



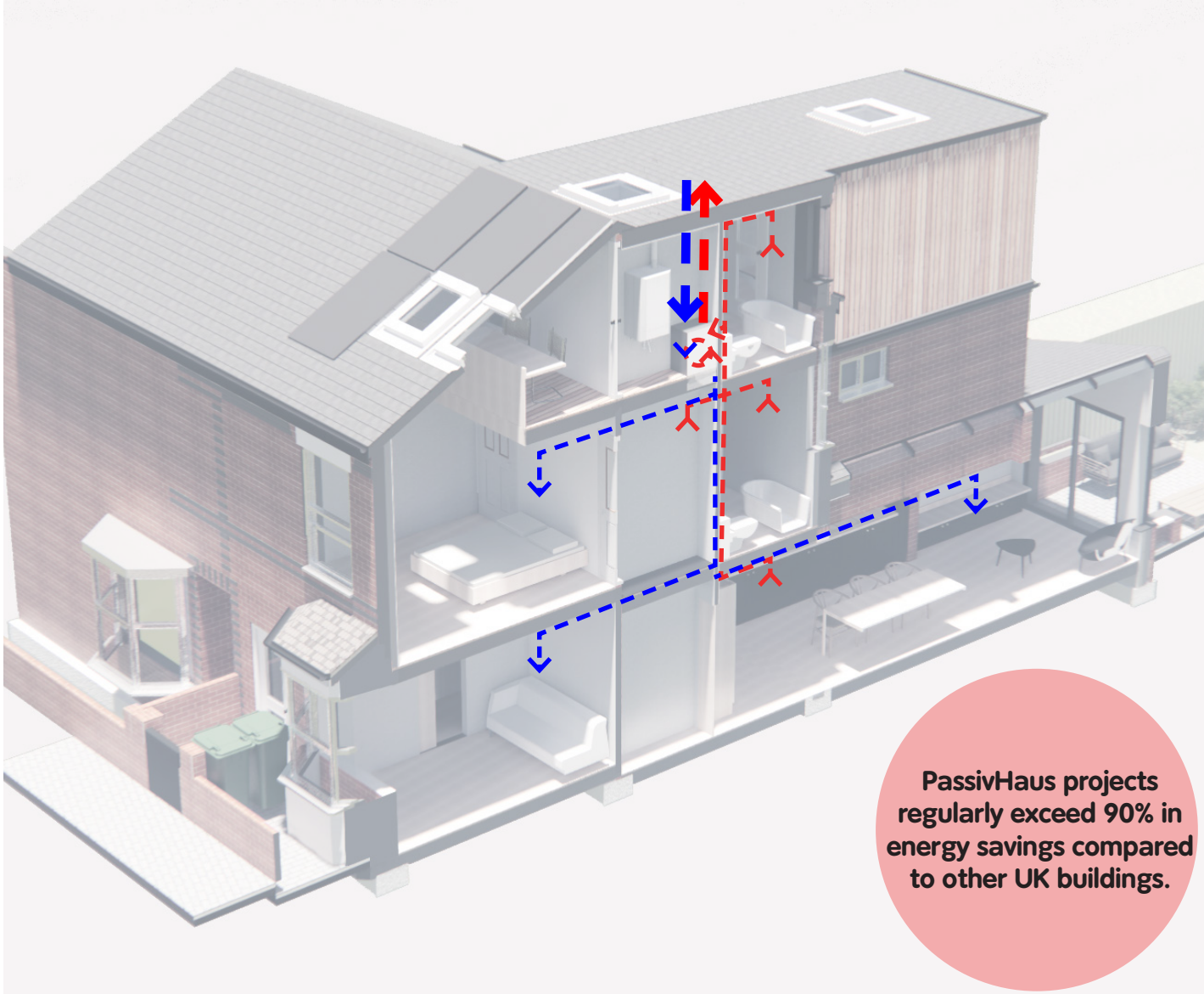
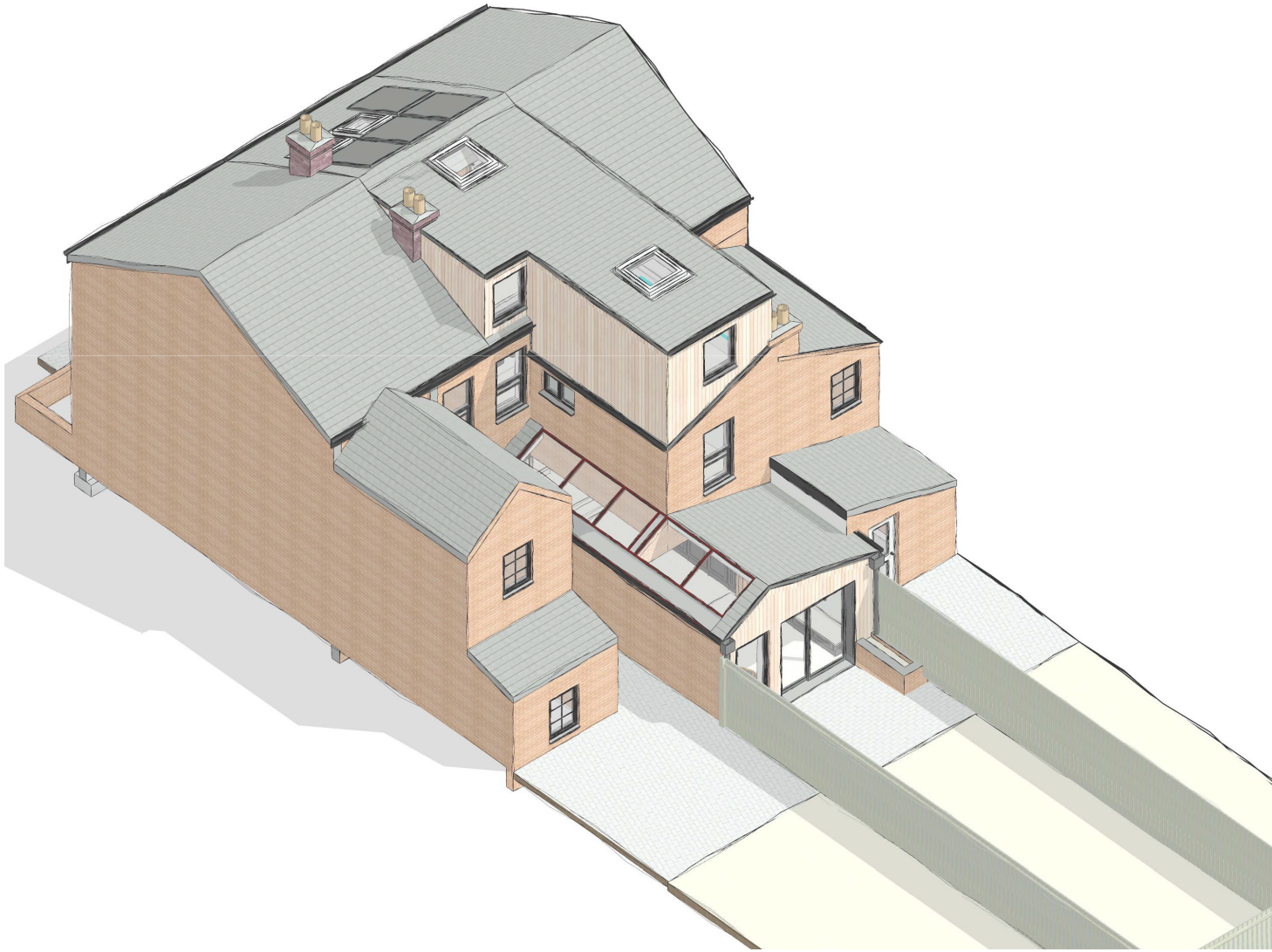
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**Erection of a single storey rear extension
and rear roof dormer with 2no. rooflights
and 4no solar panels to the front of an
existing dwelling.**

