

Project

**House Refurbishment &
Extension**

Address

2 Sidmouth Street

Reading

RG1 4QY

Client

Turner Property Ltd.

Document

**Design & Access
Statement**

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Author

IG

Checked

CW

WESTON + CO
ARCHITECTS

Watlington House,
44 Watlington Street,
Reading,
RG1 4RJ

0118 375 0252

studio@weston-co.com

CONTENTS

1.0	INTRODUCTION	page 3
2.0	USE	page 3
3.0	SITE LOCATION & CONTEXT	page 4-6
4.0	AMOUNT	page 7
5.0	LAYOUT	page 7-8
6.0	SCALE	page 9
7.0	ACCESS	page 9
8.0	LANDSCAPING	page 9
9.0	APPEARANCE	page 9-12
10.0	CONCLUSION	page 13

1.0 INTRODUCTION



Fig.1: Existing view of 2 Sidmouth Street from across the River Kennet

This Design & Access Statement is written as supporting document for a Householder Planning Application with Reading Borough Council associated with development at 2 Sidmouth Street, Reading, RG1 4QY.

The development proposal involves:

- Demolition and replacement of a 2 storey extension
- Demolition of an external single storey WC and storage room
- Demolition a bathroom extension at first floor level
- Refurbishment of the existing building
- Construction of loft room dormer extension
- Construction of replacement boundary wall fronting the street and public footpath

The alterations and extensions are proposed in order to improve the quality of the existing 3-bedroom dwelling to a more current standard of accommodation, also enhancing the appearance and character of the building, street scene and wider area.

This statement is to be read in conjunction with the following Weston & Co Architects drawing numbers:

21009-PL-01, 21009-PL-02, 21009-PL-03, 21009-PL-03, 21009-PL-04, 21009-PL-05, 21009-PL-06, 21009-PL-07, 21009-PL-08, 21009-PL-09.

2.0 USE

The existing use is a 2 storey single dwelling house (C3a use class). There is no change of use proposed.

3.0 SITE LOCATION & CONTEXT



Fig.2: Aerial view. Application site identified by yellow line —————

2 Sidmouth Street is located to the south-east of Reading town centre, approximately a 10 minute walk to Reading station and 5 minute walk to Reading's main shopping centre.

The site location is very sustainable for a combination of a residential use, due to its proximity to a wide range of amenity and transport options and places of employment.

