

/A0086

11 ST ANDREWS ROAD
CAVERSHAM
RG4 7PH

DESIGN & ACCESS STATEMENT

Revision A - 12.02.2022

EWANGRAHAMDESIGN

Purpose of Document

Introduction

This Design and Access Statement presents a proposal for the extension and refurbishment of the property at 11 St Andrew's Road, Caversham, Reading.

The changes described in this document and the accompanying planning application drawings seek to improve the property by creating better accommodation, lighter spaces, additional accommodation and improved links between the house and garden.

The detached property was originally constructed sometime between 1900 and 1930 and has been subject to extension already. The properties situated along St Andrew's Road share a general architectural style, but there is no consistent architectural form. No 11 sits in a small group of 4 or 5 properties that all share the same architectural styling and have presumably been constructed in a single phase. Many of the properties along the road have been substantially altered, extended and modified in this popular residential area.

The application property is in need of modernisation and the owners have recently purchased the property as their family home.



Existing Front Elevation



Existing Rear Elevation



Location

11 St Andrew's Road is located approximately half-way along the street's length; which spans between Albert and Kidmore Roads. The property is positioned to the northern side of the street with a large rear garden which extends out towards the north.

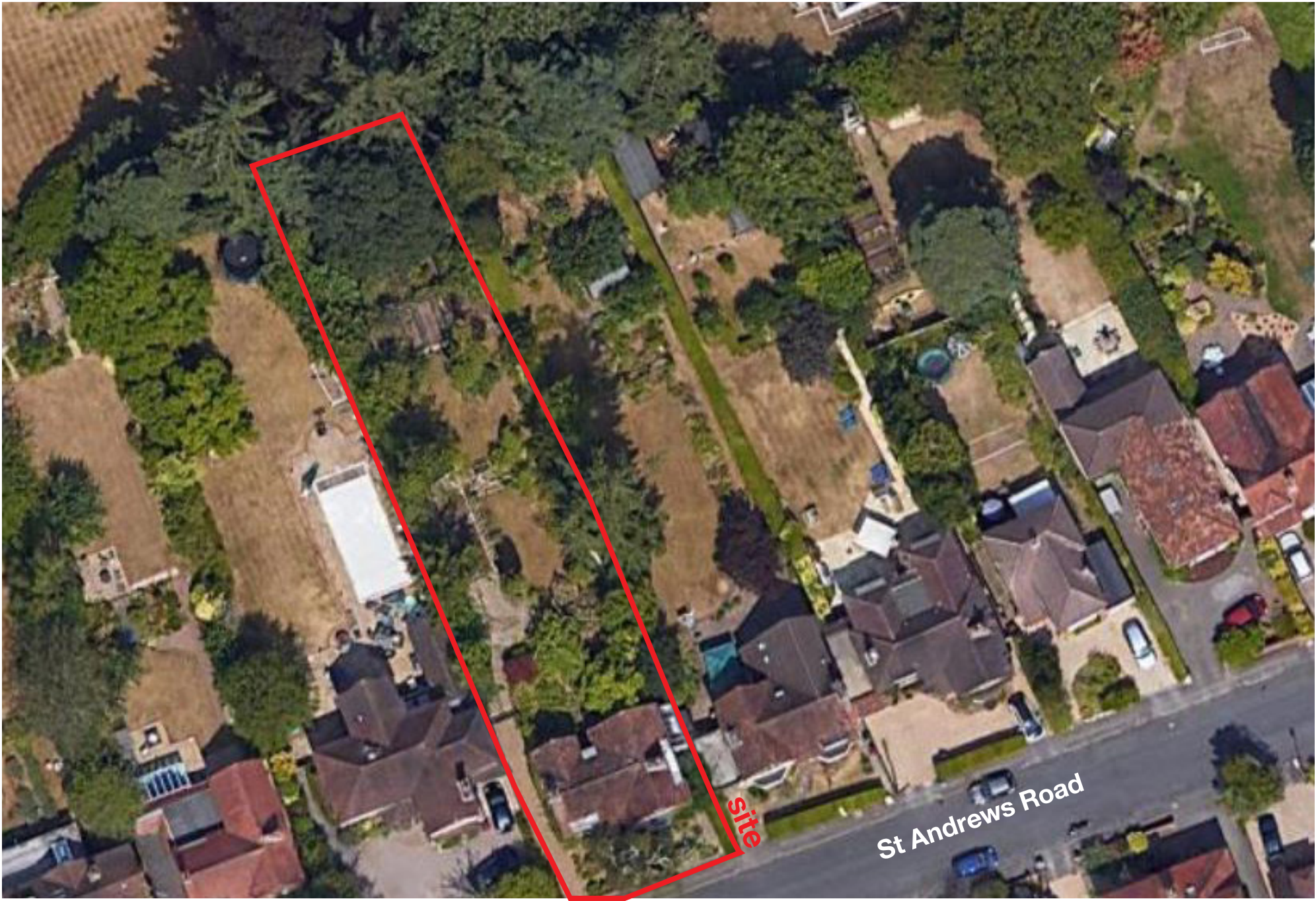
This garden backs onto the garden of a shared property on Dellwood Park and is sheltered by substantial trees at the rear of the garden which are classified as an area of biodiversity interest - although this is outside of the property's boundary. There is an existing garage / out-building in the rear garden.

