

DESIGN & ACCESS STATEMENT

16A Brooklyn Drive,
Emmer Green,
Reading,
RG4 8SS

May 2020

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1.0 INTRODUCTION

This statement has been prepared in support of the householder planning application for the proposed alterations to 16A Brooklyn Drive.

This statement sets out the development process that has led to the current proposals and the rationale behind the scheme.

The owners are looking to alter the property in order to rationalise and improve the existing layout and social spaces.



Fig. 01 View from the garden

2.0 CONTEXT

16A Brooklyn Drive is a two storey detached property in Emmer Green near Reading. The house was constructed in the 2000s as an infill development on land adjacent to No.16 Brooklyn Drive (Planning Consent Ref: 050821). The property is not located within a Conservation Area and is within Flood Zone 1.

The Property is set back from Brooklyn Drive behind mature planting with an open driveway.

The garden extends primarily to the south of the house with a retaining wall separating the higher level lawn from the paved area to the rear of the property. An integral single garage is currently used for storage, whilst the gravelled driveway to the front of the house provides parking for 3 cars. There is a TPO listing (124/08) on T1 at the front of the property.

The property has a material palette of brown brick with red/brown roof tiles. Within the feature first floor projection to the front of the house, rendered panels infill a timber frame. The existing single storey volume has a mansard roof with a tiled and lead roll roof.

Recent planning applications for the property include:

2015 Ref: 151999 - *T1 Betula pendula (Silver Birch) reduce side of crown adjacent to property providing 3m clearance. Minor crown reduction of approx 1m all round to reduce sail effect of crown.*



Fig. 02 Location Plan (NTS)

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Design & Access Statement

16A Brooklyn Drive, Emmer Green

Fineline Architects

3.0 BRIEF

The existing social spaces to the rear of the house are separated into three areas: the kitchen, a sitting area and a dining room. Each three spaces are distinct and currently do not deliver the layout the owners are looking for. The owners have lived in the property for over ten years and are intending to upgrade these areas to remain in the property for further years to come.

Currently the existing single storey element to the rear of the property is separated from the kitchen/sitting area by large nibs, with a low ceiling and this obstructs views outside. The kitchen and sitting area both have limited connections to the garden both in terms of views and access, which is only via the utility room or the double doors from the dining area.

The layout of the existing property was reviewed in detail before starting the design process to maximise the use of the existing footprint and provide a proposal that is sympathetic to the property and respectful of the neighbours' amenities whilst meeting the living requirements of the owners.

The South Oxfordshire Design Guide and Chilterns Building Design Guide have both been referred to during the design process to ensure compliance with the local context and character.

