

058 - 42 NORFOLK ROAD

Design & Access Statement

30.06.23

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Introduction

This document has been produced alongside the Planning submission to construct a dormer extension and convert an existing residential dwelling into a 5-bed HMO.

The existing property is located on a residential street in the suburb of Southcote, south-west Reading. It is a three bedroom terraced house with generous attic space and rear garden.

In keeping with other properties along the street, the house is constructed in red masonry brickwork with a bay window to the front on the ground floor. Prior to its current owners, the property was painted white, the only one on this run of houses to do so.

The house is located within a short walk of Reading West train station and is in close proximity to Oxford Road which has excellent local transport links. The property is not located within any local Conservation Area designations and no TPO's or Article 4 Directions apply to this address.



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The Brief

Proposals for the property include altering the layout to accommodate individual rooms for rent and an extension to capitalise on the generous attic space which is currently unused.

A previous scheme for the house looked at the addition of a small extension which has also been assessed to see whether or not it is necessary as part of the proposals.

General Notes

- Meet or exceed national HMO space standards
- Ensuites to be included where possible
- Creation of social communal area(s)
- Bring loft space into use



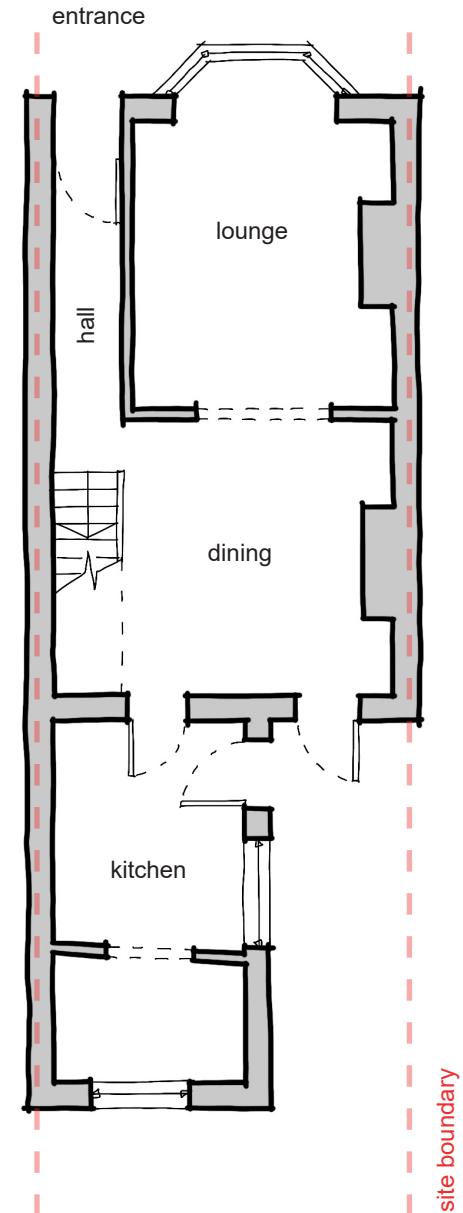


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Existing Ground Floorplan

The recessed main entrance leads straight onto a narrow hallway which contains stairs to the first floor and access to the rear facing dining area. From this room there is access to the lounge, a door leading to the rear garden and another to the kitchen.

A portion of the room to the rear of the kitchen has been separated to create a small utility space with a window overlooking the garden. There is also a secondary door leading from the kitchen to outside.



