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Architectural & Spatial Analyses Planning Application no. 201843: 8-Unit Extension

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I. Details of Group Objection

Planning Application no. 201843: 8-Unit Extension

- **Lead Author** – This Group Objection was coordinated and submitted by Estela Duque in behalf of all households below.
- **Signatories** – The following households have agreed to put their names in a Group Objection to the newest plans submitted under Planning Application # 201843:

	<i>Address</i>	<i>Household representative</i>	<i>Mobile phone #</i>	<i>Email address</i>
(1)	7 Brunswick Hill, RG1 7YT	Paul Fanner		
		Cecilia Fanner		
(2)	9 Brunswick Hill, RG1 7YT	Chris Todd-Davies		
(3)	10 Brunswick Hill, RG1 7YT	Tony Pretlove		
(4)	12 Brunswick Hill, RG1 7YT	Estela Duque		
(5)	13 Brunswick Hill, RG1 7SP	Andie Johnson-Mitchell		
(6)	13-A Brunswick Hill, RG1 7SP	Alexander Price		
(7)	14 Brunswick Hill, RG1 7YT	Liz Meade		
(8)	19 Brunswick Hill, RG1 7YT	Jonathan Rout		
		Liz Rout		
(9)	23 Brunswick Hill, RG1 7YT	Richard & Lynn Dadley		
(10)	25 Brunswick Hill, RG1 7YU	Siann Webb		
(11)	35 Brunswick Hill, RG1 7YU	Frantiska Sotakova		
		Vladimir Richter		
(12)	41 Brunswick Hill, RG1 7YU	David Thompson		
(13)	6 Brunswick Hill, RG1 7YT	Audrey Keating		
(14)	47 Brunswick Hill, RG1 7YU	Om & Ambika Solanki		
(15)	49 Brunswick Hill, RG1 7YU	Lesley Barnard		

II. Introduction

- In the just over three years there have been four successive Planning Applications submitted for the following types of developments and on the following dates: no. 171719 for 10-Units (02/10/2017); no. 190522 for 9-Units (27/03/2019); no. 191915 for 8-Units (02/12/2019); and no. 191915 Amended to Planner comments (22/04/2020).
- All submissions have been rejected. The first application which demolished the house, embodied an unacceptable loss of heritage. The next three applications represented successive attempt to build as many units as possible to maximise profits, with little regard for the following: design quality, the significance of the architecture as non-designated heritage asset, and the neighbourhood's specific character, unique aspect, current density.
- This Group Objection has been prepared on behalf of 15 households, in order to provide a definitive statement, about the need for developments with a high quality of design; which respond clearly to current housing market conditions, rather than just maximising profits; and maintaining continuity of the neighbourhood's sense of place and its significance in the history of West Reading.
- On a broader note, the households involved in the Group Objection are working towards applying for the designated area on Brunswick Hill and Argyle Road, to be recognised as a Local Area of Special Character (LASC). In so doing, the goal is for the planning application at this property, and others in the future located within the LASC area, to respond in architectural scale, height, and massing appropriate to the neighbourhood.

Conclusions

A. Brunswick Hill Local Area of Special Character (LASC)

1. Market saturation – Brunswick Hill alone has 102 properties, over 60 of which are flats, many being 1-Bed units. Whereas the most recently rejected application had 2-Bed units, this application mainly has 1-Bed units, which does not make a valuable contribution towards the affordable housing market.
2. Industrial & Victorian heritage – #39 is one of 5-6 notable Victorian structures in the proposed LASC area along Brunswick Hill and Argyle Road, however none are listed. In addition, a Victorian former clay pit which dictated the aspect of properties on the southwestern side, represents an unrecognised industrial heritage.
3. Prevailing Character, Setting, Density – It thus becomes important to acknowledge how the frontage of the remaining 5-6 linchpin properties, provide the only perception of history and density at street level. Retaining these urban fragments is the key to preserving this strip of Reading's rich and varied built heritage, which remains unprotected by national conservation policy.

B. Floor Plans & Unit Layout

1. Number of Units – The total number of units of the latest planning application which was rejected, in comparison with the new applications, remains the same at eight (8).
2. Type & Total number of Bedrooms – This has been reduced from 11x2-Bed units (2019) to 8x1-Bed, 1x2-Bed, 1xStudio units (2020).
3. Maximum Occupancy – The total number of occupants remains high: 20 occupants (2020) vs. 22 occupants (2019).

C. Floor Plan Comparison: 2019 & 2020

First, in term of the Floor Plan and Layout

- Basement Floor – Unchanged, building footprint is roughly the same, and has not been reduced
- Ground Floor – Smaller building floor plan
- 1st Floor – Unchanged, in particular room at **Z1** with new hipped roof design still creates visual effect of crowding even
- 2nd Floor Level: Much smaller floor plan

Second, in terms of quality of space, there is only limited improvement in Internal rooms without windows and indirect access to sunlight and fresh air:

- Basement Floor – Unchanged: Bathrooms: 1, 2
- Ground Floor – Reduced to 4: Bathroom less
- 1st Floor – Reduced number to 3: 2 Bathrooms less

D. Elevations

1. **Front Elevation** – Façade facing Brunswick Hill largely unchanged, except for a hipped roof at **Unit 5** at **Z1**.
2. **Rear Elevation** – Unchanged at **X**; **Y1** and **W1** have smaller footprint at 1st Floor level and 2nd floor level (Attic), and slightly lower roof line at **W1**.
3. **Side Elevation**, the following areas have been changed:
 - (a) **Y1** – Ground Floor Level: Smaller floor plan
 - (b) **Z1** – 1st Floor Level: Room over Extension at **Unit 5** remains, although it is capped with different roof which is now hipped
 - (c) **W1** – 2nd Floor Level (Attic): Much smaller floor plan at and slightly lower roof line

E. Building mass & shadows: Area **Z1**

Area **Z1** is the approximate representation building mass of proposed **Unit 1** and **Unit 5**, both 1-Bedroom flats.

