

Design and Access Statement

1.0 Introduction

Applicant: - Mr & Mrs M Jones, 13 Hemdean Rise, Caversham, Reading, RG4 7SA

Agent: - Nigel Warren, NMW Architects Ltd. The Haven, Kingstone Winslow Ashbury, Swindon SN6 8NG

Site: - 13 Hemdean Rise, Caversham, Reading, RG4 7SA

No. 13 Hemdean Rise is a two storey terraced house dating from the later years of the 19th. Century, and constructed with brick with Slate roofing. The street elevation is raised approx 1.5m. above the road level, presenting a decorative brick facade with, vertical sliding sash windows and 2 storey bays with bracketed feature gables to each house. The row is cut into Caversham Hill with long rear gardens (approx 26m) which are terraced, stepping up the hill, the site rising approx 3.5m from street to the back access lane. The main body of the house has seen only minor alteration since its original construction apart from the removal of 3 internal chimney breasts, but at the rear a single storey Kitchen extension (extending 2500mm to the rear of the original building) and a loft conversion was constructed in the 1970's

The applicant intends to re-build the single storey rear extension on the existing foundations, enlarge the existing loft, rear dormer extension under permitted development regulations: "The Town and Country Planning (General Permitted Development) (England) Order 2015" as consolidated with the 2019 amendments and with reference to:- "Schedule 2, Part A:-

Class A" The enlargement, improvement or other alteration of a dwelling house. (Re-building of existing ground floor rear extension)

"Class B". The enlargement of a dwelling house consisting of an addition or alteration to its roof (Loft/Dormer).

"Class C". Any other alteration to the roof of a dwelling house. (New Rooflight).

Development is permitted subject to the condition that before beginning the development, the developer must provide the following details to the local planning authority.

a) A written description of the proposed development including —

- (i) How far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwelling house;*
- (ii) The maximum height of the enlarged part of the dwelling house; and*
- (iii) The height of the eaves of the enlarged part of the dwelling house;*

b) A plan indicating the site and showing the proposed development;

c) The addresses of any adjoining premises;

d) The developer's contact address; and e-mail address

This application is intended to provide the required information to Reading Borough Council.

It is confirmed that the site does not fall within any of the following designated areas:-

- a conservation area
- an area of outstanding natural beauty
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside
- the Broads
- a National Park

- A World Heritage Site.

This document is to be read in conjunction with the following drawings:-

- 1119-01 Location Plan 1-1250(A4)
- 1119-03 Existing Site Plan 1-200(A2)
- 1119-04 Proposed Site Plan 1-200(A2)
- 1119-05 Existing Plans 1-100(A2)
- 1119-06 Existing Roof Plan 1-50(A2)
- 1119-07-A- Proposed Floor Plans 1-50(A2)
- 1119-08 Proposed Sub-Structure and Roof Plan 1-50(A2)
- 1119-09 Proposed ELEVATIONS 1-50(A2)
- 1119-10 Proposed Elevations 1-50(A2)
- 1119-11 Proposed Sections 1-50(A2)



Site Location

2.0 Site and Local Context

The proposals involve the re-building of existing ground floor rear extension, the re-building and enlargement of the existing roof-space dormer and the addition of a Rooflight into the existing slate roof. The development will have no significant visual impact on the current external appearance of the existing buildings and therefore the existing of the site is unaffected.

