

The Dreadnought, Kennet Side, Reading RG1 3NU

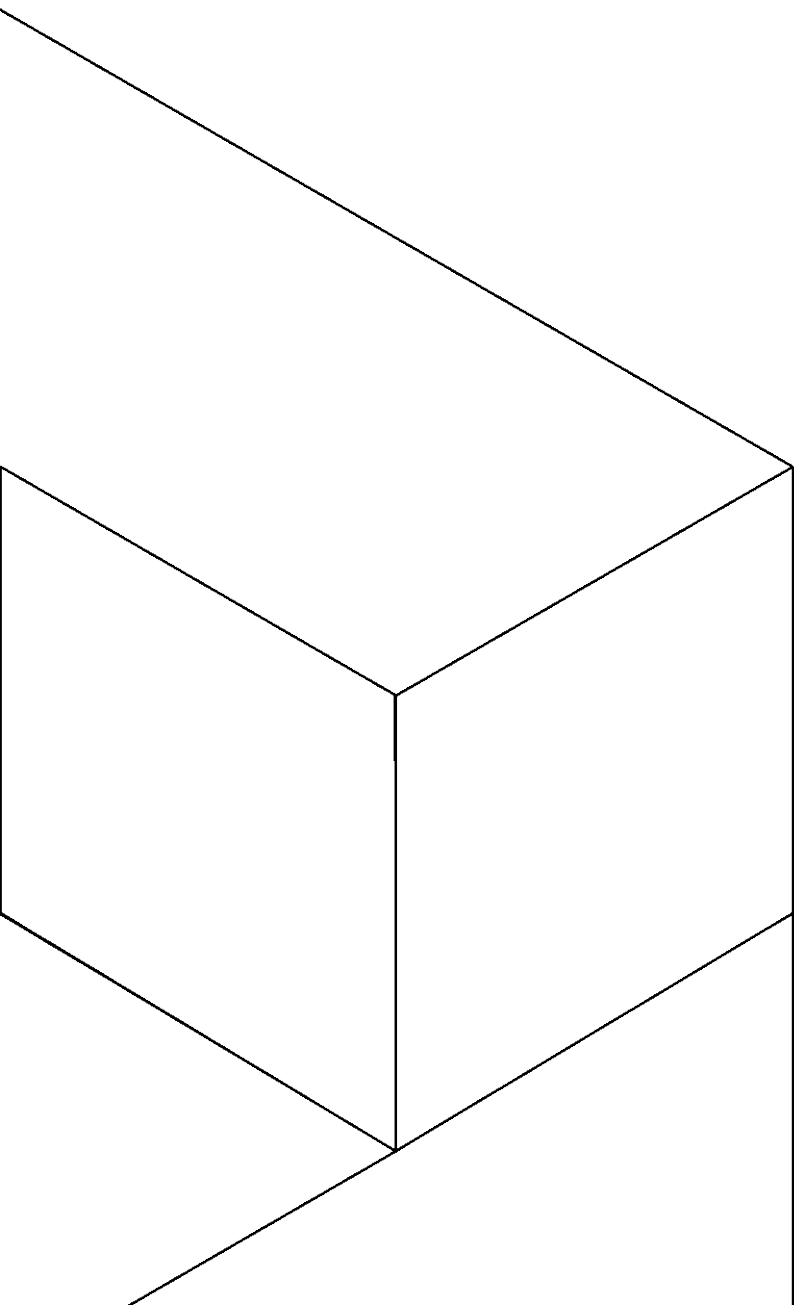
**Design, Access &
Sustainability Statement**



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1. Introduction

- 1.1. This design and access statement has been prepared by Colony Architects on behalf of Mr Carl Bunce to support of a planning application to convert the ground floor of 'The Dreadnought' to create two ensuite rooms to extend the existing residential first floor unit. The first-floor layout shall remain unchanged, but the staircase shall be reinstated to connect the two floors.
- 1.2. 'The Dreadnought' has previously been used historically as public house and more recently it was sub-divided into rowing club accommodation to the ground floor, and separate residential accommodation to the first floor over. Although the ground floor is currently vacant, and not used by the rowing club for many years. The use class of the ground floor can be defined as class E.
- 1.3. The extent of the application boundary includes is outlined below in fig.1. Notice has been given to Wokingham Borough Council, as the owners of the adjacent land at the Wokingham Waterside Centre to allow the red line to reach the nearest highway.