- Character, Setting & Density – Proposed extension over **Unit 5** at (**Z1**) unnecessarily changes the character of the house and reinforces the impression at street level of a densely built-up area.
- Sunlight & air flow – The proposed 2nd storey extension will reduce access to sunlight and air flow to House #41.
- Possible solution – The impact of the 2nd storey extension can altogether be avoided by building only a Ground Floor room to replace the existing structure.

A. Site Plan. Brunswick Hill Local Area of Special Character (LASC)
Planning Application no. 201843



Map 1. Proposed Local Area of Special Character

- Market saturation – Brunswick Hill alone has 102 properties, out of which over 60 properties are flats, many 1-Bed units. Planning Application no. 201843 will add 6 more 1-Bed units plus a studio to the rental market. (2020, Zoopla Property Group)

- Industrial and Architectural heritage – The clay pit in  now the site of Deepdene Close produced bricks from 1760 to 1845, representing an unrecognised industrial heritage of Reading. Despite the presence of notable Victorian homes, the Brunswick Hill-Argyle Road area has been left out of Reading Conservation Areas.
- Prevailing Character, Setting, Density – Thus it becomes important to acknowledge how the **frontage** of the remaining 5-6 linchpin properties, provide the only perception of history and density at street level. Retaining these is key to preserving this strip of Reading's built heritage, unprotected by national conservation policy.

Linchpin Properties for LASC

- o **10** – Original house circa 1860s
- o **17** – The White House: original dwelling subdivided into 3x 3-Bed townhouses with 19thC detached Coach House
- o **39** – Subject of Planning Application no. 201843
- o **43** – Rose & Thistle Pub circa 1800-1820s now with Asset of Community Value (ACV) status
- o **51 Argyle Road** – Original structures ca. 1870s now subdivided into flats

Other notable houses & areas

- **3 & 5, 7 & 9** – Original duplex properties circa 1905
- **13** – Original single detached dwelling circa 1880
- **19** – Ivy Lodge: Original dwelling circa 1860s
- **21** – Original dwelling circa 1860s
- **23 & 25** – Original duplex properties circa 1890-1900s
- **28** – Original Coach House circa 1870s

Unlisted properties: Demolished/replaced/subdivided **1** – Derwent House (9x 1-Bed flats); **2 & 4, 8 & 6** – Multiple 1-Bed flats; **11** – Brunswick Lodge (1-Bed flats); **15** – Leasehold properties (1- & 2-Bed flats); **32** – Demolished 19thC house replaced with 2x 3-storey 4-Bed detached houses; **51 Brunswick Hill** – The Observatory (leasehold flats); **53** – Gordon Lodge: 3-storey block of flats

A. Site Plan. Brunswick Hill Local Area of Special Character (LASC) Planning Application no. 201843



Map 2. Brunswick Hill & Argyle Road

Unlisted properties:

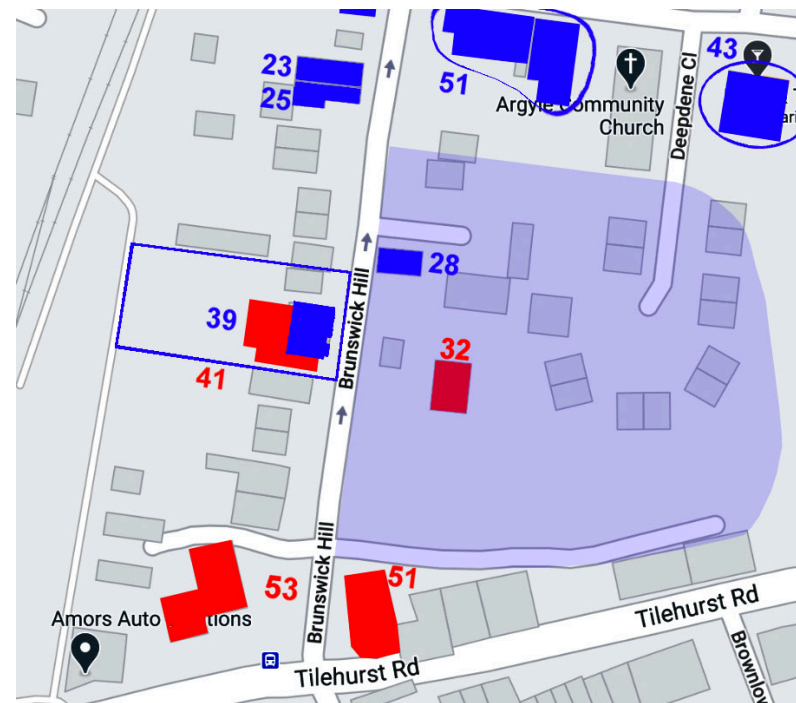
Demolished/replaced/subdivided

- 1** – Derwent House 1-Bed flats
- 2 & 4, 8 & 6** – 1-Bed flats in 19thC duplex properties
- 11** – Brunswick Lodge: Original building *replaced* with 1-Bed flats
- 15** – Original 19thC house *subdivided* into leasehold flats with 1- & 2-Beds

