

Project

**House Extension &
Alterations**

Address

17 St. Johns Street
Reading
RG1 4EH

Client

Turner Property Ltd.

Document

**Design & Access
Statement**

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1.0 INTRODUCTION



Fig.1: Existing view of 17 St Johns Street facade

This Design & Access Statement is written as a supporting document for a Householder Planning Application with Reading Borough Council at 17 St. Johns Street, Reading, RG1 4EH.

The development proposal involves the demolition and replacement of a single storey rear extension to the existing dwelling, associated internal layout, window and external door modifications, and a proposed rear dormer extension.

The alterations and extensions are proposed in order to improve the quality of the existing dilapidated 3-bedroom dwelling to a more current standard of accommodation, enhancing the condition of the building and wider Conservation area.

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

21006-PL-01, 21006-PL-02, 21006-PL-03, 21006-PL-03, 21006-PL-04, 21006-PL-05

2.0 USE

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

3.0 SITE LOCATION & CONTEXT

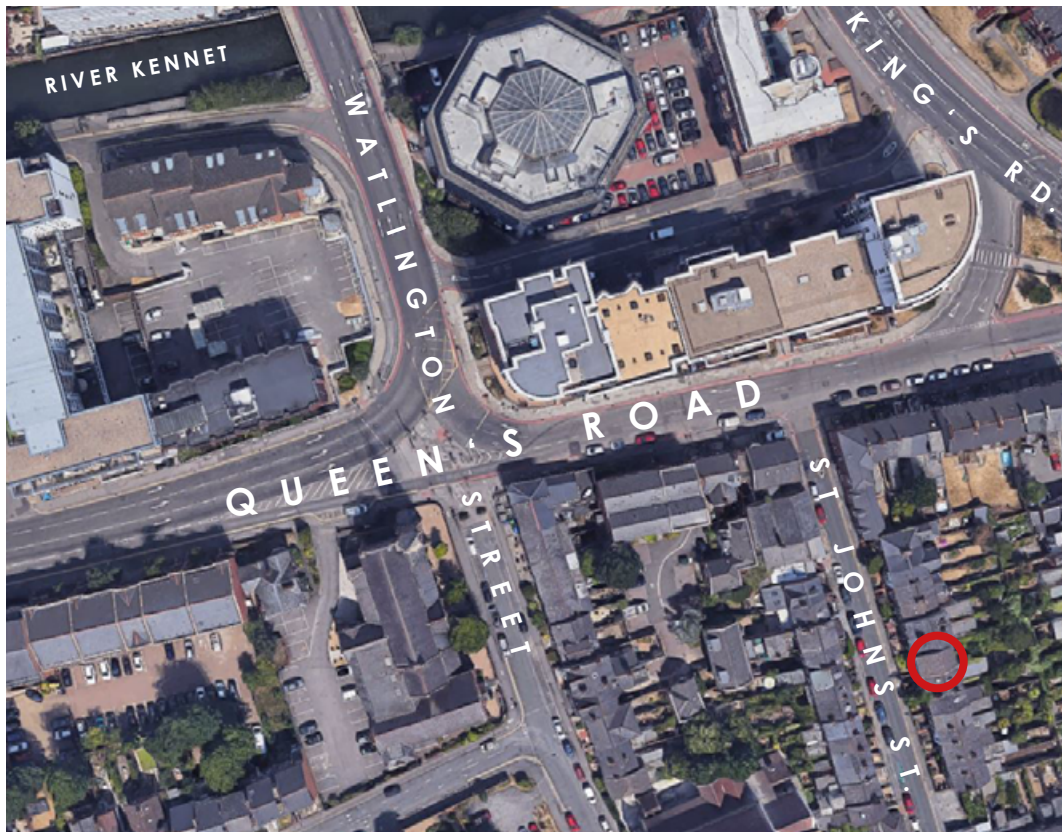


Fig.2: Aerial view

17 St. Johns Street is located to the east of Reading town centre, approximately a 15-minute walk to Reading station and main shopping area. The surrounding context consists predominantly of terraced residential streets as well as blocks of flatted developments of mixed residential uses.

There are a number of listed buildings and buildings of townscape merit, given its location within the Eldon Square Conservation Area, such as 'The Oval' residential building – being the focal point of St. John's Street. Other nearby amenities include corner shops, a petrol station and Royal Berkshire Hospital.

3.0 SITE LOCATION & CONTEXT



Fig 3. (top) Aerial view from the north west.

