ABSOLUTE ARCHITECTURE

Design and Access Statement

Project:	390: The Gables: Proposed single storey rear extension and internal link, new carport and internal alterations
Address:	The Gables, 25 Clevedon Road, Tilehurst, Reading, RG31 6RL
Date:	20th April 2022
Authority:	Reading Borough Council Planning Department

The Gables Design and Access Statement ©Absolute Architecture 2016 a trading division of Zero 6 Projects Ltd.

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Introduction

This statement has been prepared by Absolute Architecture on behalf of the applicant.

The purpose of this statement is to explain:

"*the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with*" having regard to current Government advice.

This statement should be read in conjunction with the plans and supporting documents that have been submitted with the planning application.

The Gables is a 6-bedroom detached dwelling, located in a site of approximately 0.1245 hectares towards the northern edge of Tilehurst. The dwelling comprises of the original house and single storey garage/garden room constructed in the early 20th century.

The existing property is of a traditional Arts & Crafts aesthetic, utilising a palette of red brick walls at ground floor, white render and black painted timber frame at first floor with areas of plain clay hanging tiles. The roofs are plain clay tiled pitched roofs.

Whilst the property is rich in character with a visually pleasing exterior, it is greatly in need of modernisation and alteration to function as a contemporary family home. The proposals seek to internally reconfigure the dwelling, whilst also creating two small areas of single storey extension that act to integrate the main house with the existing garage outbuilding to enhance its utilisation and function.

The Application context

Clevedon Road is located in Tilehurst, in close proximity to Tilehurst train station and the River Thames to the east and Arthur Newbery Park to the south. The dwelling is set back from the road with a detached garage and paved parking area to the front, and landscaped garden to the rear. The site does not lie within a Conservation Area.

The property lies towards the middle on the Southern side of Clevedon Road, which consists primarily of substantial detached family dwellings in generously sized plots.

Aerial photographs (extract courtesy of Google maps)

View towards site from Clevedon Road (extract courtesy of Google Street maps).

View towards site from Clevedon Road (extract courtesy of Google Street maps).

View of the front of the existing dwelling with garage/garden room to the right.

View of the existing dwelling taken from the rear garden.

Photographs of the driveway / parking area at the front of the property.

Photograph of the existing pedestrian and vehicular access gates addressing Clevedon Road.

Policy

Planning policies and guidance considered to be relevant to the application are:

The National Planning Policy Framework 2012. NPPF (National Planning Policy Framework), 2012. The NPPF is underpinned by a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking, and should, unless there are extreme adverse implications to doing so, supersede conflicting or absent Local Plan policies.

Reading Borough Council Local Plan 2019, in particular:

- RBC Core Policy CC2: Sustainable Design and Construction
- RBC Core Policy H9: House Extensions and Ancillary Accommodation

Other material considerations are:

- Reading Borough Council Supplementary Planning Document: House Extensions (March 2021)
- Reading Borough Council Supplementary Planning Document: Revised Parking Standards (October 2011)

It is anticipated that the main issues that would need to be considered in a planning application are:

- The impact on the host property and on the character of the area
- Parking provisions and highways
- Arboricultural considerations

The Proposals – Layout

The existing dwelling suffers from a disjointed plan at ground floor, with the rear of the property in particular feeling rather congested due to being broken up into numerous small rooms. Proposals seek to create a generous kitchen/dining area by opening up the existing family room and kitchen, whilst adding new bifold doors into the existing bay window opening up onto the rear garden. A new internal link is proposed to improve access into the existing outbuilding, which is altered and extended to provide a new study area that addresses the rear garden. On the south-east elevation proposals look to enhance the historic entrance to the property by installing a front door within the existing arched opening, creating an internalised entrance porch.

At first floor the existing stores and ensuite have been reconfigured to improve accessibility and use, with headroom constraining the existing layout. At second floor a new bathroom has been added to serve the bedrooms on the floor, and conservation rooflights are proposed in the bathroom/ensuite and bedroom six to improve levels of natural daylight.

The Proposals – Appearance

Architecturally the proposals seek to enhance the character and interest of the property, whilst creating a cohesive appearance that ties the garage outbuilding into the main dwelling. The proposed single-storey extension(s) utilises the same palette of red brick and plain clay tiles as the existing dwelling, whilst adding traditionally detailed features such as the timber detailing and gable window to the rear elevation and brick

chimney serving the new woodburning stove, to create interest and a continuity of style and quality with the main house. All windows are to be replaced with new painted timber frame windows, with leadwork removed.

Impact on the host dwelling, neighbouring dwellings and on the character of the area

The proposed development will enhance the architectural integrity of the existing dwelling, whilst improving the functionality of its plan as a contemporary family home. The proposals respond to the scale of the existing dwelling, creating additional floorspace whilst unifying the form of the property by linking to the existing detached outbuilding.

In appearance, form and materials used in the development are familiar and common to adjacent dwelling as well as the wider local vernacular.

Proposals are well screened by trees and hedges from the public highway, with the existing vehicular and pedestrian entrance from Clevedon Road being retained. Privacy to adjacent properties and their amenity is unaffected by proposals with all extensions being single storey and overlooking The Gables' own amenity areas.

Site Area: 1245sqm

Cill Area Analysis

Existing footprint: 157sqm
Proposed footprint: 185sqm

Existing gross internal area: 318sqm
Proposed gross internal area: 347sqm
Additional area: 29sqm

Parking provision and Highways

No adverse impact will arise from the development with access and parking remaining as existing. Driveway parking and site provision is adequate for both long term parking and short-term contractor parking.

Landscaping

One Silver Birch tree is proposed to be removed at the rear of the property, with new replacement trees proposed elsewhere in the rear garden. To the rear of the property the existing paved terrace is to be enlarged.

Ecology

Proposals are not deemed to have an impact on the ecology of the site as the existing dwelling is to remain intact whilst being extended, only one tree, and no hedgeways or vegetation will be affected by the proposals.

Summary

The proposed extension and alteration of The Gables would result in a dwelling of architectural merit that will be more attractive than the existing property with greatly improved function. Proposals seek to greater utilise the historic front door/entrance of the property by re-planning ancillary spaces off of the entrance hall, whilst creating an L shaped series of living spaces that address the rear garden and terrace area. Proposals have been developed to be sensitive to the adjacent dwellings and their amenity, with all proposed extensions being single storey.