LASC Lynchpin Properties:

encircled

- 10** – Original house ca. 1860s
- 17** – 19thC house with coach house
- 43** – Rose & Thistle Pub ca. 1800-20
- 51** – 3 structures ca. 1870s
- Other notable houses**
- 3 & 5, 7 & 9** – Duplex ca. 1905
- 13** – House ca. 1880s
- 19 & 21** – Original houses ca. 1860s
- 23 & 25** – Duplex ca. 1890-1900s



Map 3. Continuation of Brunswick Hill

Unlisted properties:

Demolished/replaced/subdivided

- 32** – Former 19thC house *replaced* with 2x 3-storey 4-Bed detached houses
- 51** – The Observatory: flats
- 53** – Gordon Lodge: Original house demolished and *replaced* with 3-storey block of flats

LASC Lynchpin Properties:

encircled

- 39** – Subject of Planning Application #201843 with solid property line

Other notable houses

- 28** – Original Coach House ca. 1870s
- Former clay pit dating to 1750-1760s, whose workers are later served by Rose & Thistle Pub

B. Floor Plans & Unit Layout

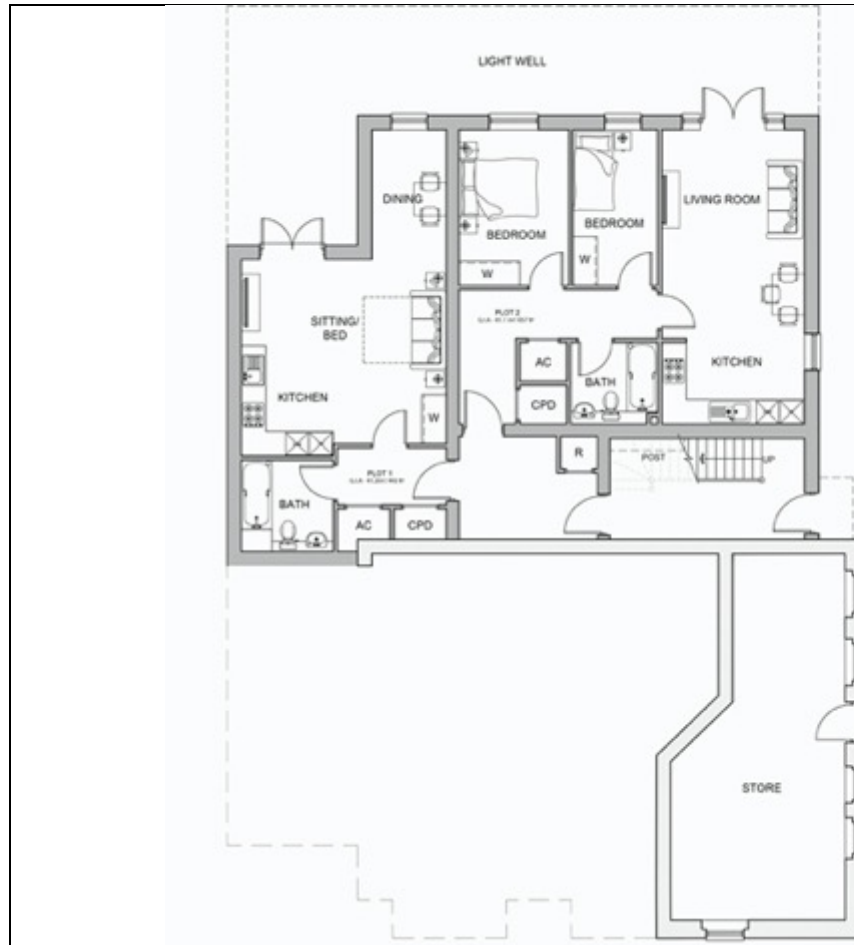


Figure 1. Basement Floor Plan

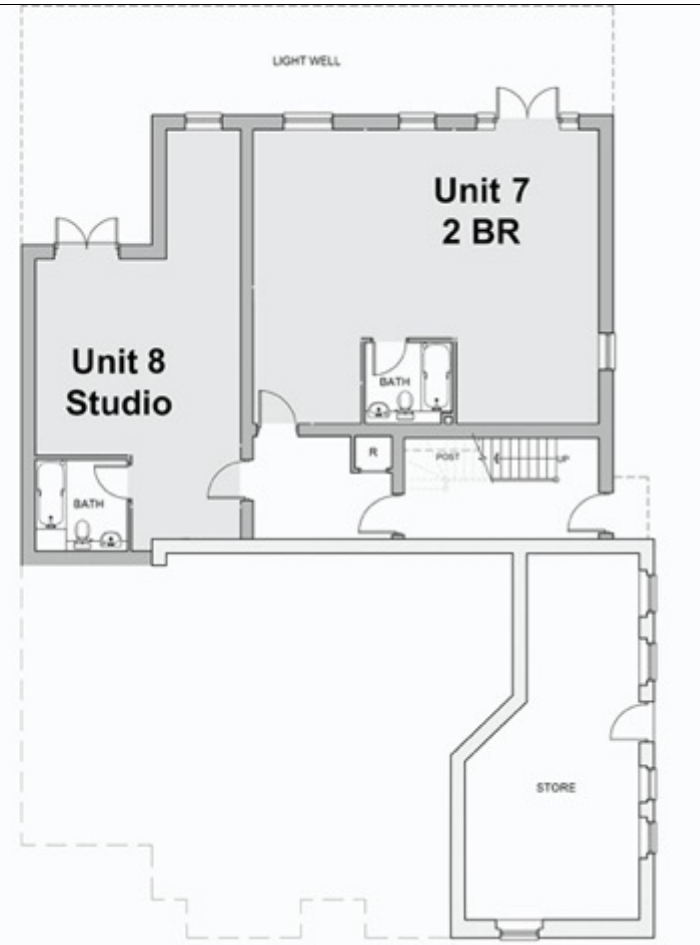


Figure 2. Basement Floor Plan.
Total Number of units and location of internal rooms

B. Floor Plans & Unit Layout

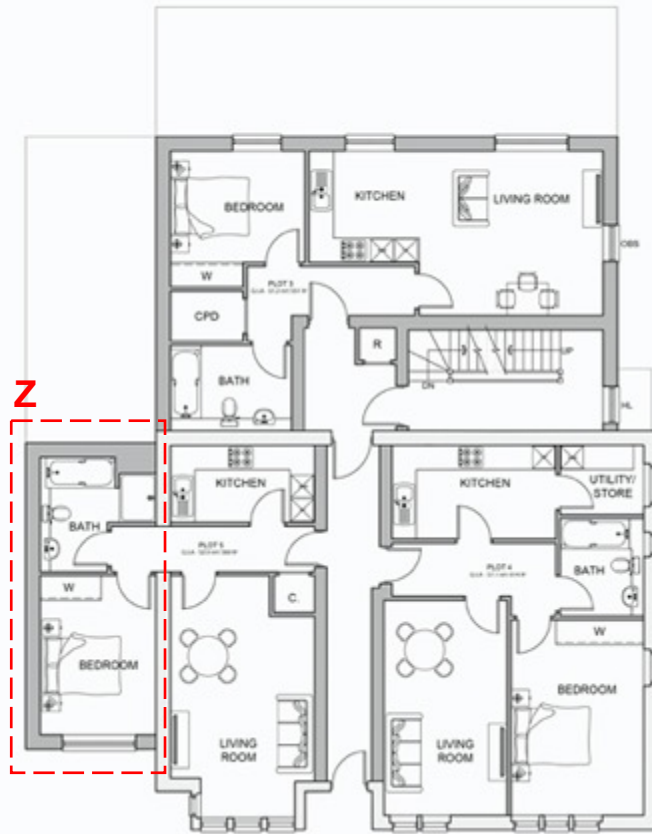


Figure 3. Ground Floor Plan.

Area **Z** is that part of proposed extension located next to House #41, and where the proposed extension has greatest physical impact on this next-door neighbour.

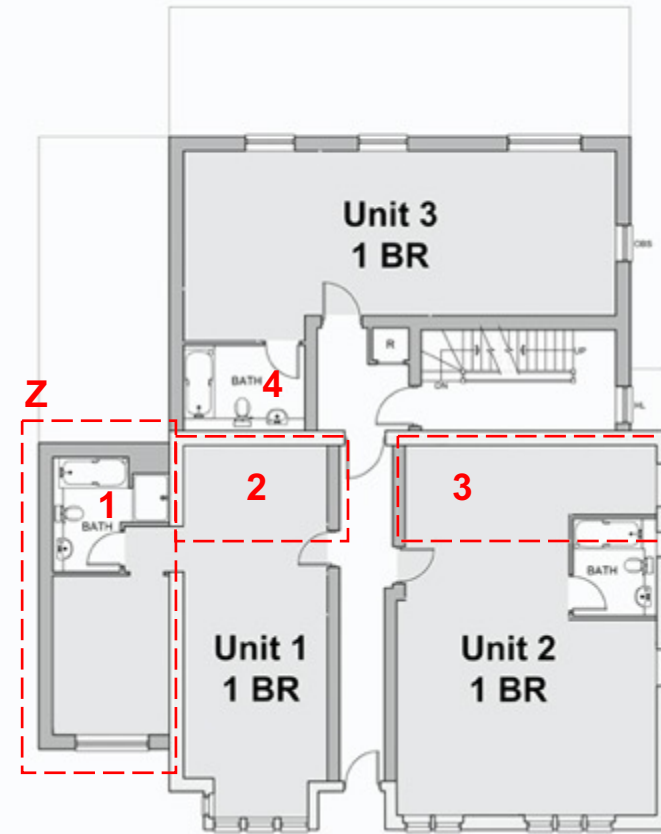


Figure 4. Ground Floor Plan.

- Total Number of units and location of internal rooms.
- Arrangement of bathrooms (**1, 4**), and kitchens (**2, 3**) in **Units 1-2** result in internal spaces with no windows.

B. Floor Plans & Unit Layout



Figure 5. First Floor Plan.