**84 Kings Road,
Caversham,
RG4 8DT**

**Design & Access Statement Rev A
22nd November 2022**





PassivHaus projects
regularly exceed 90% in
energy savings compared
to other UK buildings.

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1. INTRODUCTION

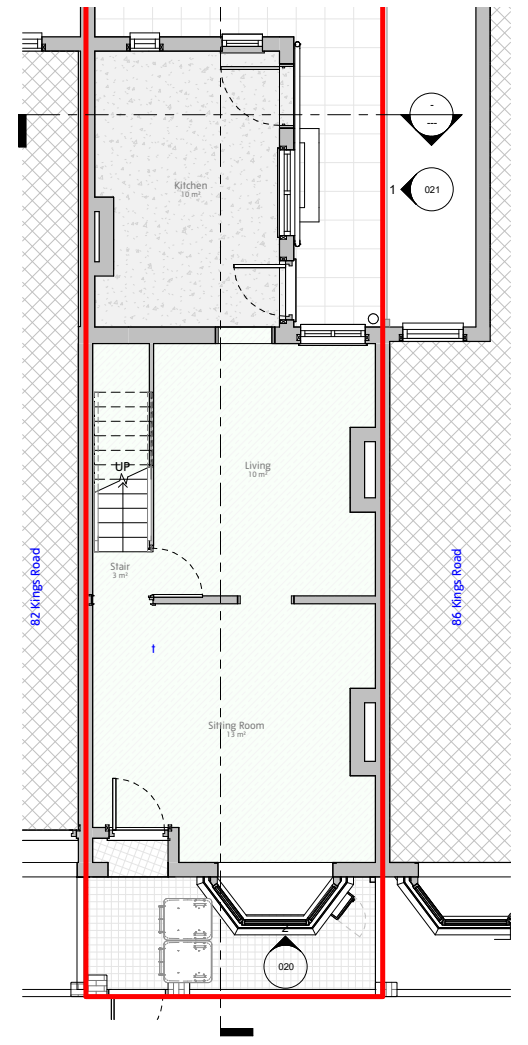
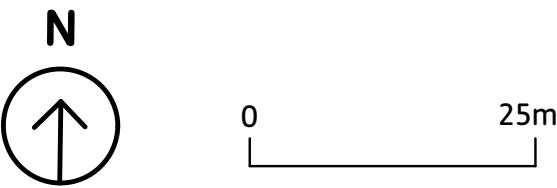
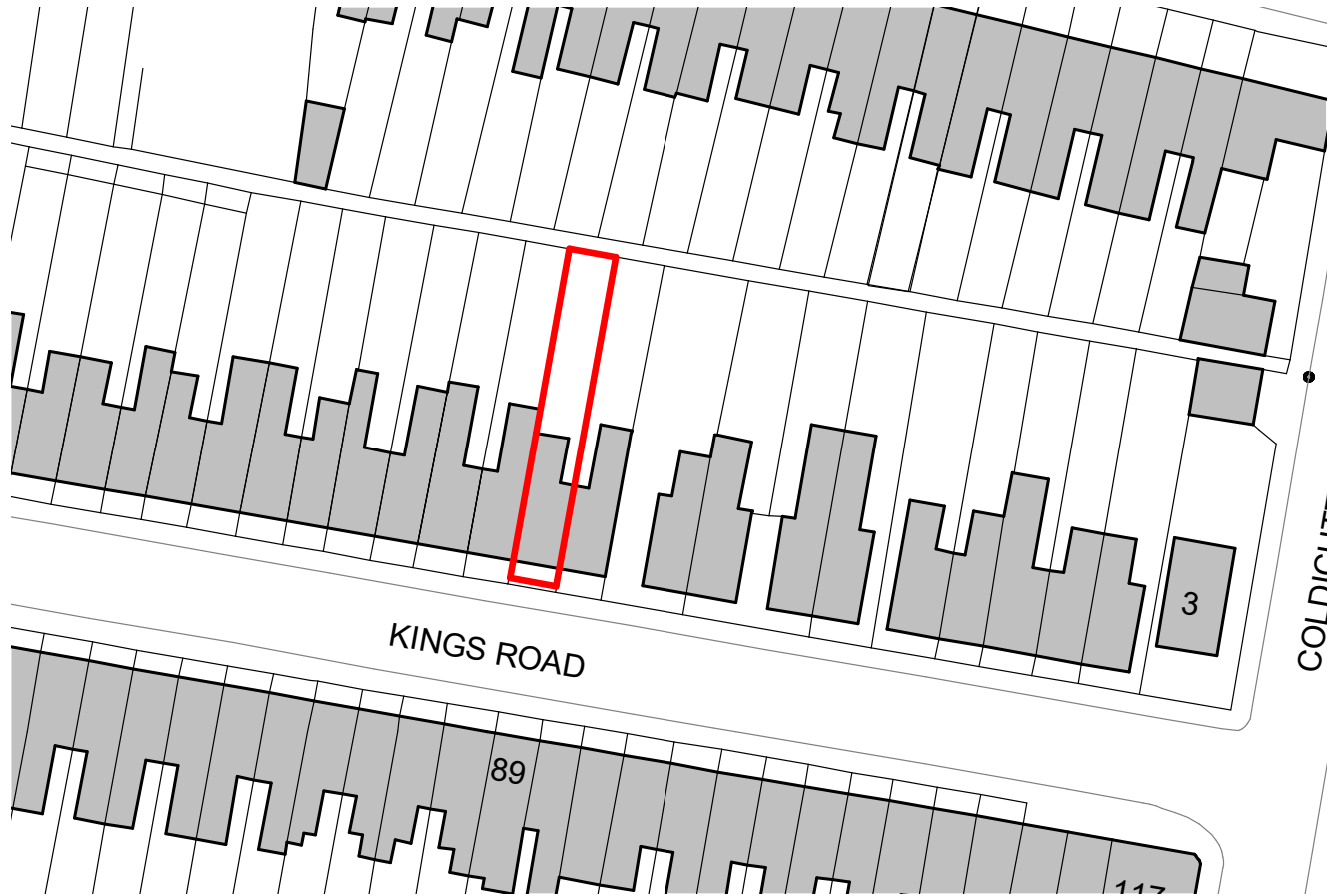
- i. This document has been prepared by Sean Payne Arch Design Ltd on behalf of our client and applicant Mr. Jason Blackmore and Mr. Jonathan Tweedy to accompany a planning application submission for the erection of a single storey rear extension and rear roof dormer with 2no. rooflights and 4no solar panels to the front of an existing dwelling at 84 Kings Road, Caversham, RG4 8DT.
- ii. This statement has been written to support the application for the erection of a single storey rear extension and rear roof dormer with 2no. rooflights and 4no solar panels to the front of an existing dwelling at 84 Kings Road, Caversham, RG4 8DT.
- iii. The proposal seeks to improve the existing dwelling space and create a new, cutting edge energy efficient home. The design accomodates a new kitchen, snug and dining area on the ground floor within the rear extension and a new bedroom, ensuite and study on the new second floor.
- iv. The objective of this submission is to present the reasons for this additional accommodation and the details of this high energy efficient design.
- v. The statement is written to comply with Article 4 of Statutory Instrument 2013/1238.
- vi. This statement should be read in conjunction with the application forms and drawings.

