

20 North Street, RG4 8JA

Design Access Statement 28th March 2022



DESIGN AND ACCESS STATEMENT

20 North Street, Reading, RG4 8JA.

INTRODUCTION + SITE

1.1 Project Summary

This Design Statement has been prepared by Spec. Architects for a proposed ground floor side and rear extension at 20 North Street, Reading, RG4 8JA.

This statement has been prepared in support of the householder planning application and should be read in conjunction with the full planning documentation provided.

The client is commissioning improvements to their home to create a larger kitchen space, with glazed sloped skylights along the new roof and replace the existing mono-pitched rear extension, with a view to providing additional space and improving the quality and functionality of their home.

1.2 Site and Context

The applicant property is on the north side of North Street and comprises a two-storey mid-terrace house in use as a single residential dwelling. The surrounding area is residential in character and generally consists of similar terraced properties.

The property is located within the Reading Borough of Caversham. The property is not a Grade listed property and does not sit within a Conservation Area.



Figure 1: Context Map

INTRODUCTION + SITE



Figure 2: Aerial view of 20 North Street, Reading, RG4 8JA in focus
Credit: Google Earth



Figure 3: Site Location Plan
Scale: 1:1250 @ A4

1.3 Existing Property

The property is a two-storey mid-terrace house with a two storey outrigger and an original singled storey extension to the rear, which is currently being used as a utility room. The existing rear extension is poorly built in single skin brickwork, giving the external walls extremely poor thermal properties and making the room unusable for half of the year. The roof is mono pitched, with slate tiles and lead flashing.

The rear garden is north facing with the front of the property looking onto North Street to the south.

There is no record of previous planning or householder applications associated with this property.

1.4 Site Considerations

Underground Drainage:

The existing manhole is located externally between the outrigger and the garden party wall that separates the application site from the adjoining property. The manhole will need to be relocated and the client will be commissioning an underground drainage survey to establish whether an application will need to be made to Thames Water for a build over agreement.

Party Walls:

The proposal will fall under the Party Wall Act 1996. Relevant Party Wall notices will be issued to the adjoining property owners outlining the proposal during the next stage of the project.

Rights of Light /Sunlight:

A daylighting survey has not been carried out as the proposal is deemed to have a negligible impact on daylight/sunlight to the neighbouring properties.



Figure 4: Photograph of existing rear elevation



Figure 5: Photograph of poorly constructed original rear extension with mono pitch roof.

PROPOSALS

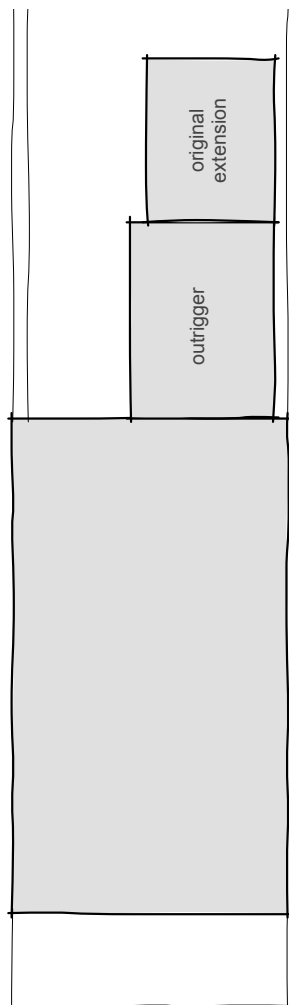
2.1 Design Summary

The client brief is to achieve a contemporary response to the existing house that improves the internal layout to make it fit for contemporary living.

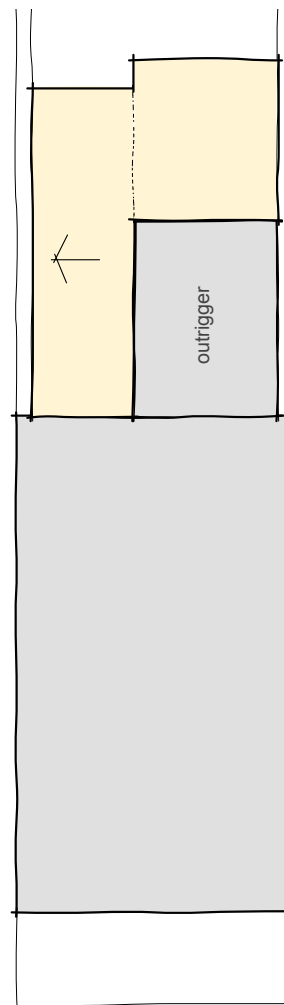
The proposal is for a full length single storey side extension, and a rear extension that will replace the original rear extension.