As with the majority of properties along this stretch of St Andrew's Road the property is set back away from the street and has a substantial private driveway behind a low-level brick wall. This driveway runs down the length of the property into the rear garden.

The surrounding area is predominately residential with several amenities located on Albert Road to the west. The site is not located in a Conservation Area, and the property is not listed.



Caversham, Reading



11 St Andrew's Road, Caversham

Existing North East Elevation
Looking towards boot room



Existing South West Elevation
Looking along driveway towards garage



Existing Front Elevation
Looking towards front door

Existing Property

Alongside the existing drawings submitted as part of the application, the following photographs demonstrate the house in its existing condition.

The house in its current layout suffers from a lack of connection with the very large rear garden. The layout is constrained by a series of small and poorly connected internal spaces at ground floor leaving the property feeling out-of-date and old-fashioned by comparison to modern family requirements.

At ground floor, the rear of the house is relatively dark. This is because the limited levels of northern light is constrained by small windows and solid partitions creating a series of small spaces. The corridor to the boot room is a very clear example of the dark and at times claustrophobic nature of the space.

On the first floor the family bathroom is small and is a little awkward in terms of its layout. The space is constrained by an existing airing cupboard that could be removed if a modern, energy efficient heating and plumbing system is introduced.



View to towards rear elevation from garage



View to towards rear elevation from north east



View to boot room from Kitchen



View to Pantry from Kitchen



First floor Family Bathroom

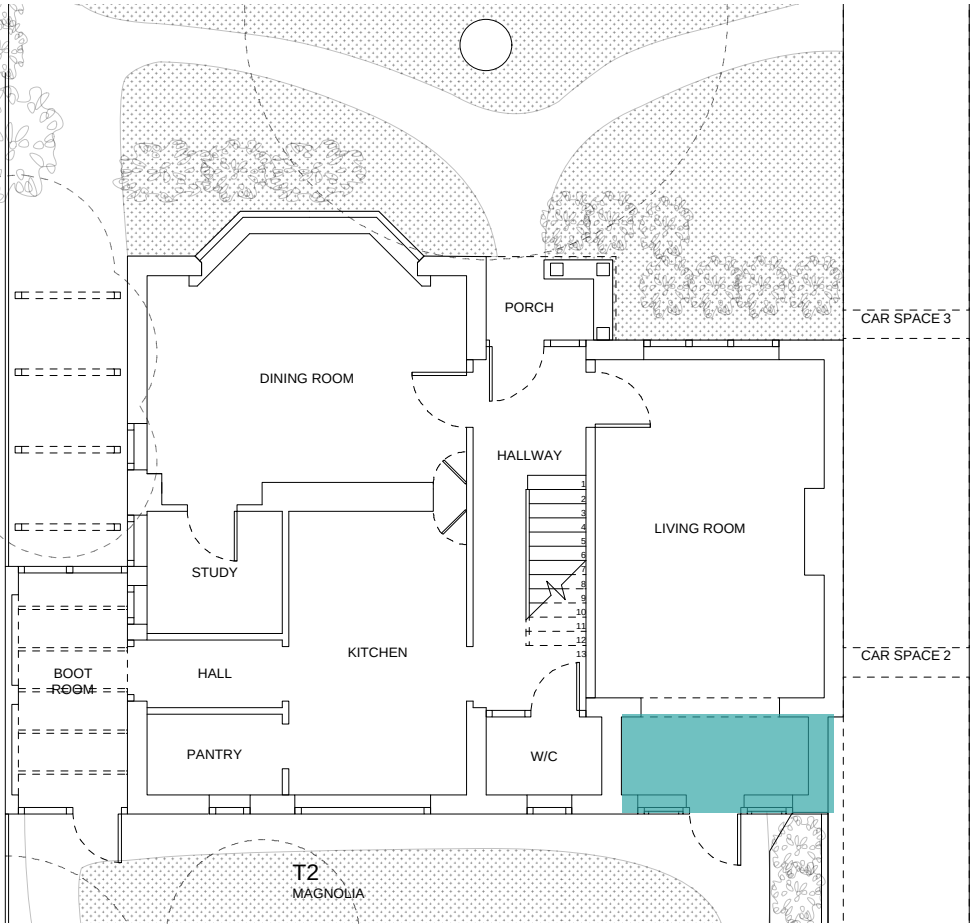
Previous Planning History & Development of the Property

Adjacent are two drawings that outline the development of the existing property from original form to the current existing condition.