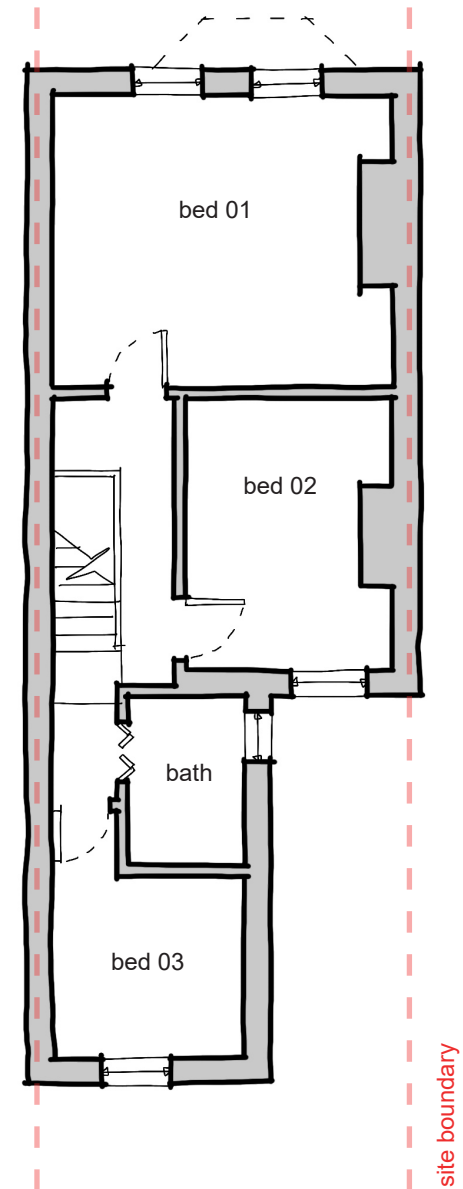


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Existing First Floorplan

Echoing the layout of downstairs, the first floor is divided into two rooms within the main house which both serve as bedrooms. The main bathroom is located inside the existing outrigger along with a third smaller bedroom.

As is fairly common in houses of this era, there is a turn in the top of the stairs to access the first floor landing and a small step to the outrigger.



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Existing Photographs

Taken from the Rightmove.co.uk listing, the images (right) illustrate the current condition and layout of the house.



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Previous Planning Application

A previous application on the property was submitted in February 2022 for a Change of Use and L-shaped dormer extension by Pro Arkitekts.

Reference Number: 220155

“Change of use from dwellinghouse (Class C3) to house in multiple occupation (Class C4), with provision of L-shaped rear box dormer and single storey rear extension”

Comments from the Case Officers report include:

- Change of Use from C3 to C4 is acceptable, no planning application would be required (not located in Article 4 area)
- Dormer design would create ‘jarring effect’ alongside existing roofscape
- Negative effect of overlooking to rear of property
- Inadequate head height and standard of accommodation to 2F
- 6 bedrooms deemed ‘over intensification’
- Car free development is acceptable (note: residents will not be eligible to apply for parking permits)
- Permission refused



Existing Plans by Pro Arkitekts



Proposed Plans by Pro Arkitekts

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Planning Context

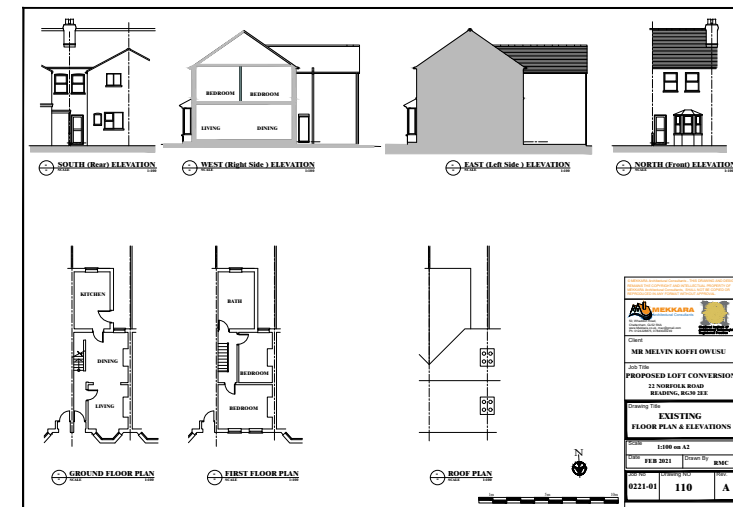
Along Norfolk Road at No. 22, an application was submitted and approved for Permitted Development for the inclusion of an L-shaped dormer. The reference number for this application is 210291.

“Certificate of Lawfulness for Proposed Loft conversion with provision of L-shaped rear dormer and two front roof lights.”

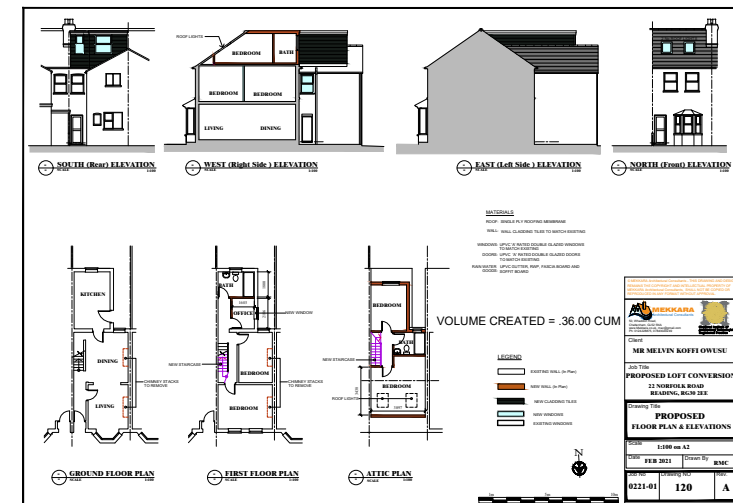
Provided the design is considered to be of a high quality, this precedent suggests that the inclusion of a dormer can be acceptable.