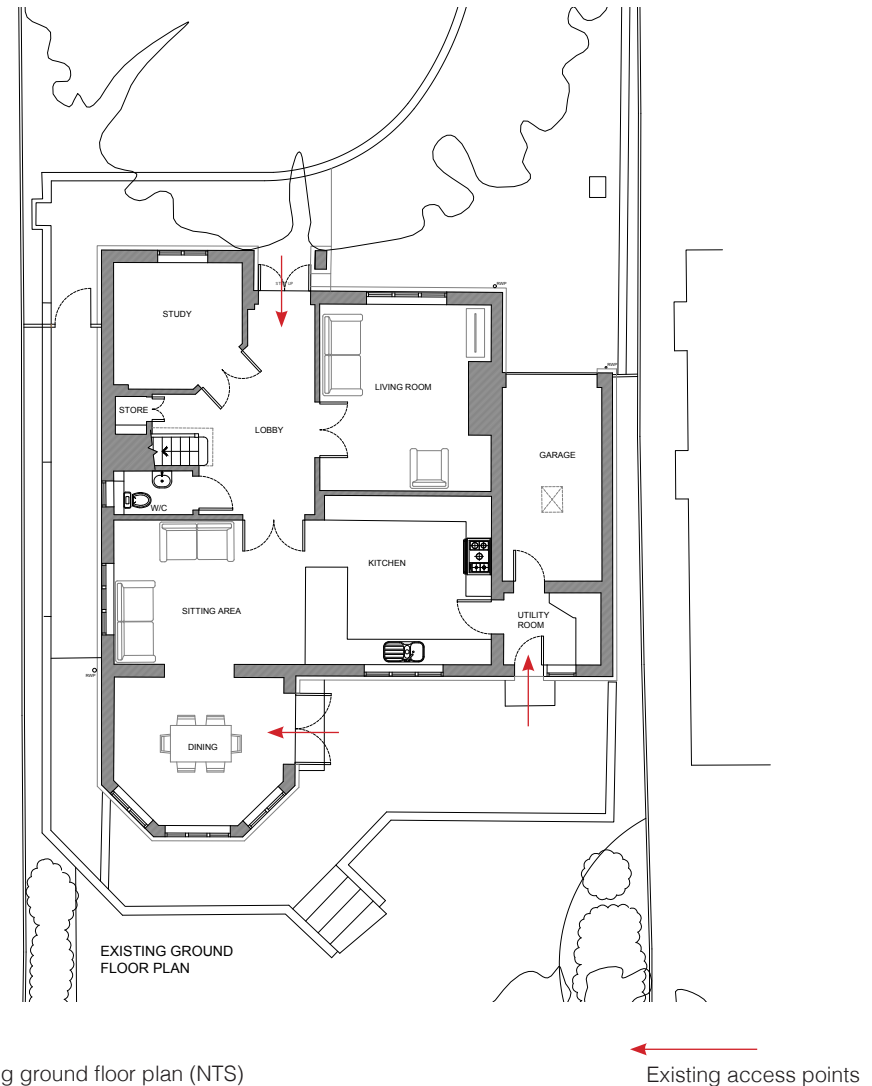


Fig. 03 Existing ground floor plan (NTS)

4.0 PROPOSAL

There are a number of aspects of the overall design which, in combination, deliver the requirements of the brief.

The first element consists of alterations to the existing single storey volume to the rear of the property. The existing low ceiling and low window head height within this space limit the views to the garden from new kitchen location. The new scheme for this area proposes to replace the roof of this volume with a flat roof topped with a sedum green roof. The lifting of the roof will provide a floor to ceiling height of 2.9metres within the dining room and allow the installation of clerestory glazing. This high level glazing will lift the horizon line within the space and will bring an increased level of natural light into the rooms. No alterations are proposed to the footprint of the property and the new roof height is to match that of the existing lead roll roof.

A glazed sliding doorset is proposed to be installed to the new snug space to the rear of the house, in place of the existing kitchen. This will provide greater access and connection from the social spaces into the garden.

The utility room is to be extended into a partial garage conversion.

A minor alteration is proposed to the front of the property; brick panels between the timber framing were specified within the original application (050821) but render was instead installed within the original construction. The owners would like to revert this to the original specification.