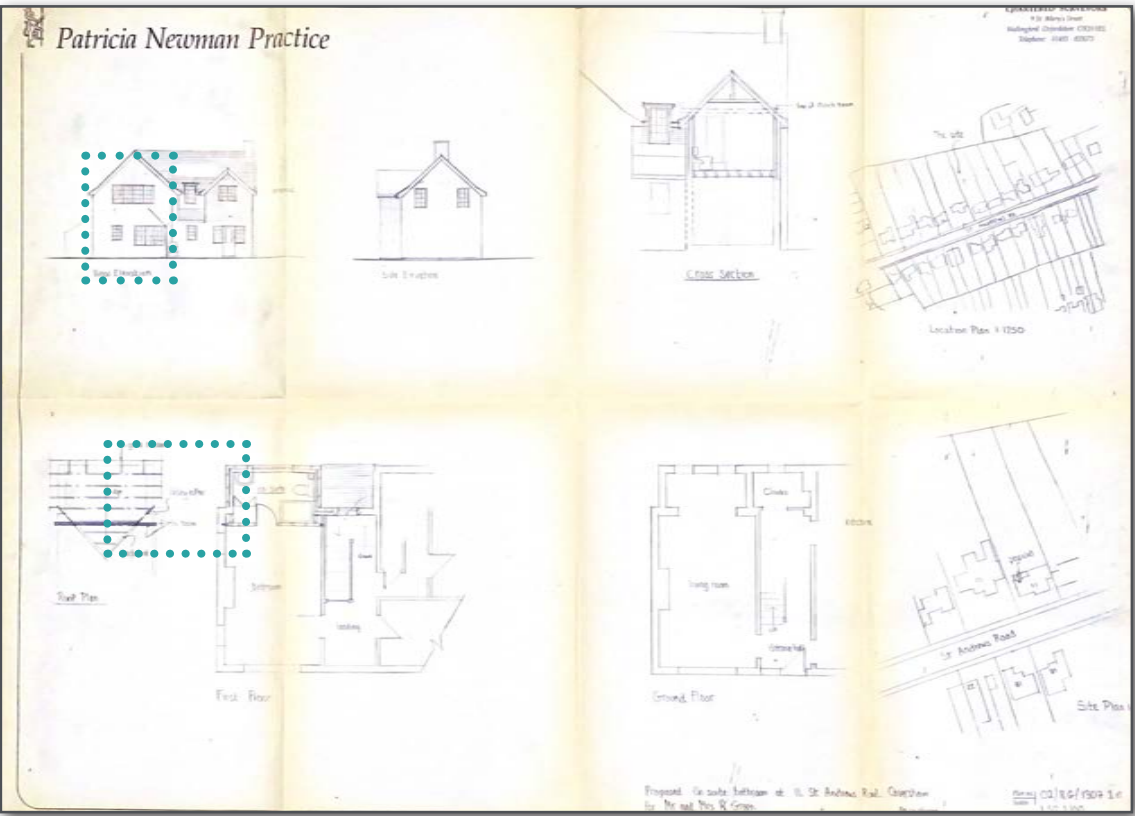
There have been two minor alterations to the original property; one in 1992 and the other in 2002.

The bottom drawing adjacent shows the additions created in 1992 where a ground floor extension was added to the rear of the living room. This is highlighted on the drawing. Although no record / reference is available on Reading Borough Council's online planning search the drawing shown here was provided by the current owner as a **'Building Regulations Submission'** dated Feb 1992.