3.0 SITE LOCATION & CONTEXT

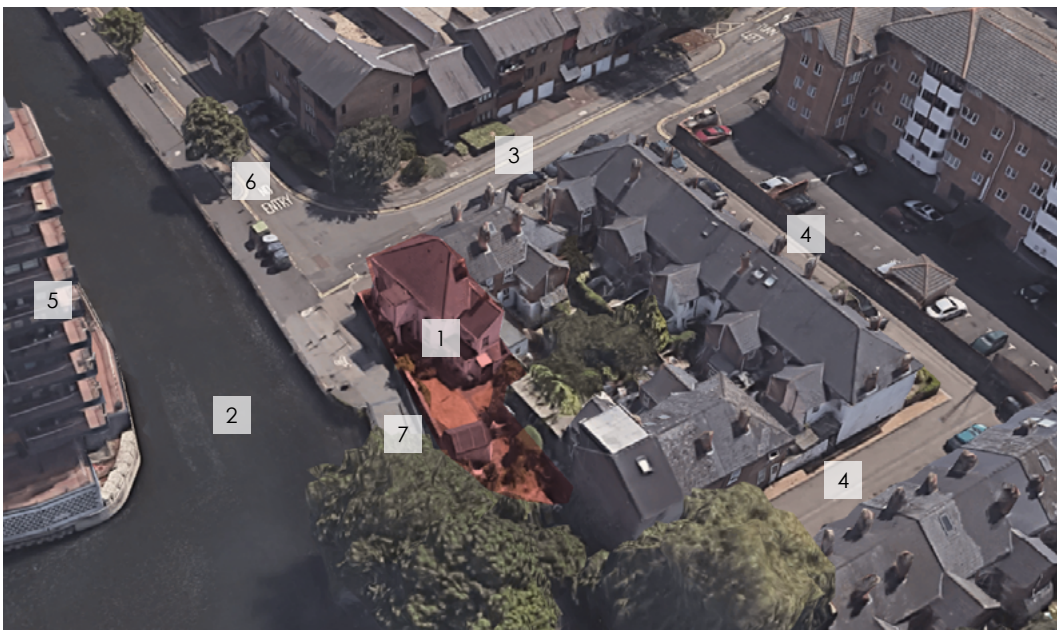


Fig 3. (top) Aerial view from the south east.

Fig 4. (bottom) Aerial view from the north west

Key

- 1. Application Site
- 2. River Kennet
- 3. Sidmouth Street
- 4. Queen's Cottages

- 5. Kennet House
- 6. Kennet Side
- 7. Public Footpath

The surrounding context consists of a mix of terraced residential streets as well as blocks of flatted developments. The property is located at end of a row of terraced houses - allowing it to have direct views that overlook the River Kennet.

The surrounding area has a mix of modern architecture and a variety of building styles, however the predominant character in the street is terraced Victorian housing.

3.0 SITE LOCATION & CONTEXT

The property has experienced previous alterations including the poor quality first floor bathroom extension. The external alterations combined with the painting and rendering of the existing house have resulted in a dwelling which fails to make a positive contribution to the appearance of the area on this prominent town centre site.



Fig.5 View from Kennet Side - Bathroom extension supported by piers



Fig.6 View from the rear - Existing extensions

4.0 AMOUNT

The application site has a total area of 216.5 square metres. The existing gross internal floor area is 87.1 square metres. This will increase slightly to 126.6 sqm. This is due to the demolition and replacement of the 2 storey high extension, single storey entrance extension and the new addition of the dormer extension on the new proposed second floor.

The proposed extended building covers 33.4% of the application site. There is no material harm to the amount of external amenity space provision on the application site.

Bin storage provision remains as existing, located in the front garden of the site.

5.0 LAYOUT

5.1 Ground Floor

Ground floor layout modification include:

- Demolition of existing 2 storey extension to the rear of the property.
- Demolition of existing single storey external WC and storage room extensions.
- Demolition of existing piers by existing front entrance.
- Proposed new single storey entrance extension to match existing brickwork.
- Proposed replacement 2 storey high extension at the rear to provide comfortable space for open plan Dining & Kitchen area at ground floor level.
- Proposed new staircase for access to first floor.
- Proposed new PPC aluminium doorset, sash and windows within rear extension to maximise natural lighting.
- A communal, visitable WC is provided.
- Lounge retained and enlarged.
- New proposed staircase and staircase location.
- Existing front door to be replaced with new PPC aluminium glazed door
- Proposed raised external terrace and seating area.

