

Design & Access Statement



2 Brunel Road Reading RG30 3JH

Demolition of existing garage and proposed new two bedroom dwelling unit to the side of 2 Brunel Road and construction of a ground floor front extension to the existing dwelling with associated car & cycle parking and waste/refuse space and landscaping works.

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Introduction

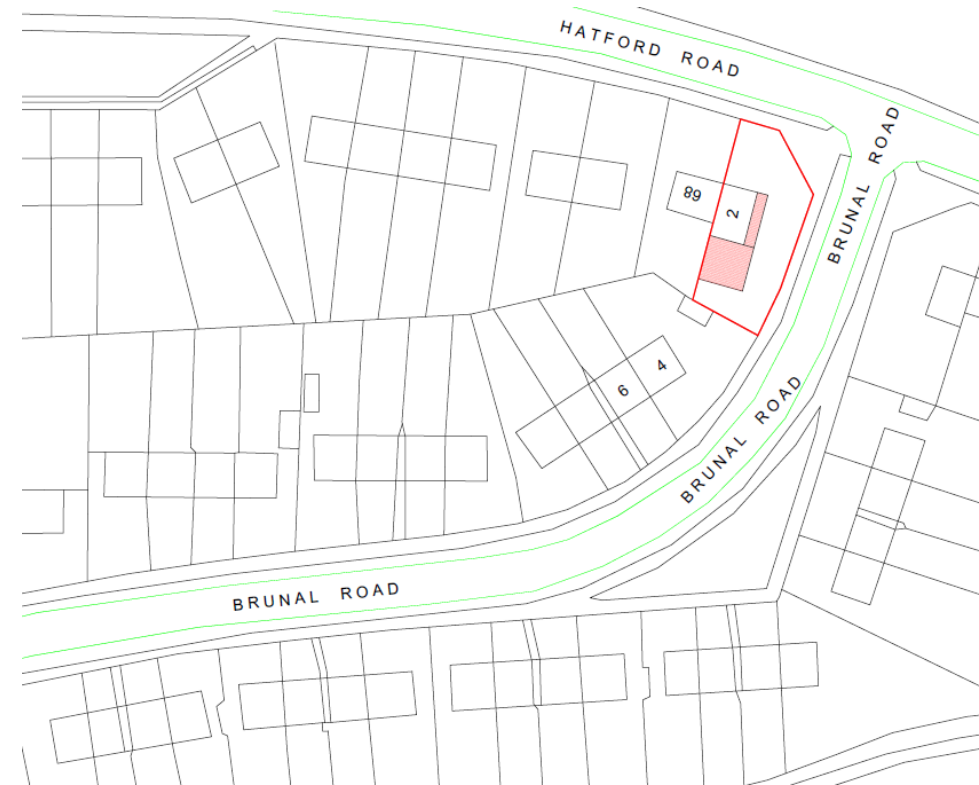
This application is for a Demolition of existing garage and proposed new two bedroom dwelling unit to the side of 2 Brunel Road and construction of a ground floor front extension to the existing dwelling with associated car & cycle parking and waste/refuse space and landscaping works. The property is situated on Brunel Road on the junction with Hatfield Road. The road is characterised by pairs of semi-detached properties and short terraces built between 1945 and 1954. Properties have a uniform design and scale, with pitched concrete tile roofs and are primarily finished in red-brick along Hatfield Road and pebbledash render along Brunel Road. Properties benefit from clearly defined front gardens, which accommodate parking area, enclosed by low hedges. Properties in the area have generous rear gardens typical of post war suburban layouts.

No. 2 Brunel Road is a semi-detached property situated on the corner of Brunel Road and Hatford Road. It is similar in terms of design to other properties on the road. However, as consequences of it being a corner plot, the site benefit from a much wider plot frontage than neighboring properties.

The property is not listed, nor is it located within a conservation area.