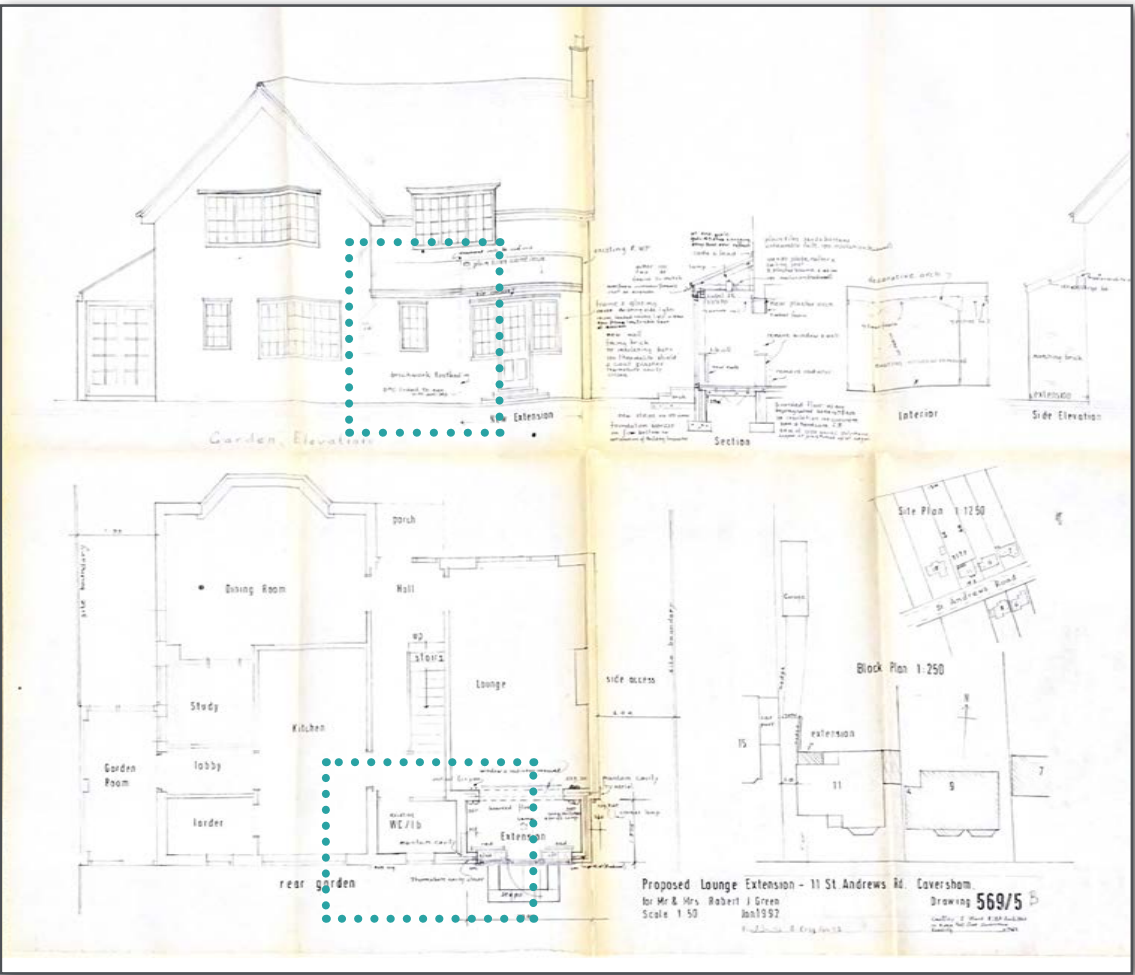
The upper drawing adjacent shows the additions created in 2002 where a first floor extension was added above the 1992 extension to create an en-suite bathroom to the main bedroom within the house. This was carried out in accordance with planning application ref: **021414**



Ground Floor Existing Condition (present day)
with area of extensions highlighted in colour



Planning Ref: 021414
Planning Application consented 26/
June 2002.
First floor rear extension



Planning Ref: UNKNOWN
Drawings provided for 'Ground Floor
extension to Living Room'
Drawings dated January 1992.

Design Proposals

This application proposes a rear extension of both single and double storey to the north western section of the property. The proposed extension provides for a modernised Kitchen, Living and Dining space, a walk-in pantry, a boot room, Utility room and play room.

Layout

As existing, there are limited views out into the garden from the kitchen and dining spaces and the existing pantry blocks daylight penetrating the rear of the property. The proposed scheme seeks to open the ground floor to create light, open plan reception rooms connected to a single living, kitchen and dining space which looks out onto and physically connects with the garden. A dedicated utility space is positioned at the rear of the property between the new social kitchen and play-room. Large, full height glazing to the rear elevation allow views through the house into the garden. Roof-lights ensure daylight penetrates deep into the ground floor.

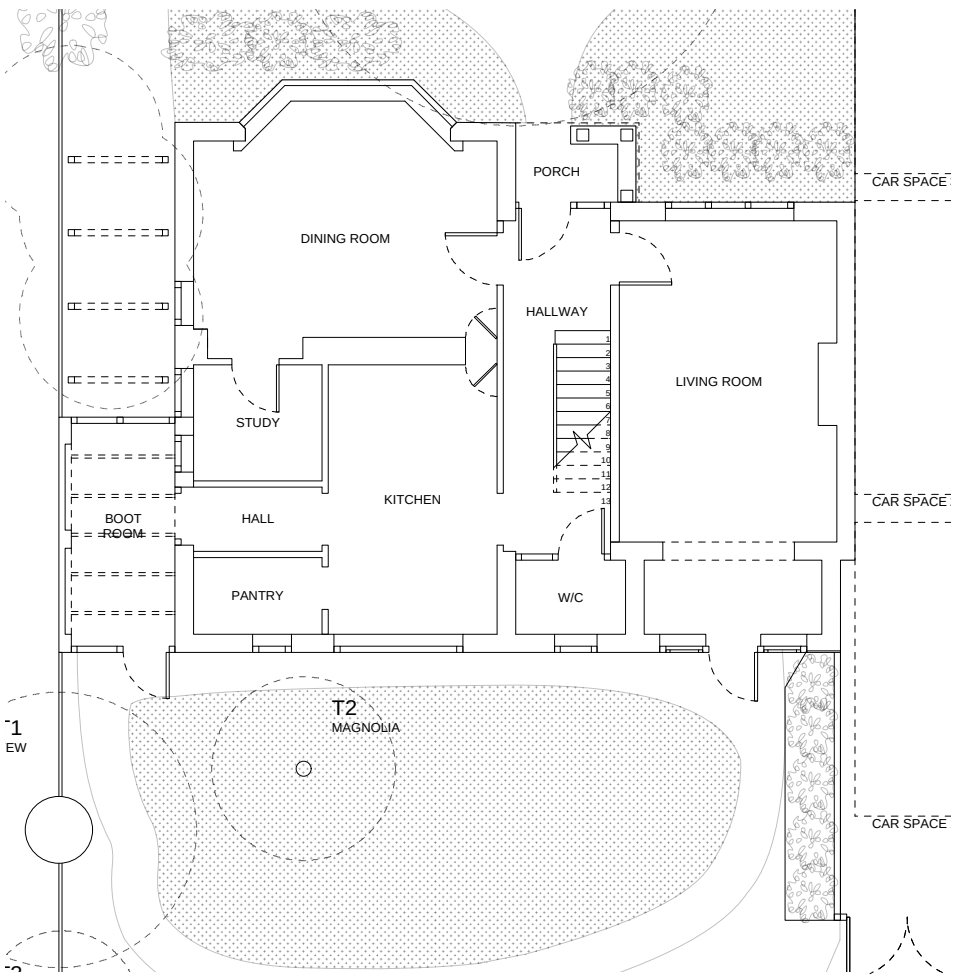
At first floor, a new main bedroom (complete with en-suite) is provided to the north west. A series of new roof-lights bring light into the bedroom and ensuite without compromising the privacy of the neighbours. An existing and fully clear window on the western elevation will be bricked-up and a new window with obscured glazing will be installed further along the elevation.

