

FULL PLANNING SUBMISSION FOR THE
ERECTION OF 32 DWELLINGS ON:

LAND REAR OF THE HOLLIES,
READING ROAD,
BURGHFIELD COMMON

FOR TA FISHER LTD

JANUARY 2022



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1. Introduction

Twenty 20 Architecture Ltd have been instructed by TA Fisher & Sons Ltd to prepare a Design and Access Statement to accompany a full planning submission for the erection of 32no. dwellings on Land to the rear of The Hollies, Reading Road, Burghfield Common.

This Design and Access Statement explains the design process that this development proposal has gone through, and examines the constraints and the influencing factors that have led to the proposed layout.

It is to be read in conjunction with the Planning Statement and other supporting drawings and documentation provided within the planning submission. Please refer to the covering letter for full details.

2.Existing Site Analysis

The site lies to the south west of Reading and is situated on the north east edge of the village of Burghfield Common, adjacent to the settlement boundary. The site is allocated for residential development in the Housing Site Allocations Development Plan Document (May 2017), under policy HSA16. West Berkshire Council have identified Burghfield Common as a village capable of sustaining further residential growth. Therefore, the site is in an appropriate location for new housing.

The site is bordered by existing residential use to the south and west which is of a similar scale and density to that proposed.

The red line site area is approximately 2 hectares in area, albeit the developable area amounts to approximately 1.33 hectares. The topography of the site slopes significantly from the southeast corner to the north west corner.

Access to the site is gained from the recently constructed development to the east of the site. To the north of the site is ancient woodland. All other boundaries of the site adjoin existing residential development, including The Hollies residential care home to the southeast. The boundaries of the site are well screened by existing mature trees and hedgerows, particularly the northern and southern boundaries.

The site is located entirely within in Flood Zone 1 which has influenced the design proposals in terms of technically acceptable gradients and access to the proposed dwellings

The site is not located in a Conservation Area, nor are there any listed buildings in the vicinity.



3. Site Context

The Site adjoins with the existing built up area of Burghfield Common. The Site is within walking and cycling distance of the services and facilities within Burghfield Common. Facilities includes small food retail, a range of convenience retail, doctors' surgery, pubs/restaurants, children's nursery/ preschool, primary school, leisure centre and outdoor recreation facilities.

The eastern end of Reading Road is characterised mostly by recent housing developments which include smaller dwelling types such as terraces but the character of the wider area also includes larger detached homes from the latter part of the 20th century. The housing may be characterised as reflective of recent suburban-type development. Development on the site has been designed to integrate well with this existing built form.

The Site is accessible to local bus stops along Reading Road, with regular and frequent services to a comprehensive range of local destinations. These public transport connections provide sustainable access to major employment opportunities across the region, including Reading, Newbury and Basingstoke.

The site is well screened by a band of woodland to the north and by existing mature trees on site and along existing boundaries. There are Tree Preservation Orders present, which are covered in more detail with the accompanying Tree Survey and Arboricultural Impact Assessment.



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4. Design Proposals

The proposed design for the site has been created to form a logical extension to the recently constructed residential development to the north east, through which it gains its access and also to reflect the character of Burghfield Common itself. The proposed architectural design and use of materials is influenced by the local vernacular. The dwelling arrangement has been influenced by the topography of the site, but has been designed to also provide a sense of openness. The relationship of the built form is designed to minimise any overlooking whilst promoting a good level of surveillance to frontages.

The dwellings have been carefully designed so that they do not appear out of keeping in terms of height and bulk. The new dwellings will be well screened by existing hedges, trees and shrubs, which will be retained where possible and enhanced by additional planting.

New public open space is provided on site in addition to private amenity to each dwelling. This is lined with existing trees and supplemented by new planting to provide a strong landscape-led quality to the whole development.

(i) Amount

The proposal is for 32no dwellings, with a range of dwelling types and tenures. A mix of 1, 2, 3 and 4 bedroom properties are provided which both open market and affordable homes provided onsite.

