

Rose Cottage, Reading Design and Access statement

April 2022



**Rose Cottage
2 Champion Road
Lower Caversham
Reading
RG4 8EL**

Prepared for

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1. INTRODUCTION

1.1 Purpose of this Document

This Design and Access Statements (DAS) accompanies an application for full planning permission of an extension of Rose Cottage, 2 Champion Road, Lower Caversham, Reading, RG4 8EL. This DAS is intended to achieve the following:

- As a design tool, they help to ensure that development proposals are based upon a thoughtful and rigorous design process. It is intended that statements should evolve throughout the design process and that this will improve the quality of the proposals.
- As a communication tool, statements allow the applicant to explain the design process and justify their proposals. In turn, statements help those assessing the application to understand the design rationale that underpins them.

The DAS is produced in accordance with guidance published by the Design council, further information can be found on this link <https://www.designcouncil.org.uk/resources/guide/design-and-access-statements-how-write-read-and-use-them> and includes an analysis of the existing site and context, relevant planning background and policies and a description of the design rationale and assessment of the site's accessibility and transport. It should be read in conjunction with all other documentation included with the application submission.



Figure 1-1. Aerial Site Location Plan (Indicative boundary)

1.2 Site location, overview and description

The application site is located in Lower Caversham, on Champion Road and 0.023 Hectares (Ha) and 0.056 Acres (Ac) in area. The site is currently used as a residential dwelling. The site corners the turning off of Champion Road (to the north) onto Piggotts Road (to the east). The existing property boundaries are a picket fence running along the left hand side elevation facing Piggotts Road, a close board timber fence to the rear of the property, and a brick wall alongside the northern and the western boundaries. The surrounding houses are mostly two storey and 2.5 storey terrace dwellings, with three storey flats located at the end of Piggotts Road. These are of a traditional style. The building is entered from Champion road with a garden entrance gate, as well as a gated access suitable for parking a single car, this gate also has a dropped kerb. The front of the site is bordered with a feature brick wall and an arched garden gate.

