
Householder Design & Access Statement

Renovation and Rear Extension

Client:

Mr. & Mrs. Aspin

Project Address:

174 Upper Woodcote Road

Caversham

RG4 7JU

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1 Introduction

1.1 Document Overview

This design and access statement has been prepared by Michael Aubrey Partnership on behalf of the Applicants, Mr & Mrs Aspin, to support a full planning application for the proposed works at the following address:

174 Upper Woodcote Road
Caversham
RG4 7JU



Site – Existing house viewed from the road

1.2 Document Scope

The aim of this design and access statement is to outline how the proposed development is a suitable response to the site and setting. Contained is an assessment of the existing context of the project property, character, and constraints, as well as the relevant local planning policies that apply. From which, the suitability of the proposed design principles and objectives are presented.

The document is intended to provide support for planning approval by presenting the quality and suitability of the design proposal.

1.3 Project Overview

All proposed works are included within a single full planning application. The application proposal is to construct a replacement two-storey rear extension to replace the existing unsuitable rear extensions.

The existing dwelling has been extended in a piecemeal way leading to a cellular layout which does not function well for contemporary family living.

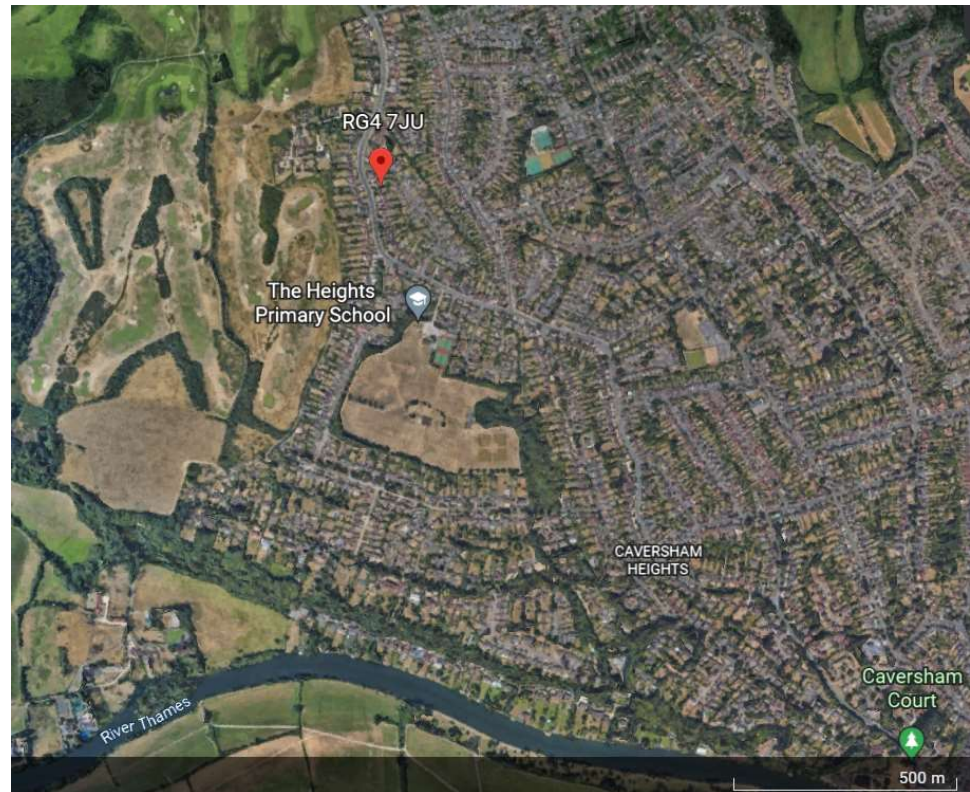
The existing rear extensions have increased the size of the original dwelling but have not improved upon the aesthetic and in fact have resulted in a mix of architectural styles. Existing details have been replicated but on the whole some of the original charm has been lost across the rear elevation.

As such an appropriate replacement rear extension is considered to offer the best opportunity to create a home which can fulfil the needs of the current owners, with a more rational layout suited to family living as well as creating a home which can incorporate greater thermal efficiency and technologies to improve upon comfort and energy use.

2 Context

2.1 Site & Property

2.1.1 Broad Location - the site is located on the outskirts of Caversham to the North West of Reading in the South-East of England. The site falls under the local authority of Reading Borough Council.



Site – 'Google Earth Site Image'

2.1.1 Site Location - The site is positioned along the northwest end of Upper Woodcote Road, one of the main residential access roads through Caversham.

2.1.2 Site Use – A four-bedroom detached dwelling is located on the site.

2.1.3 Form - The dwelling sits some 15.5 metres back from the road where a grass verge and fence separates the elevated driveway from the road. The building line follows along with the bend of the road. The houses in the immediate vicinity are aligned such that they are parallel with the plot boundaries.