Fig 4. (bottom) Aerial view from the east

Key

- | | |
|---|----------------------------|
| 1. Application Site | 5. St John's Road |
| 2. St John's Street | 6. Watlington House |
| 3. The Oval | 7. Wesley Methodist Church |
| 4. Polish Catholic Church of the Sacred Heart | 8. Queen's Road |

The application site is located approximately halfway along the street, between the junctions of Queen's Road and St John's Road. It is a 2.5-storey terraced house, including a single storey rear extension and a rear garden. Set within a typical 19th century street pattern, surrounding terraces are predominantly 2-2.5 storeys tall, of similar character.

3.0 SITE LOCATION & CONTEXT



Fig.5 St John's Street Streetscene



Fig.6 View of 17 St John's Street rear facade

3.0 SITE LOCATION & CONTEXT

The current condition of the front façade is adequate, with minor restoration / replacement required to sills, doors and windows. The rear of the building shows evidence of falling into disrepair – particularly the rear extension, which has significant water damage. This is also evident in the interior condition of the rooms at the rear, where walls and floors are dilapidated from damp.



Fig.7 Interior view of existing ground floor room G-04



Fig.8 Interior view of existing rear extension G-05

4.0 HERITAGE STATEMENT



Fig.9: Character Area Map extract from RBC Eldon Square Conservation Area Appraisal

The application site is located within Reading Borough Council's 'Eldon Square Conservation Area' and within that, Character Area 2, which is characterised primarily by rows of terraces in a linear street pattern, surrounded by a number of larger scale listed buildings, such as Watlington House.

All buildings on St John's Street are noted as Buildings of Townscape Merit, with predominant views and focal point of the street being The Oval, 14 St John's Road.

The Oval is an early 19th century, 2 storey detached villa and former farmhouse, with a Grade 2 listed status. Originally built to be the focal point of a proposed cruciform layout of streets, it is directly aligned with St John's Street to the north, and Prince's Street to the south.

The architectural style of the area mainly consists of narrow-frontage brick terraces, and large detached and semi-detached stone houses, with Watlington House and The Oval having distinct decorative style 'chequerwork' brickwork of grey and red brick. Similarly, 17 St John's Street has grey and red brick façade – the only dwelling to do so on this street.

4.0 HERITAGE STATEMENT



Fig.10: Historic 1879 OS map indicating approximate location of 17 St John's Street, Watlington House and The Oval

5.0 AMOUNT

The application site has a total area of 128.8 square metres. The existing gross internal floor area is approximately 101.6 square metres. This will increase to 121.2 sqm, due to the demolition and replacement of the existing single storey rear projection. The extent of the proposed rear extension is determined by matching the rear wall line of the neighbouring house at 19 St. Johns Street.

The car parking provision remains as existing: no on-site parking and an entitlement to 2 on-street car parking permits for 3-bedroom C3 dwelling house as per primary core zone 2 allowance.

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

6.0 LAYOUT

6.1 Ground Floor

- Proposed vaulted single storey rear extension to accommodate Kitchen and Lounge.
- Proposed new PPC aluminium bi-fold / sliding doors and rooflights within rear extension to maximise natural lighting.
- Room G-04 at the rear of the building, opened up to proposed extension to create an open plan Dining, Kitchen, Lounge layout.
- A communal, visitable WC is provided.
- Room G-02 at the front to remain as existing, proposed as TV / Play Room.