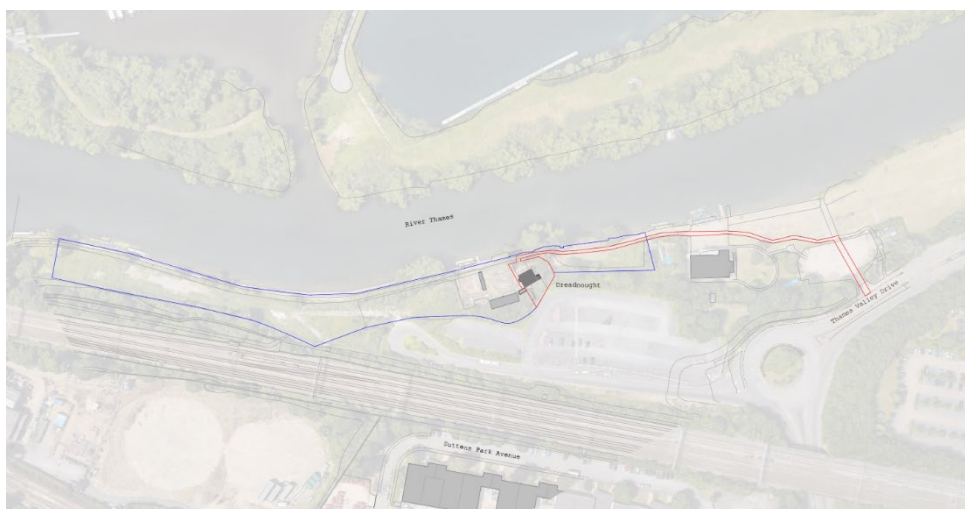


Fig 1. - application boundary

1.4. The statement will furthermore review the design and planning context, with a particular focus on the Wokingham's Local Plan and National Planning Policy Framework (NPPF), to demonstrate why the proposal should be considered acceptable.

2. Location, Context & Character

2.1. 'The Dreadnought' is located to the east of Reading, on the banks of the River Thames.

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

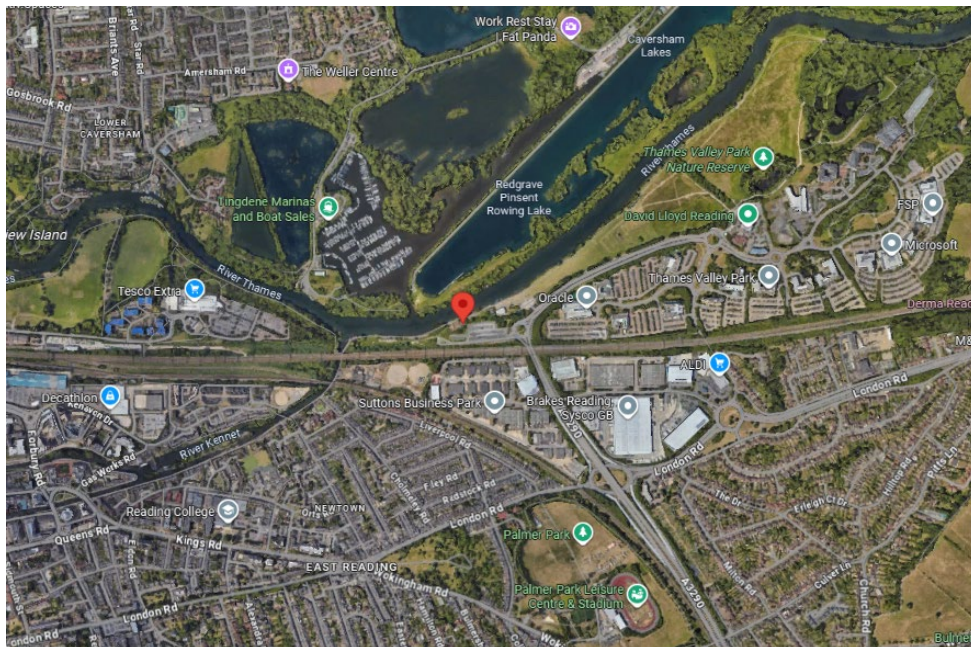


Fig 2 - Site location relative to the Reading East region

2.3. The site borders Newtown, a residential area, with commercial areas closer to the Thames.

2.4. A flood risk assessment accompanies this application. Which outlines that the site can be accessed both from towpath which runs adjacent to the Thames, and from a path leading from the Park and Ride. The latter can be used in a flood event to provide safe egress to and from the site.