2. DESCRIPTION OF SITE

- i. The site is located at 84 Kings Road, Caversham, RG4 8DT.
- ii. The site currently comprises of an attached, 2-bedroom dwelling with a rear garden.
- iii. The site is bounded by brick boundary wall to the southmost side and fenced in the rear garden on the northern, eastern and western boundaries.



Streetview of 84 Kings Road (center) with the attached neighbouring properties 80 Kings Road (left) and 86 Kings Road (right).



Existing ground floor plan of the attached dwelling.

3. LOCATION & SURROUNDINGS

- i. All surrounding properties are of residential use.
- ii. A precedent has been set for rear L-shaped roof dormers at the second floor level with rooflights. A precedent has also been set for ground floor rear extensions of similar or larger size than the proposal.

Architectural Styles

- i. There are a range of architectural styles in the surrounding area. The consistent theme throughout the adjoining properties is that they are two-storey attached townhouses with bay windows to the front.
- ii. The buildings fronting King's Road and the surrounding area contain primarily red brick, concrete tile and patterned brickwork.
- iii. The roofs are primarily dual pitched roofs and make up roughly 1 quarter of the total house height, many being converted an additional usable room or roof dormer.
- iii. The additions proposed seek to match the style of the surrounding area with the inclusion of a pitched roof bay window to the front. This seeks to increase the similarity the site has with the local character and street scape and brings the property more in line with other properties on King's Road.
- iv. The rear dormer and rear extension proposes to uses Timber cladding compliment and contrast the existing dwelling and the proposed additions, these are only visible from the rear facade of the dwelling.

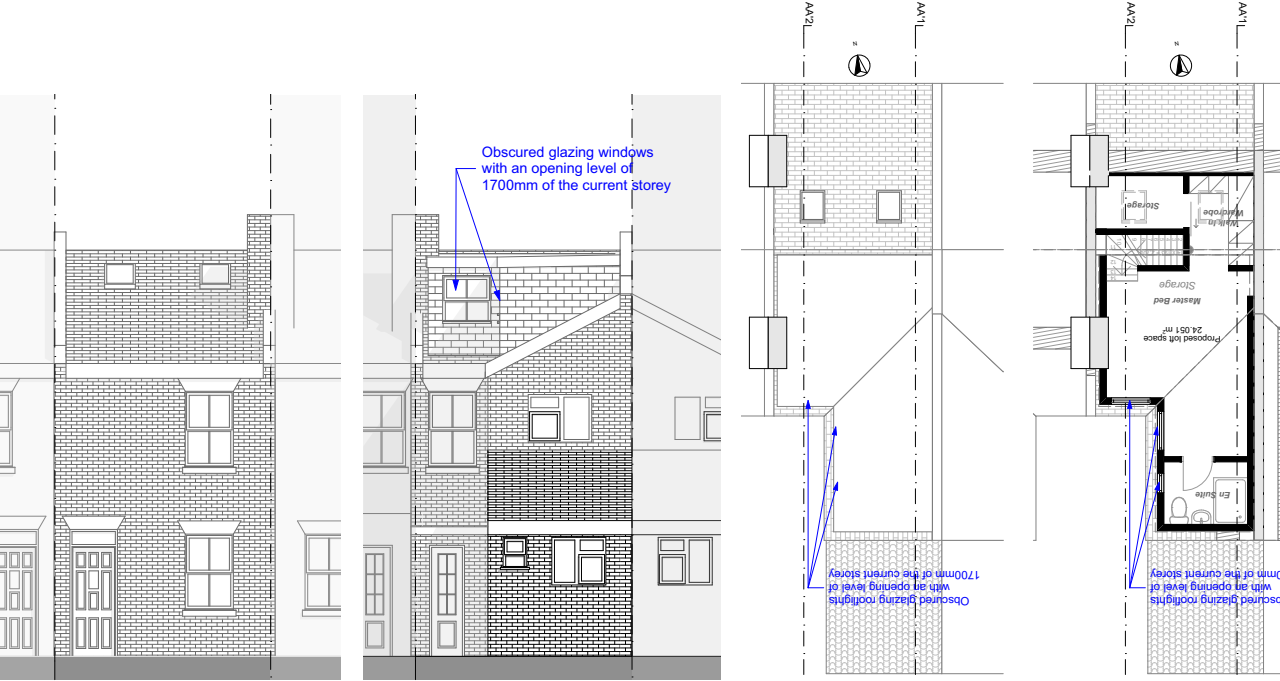
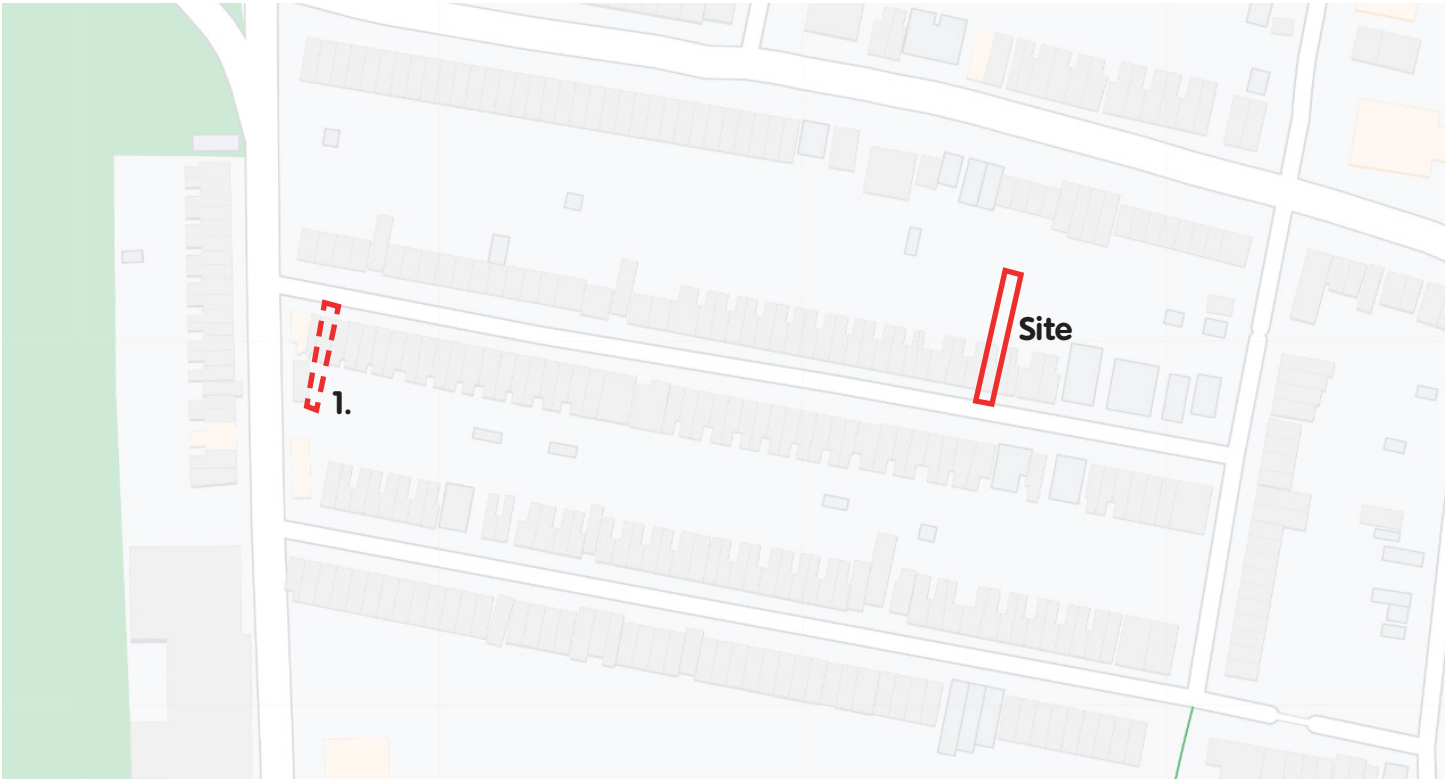