Extracted from Reading Council's 'Design Guide to House Extensions' SPD, the document says this about dormer design;

- 7.3.1 *Rear dormers, subject to caveats, are usually P.D.*
- 7.3.2 *Dormers need to be considerate of the character of the existing house, adjacent properties and the protection of privacy*
- 7.3.3 *Openings on a dormer should reflect the scale and layout of existing windows.*
- 7.3.4 *In some cases, flat roof dormers are more appropriate than pitched dormers. Key considerations are; size, scale and selection of materials in relation to existing dwelling*



Existing Floorplans and Elevations
by Mekkara Architectural Consultants



Proposed Floorplans and Elevations
by Mekkara Architectural Consultants

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Concept Design - Elevation 01

In line with advice from the precedent on the previous page, the changes to the front elevation will be minimal and consist only of reinstating the existing brickwork and possibly two new skylights.

This will be dependant on the layout of the final design.



Existing Elevation - Norfolk Road



2no. new
skylights

Proposed Elevation - Norfolk Road

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Concept Design - Elevation 03

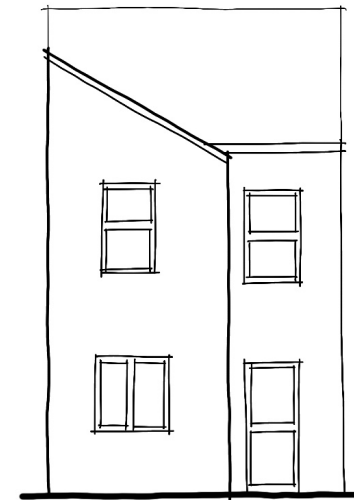
Alterations to the rear elevation are more significant. These will likely include changing a door to a window on the ground floor and the addition of a full width dormer extension to bring the loft into use (no longer L-shaped).

The window opening which serves the bedroom could be designed so that the mullions align with the extents of the opening on the first floor.

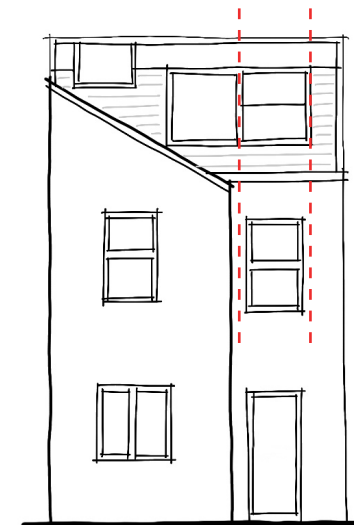
To allow natural light into the new landing space, an eaves window or rooflight could be used at the top of the stairs to avoid clashing with the existing outrigger roof. This will be subject to feedback from the LPA.



Glazing Vision - Flush Eaves Rooflight



Existing Elevation - Norfolk Road



Dormer extension inc;
- eaves rooflight (?)
- bedroom window

materials to match existing

Proposed Elevation - Norfolk Road



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Concept Design - GF

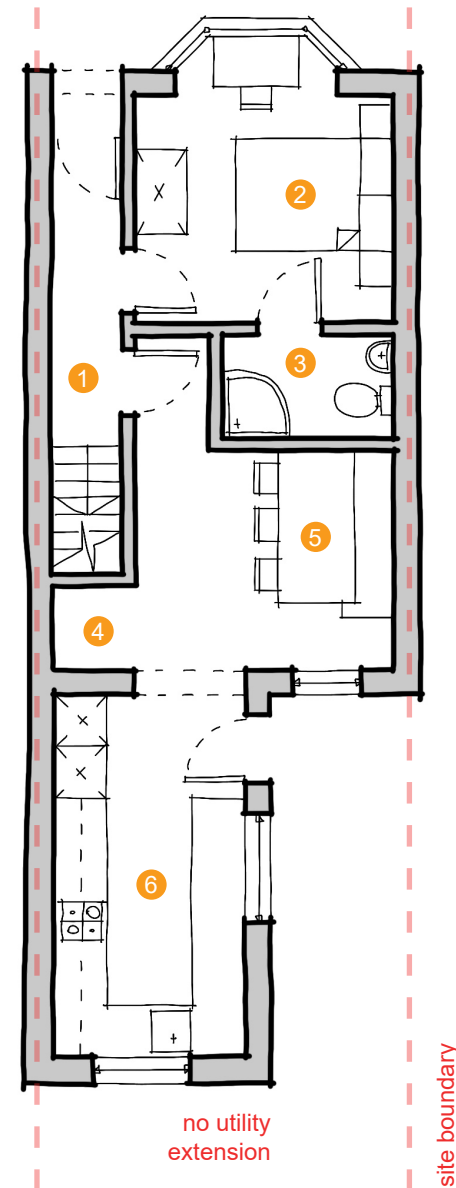
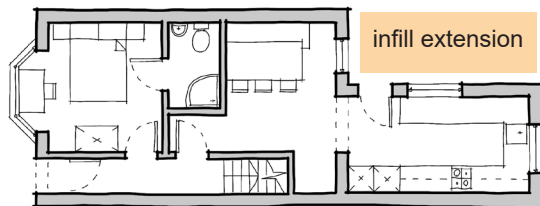
The ground floor has been split into one bedroom with associated ensuite and a communal dining and kitchen area to the rear of the house.

