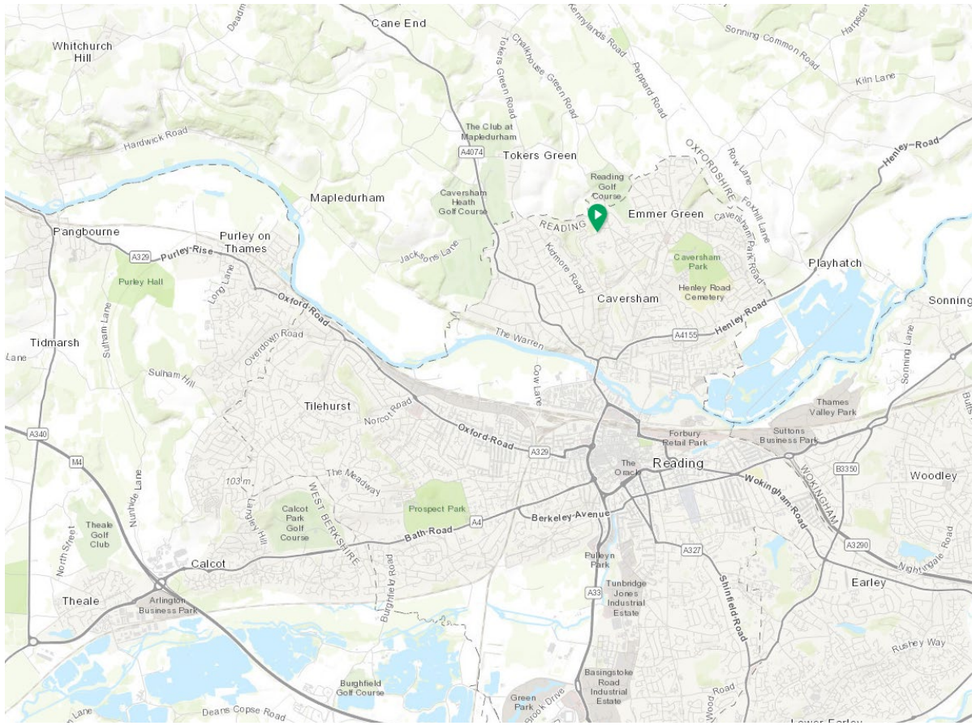
Design & Access Statement
Land Adjacent to 25 Tredegar Road, Emmer Green

Robert Rigby Architects Ltd.
42 Portman Road
Reading
RG30 1EA
www.rigbyarchitects.com
Tel: 0118 959 4932

Introduction
Land Adjacent to 25 Tredegar Road, Emmer Green

Introduction

The proposal outlined here is for a new building on the land adjacent to 25 Tredegar Road. The houses on this road are detached properties constructed in the 1960s. They are predominantly brick with tile hanging frontages or features, usually four bedrooms with a single storey integrated garage.
The site currently belongs to 25 Tredegar Road, but is overgrown and is not used as part of their garden. The site is sloping from East to West along Tredegar Road. The site is at the end of the street of 1960s houses, with newer properties further along the road to the East. To the South are Highdown School playing fields.
The proposal is for a two storey five bedroom detached that will occupy less than 30% of the site, providing an ample garden to the rear and side. There will be an integrated double garage and on plot parking for three vehicles. The materiality of the proposal is traditional, using brick, but the style will be contemporary with feature windows and a modern aesthetic.
To avoid overlooking the neighbouring property or playing fields the building has been stepped in plan, with windows to the street and south-facing garden.