Aerial View



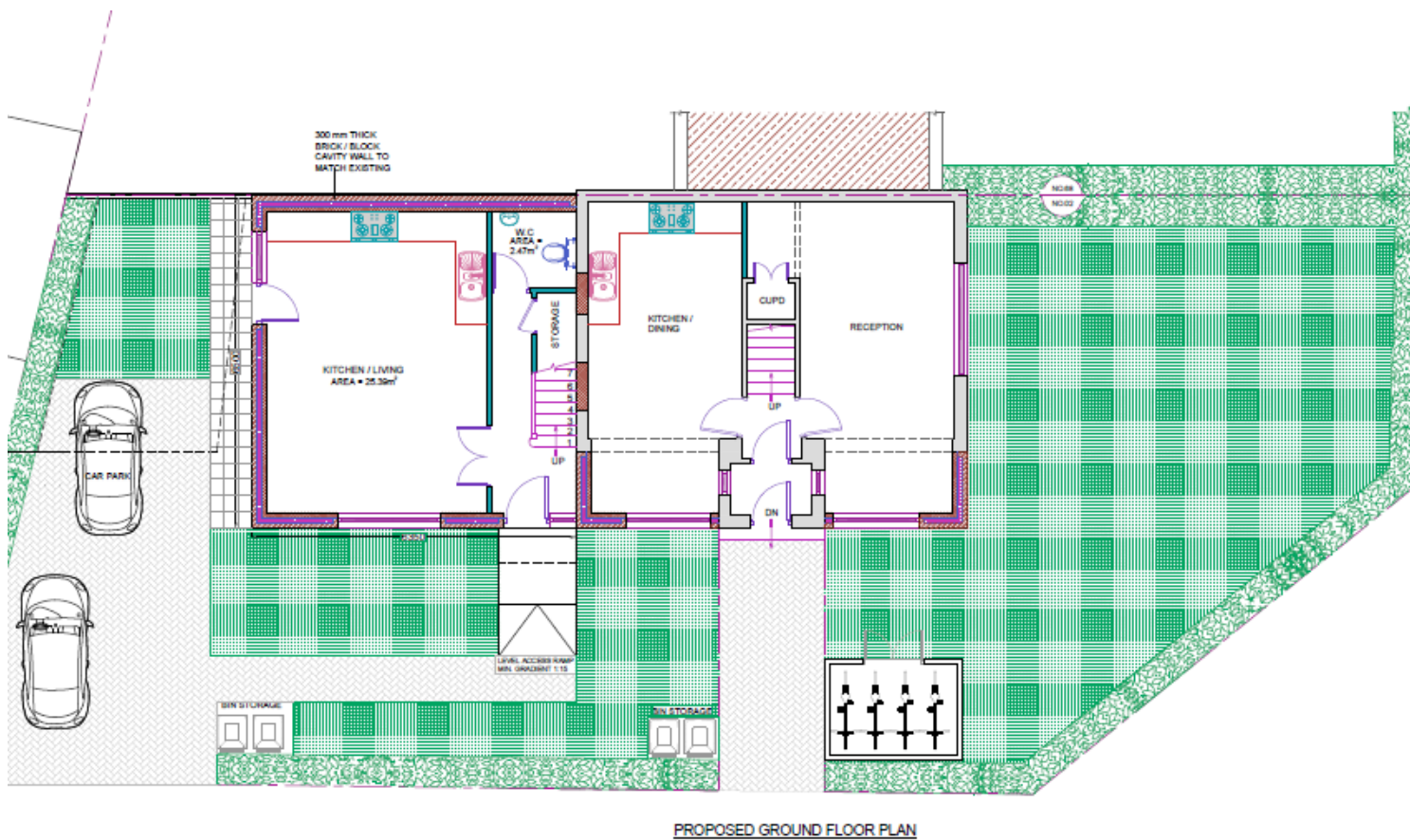
Block Plan

The existing site and the proposal:

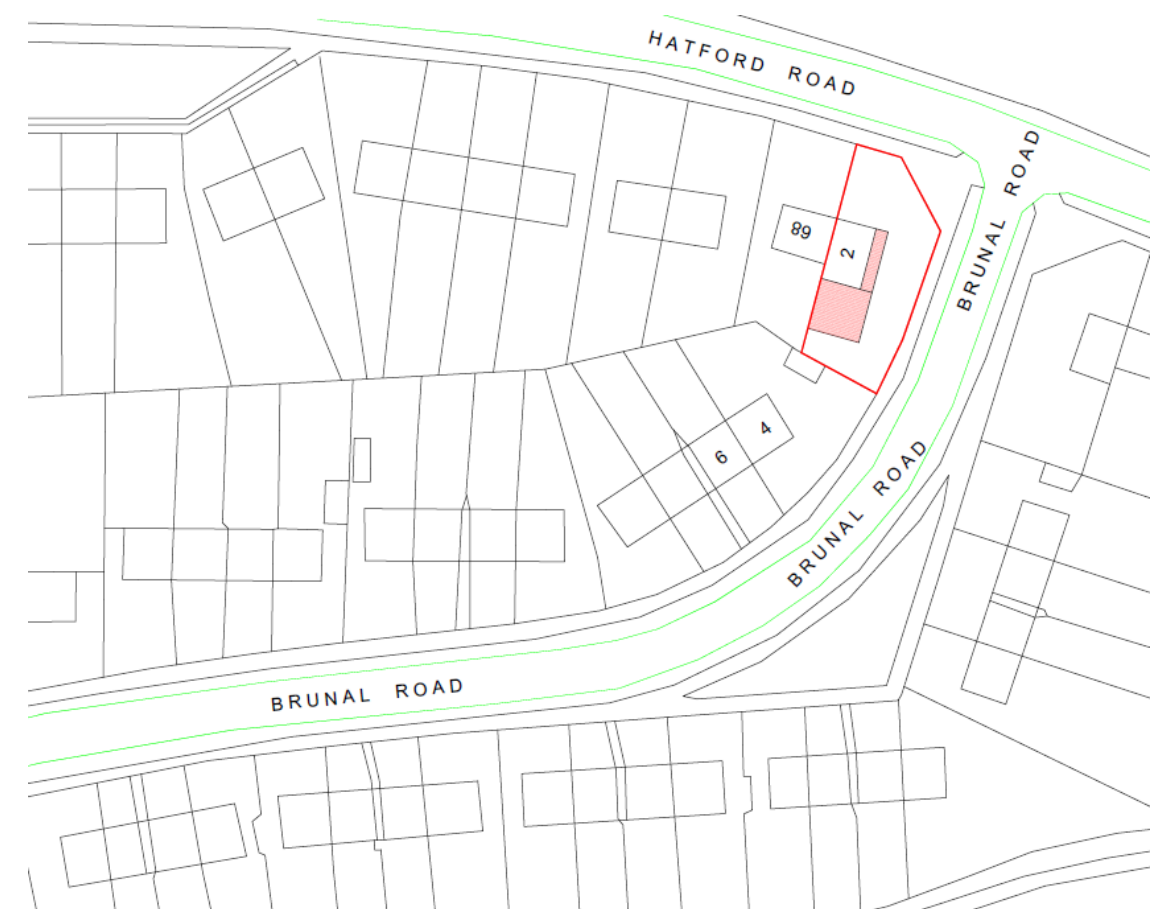
The existing house at the site is a 2 bedroom house. The proposal single storey front extension and build a new two bedroom three persons house. The existing dwelling would be similar to the new build resulting is a two bedroom three persons house.

Design

The proposal takes into consideration the requirement of the householder to make use of the curtilage space and to its maximum potential. The ground floor provides for a spacious day living space with a dual aspect providing ample day light and ventilation.