Fig 3. View looking west along the River Thames towpath with the application site shown to the left

The Existing Property



Fig 4. Raised view facing South, with the application building, 'The Dreadnought' shown centrally

2.5. The application site has a total red line area of 1139sqm. The ground floor GIA being converted into residential is 79.6sqm. The existing first floor GIA is 72.6sqm.

2.6. The property benefits from ~260sqm garden amenity area.

3. Proposal, Use, Access & Design

Proposal, Use & Amount

- 3.1. The proposal is for the conversion of the ground floor area to create 2 double-bed ensuite bedrooms. These rooms are complaint with National Space Standards.
- 3.2. The existing first floor bedrooms, living areas & family bathroom are to be retained, and incorporated as part of the larger residential unit.



Fig 5. Raised view facing South, with the application building, 'The Dreadnought' shown centrally

Access & Layout

- 3.3. The residential unit shall be accessible from both directions of the towpath which runs adjacent to the River Thames, and in a flood event, a separate existing access is available leading to the park and ride. This access is wholly above the flood level as per the submitted flooding statement.

Character, Appearance & Materials

- 3.4. External changes are limited to forming windows from existing door openings. Infill brickwork is to match existing where applicable. Refer to proposed elevations for details.

Overlooking and impact on neighbouring properties

- 3.5. There are no neighbouring properties that would be negatively impacted by the conversion of the ground floor

Amenity & Refuge

- 3.6. The existing garden area is already demarcated from the rest of the land via hedges and fencing. The existing refuse provision is an alternate weekly collection of recycling and general waste outside the gates of the Waterside Centre. This existing arrangement is to be kept in place.

Highways & Parking

- 3.7. The additional 2 bedrooms on the ground floor will not have access to any additional parking. The site is well connected with public transport links.
- 3.8. The dwelling has sufficient space for cycle parking within the garden.

4. Sustainability

4.1. 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.

4.2. The statement also illustrates how the scheme complies with Wokingham Borough Council policies and how the 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

4.3. 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.

4.4. 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

4.5. 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.

4.6. 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

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

4.8. 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.

4.9. 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.

Energy Efficiency

4.10. 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

4.11. 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

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

- 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

Overheating

4.13. 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.

4.14. 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

4.15. A high-speed internet connection will be provided.

Water Efficiency

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

4.17. 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.

4.18. Surface water run-off will remain unchanged.

5. Community Involvement Statement

- 5.1. The community have not been consulted as part of the design process, but it is noted that the rejuvenation of the ground floor of *The Dreadnought*, and its surrounding landscaped amenity areas, will have a positive impact on the area.

6. Conclusion

- 6.1. This Design, Access and Sustainability Statement demonstrates that the proposed conversion of the ground floor of *The Dreadnought* to increase the size of the existing residential unit is an appropriate and sustainable development. The proposal brings vacant floorspace back into residential use and makes efficient use of an existing building without resulting in harm to the character of the site or its surroundings.
- 6.2. The scheme provides compliant internal accommodation with good levels of amenity, retains the existing first-floor layout, and requires only minimal and sympathetic external alterations. Safe and appropriate access is provided in both normal and flood conditions, and the development will not give rise to any unacceptable impacts on neighbouring properties in terms of privacy, outlook, or amenity.
- 6.3. The proposal accords with the objectives of the National Planning Policy Framework and relevant local planning policies by promoting efficient land use, high-quality design, and sustainable development. Energy efficiency, water conservation, sustainable materials, and responsible construction practices are integral to the scheme.
- 6.4. Overall, the proposal represents a modest, well-designed, and policy-compliant development that delivers high-quality accommodation in a sustainable location and is therefore considered acceptable in planning terms.



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