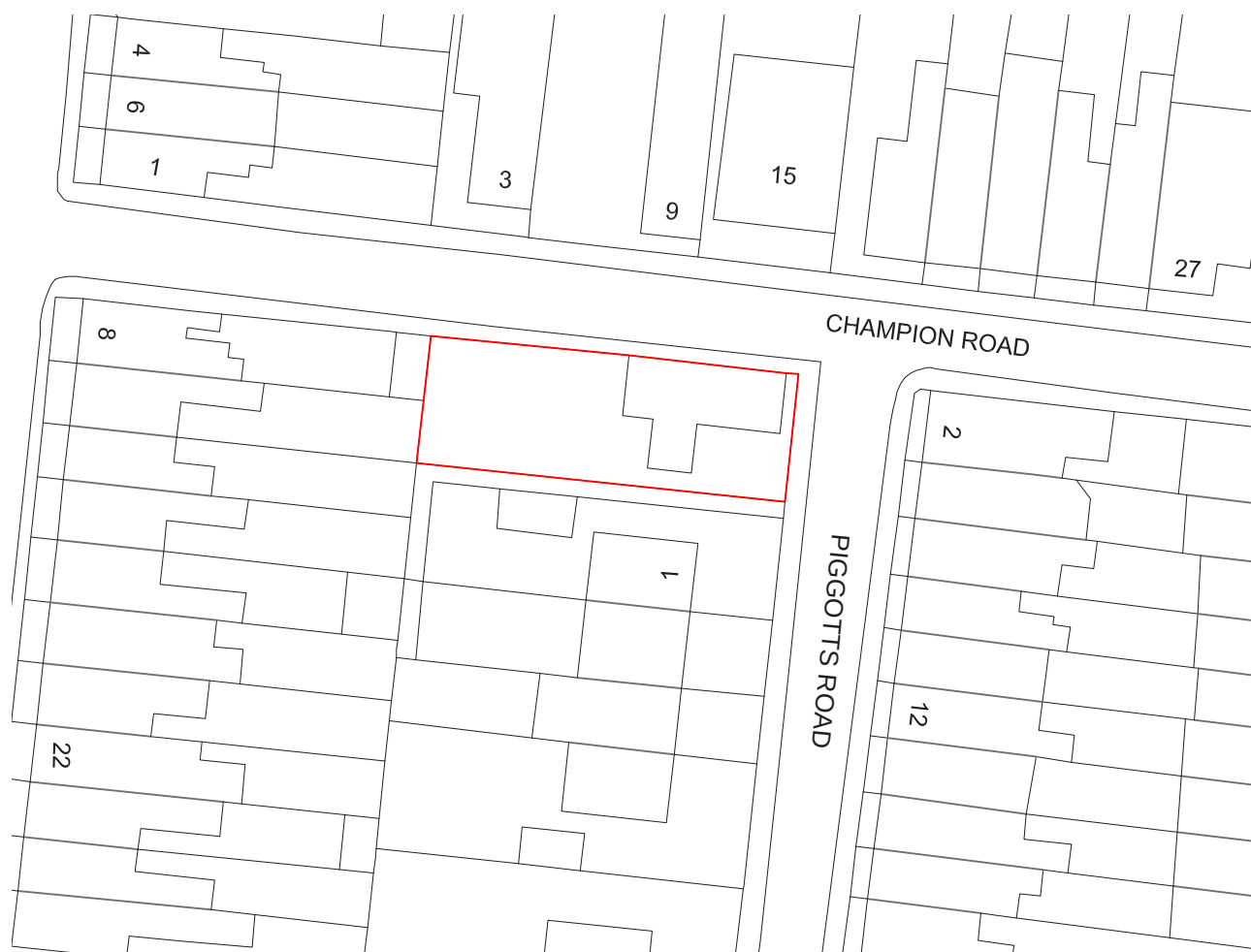


Figure 1-2. Site Location Plan (Not to Scale)

1.3 Local Plan and Significance

The site lies within the Reading council air quality management area meaning the development must not detrimentally affect the air quality (EN15). The site is also located closely to a known cycle route following Mill Road to the west, and a part of the key highway network is indicated in yellow along Gosbrook road to the north.



Figure 1-3. Reading Council Local Plan Map
(Accessed: 06/04/2022)

KEY:

-  Indicative Site Location
-  Cycling Route
-  Air Quality Management Zone
-  Key Highway Network

1.4 Surrounding Site Photographs



Figure 1-4. View A - Caversham Hall



Figure 1-5. View B - View toward St John's Church (Gosbrook Road)



Figure 1-6. View C - New Development on 357 Gosbrook Road



Figure 1-7. View D - 4 Montague Street



Figure 1-8. View E - Champion Road Terraced Houses



Figure 1-9. View F - To the south of the site (Piggott's Road)



Figure 1-11. View G - Heron Island Flats



Figure 1-10. Key plan

1.5 Site Photographs



Figure 1-12. A - View towards Site Entrance



Figure 1-13. B - View Towards Rose Cottage Side Car Entrance



Figure 1-14. C - View towards Rose Cottage from Piggotts Road



Figure 1-15. D - View towards the southern elevation from Piggotts Road



Figure 1-16. E - Southern Site Boundary with access to no. 3 and 5 Piggotts Road



Figure 1-17. F - Lower southern elevation



Figure 1-18. G - View toward western elevation



Figure 1-19. H - View from the garden towards Rose Cottage



Figure 1-20. I - View into the garden facing west



Figure 1-21. J - View towards eastern boundary



Figure 1-22. K - View toward the rear of the garden

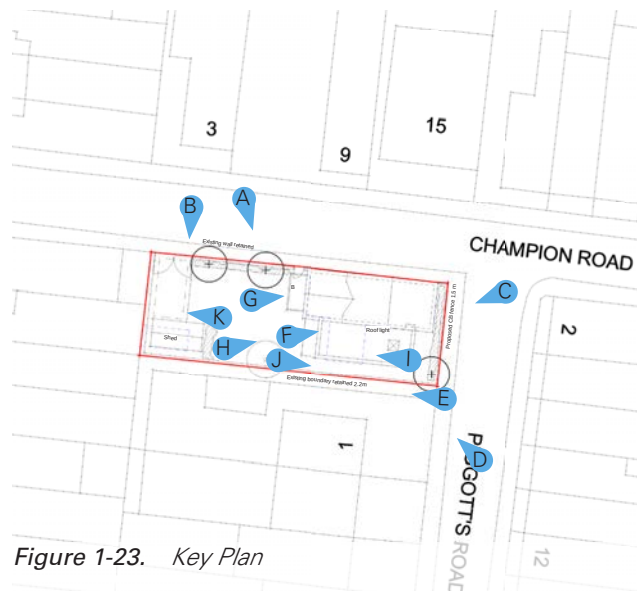


Figure 1-23. Key Plan

1.6 Existing Property



Figure 1-24. Existing Site Plans and Elevations (Not to Scale)