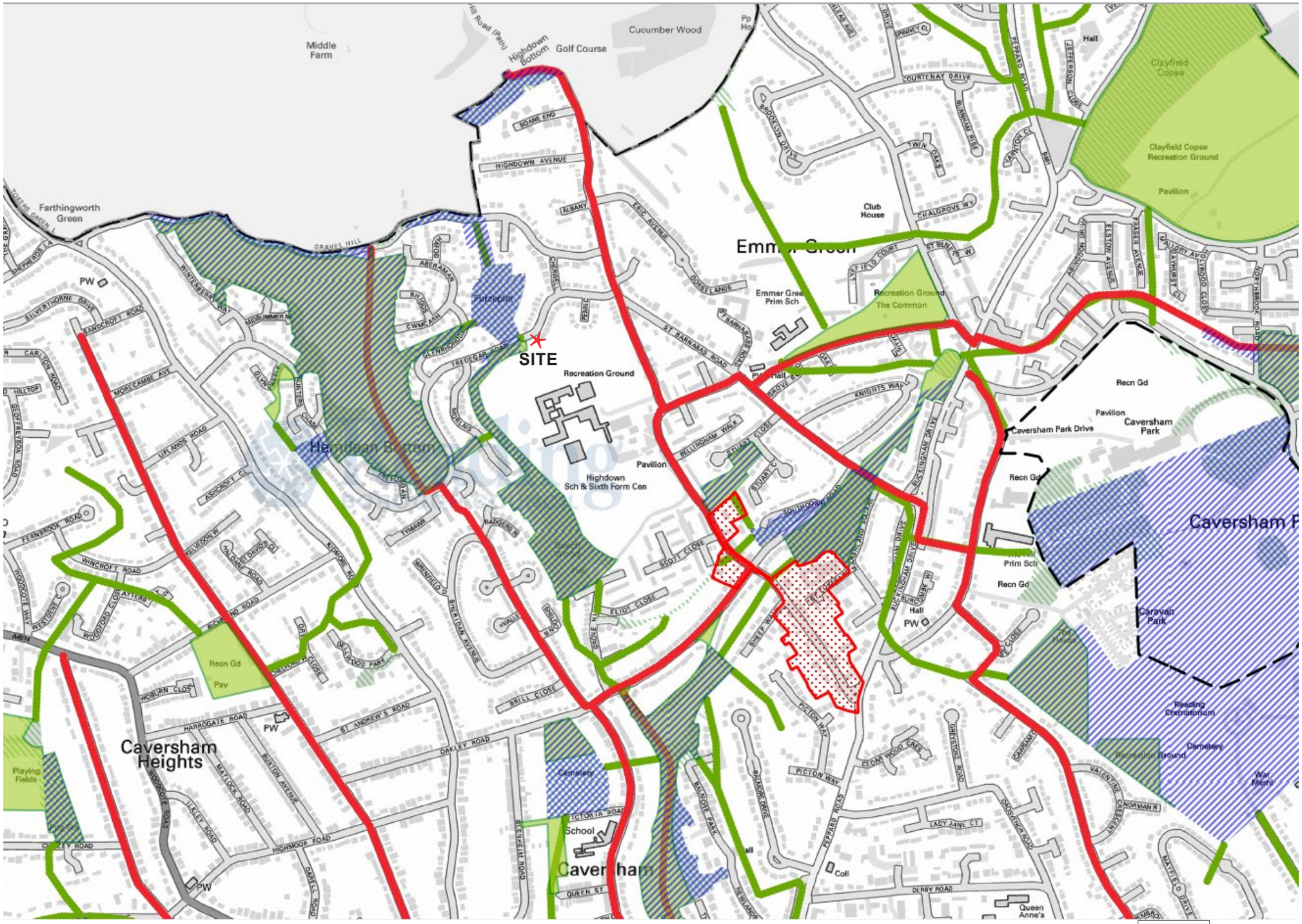


Robert Rigby Architects Ltd.
42 Portman Road
Reading
RG30 1EA
www.rigbyarchitects.com
Tel: 0118 959 4932

Planning Information
Land Adjacent to 25 Tredegar Road, Emmer Green

Planning Layers

- Sites and Detailed Policies Document Designations
  - Local Wildlife Sites, Local Nature Reserves and Areas of Biodiversity Action Plan Habitat (Policies CS36, DM17)
  - Existing and potential Green Links (Policy DM17)
  - Cycle Routes (Policy SA14)
  - Public and Strategic Open Space (Policy SA16)
  - Major Landscape Feature (Policies CS37, SA17)
- Contextual Information
  - Conservation Areas (related to Policy CS33, SDPD para 9.1.12-9.1.14)

