

**TONY
HOLT
DESIGN.**

DESIGN AND ACCESS STATEMENT

Site Address: 2 Grovelands, Spencers Wood, Reading. RG7 1DP

Description of Development: Demolition of existing dwelling and outbuildings and erection of new detached dwelling and associated landscaping.

1 PROJECT PARTICULARS

1.0 INTRODUCTION

1.0.0 This statement accompanies the planning application for the replacement dwelling @ 2 Grovelands made to Wokingham Council by the applicants Mr Khan

1.1 THE APPLICANT

1.1.0 The applicants purchased the property in 2008 with the intention of creating their long-term family home to reside in permanently.

1.2 THE BRIEF

1.2.0 KEY OBJECTIVES:

- Deliver a contemporary dwelling achieving high architectural merit.
- Achieve excellent environmental credentials via the building fabric and renewable technology.
- Provide a spatial arrangement that provides short and long-term accommodation requirements.
- Provide a positive contribution to the surrounding area by raising the standards of design generally.

1.3 THE SITE

1.3.0 The site is in Spencers Wood, a small village approximately 6 miles South of Reading town centre. The site is located on the east side of Grovelands Road. The site features an existing detached dwelling along with a detached garage and outbuilding.

1.4 THE PROPERTY

1.4.0 The existing property is a detached dwelling with detached garage. It is a relatively traditional design consisting of a concrete tiled roof with several dormer additions projecting from the roofline which are made up of original and ad-hoc extensions. The main ridges run north to south parallel with the front elevation facing west. The roof itself has several dormers of various designs including pitched and dummy pitched. The external materials are mainly facing brickwork, render and tile hanging with a mixture of timber and uPVC windows and doors. A small conservatory on the south east corner which almost touches the existing tandem garage/workshop restricts access to the rear garden. The existing dwelling falls well short of current building standards with the property undergoing several ad-hoc additions over the years resulting in poor energy efficiency and lacks the modern-day accommodation requirements expected from a single-family dwelling. The property requires complete refurbishment to meet and exceed modern day building regulation requirements.

2 SITE ANALYSIS & CONSERVATION AREA APPRAISAL

2.0 THE SITE & SURROUNDINGS

2.0.0 SITE LOCATION:

The application site is located on Grovelands Road, n exclusively residential road..

2.0.1 SITE AREA:

752m²

2.0.2 TOPOGRAPHY:

The plot is relatively level with no significant changes in level across the site. The neighbouring properties also sit on a similar level site.

2.0.3 USE:

The existing site features exclusively C3 residential use.

2.0.4 AMOUNT:

The existing detached dwelling and outbuildings have a cumulative gross external footprint of 135m². The area is generally low-medium density representing the typical semi-rural location.

2.0.5 LAYOUT:

The dwelling is situated towards the centre of the plan form with greater spacing to the south elevation due to the original access to the garage. The detached garage borders the south boundary with No.250 Hyde End Road. The front building line when compared to the other dwellings (north) on Grovelands road sits behind the building line. No. 4 is stepped back again in a particularly unusual building line to other dwellings. The rear building lines are much more staggered where properties have undergone extensions over the years. The dwelling will the first dwelling when you pull into Grovelands Road and therefore the plot offers a unique opportunity for a landmark building of high architectural merit.

2.0.6 SCALE:

The existing dwelling is a chalet bungalow with rooms within the roof. Most of the other dwellings within Grovelands Road Drive represent 2 – 2 ½ storey dwellings in generous plots. There are a few other chaley bungalows but most have undergone development in recent years.

2.0.7 APPEARANCE:

The existing dwelling is a typical example of a 1950's detached bungalow, the original having been subject to potentially several extensions. It presents itself of traditional appearance finished externally with a mixture of concrete tiles, wood/uPVC windows and facing brickwork, render and tile hanging.

2.0.8 LANDSCAPE:

The site itself is relatively simple representing a typical residential garden. The front garden forms the formal parking areas and the rear garden offering private amenity space. The front boundary has some mature trees which screen the majority of the dwelling from the road with the only exception being the entrance.

Figure 1 : View of site from Entrance @ Grovelands Road



2.0.9 ACCESS:

Vehicular and pedestrian access directly into the site is from an entrance in the centre of the south west corner of the site. There is ample of on-site parking and turning available. The site is located with good access to public transport, including a train station, buses, and major roads. The centre of Reading is situated 6 miles North of the site.

