing planter to be set back and resheped
03. T2 Tree to be removed and hedges trimmed back
04. Proposed new roof for porch and front sigle story extension
05. Proposed new porch
N

2.3 EXISTING SITE PHOTOS

The house is a two-story, brick-built structure with an outdated architectural style, with large rectangular windows hinting a lack of modern energy efficiency. The facade's design does not have distinctive features and come across as plain and generic.

In summary, the house presents as a relic from a past era, needing updates and renovations to align with contemporary design and efficiency standards.

2.5 WIDER CONTEXT

The neighbourhood presents a cohesive residential context typical of suburban developments. The houses are predominantly two-story, detached, and semi-detached dwellings, unified by their use of brick as the main construction material. Several of the homes exhibit a combination of brickwork with timber framing or detailing, which suggests a nod to traditional styles, possibly with influences from Tudor or Arts and Crafts architectural movements.

Rendering is also used on some facades, offering a visual break from the brickwork and providing a lighter aesthetic touch. Roofs are predominantly pitched and covered with tiles, and many homes feature white windows, contributing to a clean and maintained appearance.

The general setting is well-landscaped with trimmed hedges, manicured lawns, and mature trees, which indicates an established neighbourhood.

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)

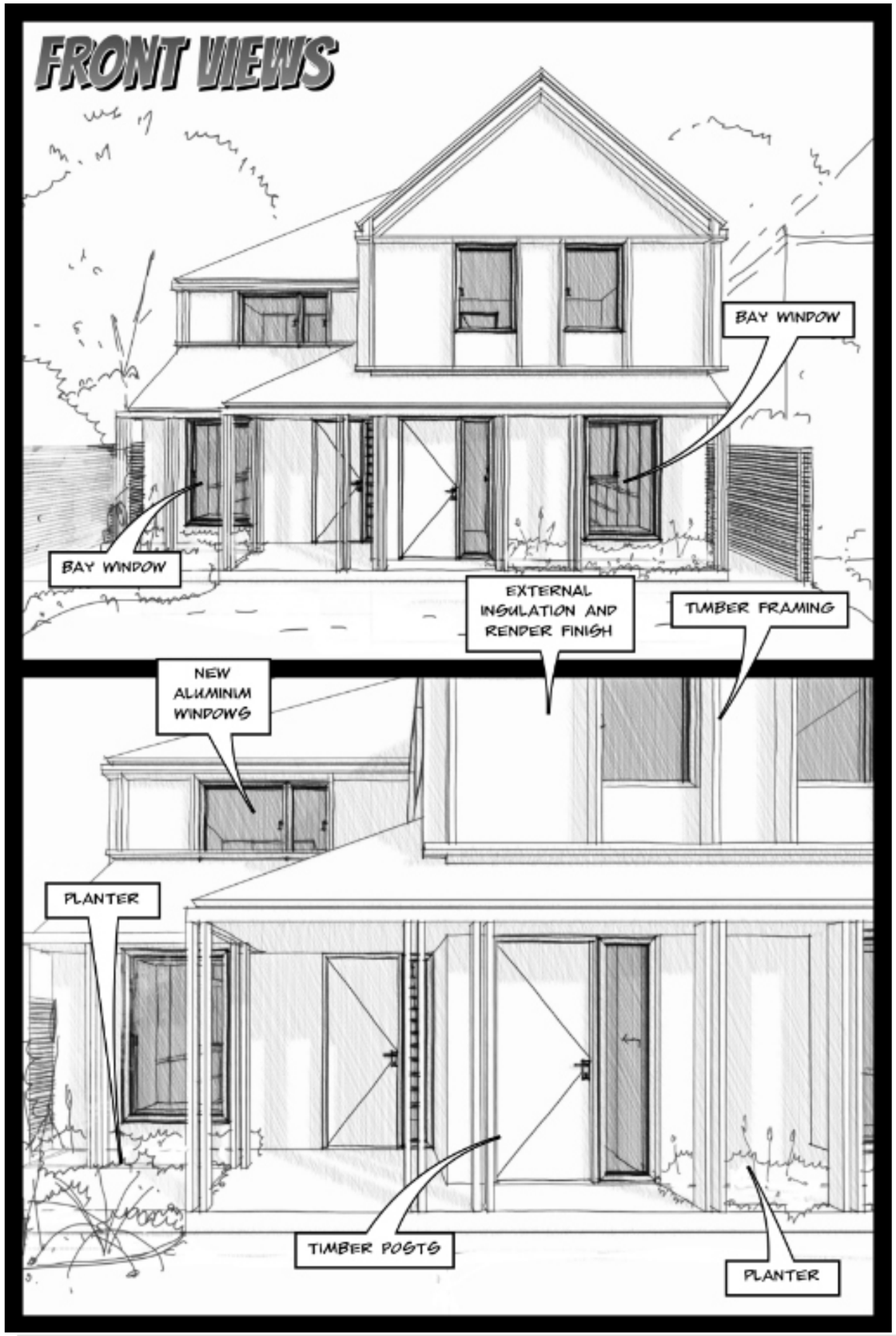
Sustainable Design and Construction 2011 SPD