In line with the adopted West Berkshire Development Plan, 40% of the dwellings on the site are to be offered as affordable housing which is envisaged to be 70% social rent and 30% intermediate housing. Therefore 9 dwellings are for social rent and 4 dwellings are for shared ownership.

The footprint, height and scale of the proposed dwellings are comparable with properties along Reading Road and the wider area.

Dwelling Type	Number	Tenure
1 Bedroom Flat	2	Affordable
2 Bedroom Flat	3	Affordable
2 Bedroom House	6	Affordable
2 Bedroom House	1	Market
3 Bedroom House	2	Affordable
3 Bedroom House	12	Market
4 Bedroom House	6	Market
Total	32	

(ii) Layout

In accordance with the Housing Allocation (Policy HAS 16), vehicular access to the development is in the south east corner of the site and is a continuation of the access road provided as part of the residential development recently constructed to the north east of the site, serving 28no dwellings (19/00772/RESMAJ).

The proposed development has been specifically designed to respond to the constraints of the site and to reflect and the character and appearance of the surrounding area. The result is a form of development that will successfully integrate into its surroundings and will not harm the character of the Burghfield Common. The proposed dwellings have been sensitively sited having regard for existing surrounding residential development and does not result in any material loss of outlook or amenity.

The scale, density, height, massing and landscaping design and shall reflect the character and scale of the local area. The proposals make provision for new tree planting, soft landscaping and off-street parking in accordance with adopted standards. The proposals also meet adopted standards in terms of Green Infrastructure & Green Space. The proposed dwellings have been sited to ensure there is generous spacing between the properties, site boundaries and adjacent dwellings.

The density of the proposed development is 17.4 dph (dwellings per hectare) based on the developable area of 1.33ha.) which is in keeping with the character of this part of Burghfield Common. Dwelling heights vary and respond to the gradient of the site.

Existing mature trees and landscaping around the proposed dwellings and site as a whole will be retained and enhanced where possible. Hard surfacing will be kept to a minimum and is envisaged to be a range of types and colours to add visual interest to the proposals.

Affordable Housing is appropriately integrated with the development and within the general market housing.



(iii) Scale

The scale of the development is appropriate to the location with buildings generally proposed at 2 storeys in height albeit the topography of the site has been utilised to add variety to these designs. The proposed dwellings have been designed so that they are similar in height, width and depth to neighbouring dwellings and properties along Reading Road

Using the natural contours of the site, Plots 14, 28 and 29 have been specifically designed to address the existing ground levels and are 1 storey as seen from the road and 2 storeys at the rear. Plots 1-5, 30 and 31 have been designed with 2.5 storeys.

The separation of private and public space has been considered by these proposals. The necessary level of privacy is achieved by a distance between facing rear windows of at least 20m and a minimum rear garden depth of 10m. The main design form will still remain as a street, relieved by variation in the enclosed spaces between frontages.



PROPOSED STREET SCENE A - A



PROPOSED STREET SCENE B - B



PROPOSED STREET SCENE C - C

(iii) Appearance

A study of the local character, design, materials and features has informed the proposed design for the buildings. This has provided a palette of materials and range of details and features that is appropriate to Burghfield Common, and in particular Reading Road.

The primary building materials to be used will be facing red and yellow buff brickwork to the houses and matching brickwork to boundary walls. Simple casement windows are proposed on all properties. A variation in façade treatment, such as timber boarding and tile hanging is utilised on single plots to add visual interest. Roof-scapes will be a mix of slate and plain clay tiles to reflect the variety found in the local context. Furthermore, the articulation of the roof ridge lines and forms will be differed to allow for a more varied street scene. There will also be variation in the road finishes, with the primary route through the site being tarmac, however the secondary routes, driveways and parking courts will be to a visually softer finish, such as porous paving.

The mature landscape setting to the development will have a strong influence on the character throughout the site, and this will be enhanced with new planting.