Access

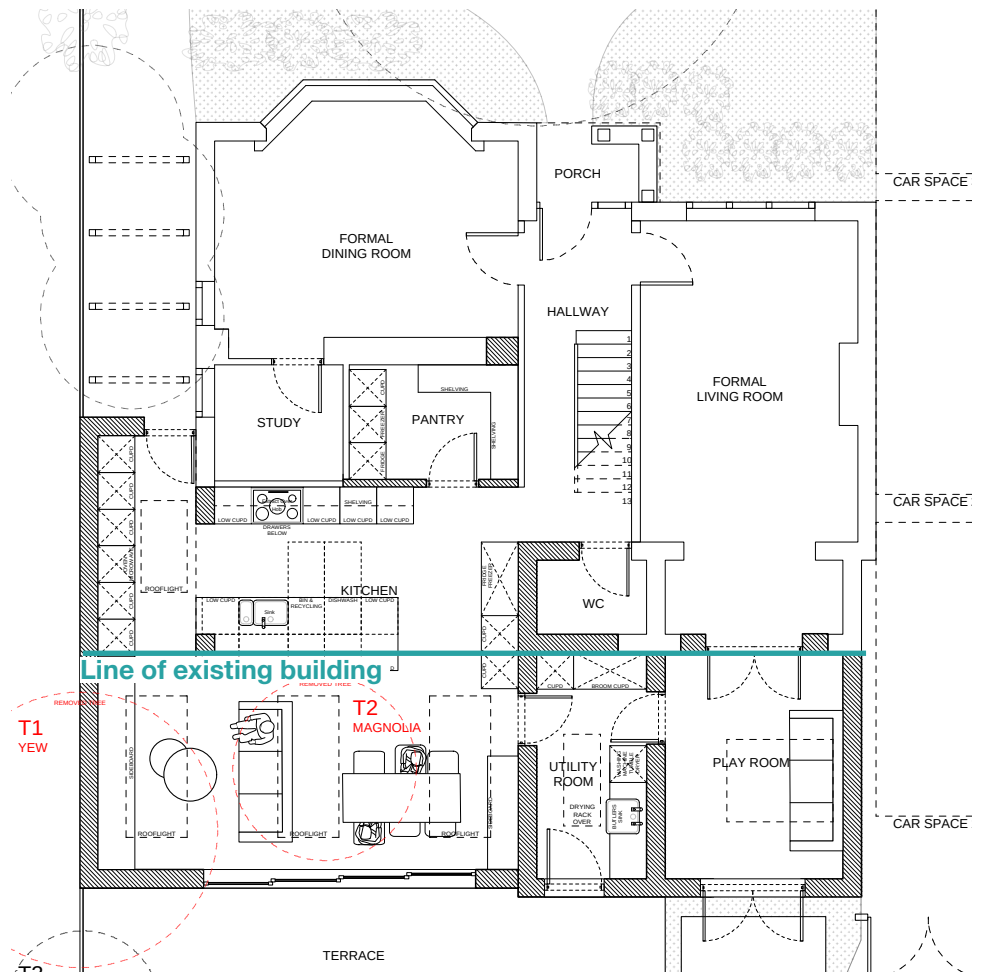
No alterations are proposed for access to the main front door of the property. A new 'back door' is included in the proposed south elevation on the eastern side of the property set back from the principle building line.