Along the boundary with the neighbour at No.18 the height of the eaves of the side extension will be 2.3m to minimise the impact on the neighbours windows. The proposed side extension is also stepped back from the rear elevation to give the mass a subservient reading and to reduce bulkiness.

The replacement rear extension will be no further than existing and to ensure there is no unacceptable increased sense of enclosure to neighbouring properties, in accordance with policy CC8. The new rear extension will have a flat roof with a skylight to increase the daylight into the centre of the property. This will have no affect on neighbouring properties.



Existing Ground floor plan



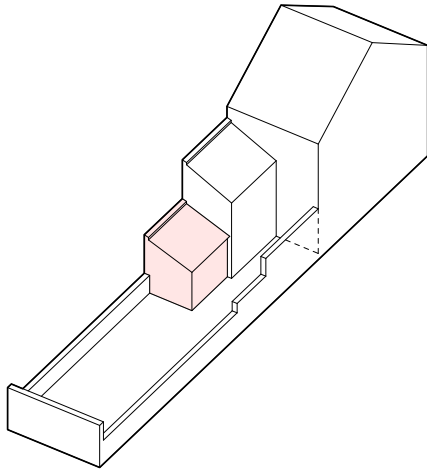
Proposed ground floor plan

Proposals

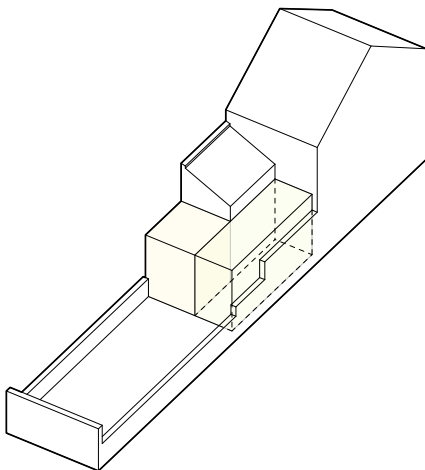
2.2 Massing Strategy

Key

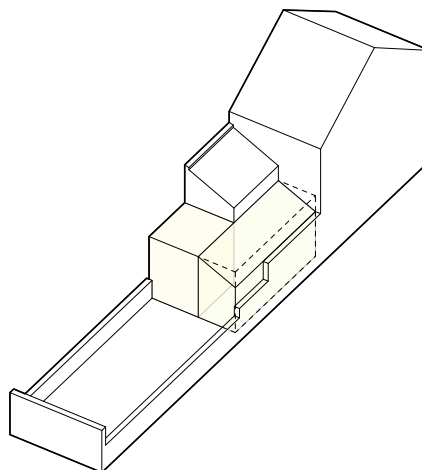
- Proposed demolition
- Proposed rear infill
- Proposed side infill



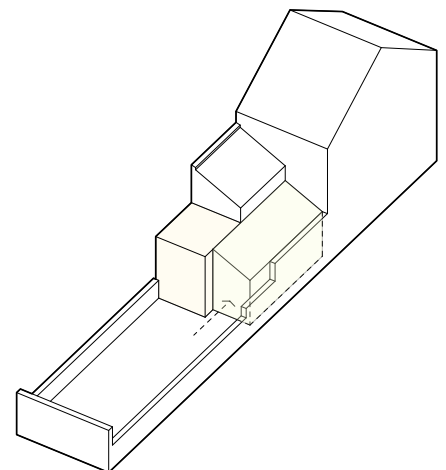
Existing massing



Proposed rear infill up to line of existing rear extension and proposed side infill absorbs underused section of garden.