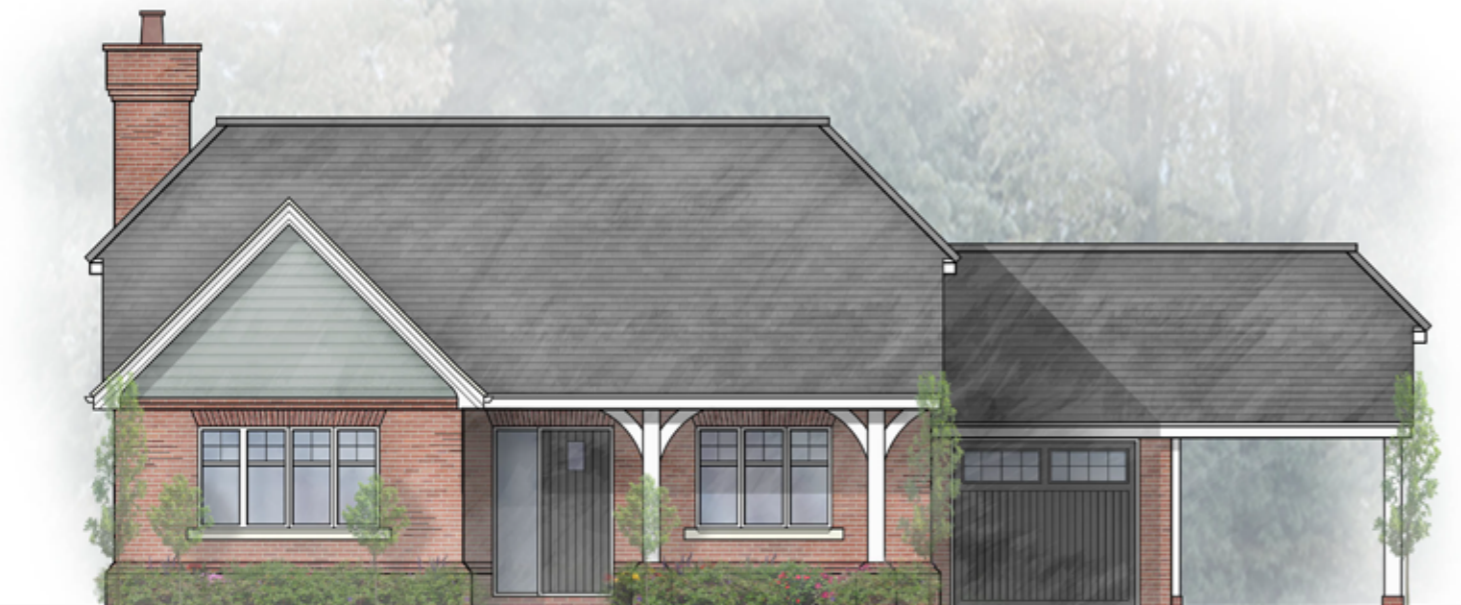
FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



OUTLINE OF LOWER GROUND
SHOWN DASHED

Land rear of The Hollies, Reading Road, Burghfield Common



PLOT 30
FRONT ELEVATION

(v) Access and Parking

Car parking has been provided in accordance with the standards set out within Policy P1 of the West Berkshire Housing Site Allocations DPD (2006-2026) and to the guidance from Building for Life Partnership (2012). Highlighted in the table below is the minimum parking provision for Zone 3, which has been achieved on curtilage where possible with some accumulated half spaces in nearby on street bays. Garages have not been included in the count towards the minimum standard and car ports are provided to ensure covered parking bays where possible.

Bedrooms	Flats (+1 additional space per 5 flats for visitors)			Houses			
	1	2	3	1	2	3	4
Zone 1	0.75	1	2	1	1	2	2
Zone 2	1.25	1.5	2	1.25	2	2.5	2.5
Zone 3	1.5	1.75	2	1.5	2	2.5	3
EUA Zone	1.5		2	1	2	2	3

Cycle parking will be provided in accordance with West Berks Cycle & Motorcycle Advice and Standards for New Development for Guidance Note – Draft for Consultation August 2014.