2. PROPOSAL

2.1 The Proposal

The proposal is for the renovation, internal remodelling and side extension of a 3 bed house. The existing Gross internal area (GIA) is 97sqm and the proposal raises this by 47 sqm to a total of 142 sqm, the house is intended for Mr and Mrs S. Miller as a private residence. The proposed development extends to the rear of the existing dwelling, and proposes a replacement garden store with the existing hard standing of the parking space retained.

2.2 Layout

The proposed development extends the built form from the rear of the property. The proposal corners Champion and Piggotts Road which are both mostly made up of terraced residential houses. The location of all the entrance remains unaltered, and the existing wall on the front facing the public realm is retained. Privacy to the rear garden is maintained as the existing maple tree and rear boundary fence are both retained to the eastern boundary. At the rear of the garden, storage and parking is provided, and a replacement 1.5m fence will be erected. The layout has followed the prior built form, building upon the past conservatory which has been demolished, previously located to the rear of the property.



Figure 1-25. Coloured Site Plan

2.3 Design, Form and Scale

The design is conceived as a modern extension that extends from the rear of the building, the design takes notes and elements from the surrounding area of Caversham and Reading. The development seeks to enhance the street scene through the implementation of high quality design.

In section 6 of Reading Council's Design Guide to house extensions supplementary planning document (SPD), it is noted that 'consideration needs to be given to the size of the existing dwelling and what is considered subservient to the existing dwelling', the buildings form is narrower, shorter and set back from the existing building complimenting it and avoiding any overbearing. The proposal adds to the street scene facing Piggot's Road, that features two and three storey buildings. The extension does not detrimentally take away from the existing garden space and neighbouring fences are retained to minimise the building impact on the neighbouring properties. The flatted roof form compliments the existing pitched roof and breaks up the built form. There is also the addition of a balcony on the side elevation to face west.

The SPD highlights the importance to avoid overlooking, overshadowing and overbearing, which have all been considered. The proposal retains the existing maple tree in the garden obscuring views into and out the properties amenity space. The form is shorter and set back from the street scene which avoids any overbearing.