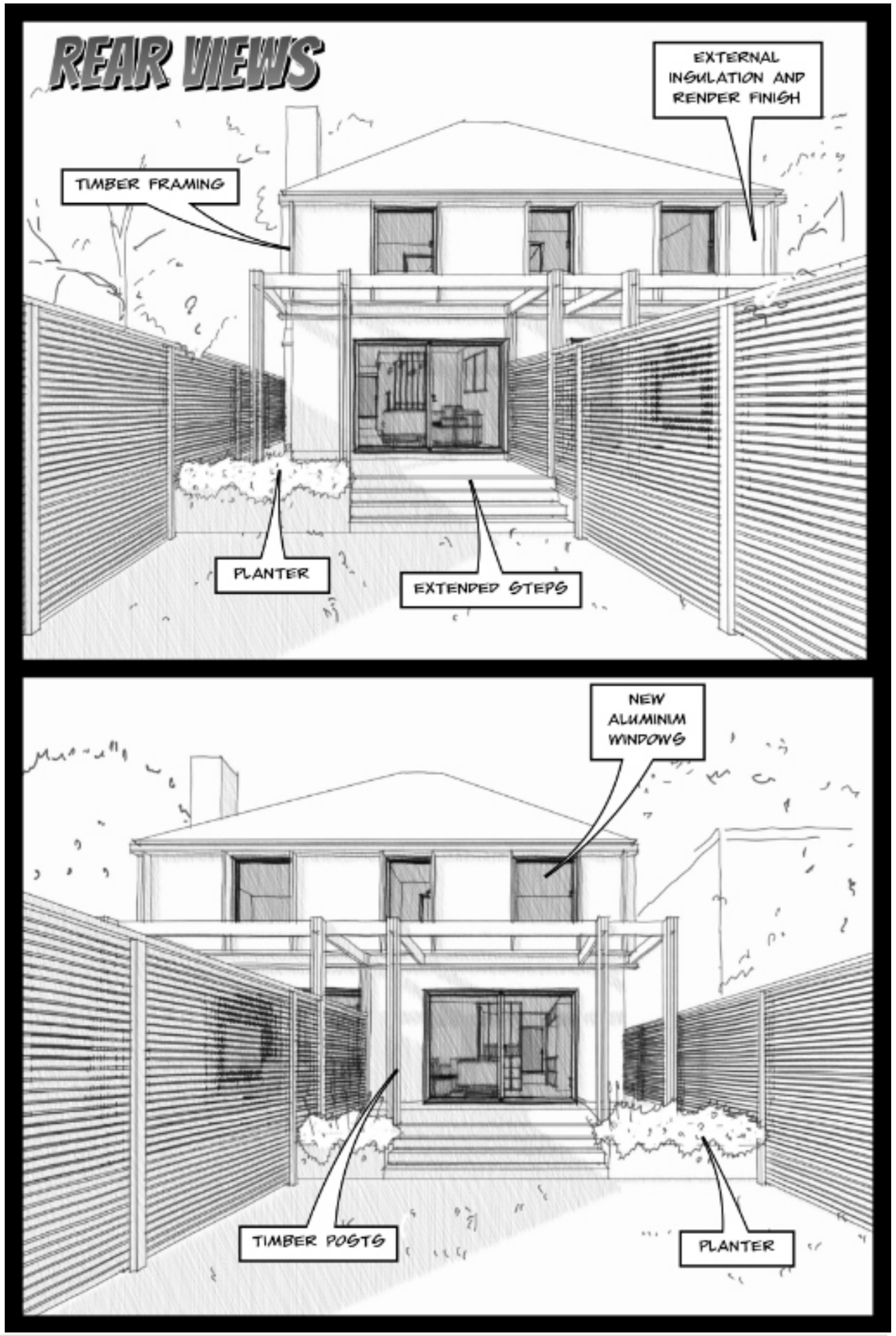
4. DESIGN PROCESS

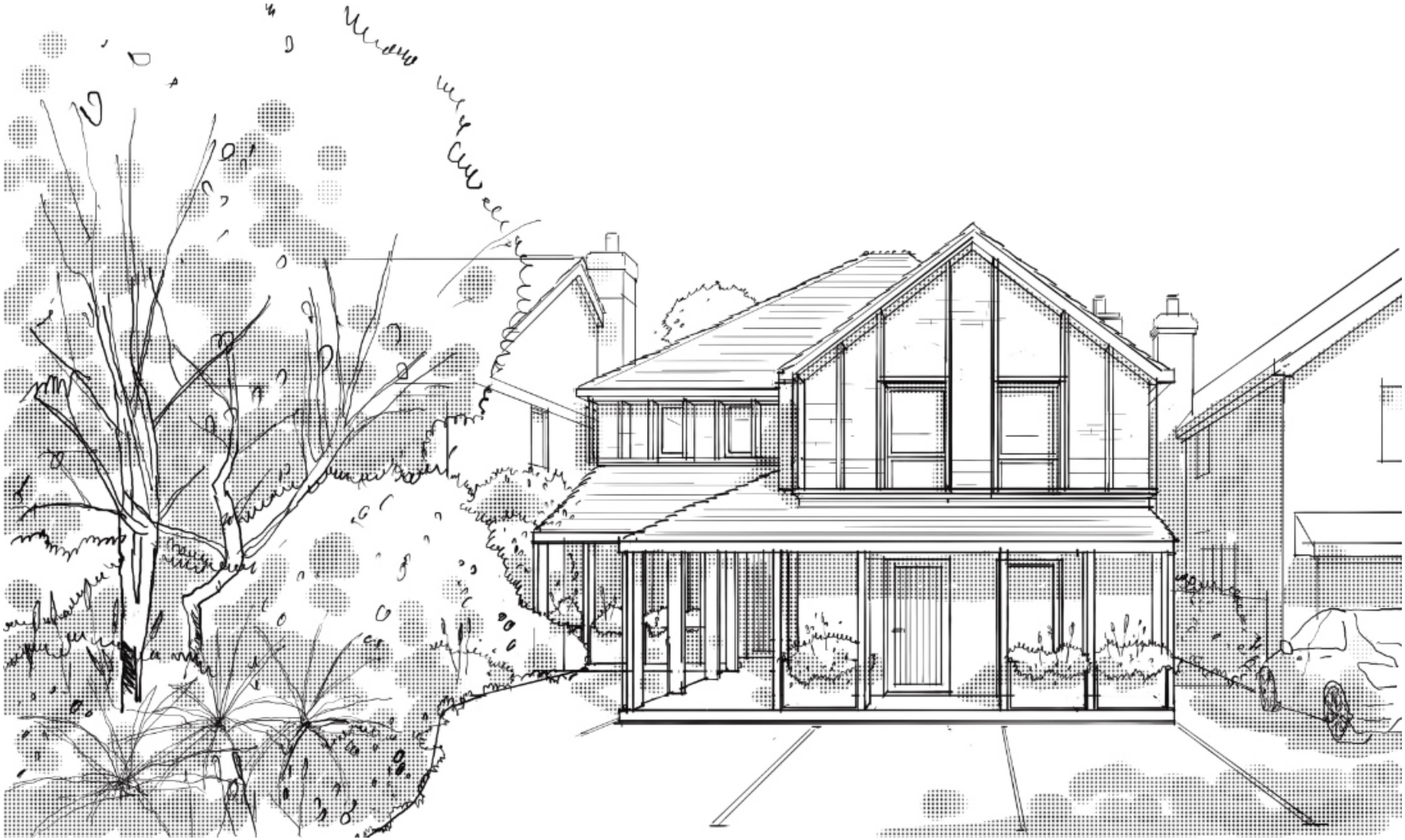
4.1 INTRODUCTION

The development generally seeks improve the exiting house accommodations by adjusting the internal layout and window and door openings. Additionally, the existing GRP windows will be replaced with high-quality aluminium windows, with some openings being adjusted for better proportions and light. The GRP fascia and soffits will also be replaced with high-quality timber ones and the existing GRP gutters and down pipes will be replaced with high quality aluminium ones.