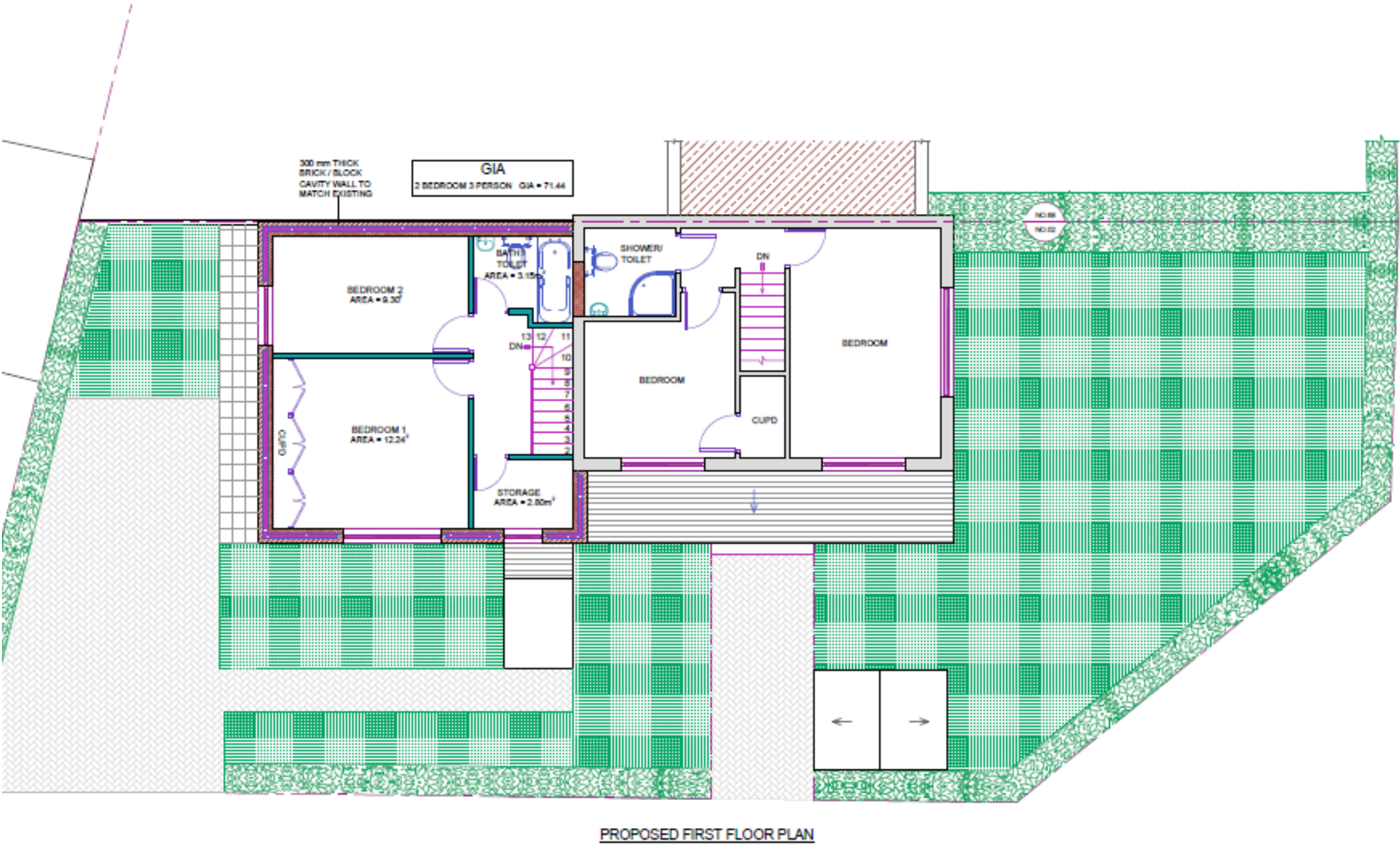


Proposed Ground Floor Plan



Block Plan

The first floor provides for two large bedrooms with ample storage and a bathrooms. Each unit will have an external amenity space towards the boundary. Provisions are made for independent refuse storage and bicycle parking for each unit. Two parking spaces are provided in the forecourt. This area would be shared by the two dwelling units.



