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DESIGN & ACCESS STATEMENT.
PROPOSED REPLACEMENT DWELLING.
4 CHERWELL ROAD,
EMMER GREEN,
READING,
BERKSHIRE.
RG4 8QH.

The Site & Surrounding Area.

The existing dwelling lies on the West side of Cherwell Road, which runs North to South between its junctions with Gravel Hill and Tredegar Road. There is no particular building line as such along Cherwell Road, and the dwellings vary in size, shape and form.

Existing Dwelling.

The dwelling is detached and is primarily of masonry construction with a tiled roof. Its date of construction is estimated at around 1970. By today's standards it would be classified as a substandard building. It is poorly insulated and generates a high demand for energy.

The Proposal.

The proposal is to demolish the existing sub-standard dwelling and erect a new detached dwelling. The property was granted planning permission on the 15th July 2016. Application ref: 160735, for a Double storey front extension and single storey rear and side extension. Alteration to roof at rear.

Works were commenced in line with the planning approval during July / August 2018. A number of structural and safety issues were encountered during the works which impeded progress on the build considerably.

Subsequent to this in March 2020 when Covid struck, all works ceased entirely. On the resumption of the works recently, further inspections revealed that for safety and economic reasons it would be more practicable to demolish and rebuild.

Therefore this proposal reflects the previously approved proposal, in that the design, overall footprint, ridge heights and the like, are identical to the previously approved application. Some minor amendments have been made to the fenestration, but these have been undertaken to comply with the requirements of the previous approval.

Cont'd.

Flood Risk.

The Environment Agency flood map for planning indicates that the dwelling is in flood zone 1 and therefore has a low probability of flooding. As such a flood risk assessment is not required.

Access.

The vehicular & pedestrian access to the site will be as existing.

Parking Provision.

On the previously approved extension scheme, the proposal was for two parking spaces within the garage and two to the front of the garage.

With this proposal the garage will become the garden store and study, (whilst retaining the external appearance of that already approved.) Two parking spaces are to be located to the front of the garage, with two further spaces to the driveway on the opposite side. Both areas are to be accessed by the existing dropped kerbs.

Bio-Diversity.

A bat survey was submitted as part of the original approval, which concluded that it was highly unlikely for bat roost potential and that the planned work would therefore not have any impact.

Should however bats be encountered during the course of the works, the works would be stopped immediately and a licensed ecologist called to site to advise on the necessary steps to be undertaken to allow the works to proceed.

Summary.

As in the previously approved scheme, as this proposal is similar in all ways, it sits comfortably in its own and surrounding setting in terms of design, scale and materials.

Further-more as a replacement dwelling, rather than extensions to the original house a more eco-friendly design (insulation and the like) can be incorporated.

In Conclusion therefore, it is considered more appropriate to erect a new dwelling which would exceed the current Building Regulation requirements for conservation of fuel and power and energy efficiency. This would not only be more beneficial to the applicants but also to the environment.

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1st December 2021.