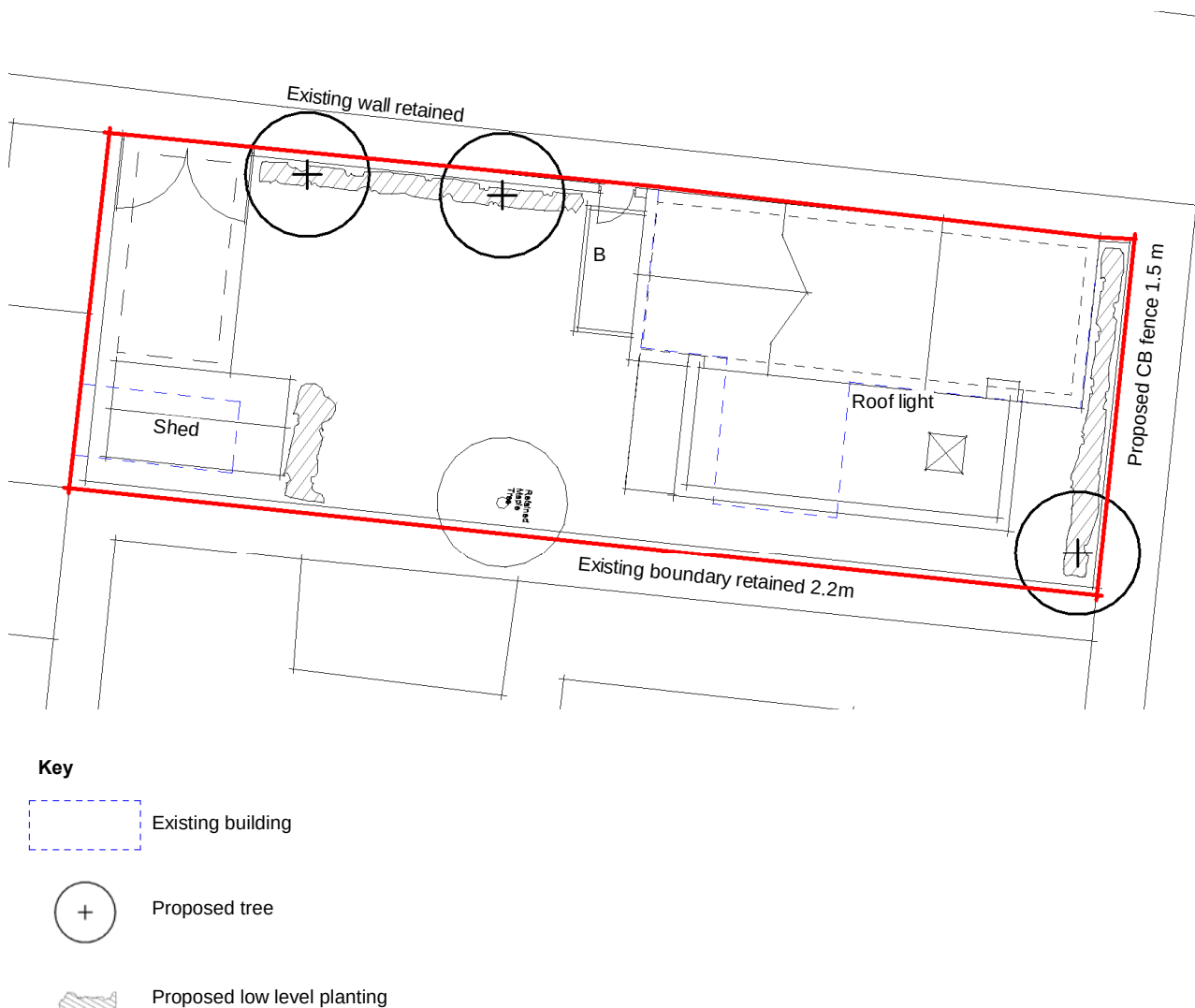


Figure 1-26. Building Site Plans

2.4 Appearance

The flat roof form of the extension is influenced by local characteristics such as those found on Gosbrook Road and Montague Street. The materials seek to enhance the local street scene and vernacular following Section 6 of the Reading Council's Design Guide to house extensions SPD 'For areas that are considered lacking in character, it is for proposals to improve upon this and enhance the area'.



Figure 1-27. Local flatted forms on Gosbrook Road and Montague Street



Figure 1-28. Example material palette images

2.5 Energy Efficiency

The following demonstrates how the proposal aims to improve its existing energy use as well as the outlining the proposed energy usage. The below also outlines where there is use of non-renewables. The following measures are to be incorporated to ensure energy efficiency;

- Water- water-efficient taps will be fitted in the bathroom and kitchen.
- Materials – materials will be sustainably sourced and have low carbon attributes. The proposed will have a fabric first approach with highly insulative properties.
- Surface water - run off water will be managed in the same manner as the existing. Rainwater harvesting where possible will be implemented.
- Energy use- the existing energy source for the property will remain.
- Ecology- the garden largely remains unchanged and retains many new planting features to support indigenous species and promote varied wildlife.