Proposed First Floor Plan

Policy compliance

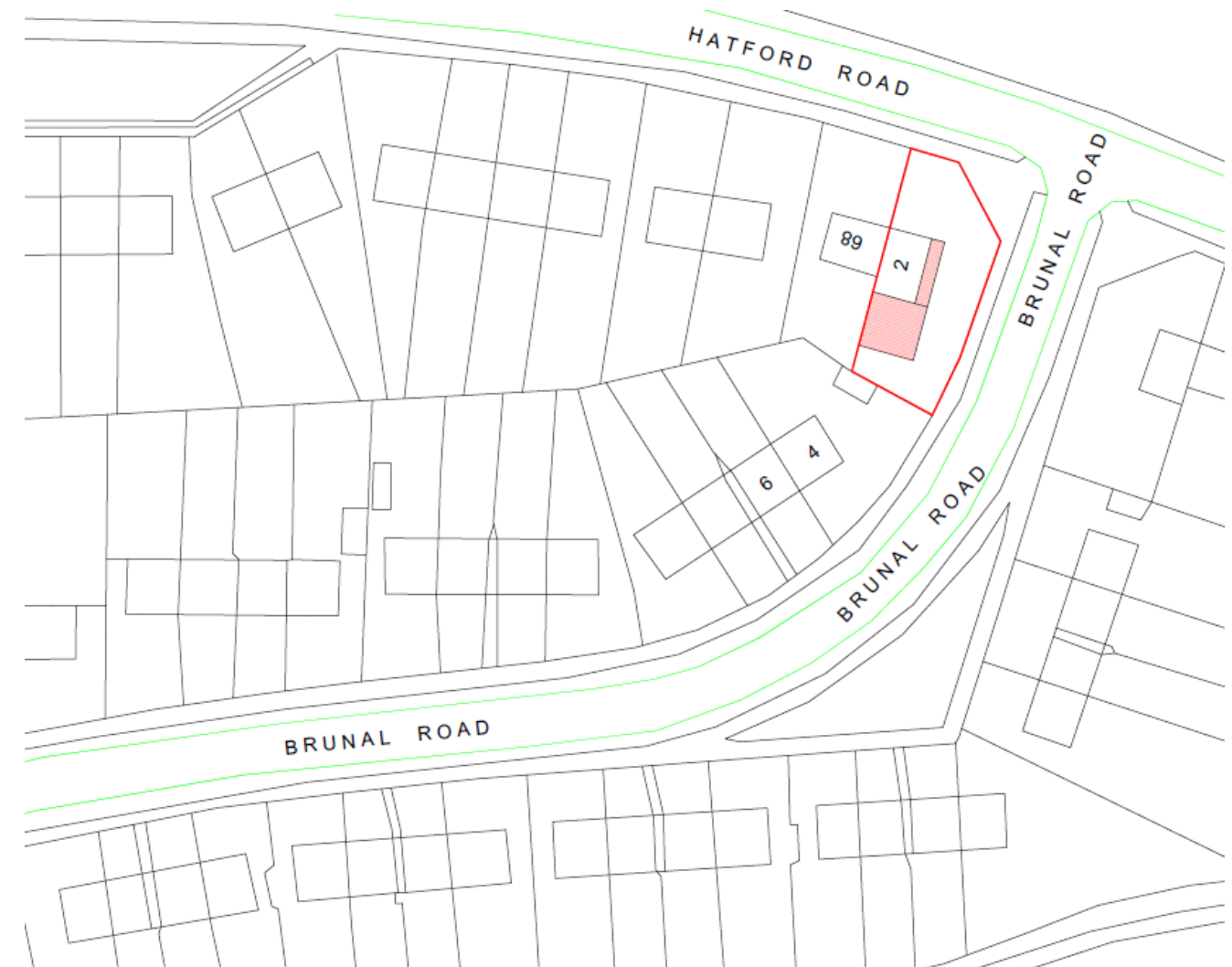
The proposal brings into precise use the space that is otherwise of little advantage to the occupiers of the existing dwelling unit. In doing so the proposal creates an additional dwelling unit that is of high design standard with spacious living and sleeping areas for the future occupiers of the development. At the same time the proposal does not harm any amenities of neighbours in terms of day light and privacy. The locality is of a predominantly residential character. Therefore the proposed development would blend in. Given that the existing conservatory, garage would be replaced, the proposed development would be considered sympathetic to the plot size and the existing dwelling.