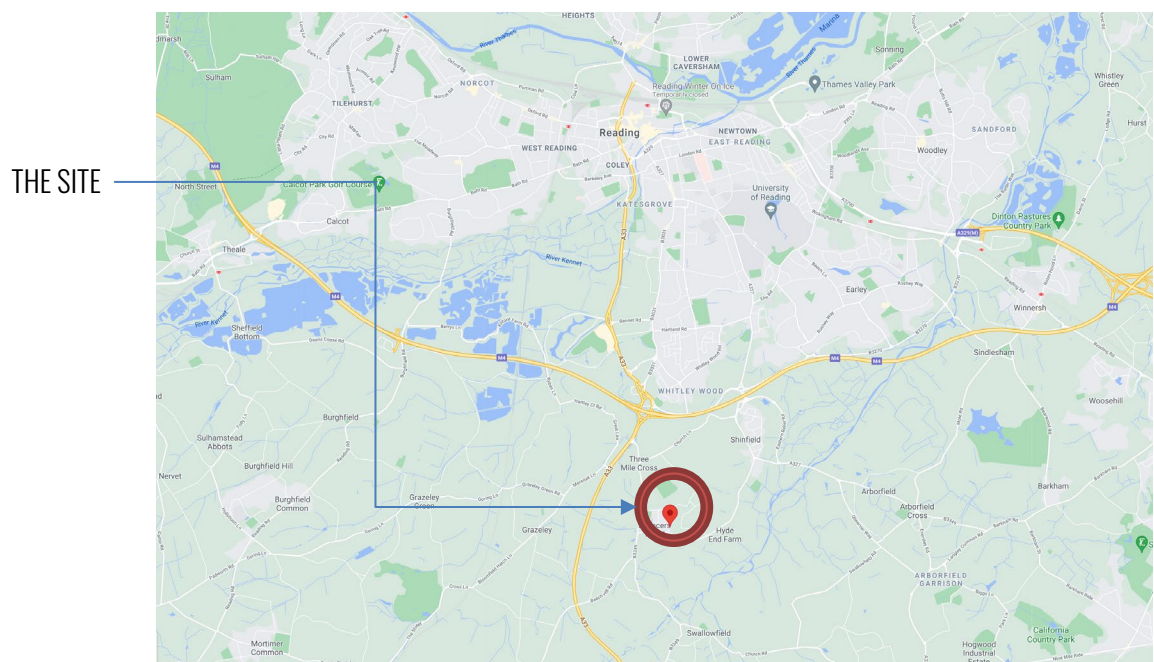


Figure 2 : Site in relation to Reading

2.0.10 CHARACTER OVERVIEW

The site is surrounded by a variety of properties and styles ranging from relatively plain 1920's-1980's developments, inter and post war homes and more recent 21st century development. There is a variety in the materials used ranging from brick, stone, render, tile hanging, timber cladding and many others.

2.1 NATIONAL PLANNING POLICY GUIDANCE

- 2.1.0 The National Planning Policy Framework (NPPF 2019) sets out three objectives that include economic, social, and environmental considerations to enable the planning system to contribute to achieve sustainable development. The NPPF 2019 para 10 states *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”*,
- 2.1.1 Para 127 of the NPPF (2019) is also relevant to the proposals that:
- “Planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*
- 2.1.3 Para 131 of the NPPF (2019) *“In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*
- 2.1.1 The NPPF 2019 sets out the Government's planning policies for delivering a sufficient supply of homes, achieving well-designed places, conserving, and enhancing the natural environment, conserving, and enhancing the historic environment.

2.2 LOCAL PLANNING POLICY

- 2.2.0 The following relevant policy constraints apply to the application:

Core Strategy (CS)

- CP1 – Sustainable Development
- CP2 – Inclusive Communities
- CP3 – General Principles for Development
- CP5 – Housing Mix, Density and Affordability
- CP6 – Managing Travel Demand CP7 – Biodiversity
- CP8 – Thames Basin Heaths Special Protection Area
- CP9 – Scale and Location of Development Proposals

MDD Local Plan (MDD)

- CC01 – Presumption in Favour of Sustainable Development
- CC02 – Development Limits
- CC03 – Green Infrastructure, Trees and Landscaping
- CC06 – Noise CC07 – Parking
- CC09 – Development and Flood Risk
- CC10 – Sustainable Drainage
- TB05 – Housing Mix TB06 – Development of Private Residential Gardens
- TB07 – Internal Space Standards
- TB21 – Landscape Character TB23 – Biodiversity and Development