Area **Z** is that part of proposed extension located next to House #41, and where the proposed extension has greatest physical impact on this next-door neighbour.



Figure 6. First Floor Plan.

- Total Number of units and location of internal rooms.
- Arrangement of bathrooms (**1, 3, 4**) and kitchen (**2**) in **Units 4-6** result in internal spaces with no windows.

B. Floor Plans & Unit Layout

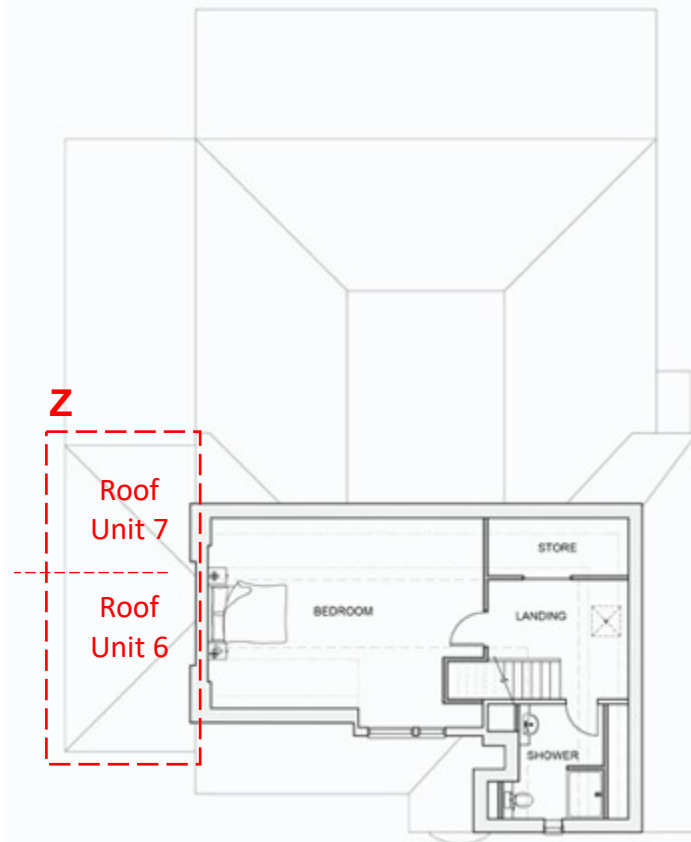


Figure 7. Second Floor Plan (Attic).
Area **Z** is the roof of proposed extension closest point to House #41, and where the proposed extension has greatest physical impact on this next-door neighbour.