2.6 Proposed Plans and Elevations

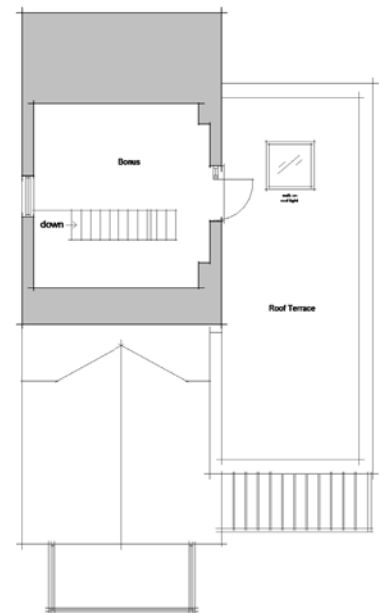
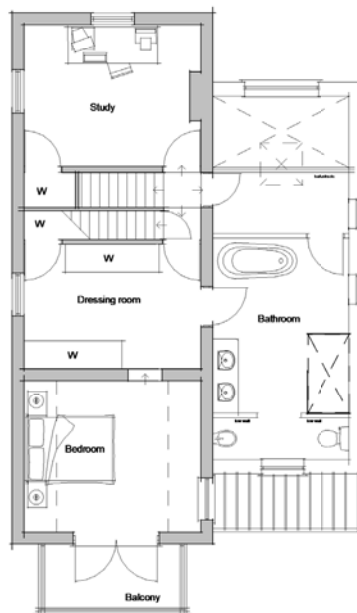
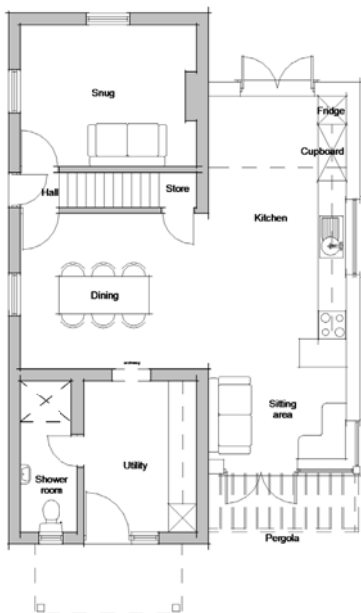
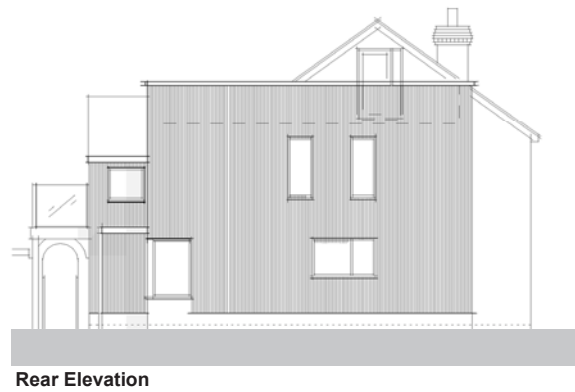
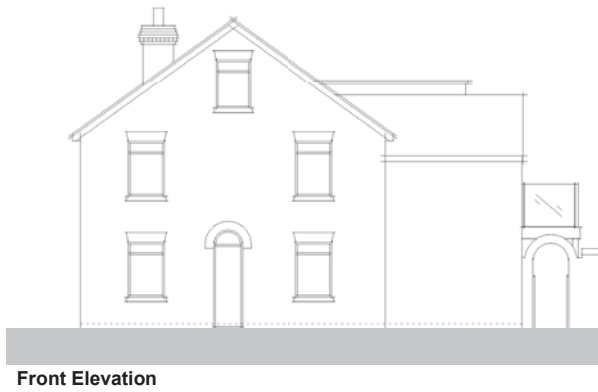


Figure 1-29. Proposed floor plans and elevations

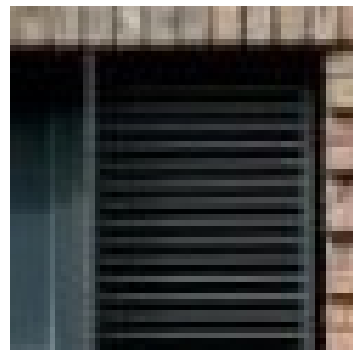
2.7 Proposed Coloured Street Scene



The above indicative coloured street scene shows the proposed materials and the associated landscaping and boundary treatments.



1. Charred (burnt) timber with shadow gaps



2. Window detail

2.8 Drainage and Services

The proposed foul and surface water drainage connects into the existing drainage that currently serves Rose Cottage.

2.9 Access

The existing access to the property and parking off of Champion Road is to be retained.

2.10 Trees

The site has a maple tree along the southern boundary which is to be retained.