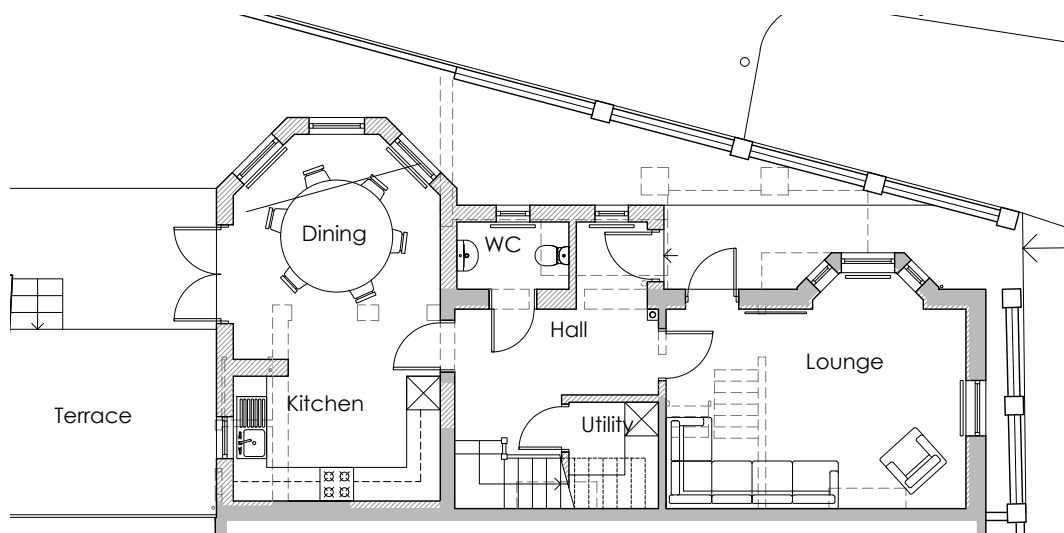


Fig.7: Proposed ground floor plan extract from drawing no. 21009-PL-06

5.0 LAYOUT

5.2 First Floor

First floor layout modifications include:

- Demolition of existing bathroom extension.
- Proposed replacement 2 storey extension to match existing brickwork.
- Proposed layout provides 3no. bedrooms, including 1no. en-suite shower room, 1no. bathroom and 1no. hot water cylinder cupboard.
- Proposed new staircase for access to second floor.

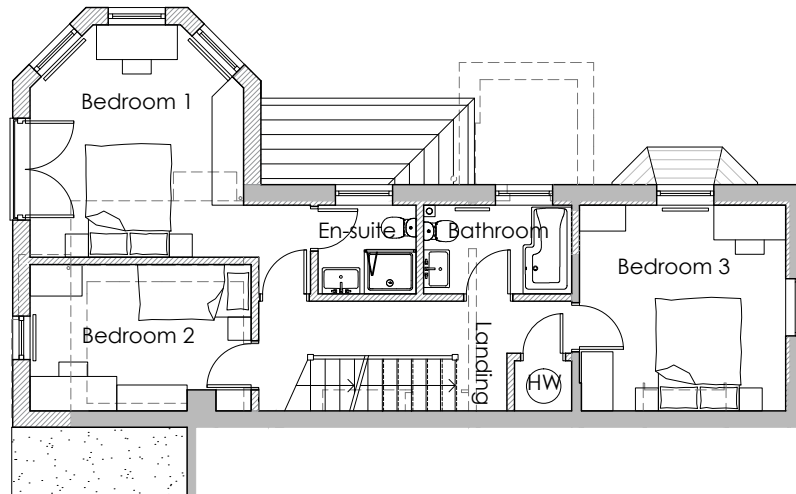


Fig.8: Proposed first floor plan extract from drawing no. 21009-PL-06

5.3 Second Floor

- Proposed loft conversion via dormer extension creates a new second floor study room.

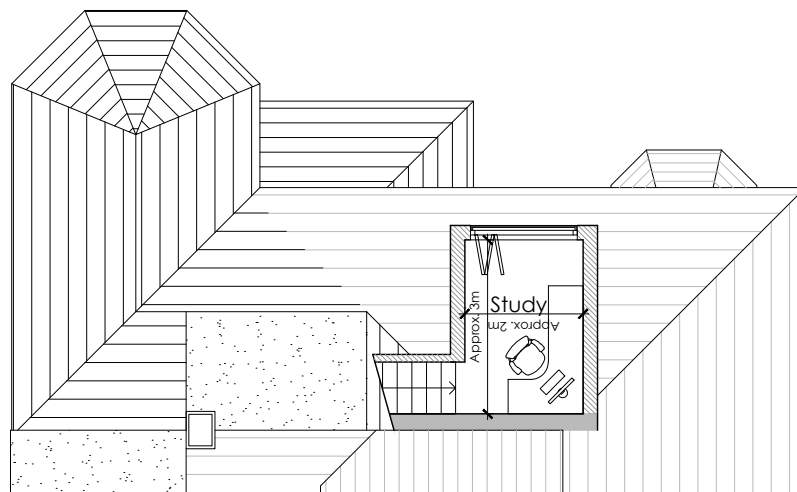


Fig.9: Proposed second floor plan extract from drawing no. 21009-PL-06

6.0 SCALE

There is no material change in scale proposed by the application.