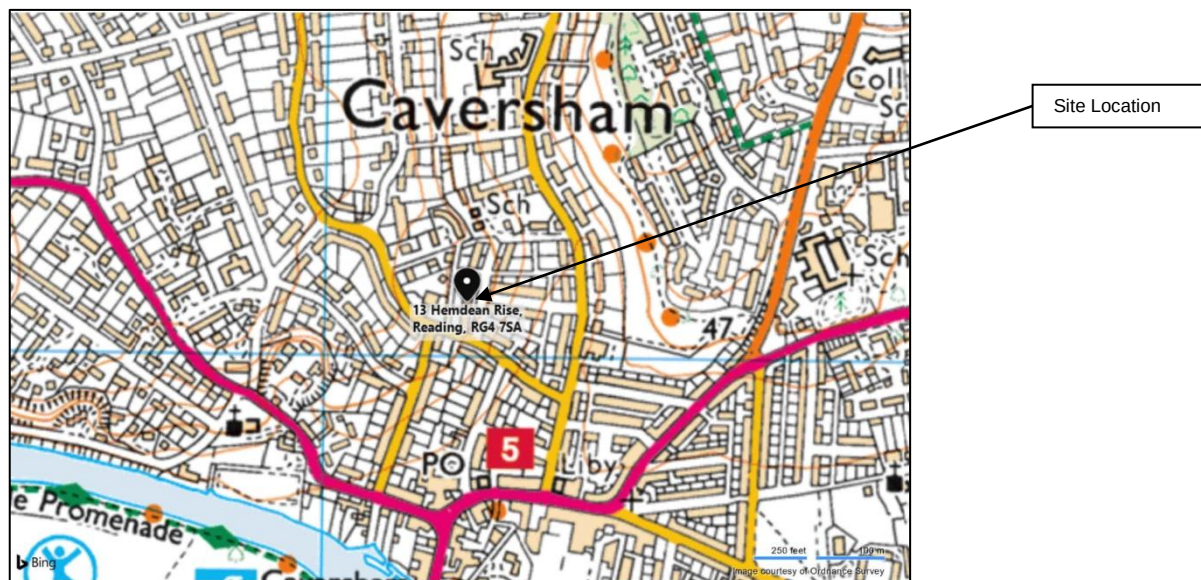
Existing site area = 0.022 HA.

Many of the houses in the Terrace have previously been extended in similar forms, including the immediately adjoining houses: No. 15 has constructed a loft extension and ground floor extension and No. 11 has constructed a ground floor extension.



Site Location

SITE CONTEXT



LOCATION MAP (NTS)



EXISTING SITE PLAN NTS





3.0 The Application

3.1 General Description

The proposal, as described on the attached drawings includes:

- 1) the demolition and replacement of the existing ground floor extension on the existing foundations extends 2,500mm from the rear face of the original building:
Eaves height = 2,500mm
Lean-to roof height = 3,460mm
- 2) The enlargement of the existing loft extension/dormer
 - A. The original building roof void volume = 23.45cu.m. (excluding existing extension)
 - B. The proposed roof space accommodation = 57.75 cu.m.

Total proposed volume extended (A-B) = 35.3cu.m. (thus < 40cu.m.)

Existing Floor areas

Ground	52.8	Sq.m. .
First	44.2	Sq.m. .
Loft	19	Sq.m. .
Total	116.0	sq.m.