3. CONCLUSION

3.1 Summary

The proposal for Rose Cottage proposes a 2 storey extension of a residential dwelling to the rear of the existing building.

The scheme looks to be a positive addition to the site and has been designed to modern day family living standards.

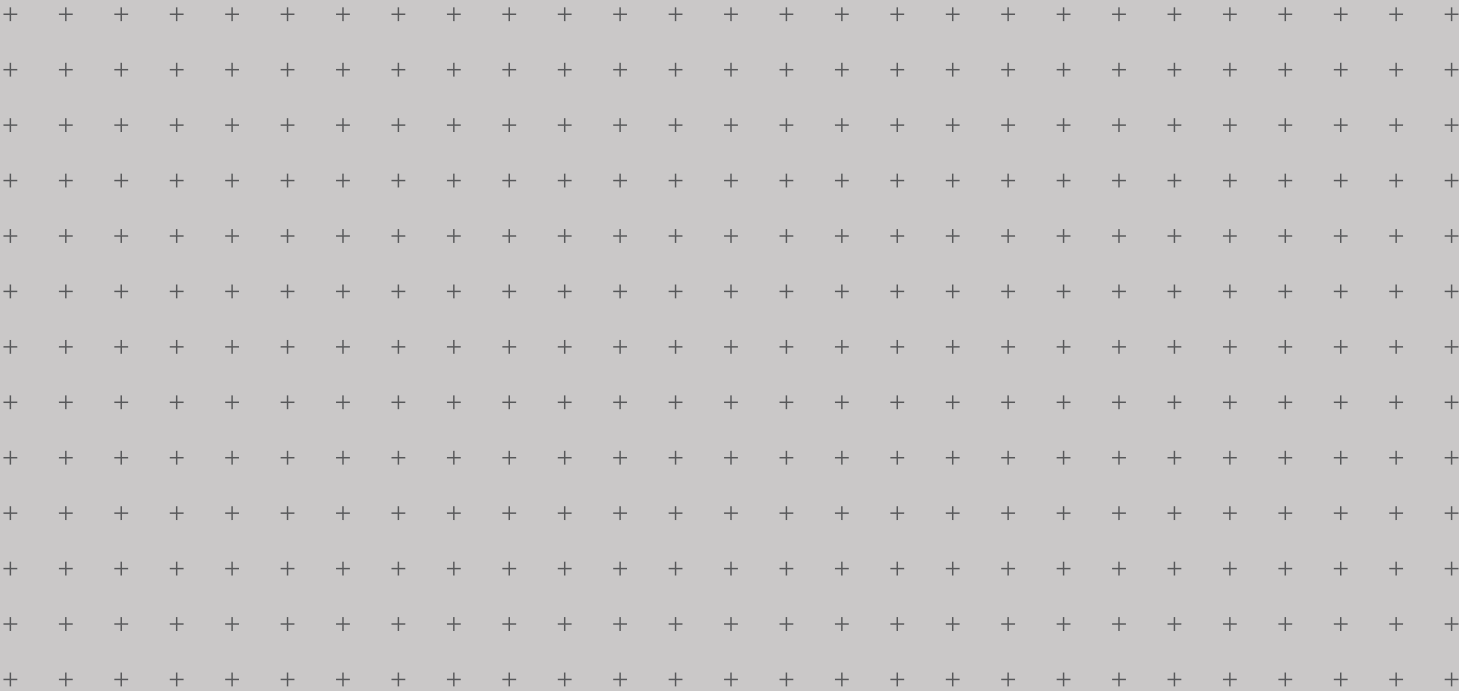
3.2 Associated Drawings and Documents

The below drawings are to be read in conjunction with this DAS and the wider planning application.

- 5017737-RDG-XX-ST-PLA-0001 (-) - Block Plan & Proposed Site Plan
- 5017737-RDG-XX-ST-PLA-0101 (-) - Site Location Plan
- 5017737-RDG-XX-ST-PLA-0105 (-) - Coloured Site Plan
- 5017737-RDG-XX-XX-ELA-0100 (-) - Proposed coloured street scene
- 5017737-RDG-XX-XX-PLA-0102 (-) - Proposed Floor Plans and elevations
- 5017737-RDG-XX-XX-XX-A-0100 (A)- Existing plans and elevations

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