2.3 MAIN PLANNING CONSIDERATIONS

2.3.0 The main planning issues relating to these proposals are:

- *The principle of development.*
- *Impact on character of the area.*
- *Amenity of existing and future residents.*
- *Highways/Parking*
- *Flooding & Drainage*
- *Landscape & Trees*
- *Ecology*

2.4 SITE PLANNING HISTORY

2.4.0 There have been several applications to extend/replace the dwelling over the years. Some of which have been approved and some of which have been withdrawn.

LPA Ref: 021441

Description: Proposed erection of detached replacement dwelling. Demolition of existing dwelling.

Decision: Approve

LPA Ref: 000737

Description: Proposed single storey and first floor extensions to dwelling

Decision: Approve

LPA Ref: 072859

Description: Proposed renewal of consent F/2002/5937 for the proposed erection of detached replacement dwelling.

Demolition of existing dwelling.

Decision: Approve

LPA Ref: 151541

Description: Full application for the proposed erection of 2no 4xbedroom dwellings, associated access and parking.

Demolition of existing bungalow.

Decision: Refused

3 DESIGN RESPONSE

3.0 MEETING THE KEY OBJECTIVES

- *Deliver a contemporary dwelling of high architectural merit.*

Response: The design proposals create a building designed of contemporary 21st century architecture which directly responds to the surrounding environment. The use of traditional pitched roof with modern detailing allows the building to retain its simple geometric form. The roof has been carefully designed with eaves running parallel to the side/neighbouring boundaries helping to keep the height down closest to the shared boundaries. The tallest elements are positioned towards the centre of the plan form. The front elevation is split with full height glazing between the two gables which helps to offer a visual lightweight break in the elevation. The use of high-quality materials of facing natural stone, render and porcelain tiles along with powder coated aluminium windows and parapet capping offer a well-balanced appearance. A context driven approach has been taken to inform the placements of primary living spaces, fenestration, and the resulting building plan form to achieve the highest quality living spaces. Where possible fenestration has been orientated to respond to the site's orientation and in turn respect neighbouring properties and amenity spaces. Every opportunity has been taken to utilise an overall approach that sits comfortably within the local context.



Figure 3: Proposed dwelling - Front Elevation

- *Achieve excellent environmental credentials via the building fabric and renewable technology.*

Response: Placement of primary living spaces and associated fenestration responds to the site's orientation, maximising opportunities for passive solar gain and minimising unnecessary heat loss from internal spaces. It is the applicant's intention to elevate the performance of the building fabric above the current minimum standards, whilst utilising renewable technologies (e.g., air source heat pumps, solar PV, mechanical ventilation with heat recovery and rainwater harvesting) to achieve an above requirement SAP energy performance.

- *Provide a spatial arrangement that provides short- and long-term accommodation requirements.*

Response: The decision-making process followed a robust path exploring several possible spatial solutions. The final design meets all the requirements required by the applicant.

- *Provide a positive contribution to the surrounding area by raising the standards of design generally.*

Response: The proposals successfully renovate a dwelling which would otherwise have a limited lifespan, delivering high architectural credentials. The placement of mass and bulk in relation to immediate neighbouring properties ensures it successfully integrates within the immediate context, whilst raising the standards of design generally.

3.1 PLANNING APPRAISAL RESPONSE

3.1.0 USE:

No change proposed and continued use as C3 residential.

3.1.1 AMOUNT:

Whilst the proposals will add to the amount of development on the site the resulting amount of accommodation has been carefully considered to respect the character of the immediate surroundings as well as previous consents on the site and locally.

3.1.2 LAYOUT:

The location of the dwelling will remain in an almost identical location to the existing with the front stepping forward gradually to offer a more consistent relationship with the building line of other neighbouring properties. At the rear the single storey rear extension will step out from the two storey building line helping to reduce any impact on neighbouring properties.

3.1.3 SCALE:

The proposals relate to the scale expected of a domestic two storey residential dwelling in a built-up residential area, adopting similar overall proportions and storey heights to nearby developments.