Single garages are sized at 3x6m internally to allow for cycle storage. Houses without garages will have a lockable shed in gardens, and the apartments will have a lockable store with Sheffield stands for at least one cycle per apartment. A cycle stand will be provided for visitors in front of the apartments either as a Sheffield stand or horizontal rail fixed to the external wall.

The design of the parking ensures that residents can park their car on curtilage, see their car from their home, or can park where they can expect it to be safe as it has natural surveillance.

(vi) Landscaping

The planning application is accompanied by both a Landscaping & Visual Impact Assessment (LVIA) and a Landscaping Strategy Masterplan which provides details of both the pre and post development impact in landscape terms.

The site is bounded by either dense vegetation, woodland or private gardens, Public views are therefore limited with glimpsed views from Reading Road. The majority of the land within the development boundary is open semi-pastoral land with block of trees and vegetation running through.

The woodland along the northern boundary of the development forms an extensive screen of mature deciduous, broadleaved trees

which extends along the site boundary. This woodland forms an attractive and green backdrop to the development. Some of this woodland encroaches into the development boundary and trees will be retained where possible and protected during construction.

New tree and hedge planting will be incorporated throughout the scheme to enhance the existing setting. Rear gardens will be laid to lawn and enclosed with either hedgerow or timber fencing.

(vii) Sustainability

It is envisaged that Sustainable construction methods will be utilised wherever possible. Also, and energy efficiency measures and technologies will be adopted at the detailed design stage. This will promote a high standard of sustainability for the buildings and throughout the construction phase onsite to ensure that for the development is in accordance with Best Practice Standards.

Best Practice sustainability will ensure that will be embraced, which will fully explore issues such as sustainable drainage techniques are utilised, and that all buildings that are resource and energy efficient. It is expected that the design will explore the following in order to promote reduction in carbon emissions;

- Flexible building and house design, allowing for the expansion of living areas and storage needs, and where practicable making better use of roof spaces.
- Ensuring that buildings can be easily adapted to suit different occupiers needs, through the use non structural internal walling and easily extended services;
- The use of locally sourced or recycled construction, building materials and aggregates;
- The preference for using environmentally friendly and more sustainable materials and products, such as recycled timber;
- The use of porous/concrete block permeable paving and surfaces for some streets, driveways and spaces;
- Low flow showers, smaller baths and dual low flush toilets as part of controlled water demand and use;
- Low carbon lighting, energy controls and management;
- Double and triple glazing, and improved insulation;
- Conservation of the natural resource such as the site's hedgerows and trees;
- Ground level 'urban greening' with the use of street trees, parks, linear parkland, open space, private spaces and gardens
- The planting and setting out of grassland, native trees, shrub and hedgerow species that will encourage wildlife, and sustainable drainage;
- Plots to provide suitable facilities and storage for recycling and waste.

(viii) Biodiversity

The primary aim is to secure a measurable improvement in habitat for biodiversity and deliver a range of natural capital benefits to people and the local community. A 10% net gain in biodiversity is envisaged in line with local and national planning policy.

Features such as ponds, woodland and open space would be included as part of the proposed site to enhance existing habitat.

A full ecology report, method statement and Land and Visual Impact Assessment has been submitted as part of the planning application.

5. Summary and Conclusions

- This full planning application provides for 32no dwellings which is the remaining balance of the Housing Allocation contained within Policy HSA16 from the site allocations DPD. It is within a location where the principle of redevelopment is acceptable, subject to meeting the Council's detailed design policies.
- The siting of the proposed dwellings takes into account the gradient of the site and its existing natural features. It also considers neighbouring properties and would not result in any loss of outlook or amenity.
- The proposed development preserves the character and visual amenity of the area by continuing the architectural theme and styles in terms of appearance, scale, height and massing.
- The proposal is designed to reflect the scale, proportions and spacing of existing development within this location and regard has been given to the design process including the evaluation of the site and surrounding area as set out within the CABI guidance "Design and Access Statements".
- Existing trees and other significant landscape features would be retained and enhanced where necessary.
- The site is accessible to public transport modes and provides for unrestricted access to the elderly and disabled.



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