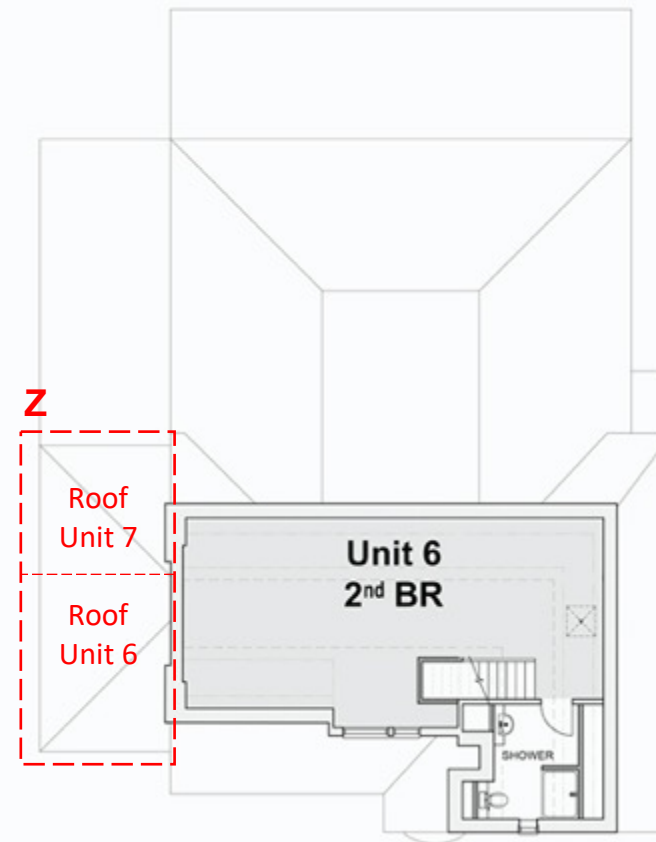
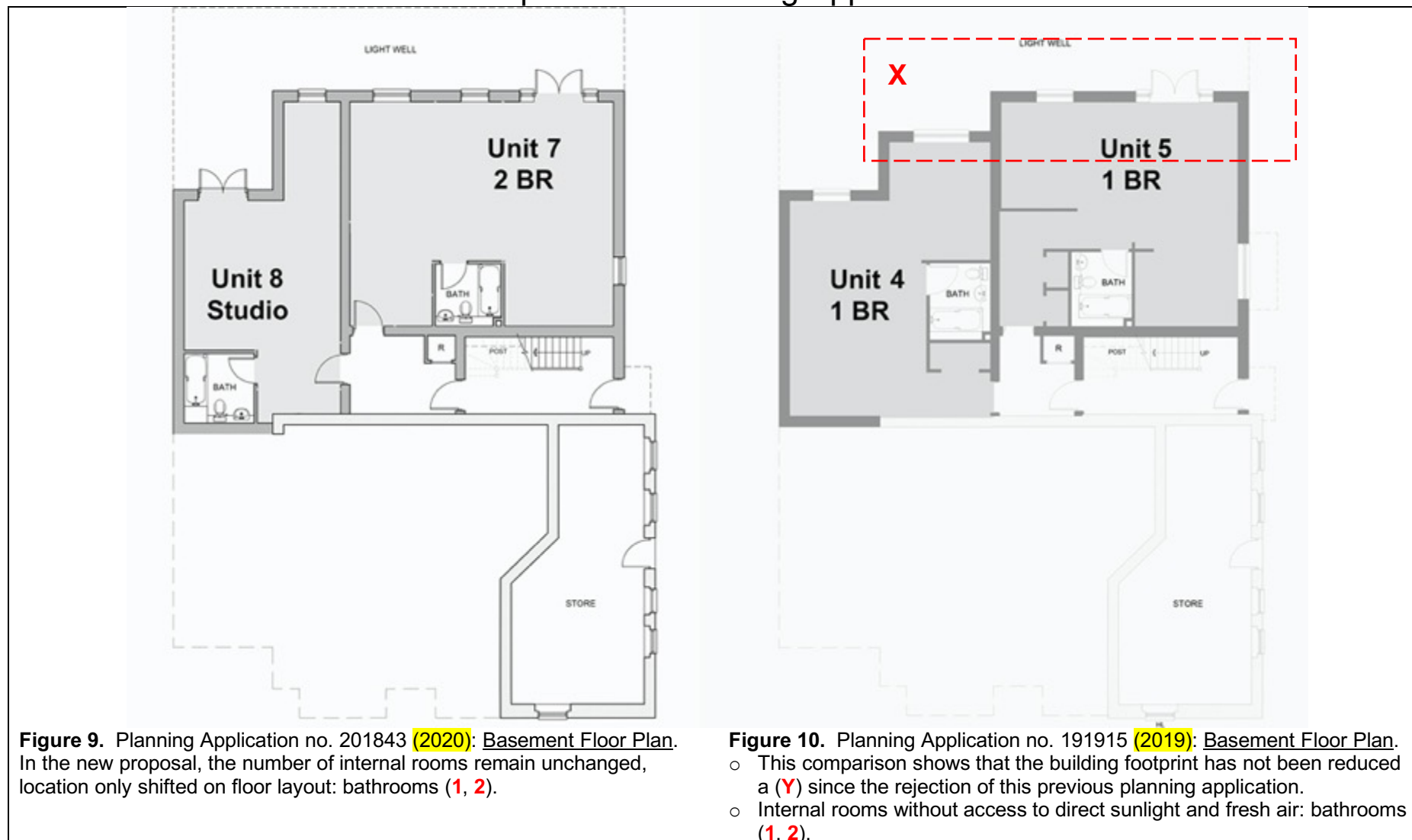


Figure 8. Second Floor Plan (Attic).
Total Number of units and location of internal rooms.

C. Floor Plan

Comparison of Planning Applications



C. Floor Plans

Comparison of Planning Applications



Figure 11. Planning Application no. 201843 (2020): Ground Floor Plan.

- Reduced area at Unit 3 in the new submission.
- Reduced number of internal rooms, location unchanged: bathrooms (1, 4) and kitchens (2, 3).



Figure 12. Planning Application no. 191915 (2019): Ground Floor Plan.

- Comparison with **Figure 11** shows the (Y) eliminated, as observed in Group Objection 2.
- Internal rooms: bathrooms (1, 4, 5) and kitchens (2, 3).

C. Floor Plans

Comparison of Planning Applications



Figure 13. Planning Application no. 201843 (2020): 1st Floor Plan.
 ○ Number of units increase, but with smaller areas: Units 4, 5, 6.
 ○ Reduced number of internal rooms, location unchanged: bathrooms (1, 3, 4) and kitchen (2)



Figure 14. Planning Application no. 191915 (2019): 1st Floor Plan.
 ○ Z can further be eliminated to reduce physical impact on House #41.
 ○ Internal rooms: bathrooms/ensuites/wc (1–5).

C. Floor Plans

Comparison of Planning Applications

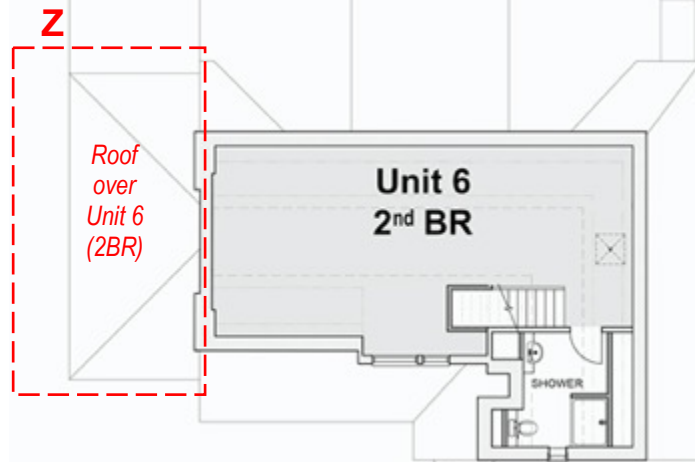


Figure 15. Planning Application no. 191915 (2020): 2nd Floor Plan (Attic).