As part of changes to the dining room, the doorway to outside has been replaced with a window so the area is not used as a throughfare.

Unlike the previous scheme, there is no extension to house an additional utility space although as the neighbours have extended to the boundary, there is the option to pursue an extension in this way to create a large open-plan space if it is required to meet the LPA's space standards.

Key design moves include;

1. Separate hallway from kitchen / diner
2. Bedroom 01 9.5 sqm
3. Ensuite 2.5 sqm
4. TV or Storage Nook
5. Communal Space 20.2 sqm (area also includes kitchen)
6. Galley kitchen with access to outside





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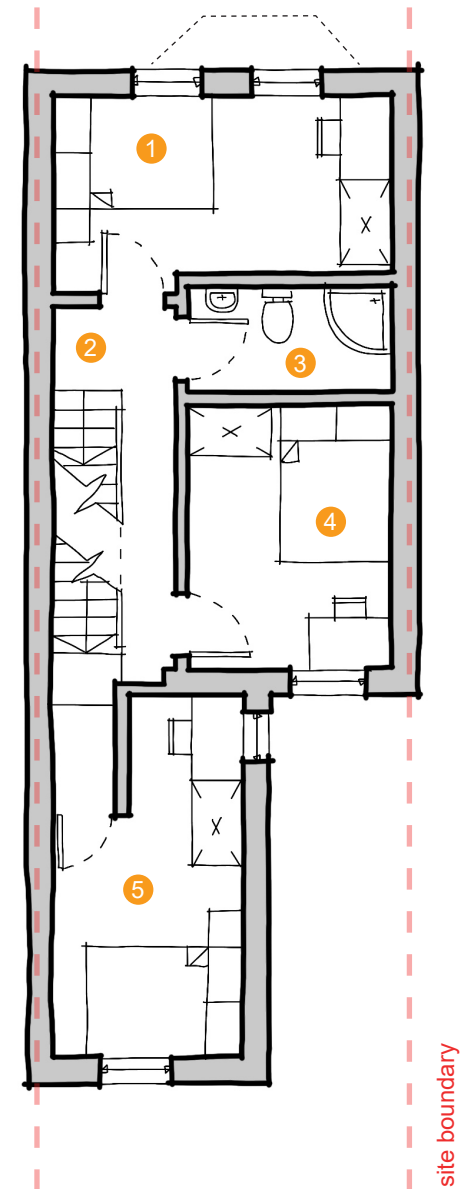
Concept Design - 1F

The second floor has been split into three bedrooms and a shared shower room. This allows for the bedrooms to be slightly larger (exceeding the sqm for a single occupancy room) and to accommodate a double bed, small desk and wardrobe storage.

Access to the loft conversion is located above the existing stairs.

Key design moves include;

1. Bedroom 02 8.8 sqm
2. Access to second floor
3. Shared shower room 3.0 sqm
4. Bedroom 03 7.7 sqm
5. Bedroom 04 8.4 sqm