Fig 1. - Drawing excerpts from approved certificate of lawfulness application at 5 Kings Road Caversham Reading RG4 8DS planning ref: 211920. Showing a rear roof dormer which is similar in size, footprint and scale to this application proposal. This lawful development also shows rooflights to the front of the property.

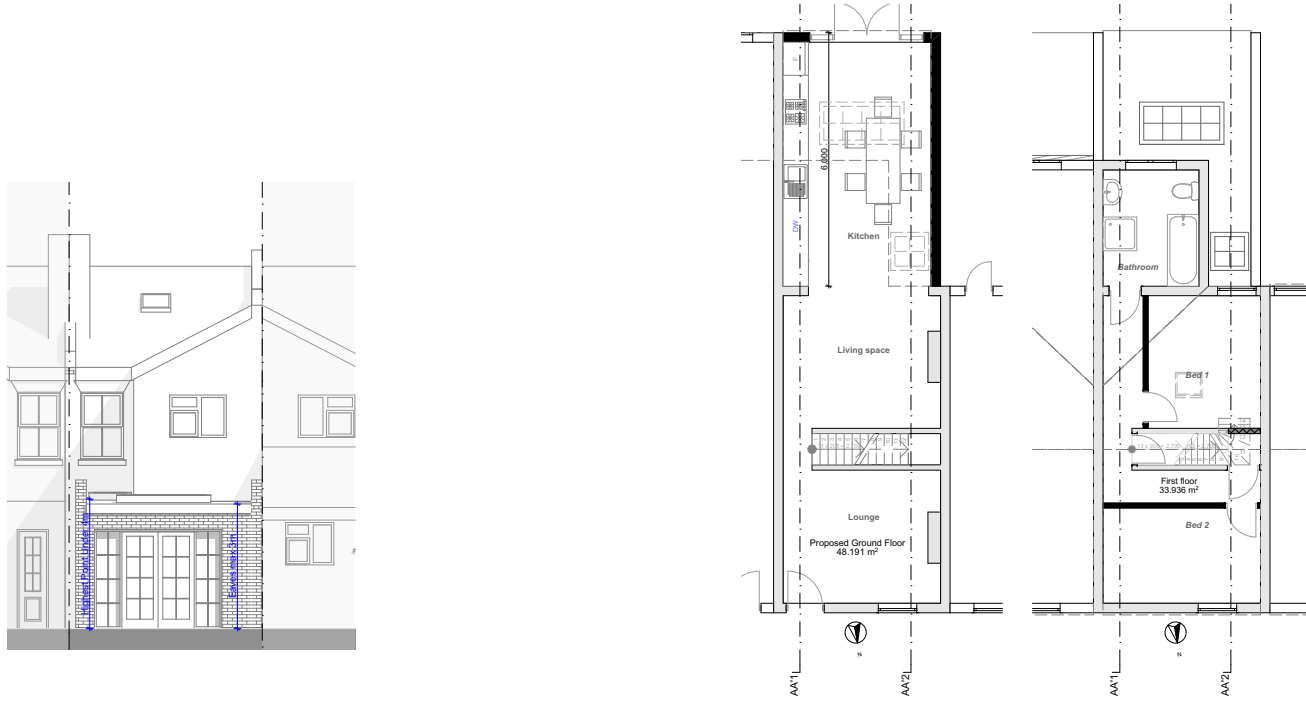


Fig 2. - Drawing excerpts from approved certificate of lawfulness application at 5 Kings Road Caversham Reading RG4 8DS planning ref: 211933. Showing a rear extension which is larger in size (particularly in height), footprint and scale to this application proposal.