Parking

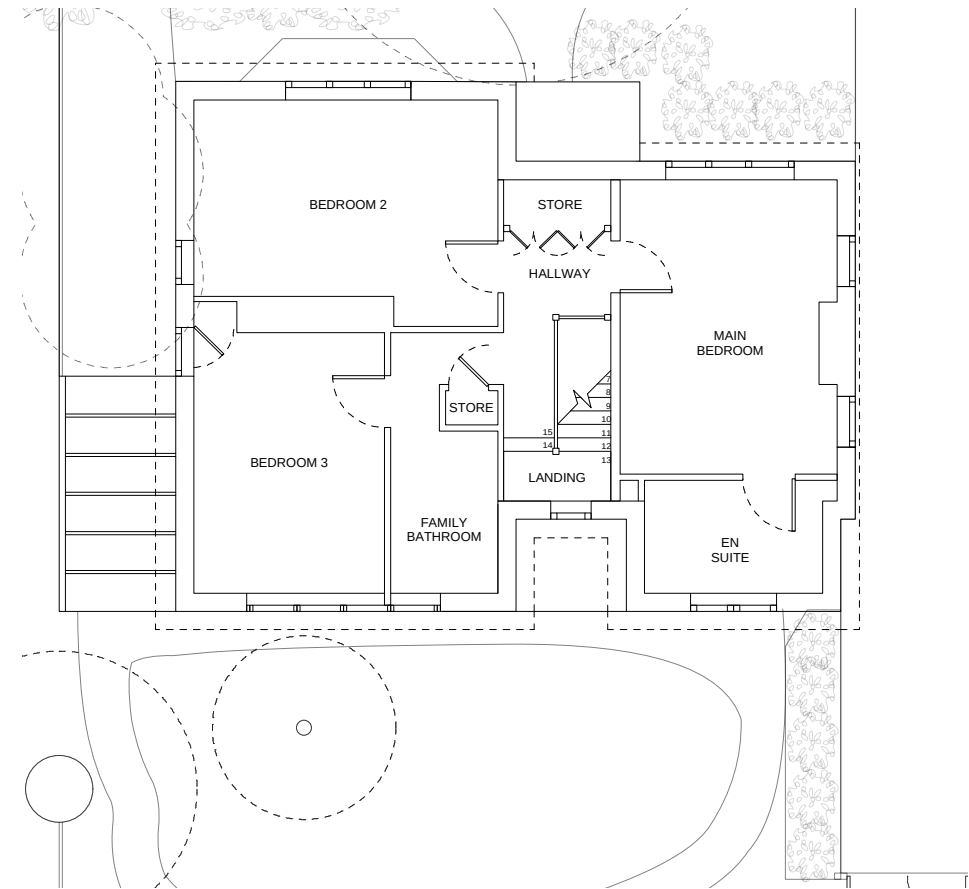
No alterations are proposed to the vehicle parking at the property.