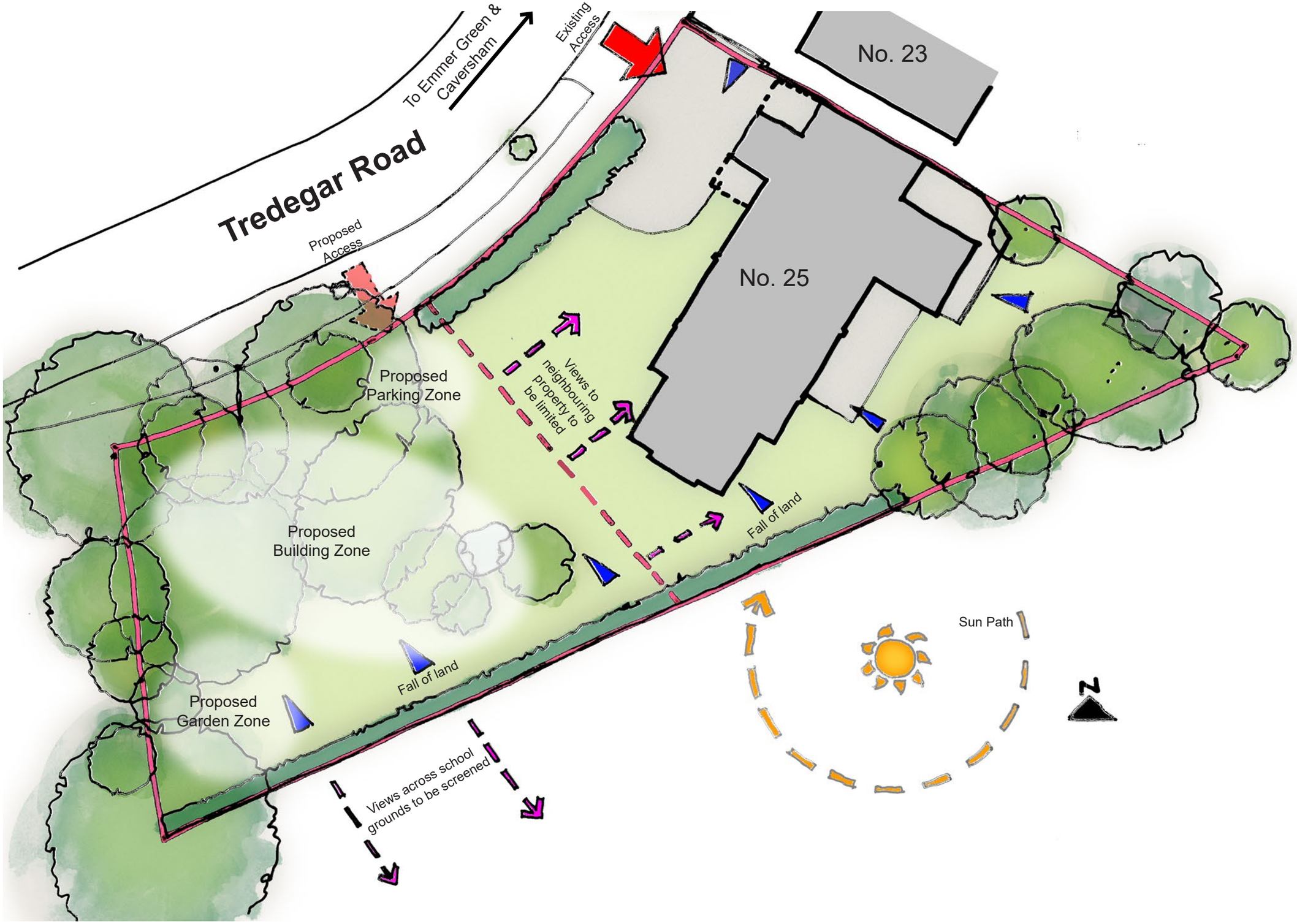


Planning Information

The site is in a suburban location, close to the boundary of Reading Borough, with farms and woodland to the north. The site is near to the wooded corridor of Furzeplat and Beech Wood, but is part of the built street of Tredegar Road, the proposal will not affect the woodland.
Cycle routes along nearby Hemdean Road and Surley Row offer access by bike into Reading town centre.
A proposal on this site would be a natural extension of the built environment along Tredegar Road, which would offer future residents easy access to green space, Reading town centre, and the schools and amenities of Emmer Green and Caversham.