Environment

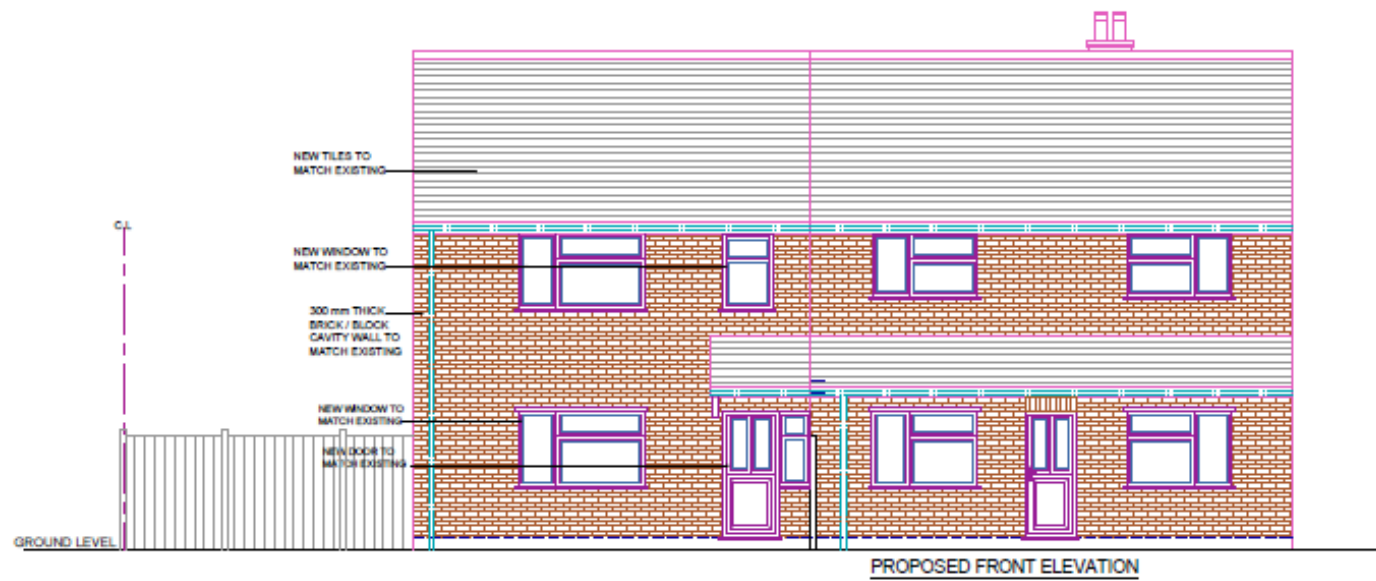
The proposed new building will be designed to meet current Building Regulations and LondonPlan/ Core Strategy and SPD energy targets.

The proposal provides sufficient external amenity space that is more than that stated in the London Plan. Moreover, the external space is clearly demarcated into parts exclusive to each unit and those that are common. This would give a clear sense of responsibility towards the maintenance of the external space contributing in turn to the safety of the occupiers.