3.1.4 APPEARANCE:

The proposals achieve a well-balanced appearance using simple geometry and placement of materials adopting simple architectural detailing. The materials palette shows a clear intention to utilise high quality products including natural stone, render, porcelain tiles, powder coated aluminium windows and capping. The materials have been selected to deliver a low maintenance solution which will ensure long term durability and robustness to the appearance of the building. Placement of fenestration will help with solar gain and solar shading assisting with the building's performance.

3.1.5 LANDSCAPING:

The proposals indicate a simple layout with permeable surfaces providing shared vehicular and pedestrian access including ample parking and turning for several vehicles. The rear amenity space will be predominantly soft landscaped with a small external terrace breaking out from the primary spaces. The applicants intend to renew/replace the shared boundaries with like for like where appropriate.

3.1.6 REFUSE & RECYCLING

Covered storage is provided for refuse bins and recycling containers with provision for kerbside collection on the appropriate days.

3.1.7 FLOODING:

The site is not within a flood risk zone. The applicant intends to incorporate the use of water butts attached to the rainwater downpipes which can then be re-used within the domestic garden.

3.1.8 PARKING

Three parking spaces are provided to the front along with an electric car charging point. The proposals also provide ample space to turn around and leave in a forward gear.

3.2 MAIN PLANNING CONSIDERATIONS RESPONSE

3.2.0 *The principle of development.*

The proposal is for the replacement of an existing dwelling for the sole purpose of a modern-day family home. Given the existing use of the plot is solely residential and that the building itself is not listed or retain any architectural merit, and the previous consent to replace the dwelling, the principle of demolishing and replacing the existing dwelling with a two storey dwelling has been widely accepted. The surrounding built form is a mixture of 2 – 2 ½ storey dwellings and a few chalet bungalows and as such the principle of a two-storey dwelling would not be an issue in principle.

3.2.1 *Impact on character of the area.*

The immediate surrounding area is surrounded by a mix of housing stock and styles of varying size and shape. The materials range from a variety of facing brickwork, render, timber/tile hanging, stone and timber/weatherboard cladding. As such the character of the area would be defined as an eclectic mix. The proposals seek for a proposed dwelling of contemporary design. The use of traditional pitched roof forms helps the dwelling to sit comfortably within its surrounding area. The design proposals have been context driven with the first-floor mass and bulk responding to the neighbouring properties. The front boundary is heavily screened by dense trees which will offer privacy to the occupants as well as offering a barrier for noise pollution from the road for residents.

3.2.2 *Amenity of existing and future residents*

The property has two immediate neighbours, No.6 Grovelands to the north of the site and No. 250 Hyde End Road to the south of the site. The proposals sought to position primary fenestration at first floor facing east and west directly down the applicant's rear garden or front drive, therefore does not give any rise to issues regarding overlooking, loss of light or overbearing. To the side/rear where windows are proposed these will serve secondary spaces such as en-suites/bathrooms and will all have obscure glazing and be non-openable below 1.7m from FFL. The dwelling will provide a spacious and attractive living environment for future occupiers with ample external living spaces.

3.2.3 *Highways/Parking*

The front driveway will provide parking for 3 cars as well as turning to leave in a forward gear. The original tandem garage was not fit for purpose and therefore fell well below the parking standards.

4 CONCLUSION

4.0 SUMMARY

- 4.0.0 From the outset the design team including the applicant set out with a clear objective to create a building of its time, using modern materials and methods of construction whilst allowing integration into the local context without harm to the immediate context or surrounding neighbours.
- 4.0.1 The existing dwelling has a limited lifespan and has been subject to ad-hoc addition and alterations resulting in an unsustainable form of development in terms of its condition and energy consumption. It can be considered at best, a neutral contributor to the character of the area. Its replacement provides an opportunity to raise the standard of accommodation and provide a long-term family home that can enhance the character of the area and raise the standards of design generally.
- 4.0.2 The proposals deliver high-quality architecture and materials helping to elevate the standards of design generally, whilst still integrating successfully into its local context without compromise or harm.
- 4.0.3 The resultant dwelling will have elevated building fabric performance, complimented with renewable technology to exceed modern day energy efficiency credentials. It will provide a functional single-family dwelling, incorporating flexible living spaces and excellent access provisions to serve several generations.
- 4.0.4 The proposals make a positive contribution to the public realm and would not have a detrimental impact on neighbours or important trees on the site and would be more energy efficient, whilst ensuring that the character of the area remains unaltered.
- 4.0.5 With the above in mind we respectfully request support for the proposals set out.