- This comparison is useful to determine where changes were made in the new submissions, which resulted in reduced floor area.
- Area over (Z) remains, but roof is now hipped.

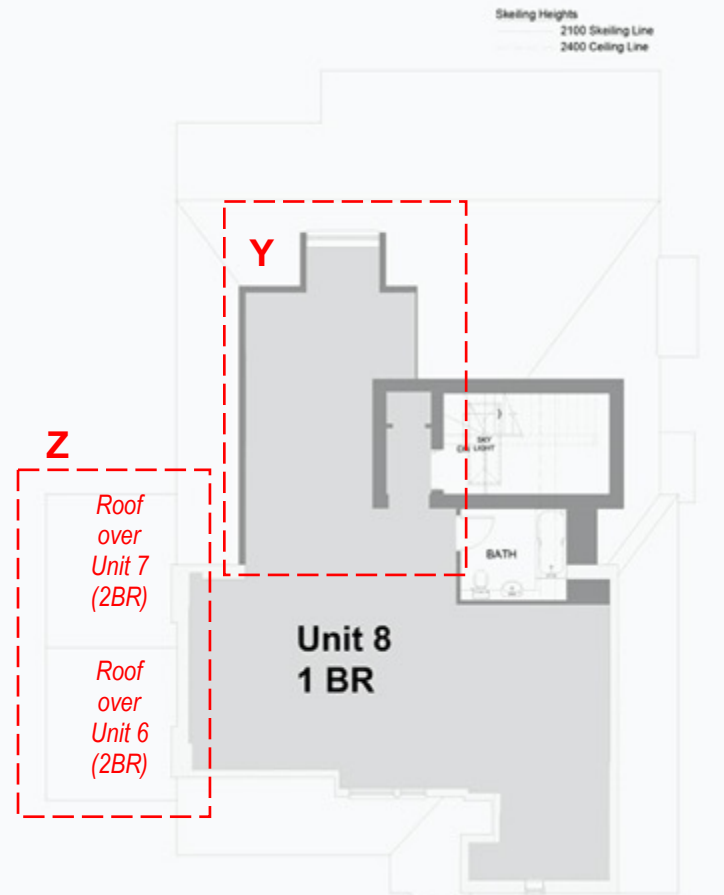


Figure 16. Planning Application no. 191915 (2019): 2nd Floor Plan (Attic).

- Comparison with **Figure 15** shows the (Y) eliminated, as observed in Group Objection 2.
- Area and gabled roof over (Z) can further be eliminated to reduce physical impact on House #41.

Analysis

Table 1. Floor Plans
Comparison of Planning Applications

Note internal spaces per unit: Toilet, Toilet & Shower, Toilet & Bath, Kitchen

Planning Application 191915 8-Units / Submitted 06/04/2020 Amended to Planners comments					Comments	Planning Application 201843 8-Units / Submitted 18/12/2020					Comments
Unit number	Location	Double Bed	Bath-room / Ensuite	Internal rooms		Unit number	Location	Single Bed	Bath-rooms	Internal rooms	
Unit 4	Basement	1	1	1	Bathroom	Unit 7	Basement	1 Single=1	1	1	Bathroom
Unit 5	Basement	1	1	1	Bathroom	Unit 8	Basement	Studio=1	1	1	Bathroom
Unit 1	Ground	1	1	1 1	Bathroom Kitchen	Unit 1	Ground	1	1	1 1	Kitchen Bathroom
Unit 2	Ground	1	1	1 1	Bathroom Kitchen	Unit 2	Ground	1	1	1	Bathroom Kitchen
Unit 3	Ground	2	2	2	Bathroom	Unit 3	Ground	1	1	1	Bathroom
Unit 6	1st Floor	2	1 2	1 2	W.C. Ens./Bath	Unit 4	1st Floor	1	1	1	Bathroom
Unit 7	1st Floor	2	1 1	1 1	Bathroom Ensuite	Unit 5	1st Floor	1	1	1 1	Bathroom Kitchen
Unit 8	2nd Floor	1	1	1	Bathroom	Unit 6	1st Floor 2nd Floor	1 1	1 1	1	Bathroom
		11 Double BR 22 people	12 bath-rooms	14 internal rooms	2 Internal Kitchens			1 Studio+1 Double BR+8 Single BR 18+2 = 20 people	9 bath-rooms	10 internal rooms	3 Internal Kitchens

Analysis

Floor Plans & Layout/No. of Units per Level Comparison of Planning Applications

Observations	Planning Application 191915	Planning Application 201843
○ Types of Units:		
○ 2-Bedroom	8	2
○ 1-Bedroom	–	5
○ Studio	–	1
○ Number of Units	8	8
○ Bedrooms:		
○ Double	11	1 Double
○ Single	–	8 Single
○ Studio	–	1 Studio
Total number of Bedrooms	11 Double Bedrooms	8 Single Bedrooms 1 Double Bedroom 1 Studio
○ Maximum occupancy	22 people	20 people
○ Number of Bathrooms	12	9
○ Internal rooms: kitchen, bathroom, ensuite, wc	14 including 2 internal kitchens	10 including 3 internal kitchens

Notes

Internal rooms – Defined as rooms with no direct access to sunlight or air, thereby requiring mechanical ventilation for air circulation.