Proposed Floor areas

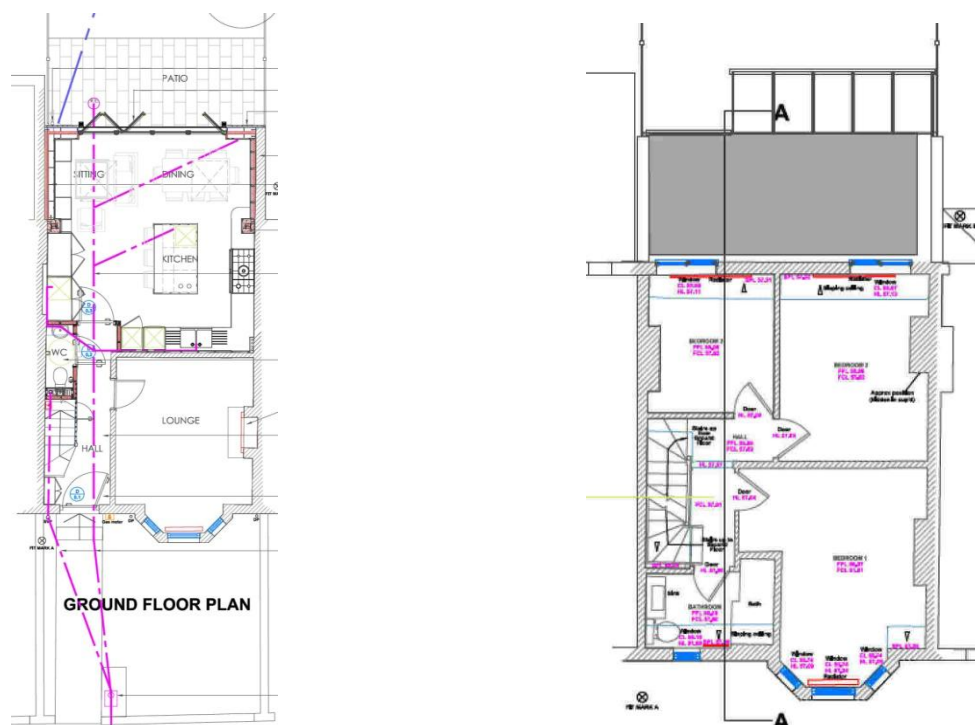
Ground	52.8	Sq.m. .
First	44.2	Sq.m. .
Loft	24.5	Sq.m. .

Total 121.5 sq.m.

- 3) The new rooflight on the existing slate roof facing East (visible from the street) is specified as a Velux 780mm x 550mm top hung window with "END" recessed Slate flashing, this ensures that the window frame does not project above the surface of the slate roof finish. The window provides daylight to the new En-suite bathroom within the extended roofspace accommodation.



PROPOSED SITE PLAN



5.0 Design

The design provides.

The following aspects of the development are taken into consideration:-

- Transport and highways impacts. - *The alterations do not affect the overall size of the building significantly enough to change the nature or pattern of use and therefore has no impact on the existing parking, storage of bicycles or access to public transport.*
- Flooding risks in relation to the building. - *The existing flood risk is Very Low and is assessed in more detail in section 6 of this statement. The proposed work does not affect the building footprint or the extent of paving or drainage provision and will not therefore increase the risk of flooding or run-off.*
- Contamination risks in relation to the building. - *There are no specific risks of pollution in terms of adjoining land use and the development will not contribute to any increase in pollution.*
- The design and external appearance of the building. - *The external appearance of the original house remains unaltered. The ground floor extension is re-built to modern standards to provide a high level of insulation and the control of solar gain etc. Large Aluminium Bi-fold doors open the Kitchen and dining space onto the garden; the roof is constructed with a standing seam metal roofing system and incorporates 2 roof lights. The alterations to the dormer at roof level maintains the original eaves and is finished with vertical slate hanging so that it ties in with the original slate roofing material and minimises the impact of its increased size.*

5.1 Setting and visual impact

There is little change to the existing overall form and massing. These external views illustrate the relationship with the adjoining properties.



REAR VIEW



EXTERIOR VIEWS

5.2 Planting and ecology

The proposals have no impact on the existing planting and ecology.

5.3 Privacy and amenity

The proposals make no alteration to the existing status of privacy and amenity of neighbouring properties.

5.4 Natural Daylight and Ventilation

The alterations provide the house with a higher quality of natural daylight and ventilation due to the inclusion of Rooflights to the ground floor extension and the en-suite bathroom on the second floor as well as larger windows to the extension. A PIV ventilation system also improves internal air quality.

5.6 Refuse and waste:

The proposals do not affect the existing established provisions and arrangements for the domestic management of waste and recycling.

5.7 Safety and Security

Modern specification standards for new external windows and doors will provide improved safety and security.

6.0 Sustainability

The proposal follows principles of sustainability in terms of the design including: utilising natural daylight, efficient use of land, efficient heating and ventilation systems, improvements to the existing building fabric to increase the levels of thermal insulation, thus reducing requirements for lighting and small power, specification of 'A' rated materials, etc. The proposed alteration and extension works will have no detrimental effect on the existing water, noise and light pollution in the wider environment, but will incorporate energy efficient fittings where possible (efficient use of day lighting, LED lamps, etc.)

