

owens galliver architects

**PROPOSED REPLACEMENT GARAGE
Widening of existing crossover and dropped kerb
Partial raising of existing BOUNDARY WALL
AT**

**67 WHITEKNIGHTS ROAD
READING
RG6 7BB**

**for
Mr C BEASLEY**

DESIGN AND PLANNING STATEMENT

20-2002 24mar22

10 HIGH STREET PANGBOURNE READING BERKSHIRE RG8 7AB

**tel 0118 984 1344
oga@owensgalliver.co.uk
www.owensgalliver.co.uk**

Owens Galliver Architects LLP
is a limited liability partnership registered in England and Wales under number OC352203
The registered office is as above . References to Partners are to Members, a full list is available at our offices

Senior partner: Chris Owens MA (Cantab) Dip Arch RIBA Consultant: Paul Galliver Dip Arch

BACKGROUND AND PURPOSE OF APPLICATION

Planning Application 210828 *"Replacement domestic garage. Widened crossover and dropped kerb. Partial raising of short length of boundary wall"* was approved on 10th August 2021.

This Statement is in support of a new application which is for generally exactly the same as the Approved proposal shown on drawing 20-2002/101 Rev D (listed incorrectly as 20-2001/101 Rev D), **except** for the extent of the length of garden boundary wall to be raised.

The boundary wall in question is high at the western end, lowered for the length of the garden along Talfourd Avenue, and by virtue of the Approval 210828 can be raised to the higher level at the eastern end for a stipulated length, near the approved garage.

This Application proposes that the garden boundary wall is raised to its higher level along the whole length of the garden, not just a "short length". The lower section of wall is raised by about 200mm.

The wall requires rebuilding now as it was blown over in a storm in early March.



Drawing 20-2002/200 within this application contains the same information as the Approved drawing 20-2002/101 D, but with the extra length of raised wall added.

The text below is the text within the approved Statement in support of the Approved application.

LOCATION and site.

Whiteknights Road runs south east out from the town centre past Whiteknights and the University campus.

There are regular largely Edwardian residential roads leading off this main road to the north and east. Houses along Whiteknights Road themselves date from slightly later, including 65 and 67 Whiteknights Road, which are at the junction with the generally Edwardian Talfourd Avenue.

South west of Whiteknights Road at this point is Wessex Hall, modern University buildings in a tree'd campus setting.

Houses in Talfourd Avenue are two storey, a mixture of grey, red and buff brick, with bay windows, stone dressings, and slate gable roofs; they are set quite close to the road, and quite narrow with vertical proportions.

67 Whiteknights Road and its near neighbours are two storey, red brick and render, with tiled hipped roofs, with wider frontages and less vertical proportions.

Gardens are generally quite long.

Talfourd Avenue has a flexible Residents Permit parking scheme, including alongside 67 Whiteknights Road, with no defined individual spaces. There is no parking allowed in Whiteknights Road.

Whilst not a designated Conservation Area, the locality has the interest of attractive period properties arranged in a typical road pattern.

THE PROPERTY

67 Whiteknights Road is a corner property with a long garden, about 7.5m wide, running down Talfourd Avenue, protected by a medium height red brick wall along the pavement.

At the end of the garden is its pre-fabricated garage, accessed from Talfourd Avenue. Immediately beyond the garage and next to 60 Talfourd Avenue is an Electricity Substation owned by Scottish and Southern Energy.

The garage is accessed via high solid double gates, cut into the boundary wall when the garage was built. The substation is protected by fencing, on all four sides, the south west side forming the boundary with 67 Whiteknights Road. Both benefit from a wide dropped kerb crossover.

The garage may have been built as a replacement when the substation was created. It is built with concrete paneled walls on a concrete slab, and with a low pitched asbestos roof. It will have been built in the 1960's.

The garage is 5m x 2.5m internal dimensions, the standard of the day.

The front garden is not used or usable for parking.

Immediately outside the garage of 67 Whiteknights Road, in Talfourd Avenue, there is a Cable TV route and telegraph pole, and parking regulations sign.

PLANNING HISTORY of the property

[Approval 210828 is referred to above.]

POLICY

National Planning Policy Framework 2019 applies

- The NPPF underlines the presumption in favour of sustainable design and gives increasing emphasis and weight to addressing sustainability.
- The NPPF notes that Conservation is about managing change;

Reading Borough Local Plan (adopted November 2019) applies; the following Policies are relevant:

- CC1 Presumption in Favour of Sustainable Development
- CC2 Sustainable Design and Construction
- CC3 Adaptation to Climate Change

The RBC Design Guide to House Extensions March 2021 applies.

PROPOSAL and DESIGN

The existing garage is small; whilst a usable size in the 1960's, today it is not suitable for many cars, and would not be recognised as a garage. Even if used for a small car, there is no opportunity for work benches or normal essential storage.

The Applicant has recently acquired a fully electric car, a Jaguar I Pace, which whilst not overly large (4.7m x 1.9m approx. over the bodywork) will not fit within the garage and still allow the driver to get out. The car is therefore parked out in Talfourd Avenue.

As a fully electric car it needs charging regularly, and this would either have to be done via a trailing lead from the garage to the kerbside, which is a risk to passers by, or at another location. It is much preferable to charge the car overnight or at weekends, especially given the difficulties with charging at the workplace or during the working day at a charging station.

The existing garage is out of keeping with the early 20thC domestic architecture of both Talfourd Avenue and Whiteknights Road, both in terms of design and materials, and a new garage can be designed to be more empathetic to the adjoining houses.

It is therefore proposed to replace the existing garage with a new structure to allow safe and convenient and cost effective charging within the curtilage of the house. The much enlarged garage will comfortably accommodate a Jaguar I Pace; the proportions mean that a work bench and storage area can sit alongside the car, and the raised roof area will provide further storage.