Robert Rigby Architects Ltd.
42 Portman Road
Reading
RG30 1EA
www.rigbyarchitects.com
Tel: 0118 959 4932

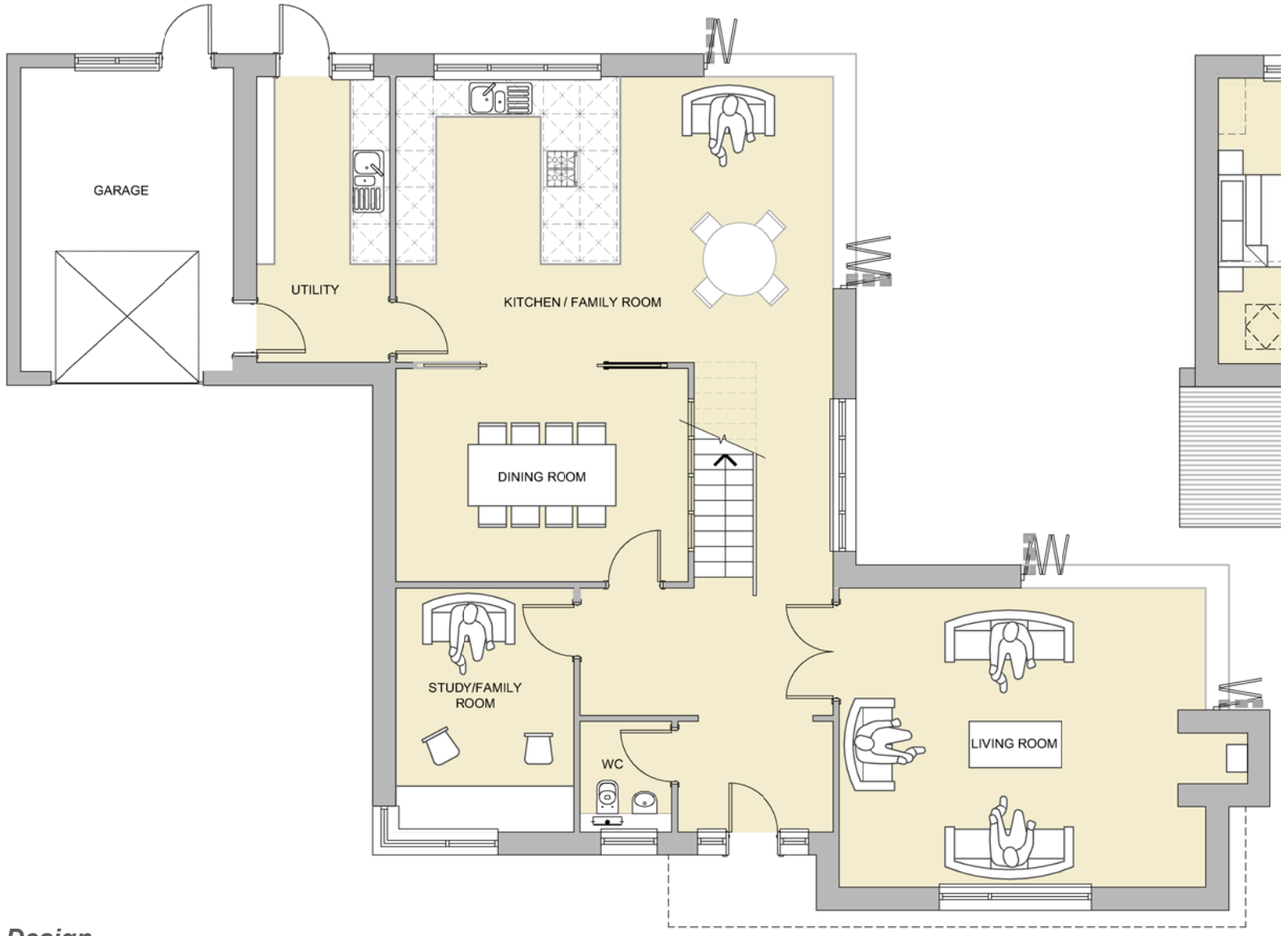
Site Analysis
Land Adjacent to 25 Tredegar Road, Emmer Green