IN THE NEXT FEW PAGES ARE A FEW SKETCHED VIEWS INITIALLY EXPLORED.


FRONT VIEWS
BAY WINDOW
BAY WINDOW
EXTERNAL INSULATION AND RENDER FINISH
TIMBER FRAMING
NEW ALUMINIUM WINDOWS
PLANTER
TIMBER POSTS
PLANTER


REAR VIEWS
EXTERNAL INSULATION AND RENDER FINISH
TIMBER FRAMING
PLANTER
EXTENDED STEPS
NEW ALUMINIUM WINDOWS
TIMBER POSTS
PLANTER



5. DESIGN RESPONSE

5.1 CONCEPT

The proposed design for the detached house thoughtfully reflects the architectural vernacular and material palette of the existing neighbourhood, ensuring that the new structures will integrate smoothly into the local context.

MATERIALS AND TEXTURES:

The design preserves the existing brick, tiled roof, consistent with the surrounding houses, and introduces timber detailing, which pays homage to the characteristic features found in the neighbourhood, creating a cohesive visual connection with the area's architectural heritage.

ARCHITECTURAL FORM AND MASSING:

By maintaining the house as existing the proposed design respect the established scale and form seen throughout the neighbourhood. This approach helps to ensure that the new development feels like a natural evolution of the community's built environment.

WINDOWS AND DOORS:

Large windows have been included to maximise natural light within the homes while being considerate of their placement to foster privacy. The windows' design, framed by traditional brick and deep wood framing, offers a modern aspect that complements the buildings' overall appearance.

LANDSCAPING AND GREEN SPACES:

The design's landscaping strategy includes ample greenery, with well-placed planters and beds that echo the lush gardens of neighbouring properties. This not only enhances the aesthetic appeal but also contributes to the neighbourhood's green character.

DETAILING AND CRAFTSMANSHIP:

The attention to detail in the brickwork and timber elements indicates a commitment to quality and craftsmanship. The careful execution of these details will contribute positively to the streets cape and uphold the neighbourhood's appearance.

By marrying traditional design elements with modern enhancements, the proposed semi-detached homes are poised to become a natural and complementary extension of the neighbourhood, enriching its architectural diversity while respecting its established character.

IMPACT ON THE EXISTING DWELLING:

The design thoughtfully enhances the existing dwelling, offering an evolution in form and function while preserving the essence of its original character.

SIZE AND SCALE:

The existing size and scale of the dwelling will be maintain as existing and will have no impact on the neighbouring properties

OUTDOOR AMENITY

The outdoor amenity space for the new semi-detached homes is thoughtfully designed to provide a tranquil and verdant retreat. Introduced planters brimming with lush greenery and vibrant flowers line the property, contributing to the biodiversity and visual appeal of the space. The sizable terrace, complemented by a pergola, offers residents a generous outdoor area for relaxation and entertainment, creating a natural extension of the living space. The 10-meter deep gardens allow for a substantial private area where nature can be enjoyed and gardening can thrive. Enhancements to the entrance porch not only elevate the curb appeal but also offer a welcoming, sheltered area for residents and visitors alike. This combination of functional and aesthetic improvements ensures that the outdoor living experience is both enriching and harmonious with the needs of modern homeowners.

OVERLOOKING, OVERSHADOWING AND OVERBEARING

The proposed designed ensures a negligible effect on the adjacent properties. To further protect privacy, all windows of will be fitted with deep vertical timber framing surrounds, reducing the likelihood of direct views into the neighbouring gardens and act as a brise soleil to minimise overheating in summer