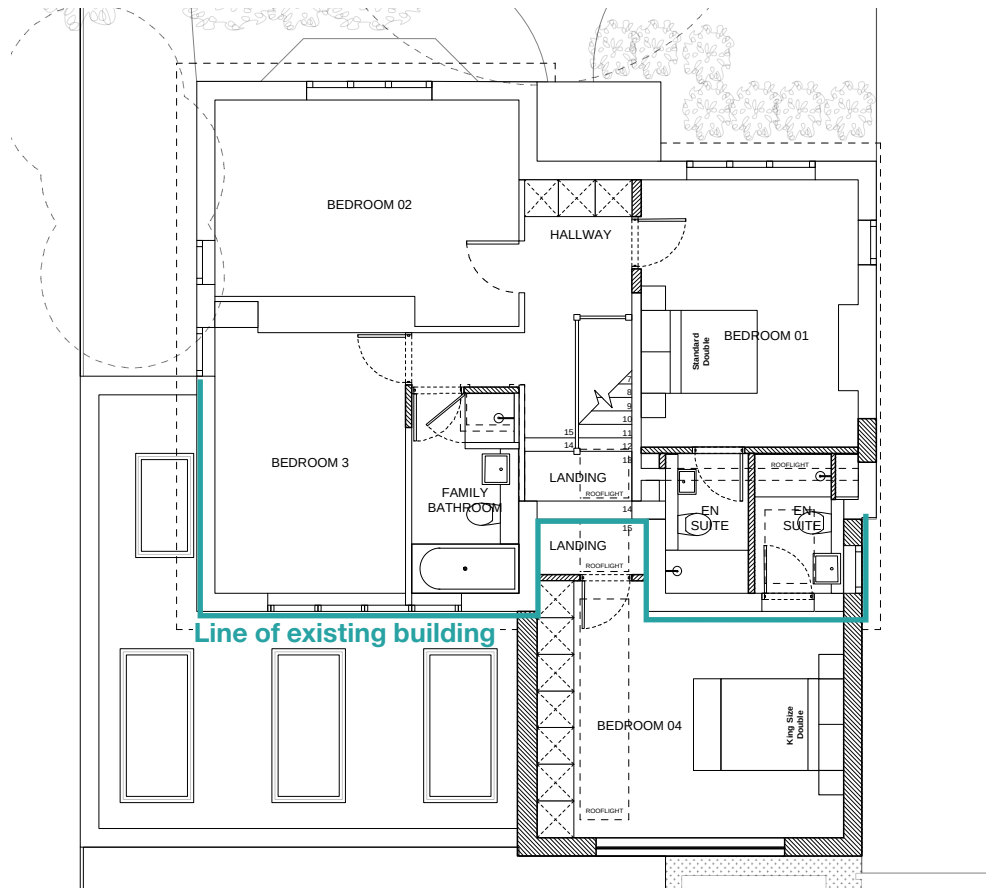
Existing Ground Floor



Proposed Ground Floor



Existing First Floor



Proposed First Floor

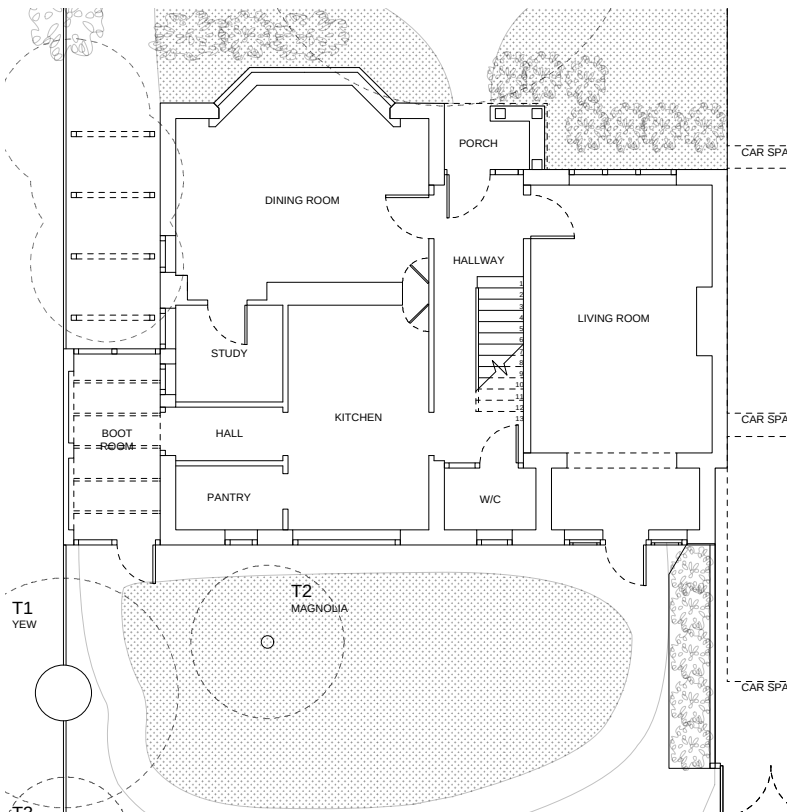
Trees

As covered in the application drawings there are 2 trees that are proposed to be removed or relocated as part of the proposals.

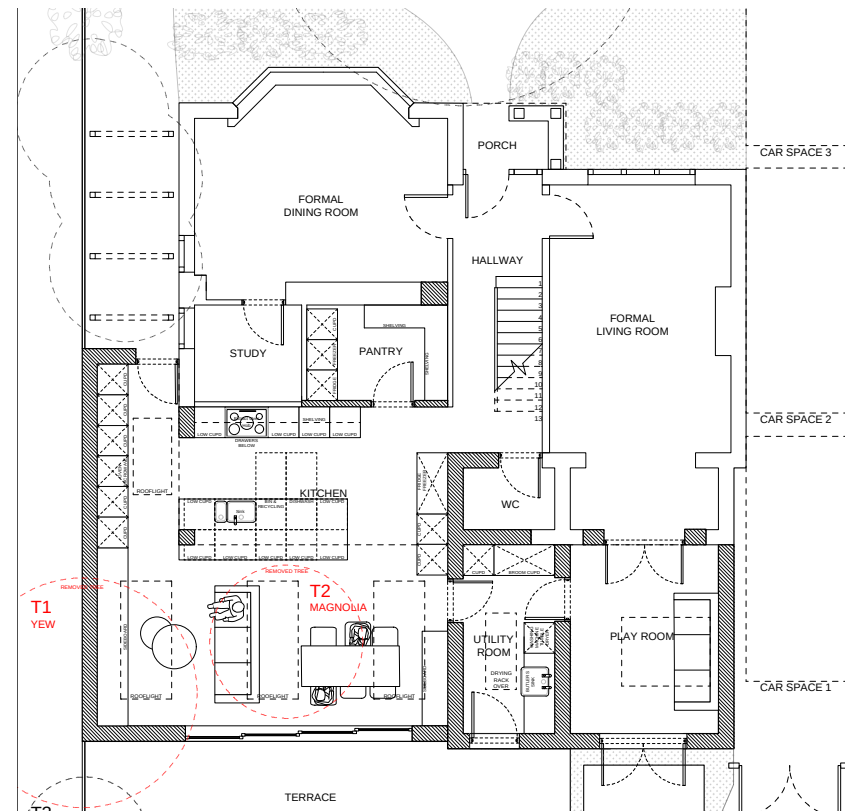
These trees are identified in the planning application drawings as T1 and T2

T1
Is a medium sized Yew tree that sits within the application site but along the boundary with no 9 St Andrew's Road. It is proposed that this tree will be removed as it's size and scale are a concern to the property's owners and the owners of no 9 given root ball, height and overshadowing.