Reading
RG30 1EA
www.rigbyarchitects.com
Tel: 0118 959 4932

Design
Land Adjacent to 25 Tredegar Road, Emmer Green

Ground Floor Plan

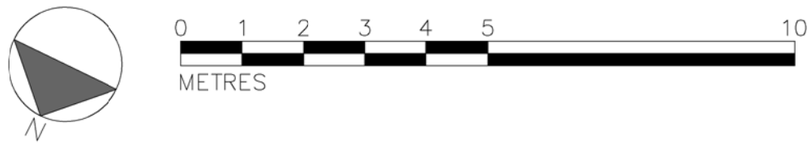


First Floor Plan

Design

The form of the building is driven by the constraints and opportunities of the site, optimising the space to create flexible rooms, suitable for a family.
Although larger than some of the neighbouring properties, with a GIA of 266m2 (exc. garage), the house fits within it's context as most of the nearby properties are detached, 3/4/5 bedroom houses with integrated garages. There are a number of larger, more modern properties to the East of the site, constructed at the start of the century.
The proximity to Highdown School, Emmer Green Primary School alongside other amenities in the area make this an ideal location for a family home of this size.
In addition to the garage there is provision for three cars to be parked on the drive, in line with RBC's guidance.

Floor Plans 1:100 @ A3



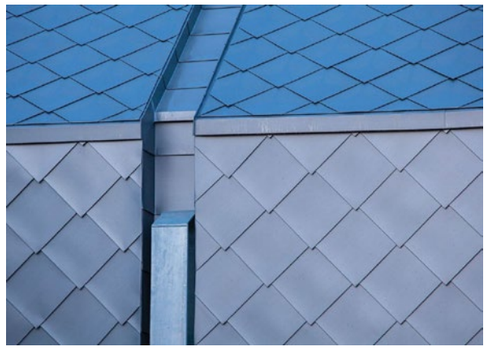
Robert Rigby Architects Ltd.
42 Portman Road
Reading
RG30 1EA
www.rigbyarchitects.com
Tel: 0118 959 4932

Appearance
Land Adjacent to 25 Tredegar Road, Emmer Green

Street Scene 1:200 @ A3

Appearance

The design of the proposal picks up several architectural motifs from the surrounding context and reinprets them into a more modern aesthetic. Features seen across many buildings along Tredegar Road include; gable ends fronting onto the street; single storey, flat roofed extensions to the front of properties; double height extensions to the sides of buildings; shallow pitched roofs and a material palette that consists predominanty of brick and tile hanging.
The proposal responds to these through a gable ended front, with extensions to either side, a garage with room above facing the neighbouring property, a two storey projection towards the woodland. This reduces the impact of the building and means that it does not dominate 25 Tredegar Road. A single storey projection to the front adds interest to the elevation and allows for a sheltered entrance.
The materials will be a combination of light brick and zinc metal shingles, echoing the neighbouring buildings, with a modern aesthetic, added to by large slim frame windows and corner feature glazing.



Zinc shingles (top)
Brick with slim glazing (bottom)

no. 25 Tredegar Road

Robert Rigby Architects Ltd.
42 Portman Road
Reading
RG30 1EA
www.rigbyarchitects.com
Tel: 0118 959 4932

Architectural Precedents
Land Adjacent to 25 Tredegar Road, Emmer Green

Robert Rigby Architects Ltd.
42 Portman Road
Reading
RG30 1EA
www.rigbyarchitects.com
Tel: 0118 959 4932