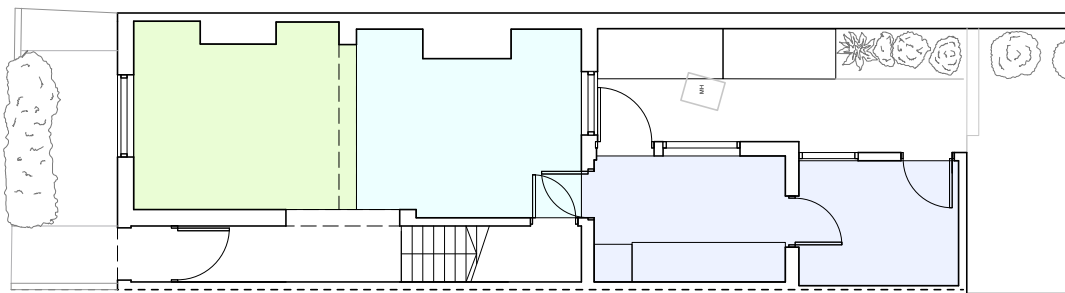
Side infill sloped towards party wall line to minimise visual impact on neighbouring property.



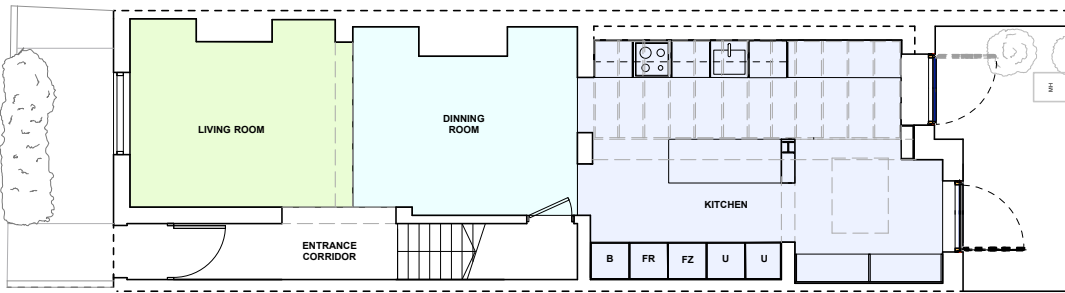
Side infill set back to further reduce visual impact and emphasize subservient reading.