2.1.4 Architectural Form - The existing property is built of traditional loadbearing masonry, with red facing brick cavity walls. A plain tiled pitch roof with front and side gable ends as well as two gable dormers mirrored either side of the central entrance. The front façade also features a chimney stack, with decorative brickwork, which protrudes forward of the roof

pitch. To the rear roof slope is interrupted by a flat roof section then continues at first floor level. The rear elevation has undergone previous extensions which are incohesive with the architectural quality of the original house and has been developed in a piecemeal manner unsuitable for modern family living.



Existing dwelling – rear elevation and front elevation

2.2 Local Context

2.2.1 Architectural Types – the street scene is typified with large, detached dwellings set back from the road, of varying styles.

2.2.2 Architectural Language – Properties in the vicinity feature a mix of design styles, pitched roofs and dormers. Materials include facing bricks, plain tile and slate roofs and some rendered properties. Boundary treatments generally include front hedging with gate posts set back from the verge.

2.2.3 Neighbouring Developments – There are a range of properties along the street, and many are dwellings which have undergone significant renovation or replacement in recent years.

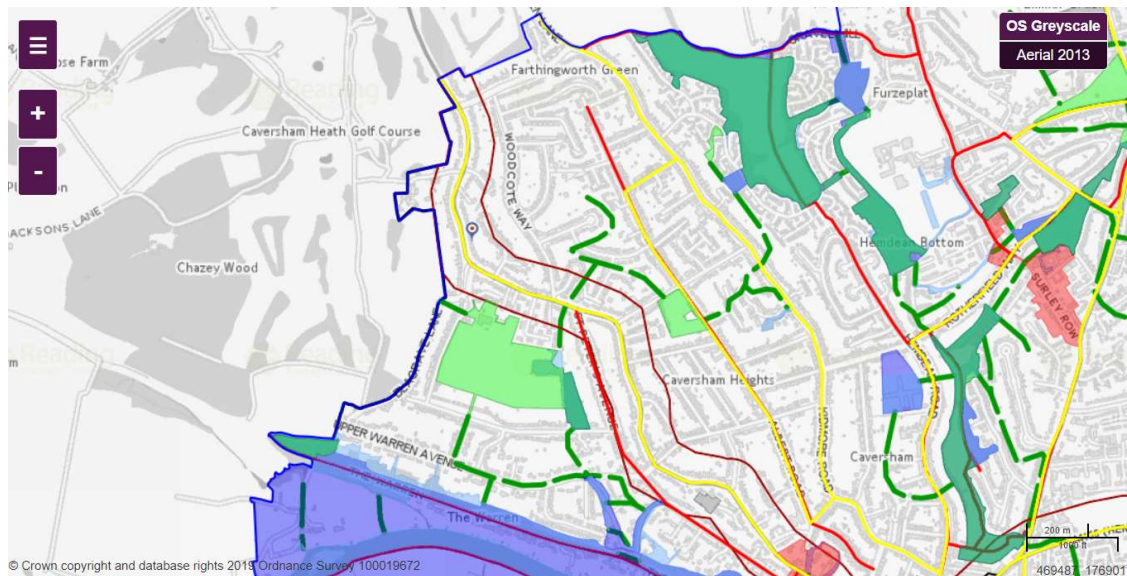
3 Planning Context

This section outlines how the proposal is aligned with the applicable national, local and neighbourhood planning policies. The property is under the jurisdiction of Reading Borough Council (RBC) within the ward of Caversham and the current Local Plan is the Reading Borough Local Plan adopted in 2019-2036.

3.2 Applied National and Local Plans

3.2.1 Reading Borough Local Plan Proposals Plan - understanding which policies apply to the proposed design is helped by RBC's Proposals Map.

Policies Map – Extract from 'Reading Borough Local Plan Map – Caversham & Emmer Green Area'



The site falls towards the edge of the RBC boundary:

- The property is accessed along a Classified Highway Network and is to comply with Local Plan policy TR3: Access, Traffic and Highway-Related Matters
- falls outside of any conservation area;
- has no listed buildings;
- is not within a flood zone;
- is not part of any strategic development location zones; or within any special protection areas; and has no protected trees on or near the site.

3.2.2 Sustainable Design and Construction SPD – RBC has published their 'Sustainability and Construction SPD' as part of the Local Development Framework. The application of design guidance is explored in this statement in relation to the proposals.

3.3 Relevant Planning History

App. No.:	960661	Site Address:	174 Upper Woodcote Road Caversham Reading RG4 7JU
Description:	RENEWAL of planning consent 91/0739/FD for erection of dwelling with integral garage; erection of garage.		
Received Date:	12/09/1996	Decision Sent Date:	12/12/1996
		Decision Date:	12/12/1996

App. No.:	880209	Site Address:	174 Upper Woodcote Road Caversham Reading RG4 7JU
Description:	PROPOSED REAR DORMER AND ENSUITE SHOWER/WC ROOM		
Received Date:	24/10/1988	Decision Sent Date:	06/12/1988
		Decision Date:	06/12/1988

App. No.:	910895	Site Address:	174 Upper Woodcote Road Caversham Reading RG4 7JU
Description:	Erection of dwelling with integral garage; erection of garage		
Received Date:	31/07/1991	Decision Sent Date:	19/09/1991
		Decision Date:	19/09/1991