The design has been very carefully worked out using a traditionally scaled, pitched and orientated roof, without either unduly affecting the garden, or creating a tall structure. Safe access for maintenance adjacent to the substation has also been provided. The plan form follows the unorthogonal boundaries to maximise the internal space and avoid unusable dead areas.

The garage will be built using red brick to blend with the boundary wall and the flank wall of 60 Talfourd Avenue, and use natural slate roofing which is the prevalent roofing material in Talfourd Avenue.

The existing opening in the boundary wall with its concrete posts will be removed and replaced with a wider opening without gates, with a curved brick screen wall each side that matches the existing boundary wall. The boundary wall will be raised slightly at this end of the garden to match the western end, to improve privacy in the garden.

The orientation of the garage, and the direction of access has also been carefully considered; whilst following the existing arrangement, it also avoids affecting the nearby telegraph pole and Cable TV manhole, and minimizes any impact on parking in the road.

A 7kW charger will be provided within the garage.

FLOOR AREAS –

Existing: 12.5 sqm gross internal area

Proposed: 28 sqm gross internal area

Increase in usable area = 130%

SUSTAINABLE DESIGN

The garage encourages the use of an electric vehicle. To the benefit of the appearance of the area the garage removes that car from the road, and natural materials are used for the roof and walls rather than concrete and asbestos.

MATERIALS:

Existing:	walls	concrete panels
	Roof	asbestos sheet
	Doors	timber
	Gates	wood
Proposed	walls	red brick
	Roof	slates
	Doors	wood or metal
	Gates	none
	Boundary wall	red brick

PARKING

Parking provision is improved by this proposal as the garage will now in practice accommodate a wide variety of cars where the existing garage is deemed sub-standard.

The parking regulations sign will need relocating by about 1.5m.

NEIGHBOUR CONSULTATION

Scottish and Southern Energy, who own the substation, were consulted, and shown "in principle" drawings before detailed design of the scheme.

The owners and occupiers of No.65, to the northwest, have been consulted, and have been sent the final scheme drawings, in advance of completing the Application.

PRECEDENTS

There are numerous examples of similar garage buildings in the area, as shown in photographs below.

CONCLUSION

The proposed building has a positive impact on the local area by removal of an unsightly pre-fabricated garage, encourages use of a fully electric vehicle, provides a garage of usable dimensions where the existing garage fails, and is designed in sympathy with the architecture of the area.

PHOTOS

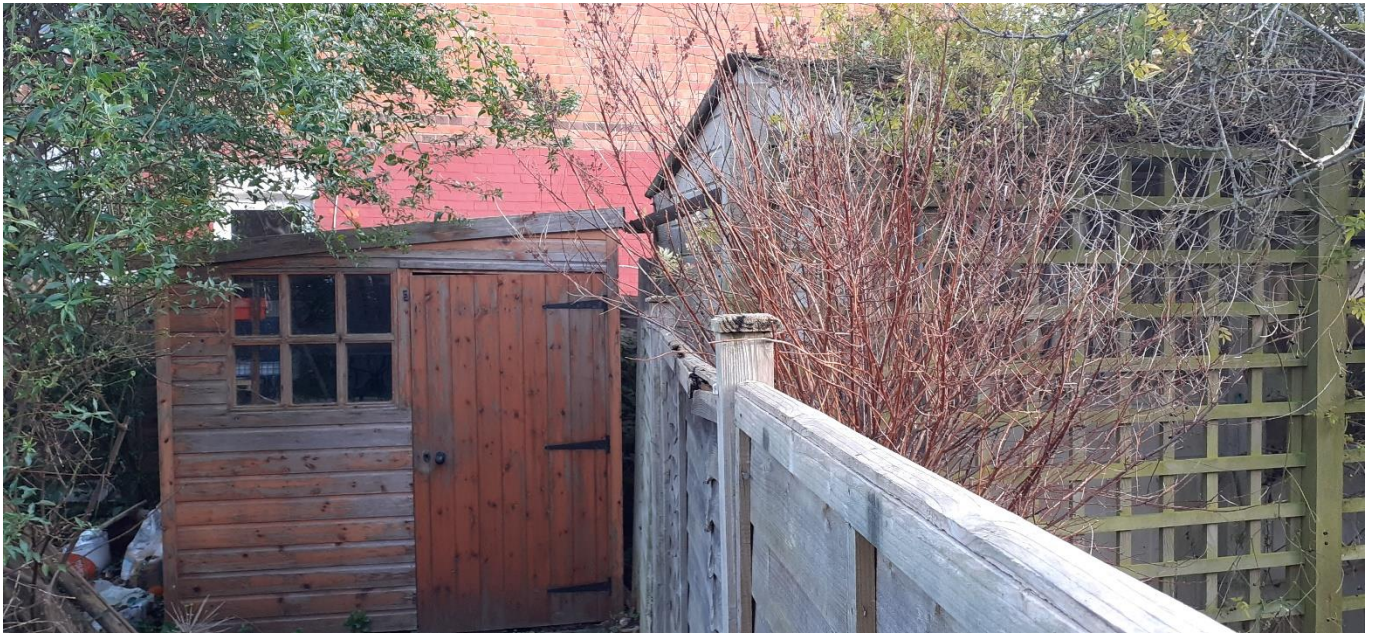


View from Talfourd Avenue looking west



View from Talfourd Avenue looking north

CONTD



View of garage from garden of 65 Whiteknights Road



Existing garage

....sub-station...

60 Talfourd Avenue

Boundary wall height change at house end of wall



SIMILAR GARAGE BUILDINGS IN THE AREA