4. PLANNING HISTORY

No previous planning history for the site could be found on the Reading Council website.



Photo of 34 Kings Road front facade, with common decorative and bay window styles highlighted in yellow.



Sketch of the proposed front elevation of 84 Kings Road, showing how the proposed changes intend to be more in keeping with Kings Road as a street.

6. DESCRIPTION OF PROPOSAL

i. USE

i. The application seeks to maintain the use class of C3.

ii. SITE LAYOUT

i. The dwelling is proposed to be extended to provide a new kitchen, dining and snug space. A change to the roof is proposed to include a dormer similar in size and scale to 5 King's Road. Proposed rooflights are provided to the front of the existing roof alongside solar panels.

ii. Space for parking has been retained to the front of the property.

iii. The boundary treatments are to be retained and improved.

iii. SCALE

i. The proposal seeks to:

ii. The proposal provides a partial single rear extension which minimizes overbearing and overshadowing to neighbours with a dual pitched design.

iii. The extension and dormer draw on the local character of Kings Road, maintaining the local character and reducing its impact. Windows have been placed on the rear facade and rooflights placed at the top of the dwelling, avoiding any overlooking and proximity to the neighbours to the east and west. These design precautions have been taken in order to protect the amenity and privacy of the site occupants and of adjoining properties.

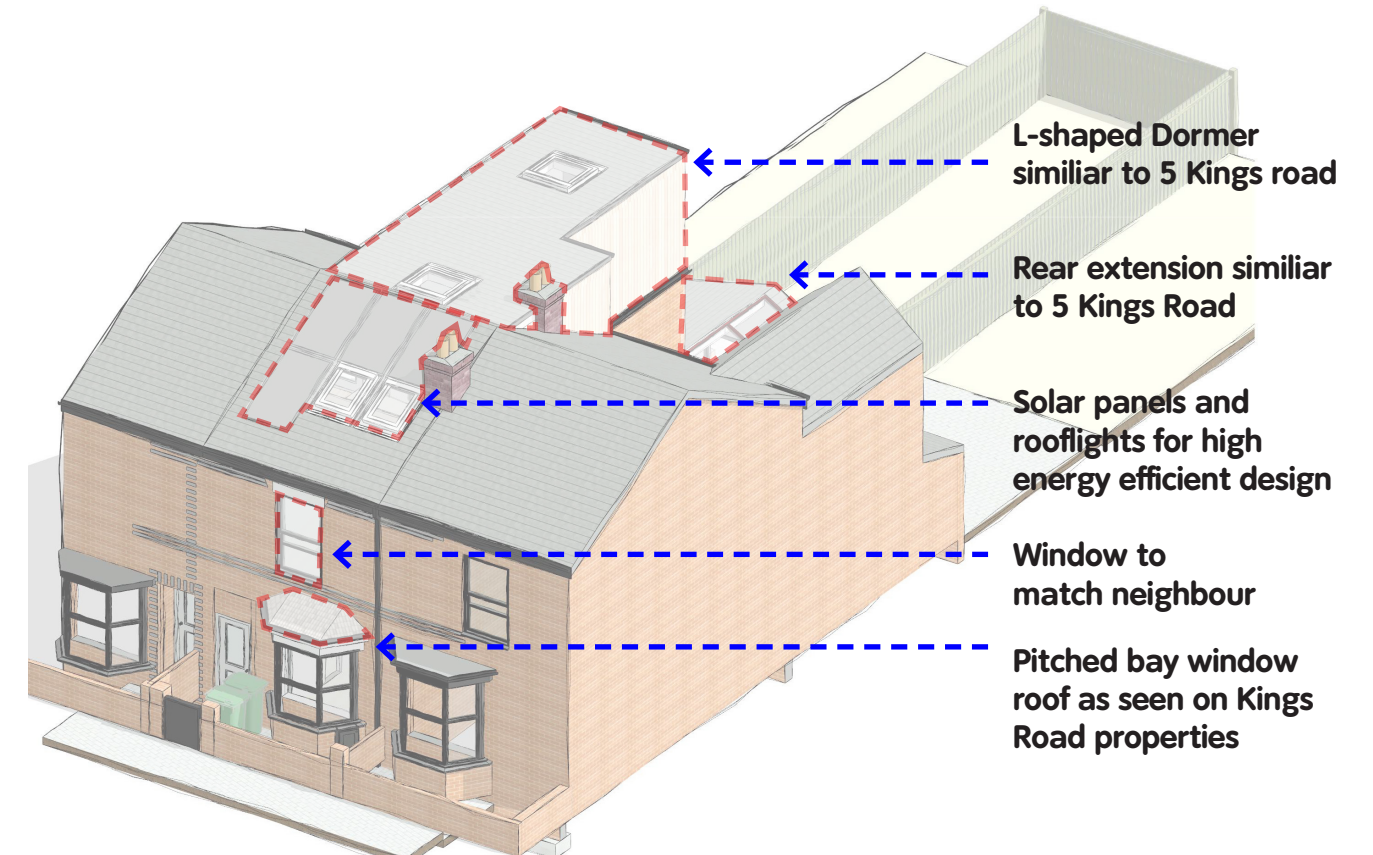
iv. All lighting will be set below the level of existing boundary fencing in order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting.

v. The extent of the rear extension and dormer retains the right to light of the adjoining neighbours at 82 and 86 Kings Road.