Efficient use of Land: - The development is entirely within the existing building footprint.

Ecology: - The proposals will have no impact on the existing status of wildlife habitat and other ecological features.

Economic: - The proposals ensure that the current building asset is retained and improved to modern requirements and standards.

Transport and accessibility: - the location of the building has good access to town centre facilities together with access to local, regional and national public transport networks, the alterations and extension will have no detrimental impact on this existing status.

The following aspects of sustainable development are also taken into account:-

The development is sited within an urban environment and maintaining the use of land within the built up area, achieving a higher density of accommodation within a very accessible location, making the best use of existing transport infrastructure and services. It will have no detrimental effect on the existing water, noise and light pollution in the wider environment. The conversion will have no detrimental impact on the existing external air quality.

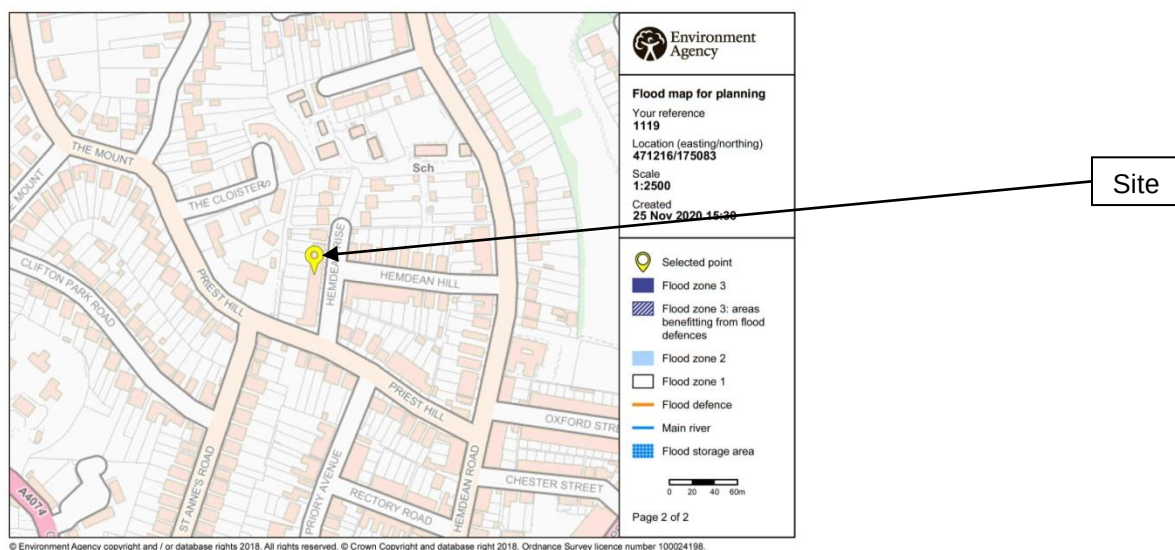
The alterations and extension will have no effect on the number of people using the site or the pattern of use. The nature and pattern of travel within the area is established and the proposals will have no affect on the frequency of vehicle journeys to and from the site. The existing Surface water drainage system and the exterior areas of hard paving are not affected therefore will not have any impact on the risk of flooding in adjoining areas. The alterations will have no effect on the existing site biodiversity.

6.2 Radon Risk

The UK Radon map indicates that the site is within an area where 3-5 % of the properties are affected by Radon Gas. There is therefore a requirement to incorporate a radon membrane within the ground floor construction of the new extension to address this risk factor. The improved PIV ventilation system will also contribute to a reduced risk.