Proposals

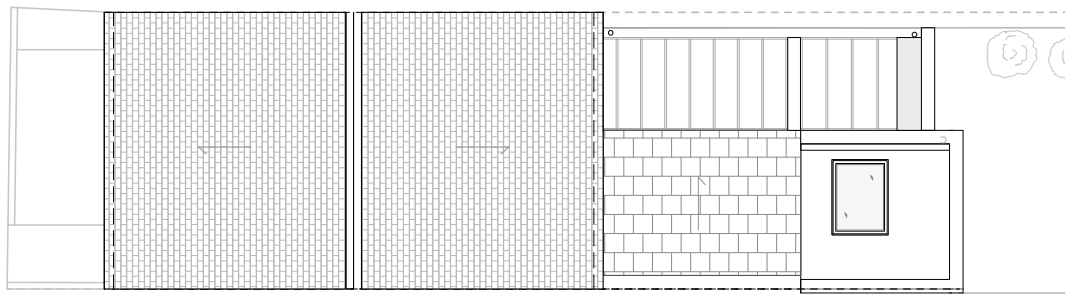
2.3 Proposed drawings



Existing ground floor plan



Proposed ground floor plan

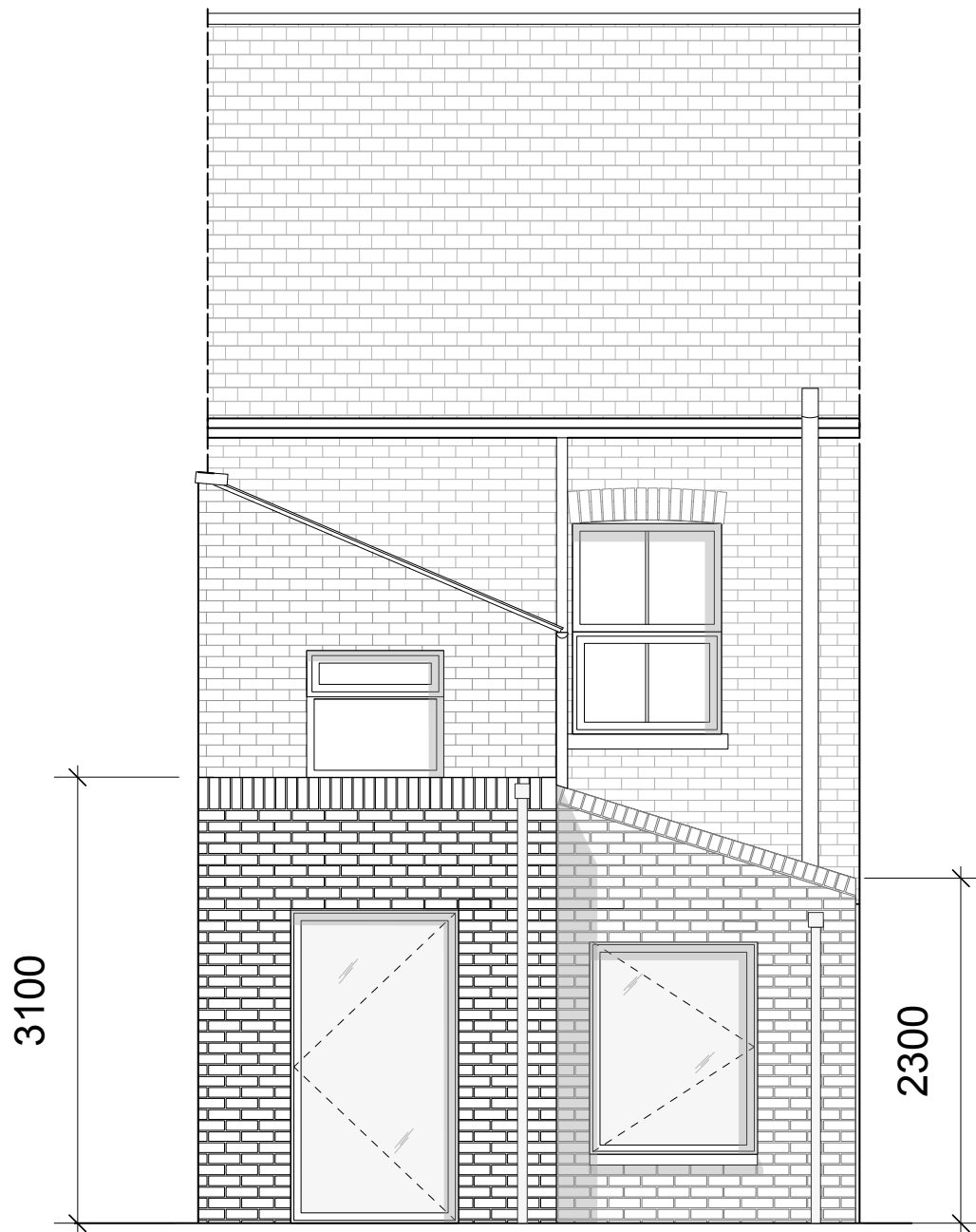


Proposed roof plan

Key

-  Living
-  Dining
-  Cooking / Utility

Proposals



Proposed rear elevation



Dark red brick precedent images



Window seating precedent images

Proposals

2.4 Materiality

There will be a focus on quality materials and workmanship with careful attention to design detailing. The new extension will use a dark red brick that will complement the existing but also make a clear distinction between the original house and the new extensions. It will enhance the character and appearance of the area by responding positively to the local context and reinforcing local character, in accordance with policy CC7.

The glazing will all be elegantly detailed with high-performance, energy-efficient frames, while the new walls will be built to modern day standards, replacing the poorly insulated existing single brick external walls, in accordance with policy CC3.

2.5 Parking

There will be no change to the parking arrangements for the property.



Sloped skylights to side extension



New dark red brickwork to compliment the existing



Double glazed composite window and door with external aluminium framing and internal timber framing

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