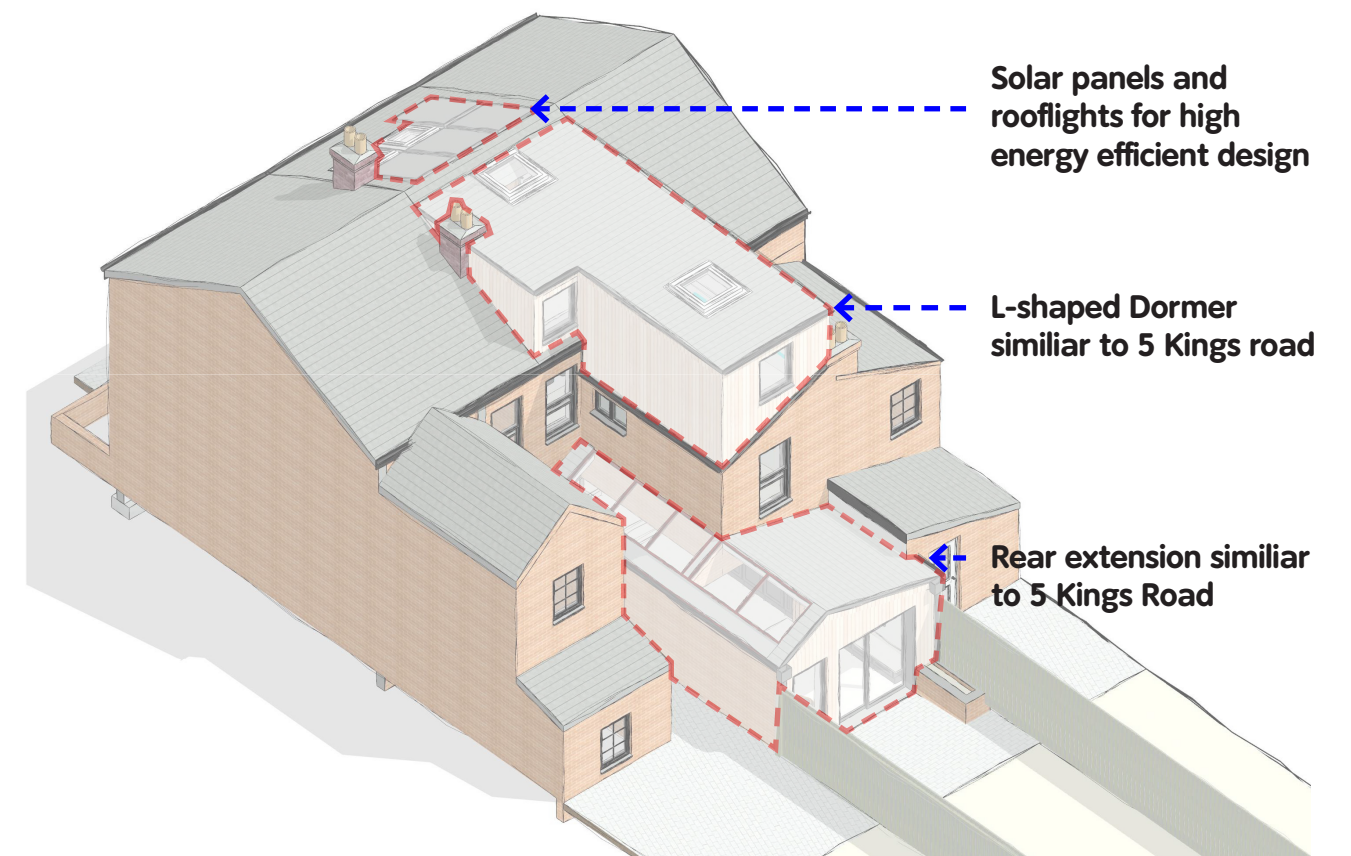
v. APPEARANCE

i. The proposed material of timber cladding has been selected to contrast the established pallet of the dwellings at Kings Road. This is intended to clearly show the existing building and the proposed additions visually.

ii. The window spacings and proportions match those of the dwellings along Kings Road.



Sketch of the front of 84 Kings Road with proposed works shown in red dashed.



Sketch of the rear of 84 Kings Road with proposed works shown in red dashed.

v. ENVIRONMENTAL

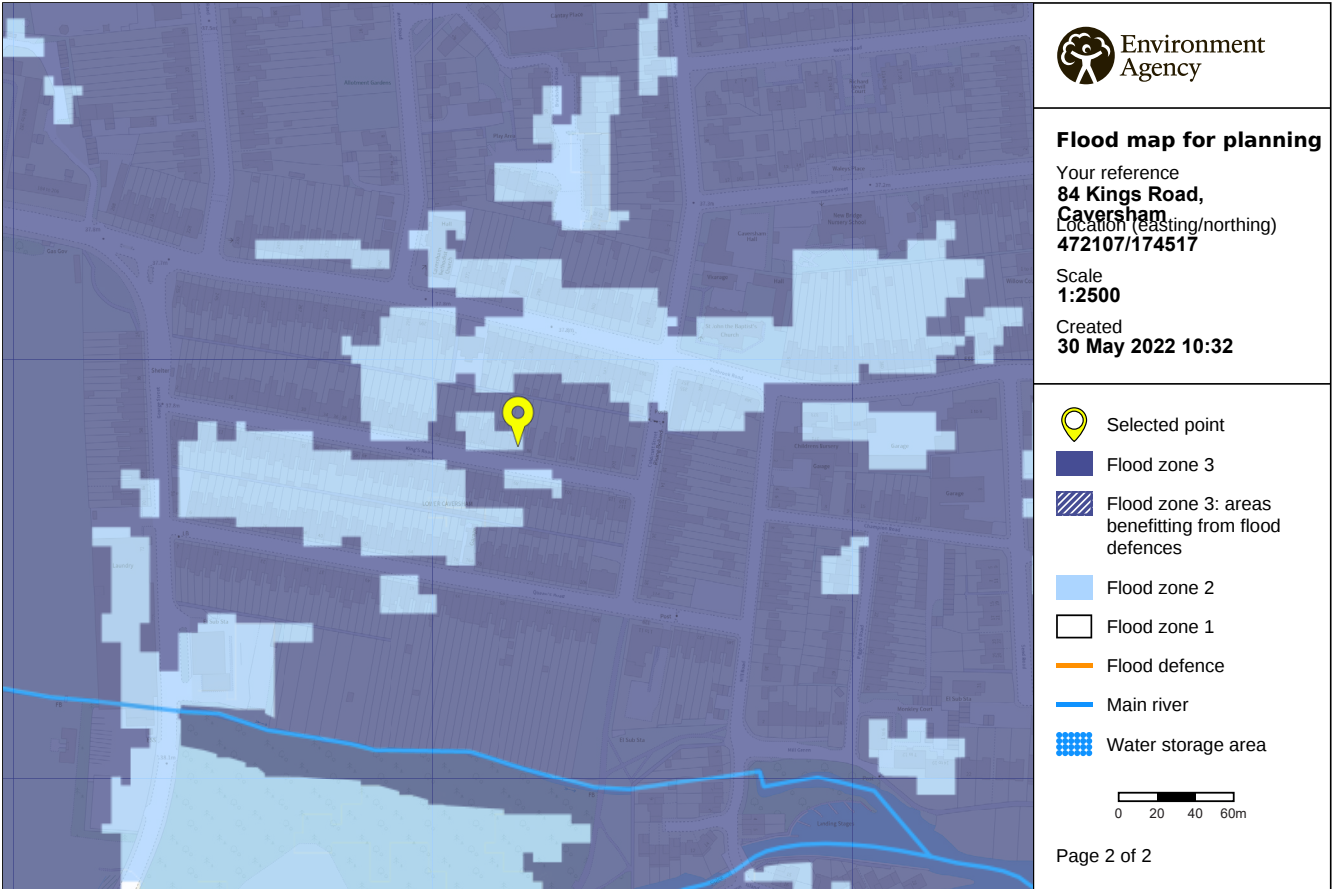
i. Flooding - The site is within a flood risk zone 2 area. The retention of green amenity space seeks to offset the new roof size for all rainfall durations and intensities up to and including climate change are sufficiently adjusted to a critical 100 year storm.

