



Figure 1: existing facade

DESIGN AND ACCESS STATEMENT

10th April 2023

FOR:

84 KINGS ROAD - PROPOSED RESTORATION
TO THE FRONT OF THE PROPERTY

84 King's Road, Caversham, Reading RG4 8DT

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1. Introduction

This document, prepared by the applicant Mr. Jason Blackmore, serves as a supplementary material for a planning application submission concerning the proposed restoration of the front facade at 84 Kings Road.

The proposed restoration aims to enhance the front appearance of the property, ensuring its harmonious integration with the prevailing Victorian architectural style that characterises the Kings Road area. Additionally, this project seeks to bolster the energy efficiency of the property.

The statement is written in accordance with Article 4 of Statutory Instrument 2013/1238 and should be read in conjunction with the application forms and drawings.

2. Description

The property in question is situated at 84 Kings Road, Caversham, RG4 8DT.

Presently, the site features a late Victorian terraced brick building with a slate roof, accompanied by a rear garden.

The property's southern boundary is demarcated by a brick wall, while fences enclose the rear garden along the northern, eastern, and western perimeters.

3. Location and Surroundings

All neighbouring properties are residential and share a similar historical period.

The architecture prevalent along Kings Road and its vicinity predominantly showcases red brick exteriors, bay windows, slate roofs, and intricate brickwork patterns.

The surrounding area showcases a variety of architectural styles, with a common thread being the presence of Victorian properties featuring bay windows at the front. Originally, these properties would have been designed with pitched slate roofs above the bay window structures, which consisted of brick lower sections supporting stone mullions. Numerous properties along Kings Road and nearby streets have preserved these original features.

However, at 84 Kings Road, the bay window has been replaced with a flat roof and plastic integral window trim. Additionally, the first-floor bedroom window has been downsized and the original brick detailing beneath the first-floor bedroom window has been lost.

The property is not listed, in a conservation area or in an area where permitted development rights have been removed.

4. Planning History & Policy

4.1. Planning History

The previous planning history for the site can be found on the Reading Council website.

4.2. Policy

The applicant received a pre-application planning enquiry response (ref: 221263) on September 22, 2022, which addressed the front elevation aspects pertinent to this planning application. The pre-application response cited the following policies with which this proposal aligns:

CC1: Presumption In Favour Of Sustainable Development – The proposal aims to transform a deteriorating property by significantly improving its energy efficiency through several key measures. These include replacing the roof structure, reconstructing the failing bay window with eco-friendly materials, and utilizing high-performance energy-efficient materials. Collectively, these enhancements will contribute to the overall efficiency of the dwelling, as demonstrated by its certification under the rigorous Passivhaus standard.

CC7: Design And The Public Realm – As noted in the pre-application response, the proposed front restoration is considered to be consistent with the property's existing character, and it will serve to enhance both the appearance of the property and the overall streetscape.

CC8: Safeguarding Amenity – as indicated in the pre-application response the front restorations are not considered to have a detrimental impact on the living environment of existing residential properties.

In addition to the previously mentioned policies, the proposal aligns with:

CC2: Sustainable Design And Construction – The proposal complies with applicable policy guidelines by integrating high-energy efficiency windows and doors, using locally sourced slate and stone materials, and encouraging on-site recycling of bricks. This complies with the policy wording of *“Proposals for the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.”*

5. Description of Proposal

5.1. Use

The application seeks to maintain the use class of C3.

5.2. Site Layout

The front entrance door is proposed to be brought forward flush with the front of the property. Proposed rooflights are provided to the front of the existing roof alongside solar panels.

5.3. Scale

The proposal does not extend the current footprint of the dwelling. The bay window maintains a similar scale and size to the existing one, featuring a pitched roof.

The rooflights preserve the privacy and amenity of existing residents and neighbouring properties.

The front roof replacement will be a like-for-like substitution, matching the existing dimensions and materials.

The solar panels generate a sufficient amount of electricity, which, when combined with battery storage, enables the property to achieve net-zero goals.

5.4. Appearance

The proposed window spacing and proportions correspond with those of the dwellings along Kings Road. Enlarging the first-floor window on this aspect and replacing the existing concrete lintel with a 'Bath' stone alternative will harmonize with the neighbouring dwellings. This change will restore the dwelling to its original proportions and appearance, enhancing the overall streetscape. The existing rainwater goods design will be retained, with upgraded guttering and fascia boards to address the current dilapidation; drainage routes will be preserved as they are.

There are no proposed modifications to the front chimney.

The suggested materials for the bay window reconstruction include a rendered brick lower section, utilizing bricks sourced from within the dwelling and supplemented with reclaimed local 'Reading' stock, as well as 'Bath' natural stone for the mullions. The addition of a slate pitched roof above aligns with many properties on Kings Road and restores the street-facing aspect of the dwelling to its original appearance.

High-performance, triple-glazed 'sash' style windows will replace the deteriorating white uPVC glazing units. Furthermore, a high-performance front door with a style akin to others in the area will be installed, recessed to align with the front brick line of the property. These enhancements will substantially contribute to the rigorous energy

efficiency standards required for Passive House and EnerPHIT certification, which the property aims to attain.

The existing boundary will be preserved and enhanced for better quality.

6. Environmental

6.1. Flooding

The site is within a flood risk zone 2 area; no changes within this proposal alter the existing arrangements in respect of the current dwelling.

6.2. Noise

The land use matches all neighbouring sites; therefore, it is important to state that no increase to noise will be created, nor will occupants of the proposal be impacted by existing sources of noise.

6.3. Ecology

The urban location and lack of landscaping do not provide habitats for wildlife and the proposal does not alter this.

6.4. Landscaping

The small area to the front of the property is currently concrete with an original 'quarry' tiled path leading from the public pavement to the front door. The tiled aspect will be retained and enhanced; the concrete paved areas will be replaced with a permeable solution that improves the flood resilience of this aspect of the property.

6.5. Access & Inclusive Access

Access arrangements for the dwelling are unchanged; the position of the front access door will be brought southerly to the edge of the recess area that currently provides an open entrance vestibule to improve the form and function of the dwelling in regard to the PassivHaus certification ambitions. Pedestrian access to the dwelling is retained as existing with improvements as the ground floor entrance to the new accommodation is proposed to have a door width that complies with the Approved Document M.

6.6. High Energy Efficiency Sustainable Design

The design and proposal strive to incorporate the Passivhaus and EnerPHit methodologies for the broader project, which are applied to some of the most energy-efficient buildings globally. This approach seeks to reduce energy consumption by up to 90% compared to similar UK properties.

To achieve this, the design proposes the use of high insulation and airtightness, combined with solar panels, high-efficiency triple-glazed windows and doors, as well as other measures throughout the property.

As such, this proposal aspires to serve as a unique, flagship example of sustainable retrofit targeting the EnerPHit standard, making it one of only a few such projects in the United Kingdom.

7. Summary

This proposal outlines a restoration plan for 84 Kings Road, Caversham, which includes enhancing the property's front facade to harmonize with the Victorian architectural style prevalent in the area. The project aims to improve energy efficiency and achieve the rigorous EnerPHit standard by incorporating measures such as high-performance triple-glazed windows, solar panels, and high insulation. The design maintains the property's existing footprint and enhances its appearance without negatively impacting the living environment of neighbouring properties. Overall, the proposed changes align with various sustainable design policies and aim to serve as a unique, flagship example of sustainable retrofit in the United Kingdom.