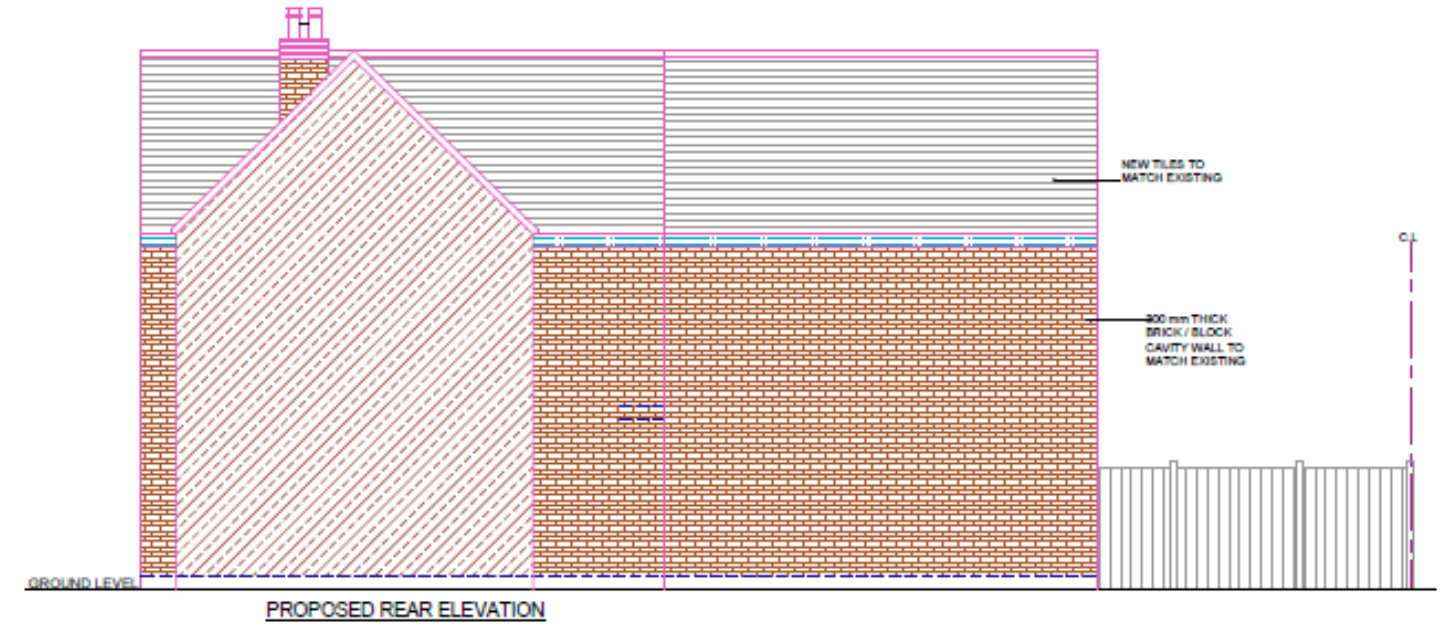
The proposed elevations would appear slightly different to the existing, although the new pairing unit would match with most of the features in the front elevation of the existing. The Core Strategy of your Local Authority acknowledges that there will be change in order to accommodate growth in the Borough. Moreover, the existing street on North road varies across a wide range of elevational treatments. The change introduced by the proposal would be complementary to the local characteristic. The proposal would be a high standard modern and positive contribution to the character of the locality. It would also contribute positively to the local character in terms of soft landscape that is prevalent in the vicinity.



Block Plan



Proposed Front Elevation



Proposed Rear Elevation

Sustainability

The use of high quality and energy efficient materials and products is the over-riding factor in the design of this development. The development will use the most energy efficient construction materials and methods using high performance thermal insulation products and low carbon emitting appliances.

Access

The access of the new build will be from Brunel Road, with associated parking. The new dwelling would be situated within easy reach of many local amenities.

Refuse

The refuse and recycle storage space will be provided.

Conclusion

The proposed development will provide planning benefits for the site and the surrounding area; The proposal will redevelop the site and provide much needed residential accommodation for the borough The proposal will enhance the streetscape and will be carefully designed in respect of the surrounding residential dwellings The proposal will provide residential accommodation of a high standard which will comply with the Mayor of London's residential unit size standards. The proposed development will utilise sustainable and energy efficient building techniques This planning statement has demonstrated the planning case in support of the proposals in context with relevant national, regional and local planning policy, and other best practice guidance. It is therefore respectfully requested that full planning permission is granted.