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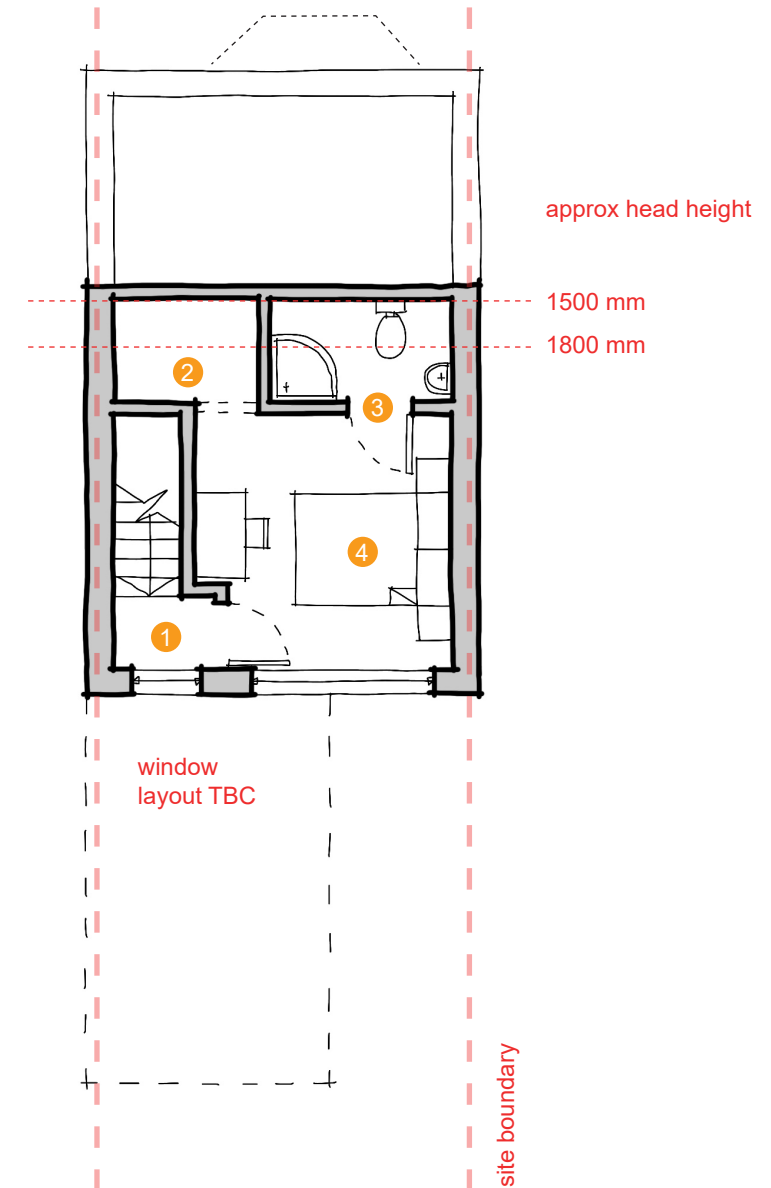
Concept Design - 2F

The second floor features a dormer extension to the rear of the house. Access to this area is via a new staircase with a small landing which leads to the bedroom containing walk-in storage and a compact ensuite.

For the purpose of the area calculations below, indicative head heights have been indicated on the plan, right. No area below 1500mm head height has been included within the room, although this could be used as additional low level storage if required.

Key design moves include;

- | | | |
|----|------------------|-------------------------|
| 1. | Landing | |
| 2. | Walk-in wardrobe | |
| 3. | Ensuite | 2.7 sqm |
| 4. | Bedroom 05 | 11.2 sqm (inc wardrobe) |



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Precedent Images

Compact Ensuites

Nuie - Pacific Matt Black Shower

Although small, the ensuites have the potential to make a statement as part of the overall interior design. The shared bathroom in particular can be used to appeal to potential tenants.

Integrated Dining Seating

The Stables - Forest Lodge

As part of the lounge / dining area, bench seating could be used to create a focal point for tenants to socialise around. Using bespoke carpentry would also allow for the inclusion of additional storage space below.

Galley Kitchen

Herringbone Kitchens - Galley

By removing the existing partition, the kitchen could be reorganised to house a galley or U-shaped layout to maximise the number of units and amount of storage for future residents.

Although these images are useful to illustrate the current proposals, they do not represent colours, materials or finishes. These will be explored in the next level of design development.



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The Proposals

Use

The proposals seek to create a dormer extension to the rear of the existing roof in order to provide an additional habitable bedroom and compact ensuite.

The application also covers a Change of Use from a residential dwelling to a 5-bed HMO.

Amount

The dormer measures 2.1(H) x 4.6(W) x 3.6(D) and equates to an additional volume of 18.3 cubic metres.

The small utility extension from the previous application has been omitted and therefore has not been included.

Layout

The development of the layout has been discussed in the preceding pages. The following pages contain the formal proposal drawings being submitted for consideration.

Scale

The scale of the new extension is in keeping with the existing roof and surrounding extensions. Recommendations from the Planning Guidance have also been used to inform its size and height.