The large area of retained attenuation green space ensures that flood risks from the development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

New foul routes are intended to connect to existing manholes on site, no rainwater falloff is proposed to be connected to the local sewers.

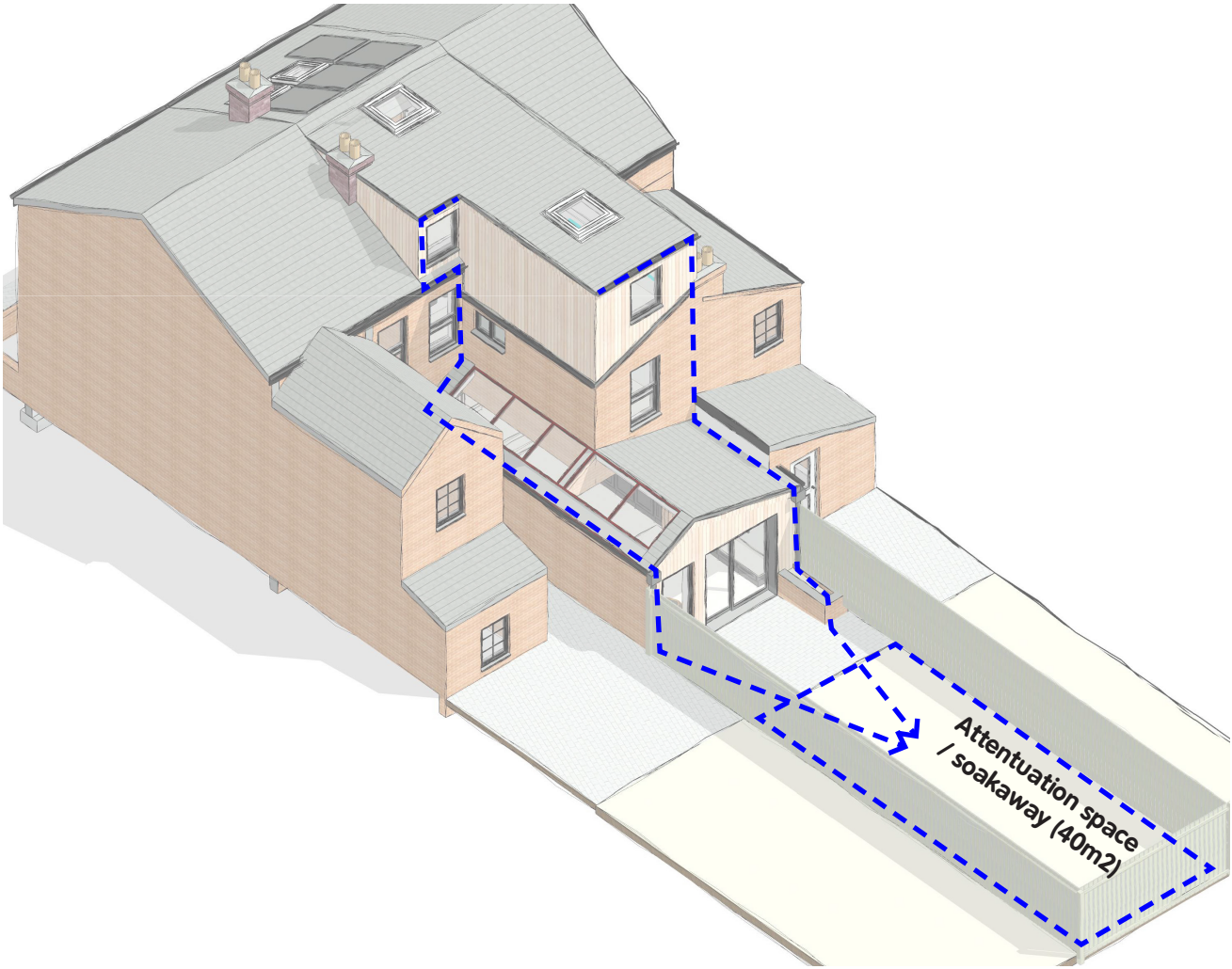
ii. Noise - The Land use matches all neighbouring sites ,therefore it is important to state that no increase to noise will be created, nor will occupants of the proposal be impacted by existing sources of noise.

iii. Ecology - The urban location and lack of landscaping do not provide habitats for wildlife and the



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Environment map showing site in flood risk zone 2.



Sketch of the rear of 84 Kings Road with proposed with rainwater direction and fall in blue dashed towards large green space in garden.

proposal does not alter this.

vi. The use of strip foundation techniques and retaining structure for the proposal aims to ensure unacceptable levels of water pollution caused by mobilised contaminants will not be present in line with paragraph 170 of the National Planning Policy Framework.

vi. ACCESS

The main vehicular access route is to be retained.

Pedestrian access is to be retained.

vii. INCLUSIVE ACCESS

i. The ground floor entrance to the new accommodation has door widths that comply with the Approved Document M.

ii. The proposal has been specifically designed be inclusive of persons of any disability, race, gender or age.

viii. HIGH ENERGY EFFICIENT AND SUSTAINABLE DESIGN

i. The design and proposal are aiming to make use of the PassivHaus and EnerPHit Approaches for the project, which is an approach used on the most energy efficient buildings in the world. This approach aims to reduce energy usage by approximately 75% compared to simliar properties in the UK.

