



Project Name:	Amblers, 335 Peppard Road, Emmer Green, Reading, RG4 8UX	Project Ref:	HPEG
Client:	Mr & Mrs Harrington	Date:	Mar '22

1.0	LOCATION AND ACCESS
	Amblers sits toward the northern-most end of Emmer Green, a suburb of Reading. Emmer Green (together with Caversham) are green-buffered by agricultural fields and woodland to the north with Rotherfield Peppard and the west with Mapledurham. A cycle path provides access to Wallingford and to Balmore Park. It is connected to the wider district via the B481 trunk road, which runs north south and providing connection to into the centre of Reading and Oxford.
2.0	EXISTING HOUSE AND SITE
	Amblers is a two-storey detached property located on an access cul-de-sac, running parallel with the western side of Peppard Road. The property is one of four dwellings of matching style, assumed to have been constructed at the same time, however each has subsequently undergone alterations this resulting in a slightly varied appearance. The house is of traditional masonry construction, faced in brick, render and tile cladding all set under a clay tiled pitched roof. The property has an integrated garage and parking for a single vehicle off the highway. To the front is a small lawned garden bordered by brick wall and to the rear lies a large private garden area largely laid to lawn with established boundary planting.
3.0	CLIENT REQUIREMENTS & DESIGN NOTES
	Our client wishes to extend the property through the construction of a single-storey rear extension. With a growing family whilst the bedroom accommodation as first floor is sufficient the property currently displays an imbalance of living accommodation at ground floor. As such the proposals seek to remedy this by providing much needed and improved family living and dining spaces. The new addition is low-key in character and designed to complement the style of the existing house. The existing roof over the kitchen area is to be replaced with new dutch gable style roof with high-level glazed gablet, thus allowing for the space to be vaulted internally. A new projecting element is then created at the opposite side of the house creating an increased family room with identical roof form over. The residual space between is then infill with mono-pitch upstand and flat roof behind. The new spaces are served by two sets of sliding/folding doors for improved connection to the garden. The scale, massing and orientation ensures privacy and amenity of neighbouring properties remains unaffected.
5.0	BIODIVERSITY SURVEY AND REPORTS
	There are no protected and priority species evident on the site.
6.0	SUSTAINABILITY
	The proposals will adopt a sustainability strategy in which the design will make a positive contribution to creating a sustainable building and low-carbon development. Where possible/practical the scheme will ensure low embodied and operational carbon throughout the procurement, transport and construction of building elements, together with end-of-life emissions. All timber will be FSC/PEFC certified, all concrete will be BES 6001 certified, and all other material will be ISO 14001 certified, where feasible. Consideration will be given to sourcing of all materials used on the development, with the ambition to source and procure all key building materials and finishes from local manufacturers, suppliers and businesses. This will help prioritise and encourage growth in the local economy along with reducing the embodied carbon impact.
7.0	FLOOD RISK ASSESSMENT
	The site is located in a location with a low probability of flooding – Flood Zone 1.
8.0	FOUL SEWAGE AND UTILITIES ASSESSMENT
	No impact on the existing house; all as per current arrangements.
9.0	SITE WASTE MANAGEMENT PLAN
	No impact on domestic waste storage and collection; all as per current arrangements.
10.0	TRANSPORT ASSESSMENT
	No impact on public highways; all as per current arrangements.