Landscaping

This application includes no alterations for the external landscaping. Bin, and potentially cycle storage, will be included for residents.

Appearance

The materials being proposed for the new dormer match the existing roof tiles along with the window and door frames being specified to tie in with the existing colour palette.

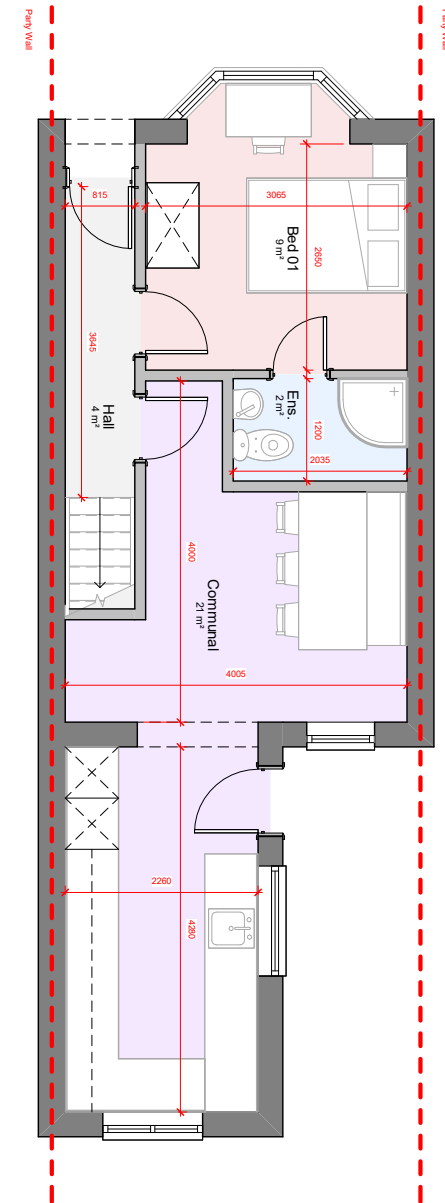
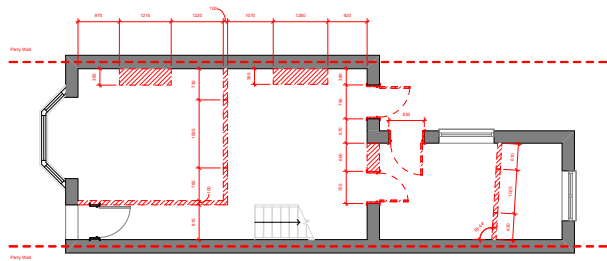
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Proposed Floorplan - GF

As discussed in the concept design section, the ground floor has been altered to include a front-facing bedroom with compact ensuite.

To the rear of the house, the remaining 21sqm has been portioned into a communal dining area and kitchen space.

Smart furniture solutions will be installed to enable the space to function as a lounge whilst retaining the ability to host communal dining.

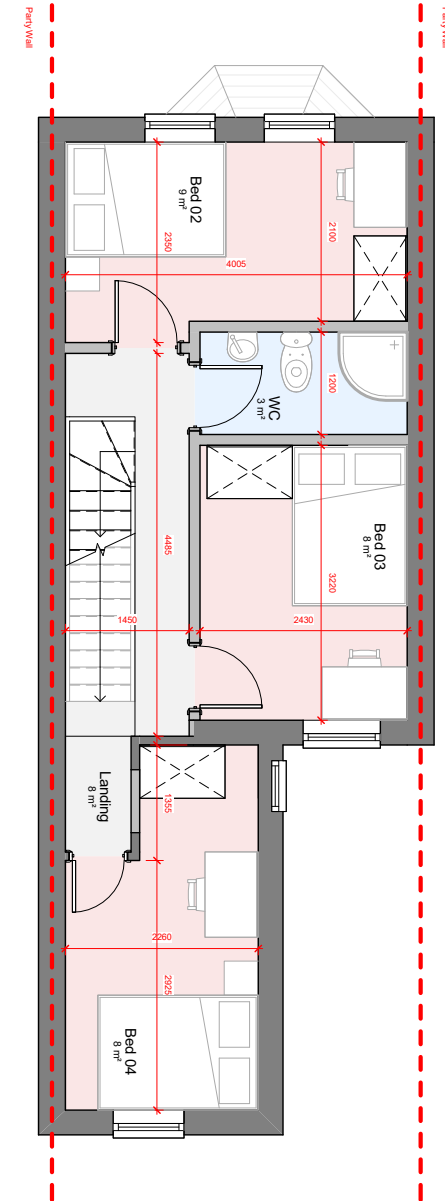
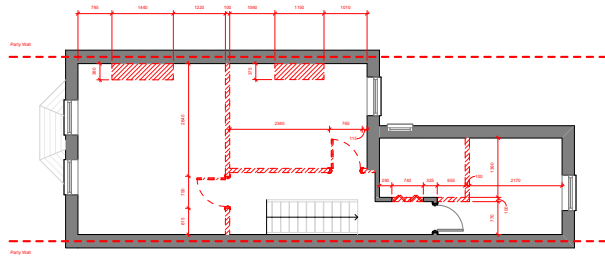