6.3 Flood Risk

The area of the site is identified as a Very Low Risk location in terms of both Flood Risk and risk of surface water flooding. (The following extract from the Environment Agency flood map indicates its proximity to areas of identified risk):-



FLOOD RISK

6.0 Consultation

The applicant has informed and consulted with the immediate neighbouring property owners, see correspondence with Tim & Greta Jackson and Nicola Fishwick. Both neighbours have no objections. The appropriate Notification and construction details will also be issued in respect of the Party Wall Act.

10.0 Conclusion

This submission is made to provide notice to Reading Borough Council of intention to undertake the alterations and extension works described to No. 13 Hemdean Rise Caversham. The applicant intends to demolish and re-build a single storey rear extension on the existing foundations, enlarge the existing loft/ rear dormer extension and install a new rooflight into the existing slate roof. These alterations are to be carried out under permitted development regulations: "The Town and Country Planning (General Permitted Development) (England) Order 2015" "Schedule 2, Part A

The site is not located in a designated area.

The development will have no significant impact on the current external appearance of the existing building and equates to an overall extension in floor area of 5.5 sq.m.

Proposed alterations are designed within the constraints shown in the Ministry of Housing, Communities and Local Government permitted development rights for householders technical guidance 2019. The principal elevation is not affected by the works proposed. The Replacement of the existing Rear extension intends to re-use the existing foundations and does not increase its area. The extension projects 2,500mm beyond the rear of original building and the height of the eaves is 2,500mm. It's lean too roof abuts the original building below the first floor window cills at a height of 3,460mm. The existing house includes a loft conversion and dormer as constructed some 30+ years ago and it is intended to re-build this in order to extend the dormer. The new dormer wall is finished with vertical slate hanging to match the original roof and the profile of the existing eaves is retained. The new dormer construction increases the internal volume by 35.3 cu.m. above that of the original building roof space volume

The proposed alterations and extension works have been assessed in respect of:

- setting and visual impact
- privacy and amenity
- Sustainability
- Natural Daylight and Ventilation
- Safety and security
- Transport and highways
- Flood risk
- Contamination
- Landscape and ecology
- Radon risk

11.0 Access Statement

This Access Statement has been prepared to accompany the pre-approval submission and identifies the approach adopted in developing the design in order to offer an inclusive, accessible environment. This statement will be made available for future design stages to ensure that the rationale behind the design features is carried through to construction and handover.

External circulation: The access and approach to the building is via Hemdean Rise to the front and. Generally the building is approached by pavement footpath as the adjoining area is a pedestrianised shopping street and the roads immediately abutting the building have parking restrictions.

It is possible to park in Regent Circus for unloading etc. space is provided in the rear courtyard for a vehicle associated with service access only, accessed by way of the adjoining service ally.

The entrances to the existing shops and to the flats within 35 Regent Circus is level with the pavement and incorporate thresholds compliant with B.Reg's Part M.

The access to the flats in No. 34 Regent Circus utilises the reinstatement of the original entrance and the formation of a ramped approach (which will require separate planning approval).

Entrance to the rear of the building is via the courtyard.

Entrance: The existing front and rear access remain unaltered The proposals include the replacement of the existing front door and frame to improve the internal swing, insulation and airtightness performance. Rear access is maintained through the private garden and by way of a new Bi-fold door to the Kitchen

Internal Circulation: remains generally as existing, the existing staircase is to be re-fitted with new balustrade and handrail and the stair to the roof space is to be replaced with a new staircase to comply with current Building Regulations standards. All new internal switches and controllers etc. are positioned at 1200mm above floor level, new sockets and spurs are to be fixed at 490mm above floor level.

Construction Access: The contractor's access and working area will be generally limited to the existing front and rear garden areas

Fire Access: Access for Fire appliances is by way of the existing adopted Highway, which provide appropriate hard standing and appliance access to the whole of the East elevations and all parts of the building can be accessed from less than 45m in full compliance with Building Regulations Approved Document Part B5 Section 11.

Nigel Warren B.Sc B.Arch RIBA
NMW Architects Ltd.- 26 November 2020