THE STREET SCENE AND THE SURROUNDING AREA

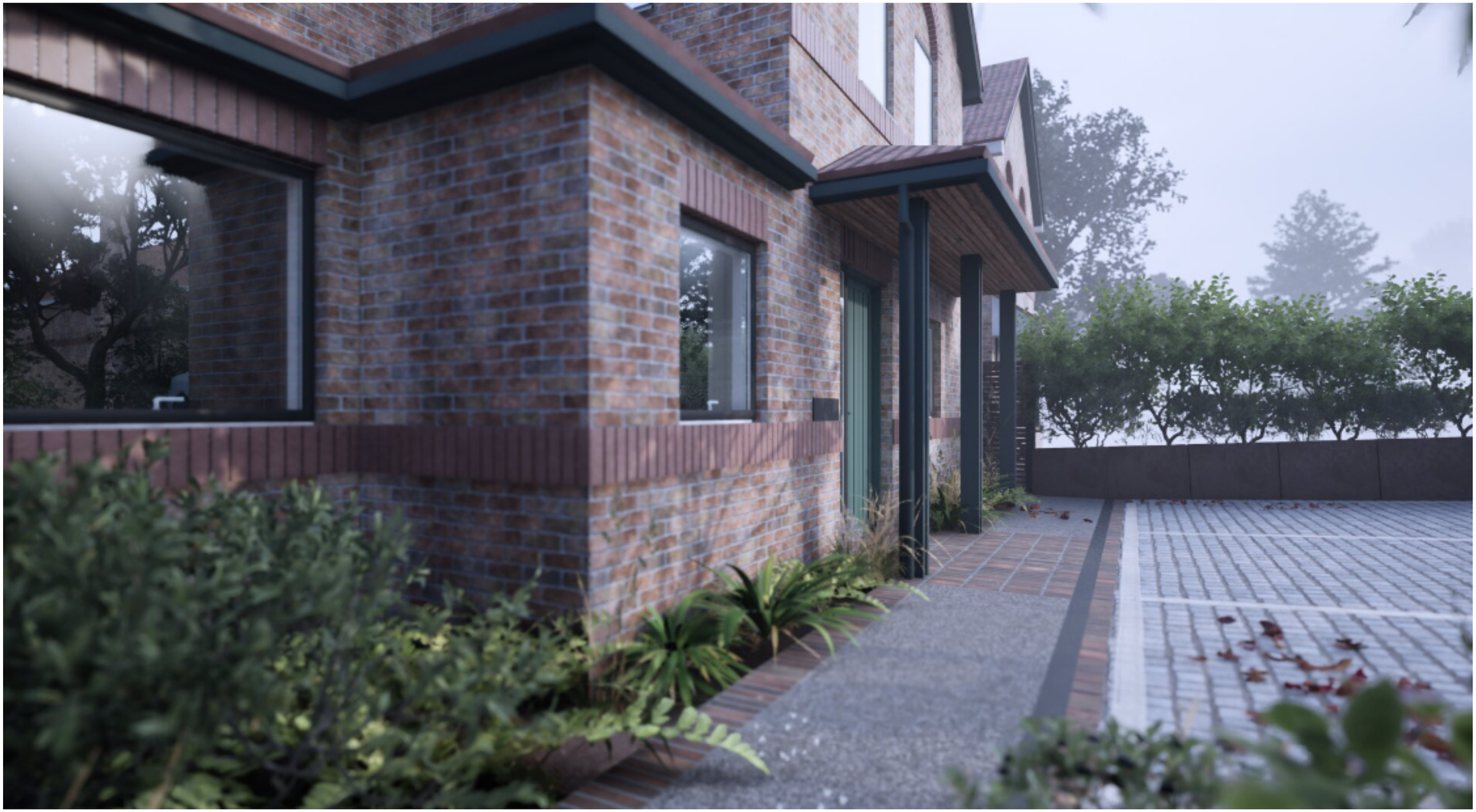
The proposed design integrates into the existing street scene with a thoughtful architectural approach that respects the area’s established character. It echoes the familiar brickwork and traditional pitched roofs of the neighborhood, while the subtle introduction of modern elements, such as large windows and clean lines, provides a contemporary edge that complements rather than overpowers the local aesthetic. The enhancement of outdoor spaces with planters and a pergola ties in with the greenery prevalent in the surrounding gardens, fostering a cohesive visual flow along the street. This harmonious blend of old and new ensures the design enhances the collective streetscape, contributing positively to the existing tapestry of the community.

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 to the current Part L 2022 building regulations by adding additional Floor insulation, and loft insulation. A more efficient heating system will be introduced.

5.2 ILUSTRATIVE PERSPECTIVE CGI s

ILLUSTRATIVE FRONT VIEW



ILLUSTRATIVE REAR VIEW

ILLUSTRATIVE REAR VIEW

ILLUSTRATIVE VIEWS

ILLUSTRATIVE VIEWS

ILLUSTRATIVE VIEWS

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 enhanced and the new driveway will be increased to provide 4 parking spaces two for each semidetached house and generally the cars will be parked in front of the house .

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.