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Proposed Floorplan - 1F

By removing the existing walls, the existing stairs are able to be retained whilst still providing three bedrooms and a shared shower room on the first floor.

Each of the rooms can comfortably fit a double bed, desk, wardrobe and exceed the space requirements for single occupants.



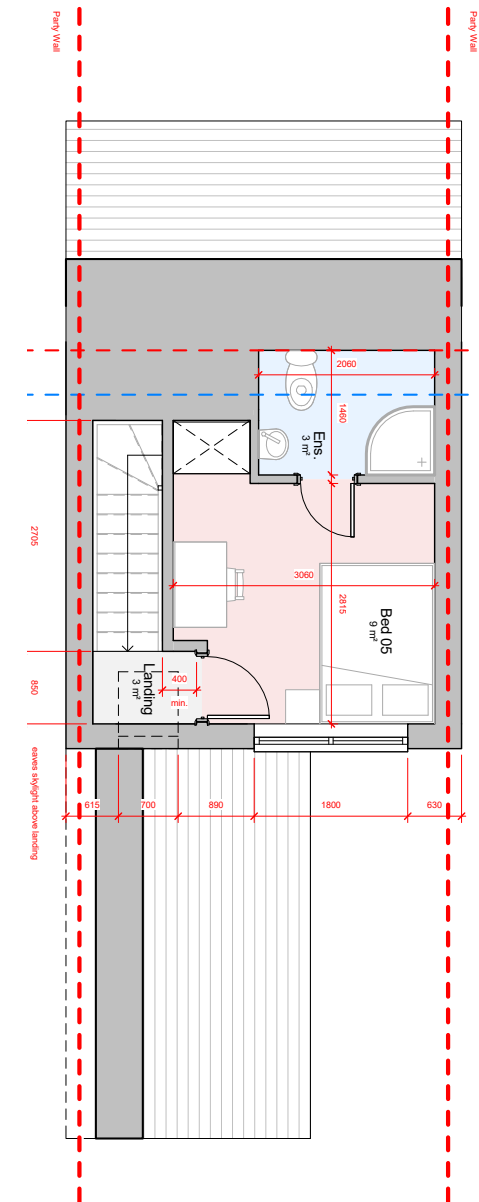
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Proposed Floorplan - 2F

Different from the sketches earlier in the document, the second floor bedroom features an ensuite and a storage nook in lieu of a walk-in wardrobe space.

This means the proposed skylights to the front have been omitted and that the head height throughout the room is predominantly above 1800mm, reducing to 1500mm behind the toilet at its minimum.

These key head height markers are illustrated on the plan, right.