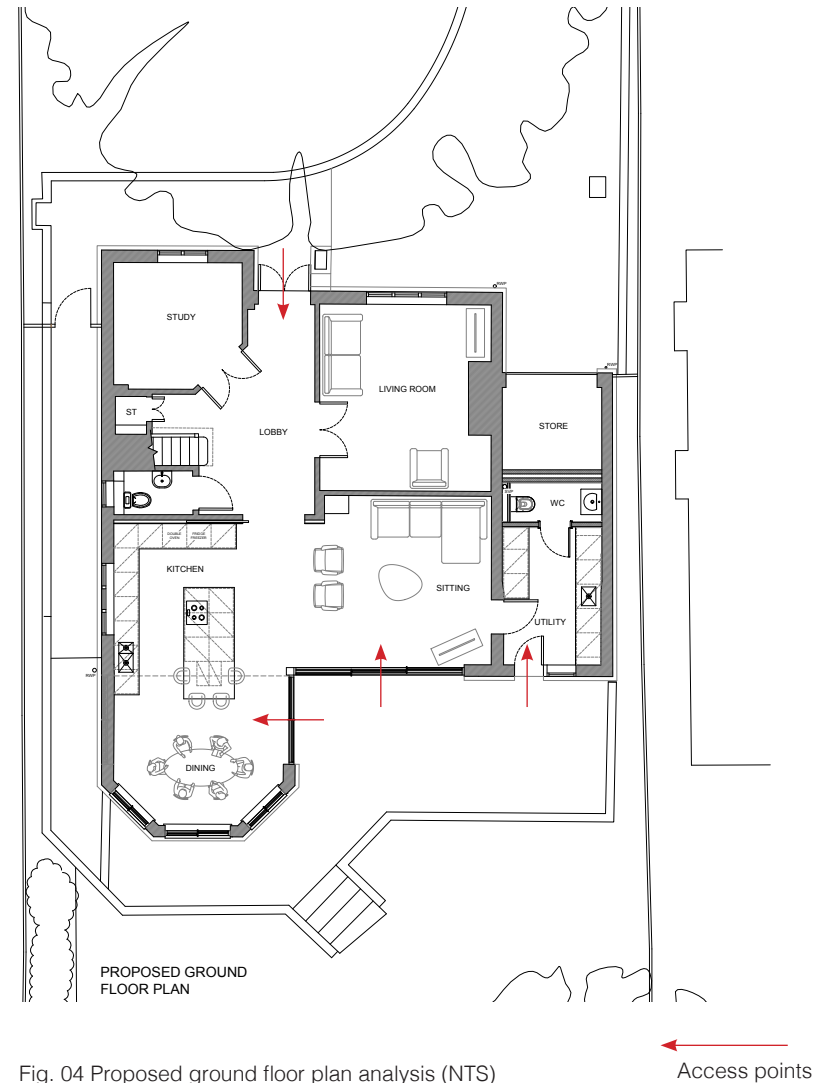


Fig. 04 Proposed ground floor plan analysis (NTS)

4.1 FORM, SCALE AND MATERIALS

A number of different roof types were reviewed as part of the design process. The proposed design requires no alterations to the existing footprint and provides the high level glazing required to meet the owners requirements.

The existing window openings are to be extended in height, with the width of the reveals to be retained as existing. The only window to the west elevation is a high level window purely to provide evening light into the space. This high level window is above head height to ensure no overlooking issues to the neighbouring No.16 Brooklyn Drive.

Aluminium windows and sliding doors will open up the interior to the garden, with the powder coated finish to match the fascia of the new roof.

A sedum roof is proposed as part of the new roof to provide a sustainable covering to the roof structure and also to visually connect the garden and roof from the first floor windows.



Fig.5 White render

Fig.6 Sedum Green Roof

Fig.7 Existing brickwork to be retained

Fig.8 Aluminium sliding doors

4.3 LANDSCAPING AND ACCESS

No alteration is proposed to the existing highways access. Three car parking spaces are available within the existing driveway and this is not to be altered.

The owners are looking to adjust the line of the retaining wall within landscaping works in the near future. A flush threshold is proposed to the rear of the property for the new openings into the garden.

The existing levels within the property are to be maintained.

4.4 SUSTAINABILITY

The alterations to the property will provide an opportunity to upgrade the existing insulation to the single storey volume using high performance insulation.

The new roof construction will be insulated to a high level to reduce heat loss. New windows will be double glazed and will have improved u-values.

The increase in glazing to the kitchen, dining and snug areas will reduce the duration for which artificial lighting is required during the day by maximising the natural daylight available.

5.0 SUMMARY

Careful consideration has been made during the design development of this scheme to provide a high quality proposal which sits sympathetically alongside, and is complementary to, the existing house whilst respecting the neighbouring properties.

The South Oxfordshire Design Guide and Chiltern Buildings Design Guide have been reviewed to result in a comprehensive strategy to improve the existing property within these guidelines as a sustainable and well-designed scheme.