T2
Is a Magnolia tree of small to medium size that sits within the application site to the rear of the kitchen space. It is proposed to remove this tree with a view to relocate it within the rear garden of the property.



Existing Ground Floor



Proposed Ground Floor



- T1 Yew Tree
- T2 Magnolia Tree
- T3 Oleaster Tree



SITE PLAN EXISTING

SITE PLAN PROPOSED

Materiality

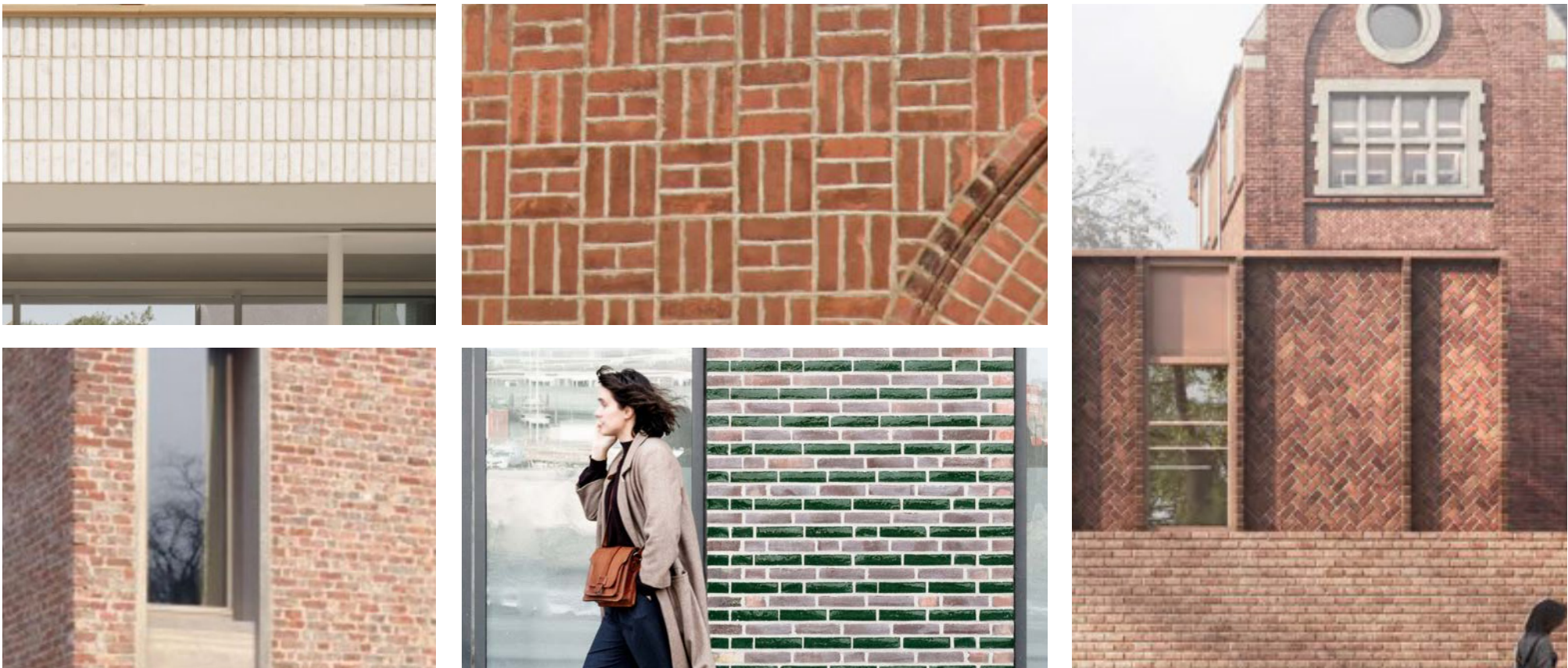
The existing building has some period features and decoration built into the material palette. These generally present themselves through the use of subtle brick detailing, use of tiled courses and timberwork around windows, eaves and the front porch.

The proposed materials have been chosen to compliment the existing palette, taking design cues from the host building and have been detailed to sympathetically connect into the original building.

All materials selected are of high quality, will perform well in a domestic setting and increase the thermal efficiency of the building in comparison to its existing condition. This is shown in the material studies provided as part of the application.



Existing Details



Full material palette provided in application drawings

Proposed Detail Precedents

Conclusion

The proposed scheme has been designed in reference to local planning guidance and neighbouring extensions. The proposed massing respects the existing form and the materials proposed are of a high quality. The proposal will improve the property, both internally and externally, bringing the accommodation in line with modern standards.



Existing Rear Elevation



Proposed Rear Elevation

EWANGRAHAMDESIGN
www.ewangrahamdesign.com

11a Danby Street
PeckhamRye
London
SE15 4BS

07886 366 217

ewangrahamdesign@gmail.com