7.0 ACCESS

There are no material changes proposed to the existing pedestrian access into the site.

8.0 LANDSCAPING

An external raised terrace and seating area is proposed to the rear of the dwelling in order to benefit from the views of the River Kennet.

The existing 2.2m high fence between the neighbouring properties is proposed to be raised to 2.4m to maintain privacy on each side. As the fence is located to the north of the neighbouring house, the proposal will cause no unacceptable overshadowing to the adjoining garden.

9.0 APPEARANCE

Windows

The existing dilapidated, single glazed windows and uPVC casement windows are proposed to be replaced with double glazed sash windows. This proposed upgrade will provide better internal comfort for residents as well as providing a significant visual enhancement to the dwelling and street scene.

East (Street) Façade

East elevation modifications include:

- Existing windows to be replaced with sash windows.
- Existing paint/render to be removed to restore existing brickwork.
- Proposed new dormer to be finished in slate to match existing.



Fig.10: Proposed east elevation extract from drawing no. 21009-PL-07

West (Garden) Façade

West elevation modifications include:

- Proposed 2 storey extension to match existing brickwork.
- Proposed new roof to be finished in slate to match existing.
- Existing redundant chimney stack removed.
- Proposed new PPC glazed aluminium doorsets at ground and first floor level.
- Glazed balustrade to proposed new Juliet balcony.
- Proposed raised terrace and seating area.



Fig.11: Proposed west elevation extract from drawing no. 21009-PL-07

North (Public Footpath) Façade

North elevation modifications include:

- Existing piers and extensions demolished.
- Existing paint/render to be removed to restore existing brickwork.
- Proposed 2 storey extension to match existing brickwork.
- Proposed new single storey entrance extension to match existing.
- Existing front door to be replaced with new PPC aluminium glazed door.
- Proposed new dormer to be finished in slate to match existing and to be fitted with bi-fold windows and a glazed balustrade.
- Existing render/paint finish to be removed to restore existing brickwork.



Fig.12: Proposed north elevation extract from drawing no. 21009-PL-07

9.0 APPEARANCE

Render and paint removal precedent

The below photographs illustrate a previous development by the applicant at 30 Highgrove Street, Reading, where the removal of render and paint resulted in significant visual enhancement to the street scene.



Fig.13: 30 Highgrove Street prior to refurbishment - view from the north



Fig.14: 30 Highgrove Street after refurbishment - view from the north



Fig.15: 30 Highgrove Street prior to refurbishment - view from the east



Fig.16: 30 Highgrove Street after refurbishment - view from the east

9.0 APPEARANCE

East (Street) Elevation Boundary Treatment

- The proposed new boundary treatment is to be composed of a dwarf red facing brickwork wall with piers and PPC steel railings enhancing the character and appearance of the street.



Fig.17: Proposed east elevation extract from drawing no. 21009-PL-08

North (Public Footpath) Elevation Treatment

- Existing high level boundary wall retained and refurbished.
- Proposed new boundary treatment composed of dwarf red facing brickwork wall with piers and PPC steel railings enhancing the character and appearance of the riverside footpath.



Fig.18: Proposed north elevation extract from drawing no. 21009-PL-08

10.0 CONCLUSION

The proposed extensions and internal alterations will enable the improvement and maintenance of an existing low quality building in a prominent position to a high quality 3-bedroom dwelling.

The proposals do not present any material harm to the amenity of the neighbouring sites.

The proposals will provide a significant enhancement to the street scene by rationalising what is currently a very inelegant composition to the existing dwelling.



Fig.19: Proposed North Elevation - Material Palette extract from 21009-PL-09



Weston & Co Architects
Watlington House, 44 Watlington Street, Reading, RG1 4RJ
0118 375 0252