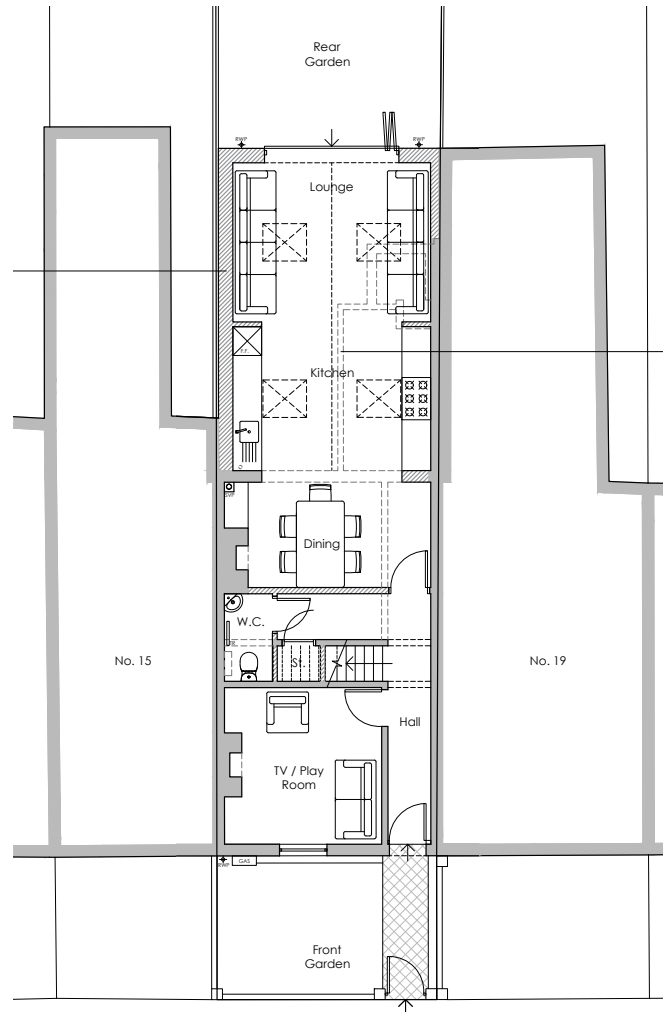


Fig.11: Proposed ground floor plan extract from drawing no. 21006-PL-04

6.0 LAYOUT

6.2 First Floor

- Room F-02 at the rear to be divided proposing a large shared family bathroom and utility room incorporating sink, hot water cylinders, washing machine, tumble dryer and boiler.
- Rear windows reconfigured to suit proposed alterations.
- Room F-03 at the front to remain as existing, proposed as Bedroom 1.

6.3 Second Floor

- Proposed new rear dormer / gable providing additional headroom for proposed Bedroom 3 at the rear of the building.
- Bedroom 2 proposed with improved daylighting via new conservation rooflights.
- Enlarged built in storage proposed in Bedroom 2.

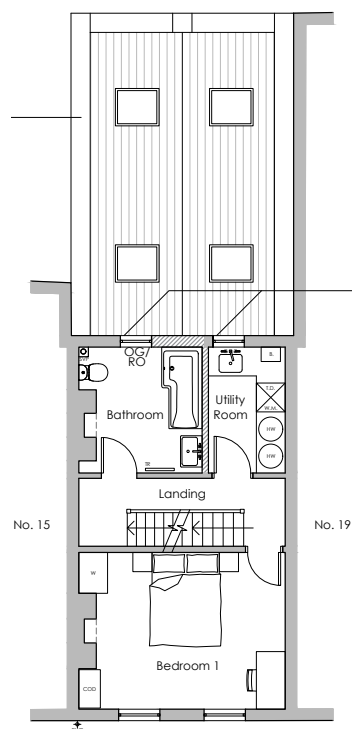


Fig.12: Proposed first floor plan extract from drawing no. 21006-PL-04

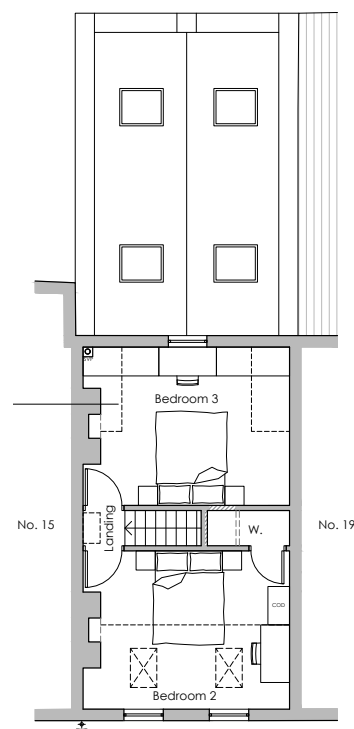


Fig.13: Proposed second floor plan extract from drawing no. 21006-PL-04

7.0 SCALE

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

8.0 APPEARANCE

Windows

The existing dilapidated, single glazed windows are proposed to be replaced with double glazed, painted timber sash windows to match. This proposed upgrade will provide better internal comfort for residents as well as securing these key architectural features of the building for the long term.

Front Façade

- Existing windows to be replaced with painted timber sash windows to match existing / original.
- Proposed conservation style rooflights with flush / recessed installation.
- Damaged / missing window sill corbels replaced to match existing.
- The existing front door will be replaced to propose a new painted timber door.

Rear Façade

- Proposed new dormer / gable with brickwork to match existing and natural slate clad roof and dormer cheeks.
- New reconfigured windows proposed as double glazed, painted timber sash windows to match existing / original.
- Single storey, gable roof extension proposed in brickwork and natural slate roof to match existing.
- Proposed new glazed sliding / bi-fold door-set proposed with PPC aluminium frames.



Fig.14: Proposed front (west) & rear (east) elevations extract from drawing no. 21006-PL-05

9.0 ACCESS

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

10.0 CONCLUSION



Fig.15: Existing view of 17 St Johns Street facade

The proposed extensions and internal alterations will enable significant improvement of the existing dilapidated building to a high quality 3-bedroom dwelling in this sustainable location.

Along with the necessary upgrades to conservation features such as the timber sash windows, the proposal will provide a more current standard of accommodation and help safeguard the building, contributing to a positive impact on its locality for the foreseeable future.



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