App. No.:	981032	Site Address:	174 Upper Woodcote Road Caversham Reading RG4 7JU
Description:	Erection of detached dwelling with integral double garage		
Received Date:	09/11/1998	Decision Sent Date:	10/03/1999
		Decision Date:	10/03/1999

4 Design and Access

4.1 Principles & Objectives

From the assessment of the existing site context and relevant planning policies, the following design objectives are defined for the proposal to: meet the current needs of the applicants by providing the space and facilities suitable for a modern family home; achieve all necessary statutory permissions for all development prior to the commencement of any works; and respond to the Borough Local Plan and Supplementary Planning Documents to ensure no adverse impacts or any material loss of amenity results from the proposal.

How the design proposal sets out to achieve the above objectives are outlined for each design element below. The following should be read in conjunction with the submitted drawings as part of this planning application.

4.2 Amount & Use

4.2.1 Use – the site will remain as a private residence with a single dwelling as existing.

4.2.2 Floor Area – the design increases the internal usable floor area from 230m²(GIA) of the existing to 325m²(GIA) of the proposed. This is an overall increase of 95m² internal floor area. The additional space is achieved through an increase in footprint (see Scale & Massing) and the utilisation of the first-floor level.

4.3 Scale & Massing

4.3.1 Footprint – the site plot area is 0.15ha / 1,450m². The proposed dwelling footprint is 189m² which together will occupy 13% of the site. For comparison the existing dwelling footprint is 134m², 9% of the site area.

4.3.2 Building Line – the existing building line is parallel to the road. The proposal will maintain the existing set back of 15.5m from the road.

4.3.3 Boundaries to 172a & 176 – the proposed dwelling is in keeping with the existing distance to the of boundaries of 172a & 176. The proposed replacement rear extension is set further back to match the adjacent properties rear building line. The proposed extension west side elevation and first floor projection is set back to not compromise the 45° line of sight from the centreline of the first-floor dormer window of the neighbouring habitable room of 176. The position of the new rear elevation will ensure that the area immediately outside the rear will not be overlooked.

4.3.4 Height – The height of the proposed rear extension matches the existing property ridge line.

4.3.5 Street Scene – The property's front elevation will remain as existing and therefore the street scene will remain unchanged.

4.4 Layout & Appearance

4.4.1 External Materials – The proposed materials of render, facing brickwork and clay tile roof are in keeping with the existing house.

External Design Features – The proposed dwelling extension provides two projected rear gables in line with the existing front gables and chimney, where the ridge line run perpendicular to the existing ridge. Some flat roof sections are used to infill between the proposed rear gable roofs. In addition, a single-storey extension with flat roof is projected a further two meters forward from the first-floor gables, The single storey section although partly within the 45° rule, is of a modest scale which is shielded by the boundary hedgerow as not to compromise the view of the neighbouring property. The roof has dormer windows to the rear to allow natural light into the first floor, utilising the roof space. The extension utilises traditionally styled doors and windows to the rear to provide ample natural ventilation and light, as well as views into the properties garden.

4.4.2 Internal Layout – The internal layout of the house will remain mostly unchanged except for the replacement of the existing cellular layout of the previous extensions with the proposed open plan layout more suited to modern living needs. The existing hall and stair are altered to penetrate deeper to accommodate the proposed ground and first floor extension. The proposed ground floor rear extension continues through from the extended hall, into a large open plan kitchen and dining adjacent to a playroom/snug, which both open onto the rear patio and garden. Also provided is a separate library/study room. The proposed first floor provides an additional bedroom and bathroom as well as a spacious master bedroom with en-suite and dressing room.

4.5 Landscaping & Environment

4.5.1 Flooding – the site does not lie within a flood risk zone. However, provisions will be made to provide soakaway or attenuation within the garden to counter any increase in hard surface water drainage.

4.5.2 Protected Species – a Preliminary Roost Assessment (PRA) and Phase One Habitat survey has been undertaken at the site and the report will follow as soon as it is available to

accompany the application. If further surveys are required, these will be undertaken and any mitigation measures followed.

4.5.3 Trees and Vegetation – the existing trees and vegetation are mostly unaffected by the proposed extension apart from a few small shrubs and trees at the rear of the property. There are no TPOs in the vicinity.

4.5.4 Landscaping – all landscaping will remain similar to the existing.

4.6 Access & Security

4.6.1 Front Boundary – The front boundary and vegetation will remain as existing.

4.6.2 Boundary Treatments – The existing evergreen hedging the boundaries will remain to screen between the neighbouring properties from overlooking.

4.6.3 Access – the site access way Upper Woodcote Road and driveway will remain as existing and the road network will not be affected by any increase in use.

5 Closing Summary

The design principles and objectives have been created to ensure sustainable and quality design in accordance with national, local and neighbourhood planning policies. The proposed works are designed with great care to respond these objectives. Thus, it is strongly believed that the proposal should considered as good design and planning approval granted accordingly.