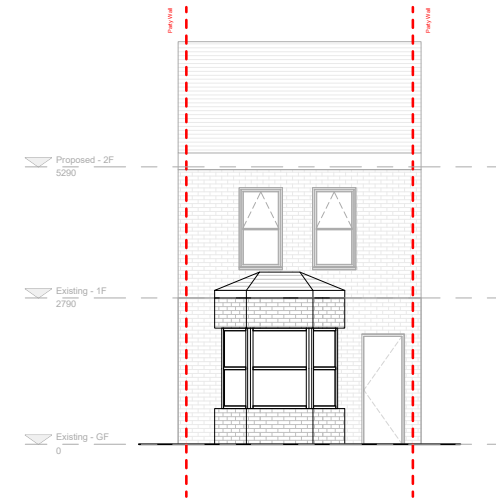


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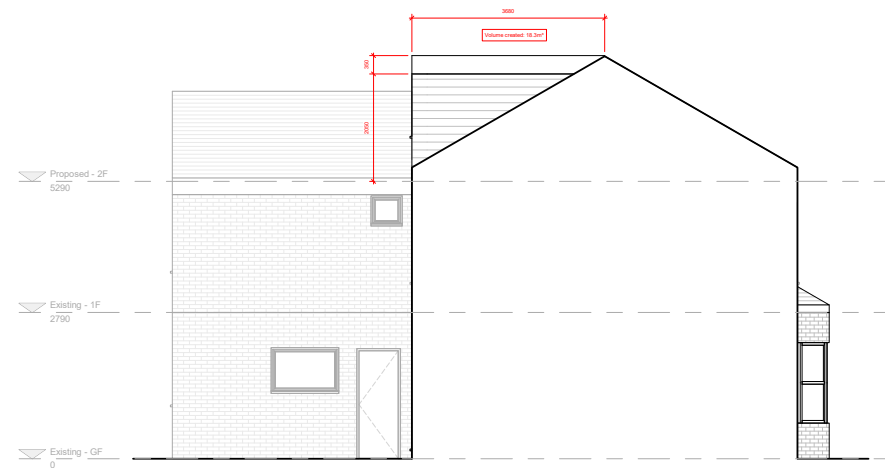
Proposed Elevations 01 & 02

The front elevation remains unaltered.

From the side, the extents of the dormer are revealed and account for its volume of 18.3 cubic metres of additional space.



Proposed Elevation 01 - Front

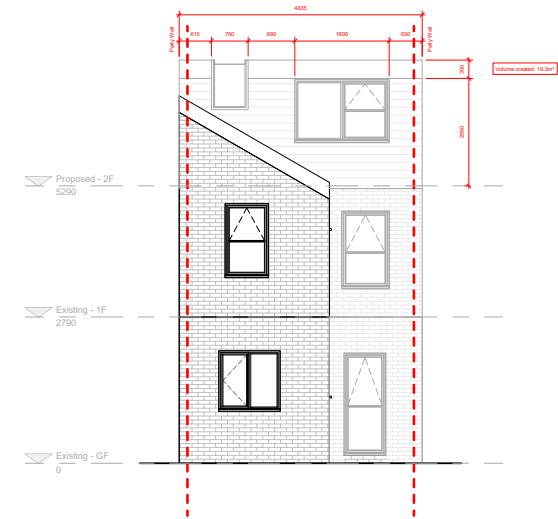


Proposed Elevation 02 - Party Wall NW

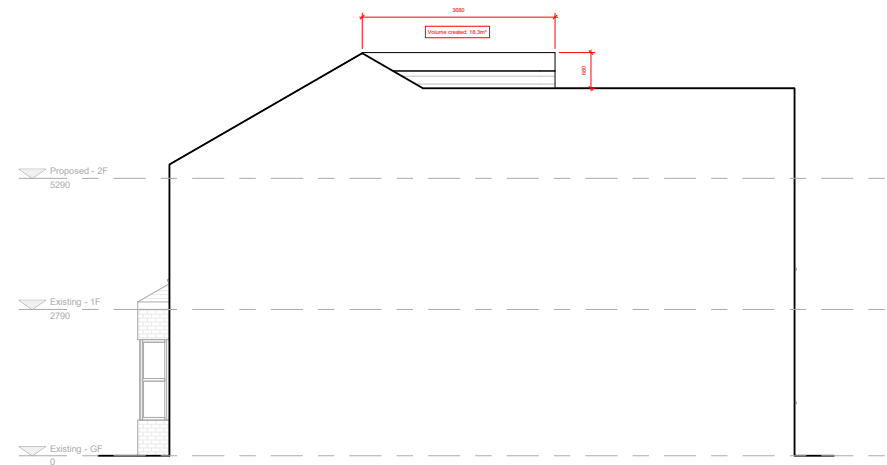
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Proposed Elevations 03 & 04

The dormer will be most obvious from the rear, so it is clad in tiles to match the existing roof. This will tie it into the existing roofscape, minimising the potential disruption.



Proposed Elevation 03 - Rear



Proposed Elevation 04 - Party Wall SE

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Conclusion

In conclusion, the proposal is for a dormer extension to bring the existing loft into use as a functional part of the property. The buildings use will change from Class C3 (dwellinghouses) to C4 (houses in multiple occupation), catering for the local rental market.

The application comes following a previous refusal which attempted to create a L-shaped dormer addition. This extension accounts for 18.3 cubic metres of additional volume and will be clad in tiles to match the existing roof with the aim of minimising the visual disturbance.

Windows and doors which require replacement will be specified to match the existing materials and colours of the existing property.

We look forward to receiving your comments and would welcome any feedback you may have.



Thank you!

Nicholson Studio would like to thank you in advance for reading this supporting document and for any assistance you may be able to give throughout the duration of this application.

We very much look forward to working with you.

For project inquiries please contact;

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