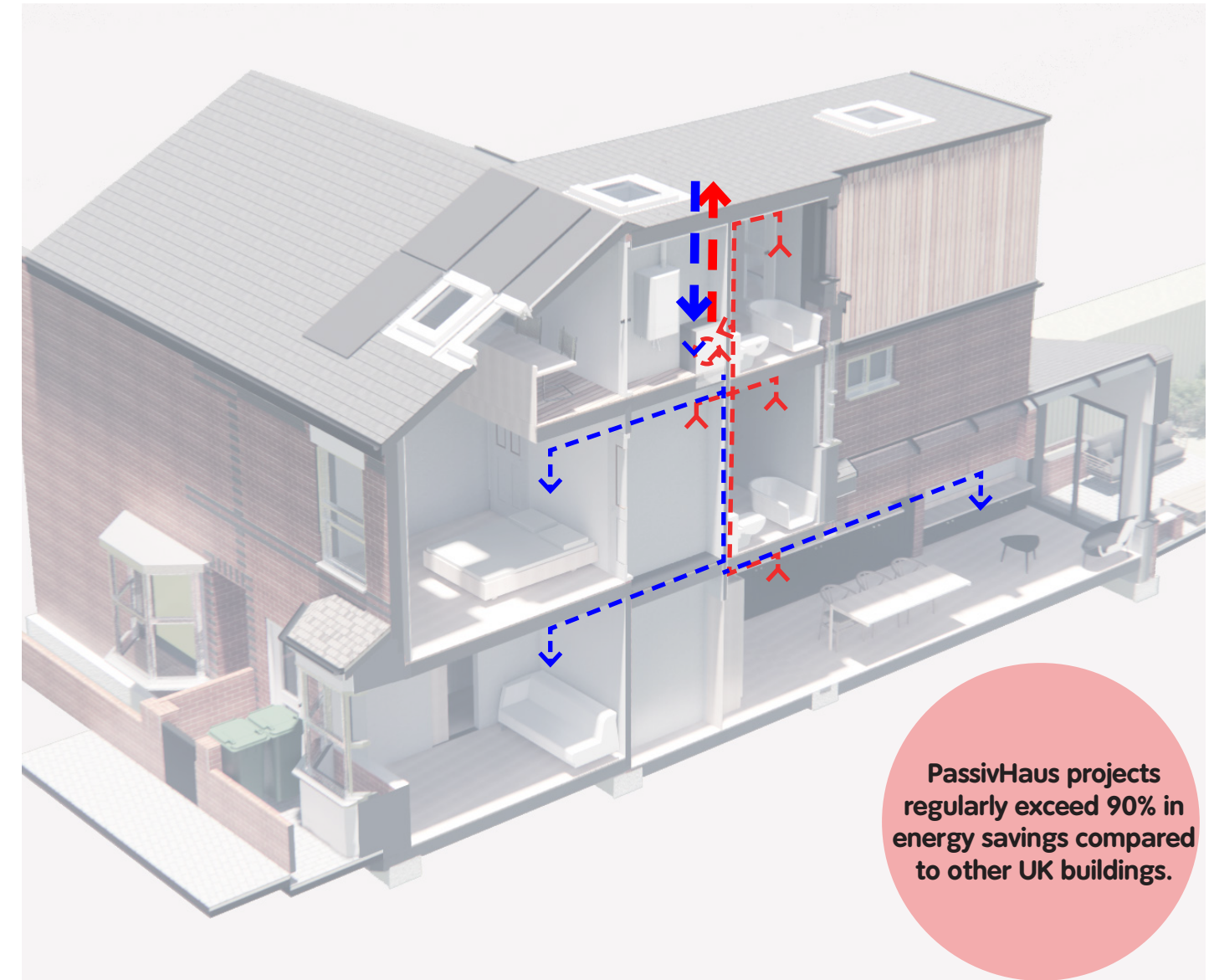
ii. The design proposes to achieve this through the use of high insulation and airtightness in combination with solar panels and the MVHR system (Mechanically Ventilated Heat Recovery system).

iii. For this reason this proposal aims to be a unique flagship example of sustainable retrofit aiming for the EnerPHit standard, one of only a handful in the United Kingdom.

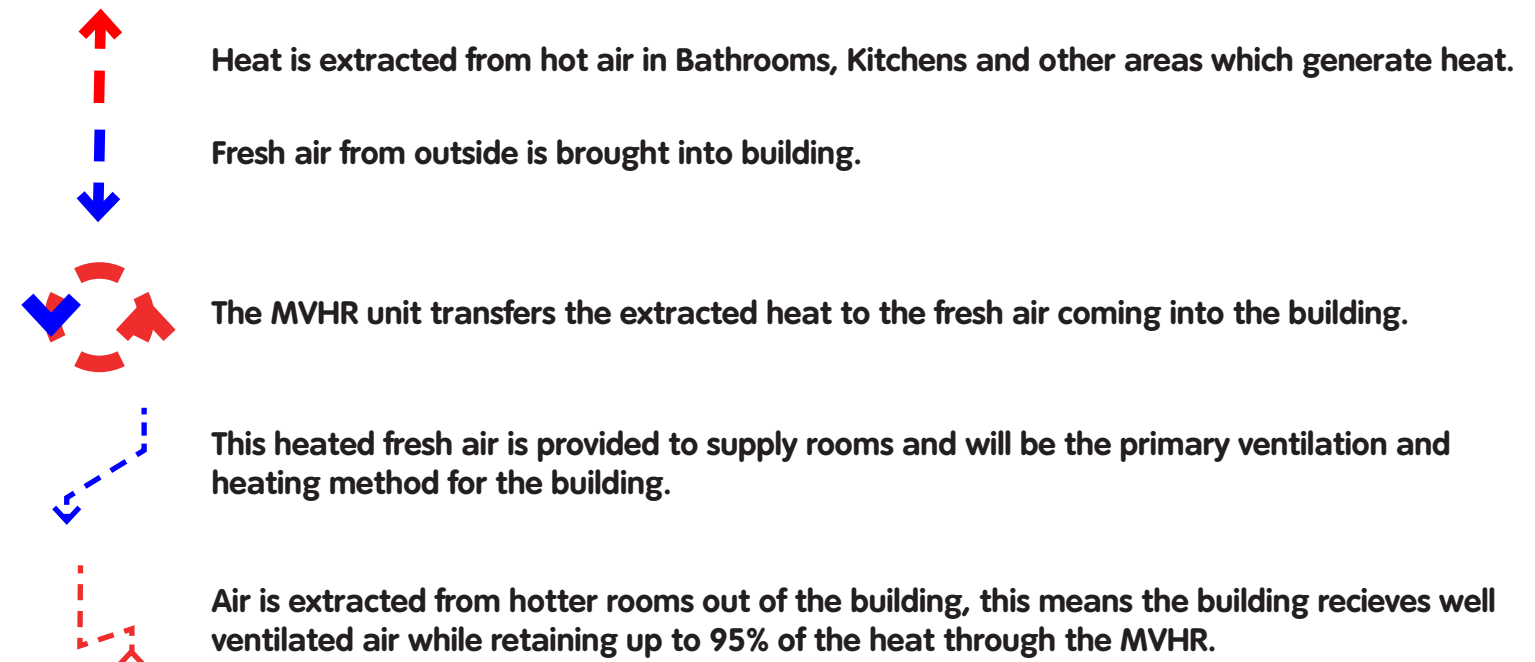
7. SUMMARY

i. The proposal will help address the need for additional space for the kitchen living and dining space on the ground floor and additional space to existing bedrooms on the first floor.

ii. The proposals do not impact the local wildlife habitats or energy and water supplies or drainage infrastructure. The proposal is also highly energy efficient and are thus very environmentally sustainable.



PassivHaus Approach - Brief Summary



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