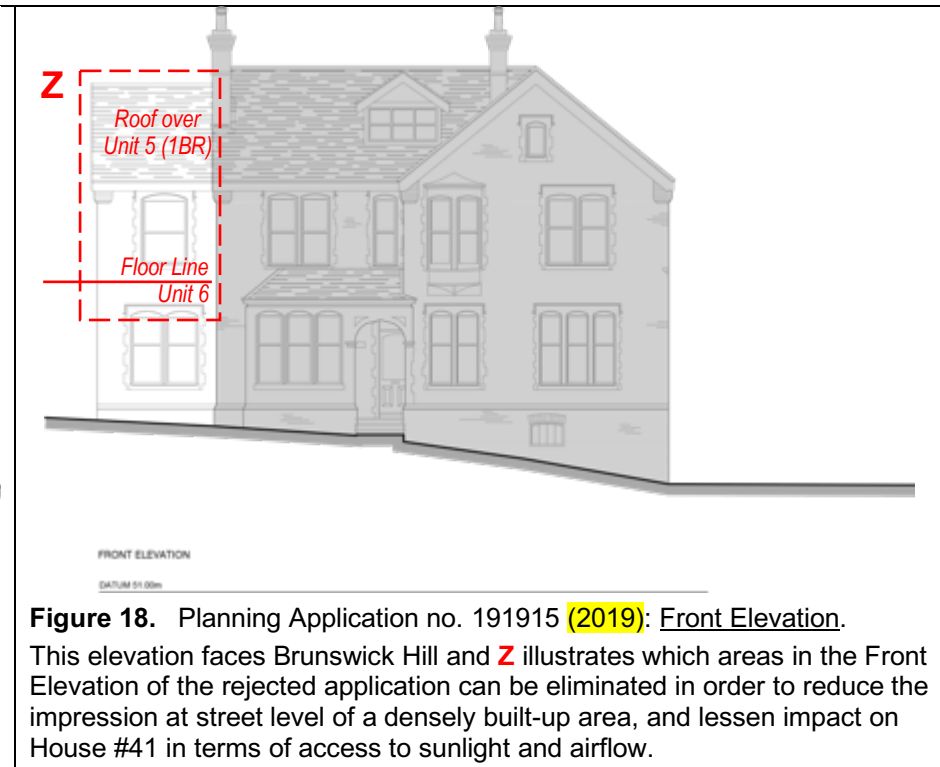
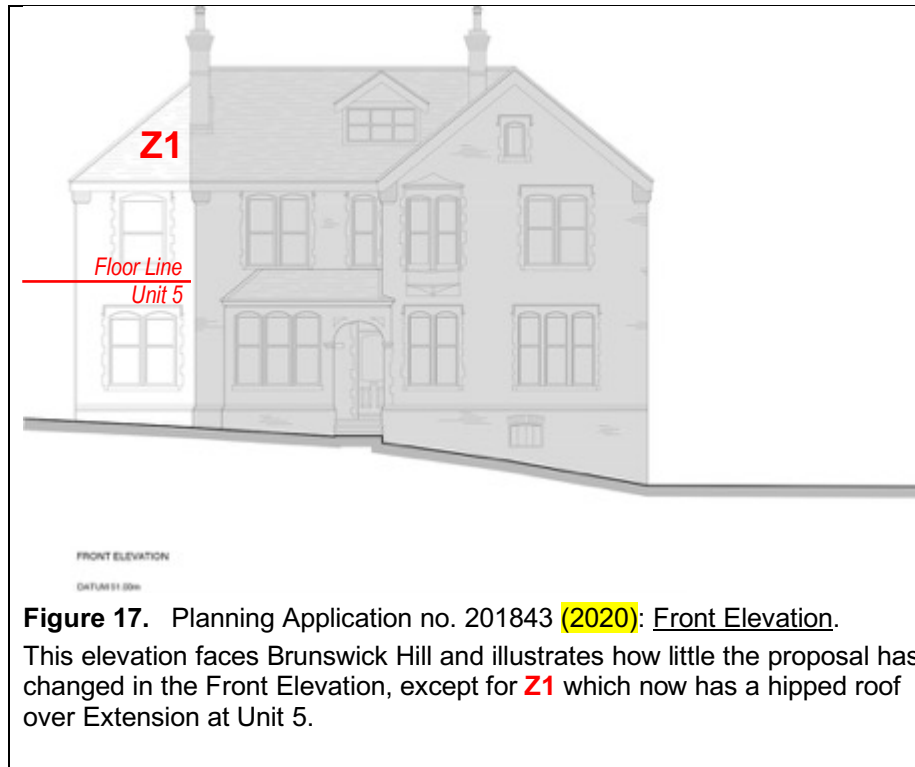
Floor Plans

Comparison of Planning Applications

Planning Application no. 201843 (2020)		Planning Application no. 191915 (2019)	
A.	Floor Plan & Layout		
	1.	<u>Basement Floor (Figure 9)</u> Building footprint has not been reduced	<u>Basement Floor (Figure 10)</u> Building footprint has not been reduced compared to Planning Application no. 191915 with 9-Units
	2.	<u>Ground Floor</u> Smaller building footprint (Figure 11)	<u>Ground Floor</u> Y has been eliminated (Figure 12)
	3.	<u>1st Floor (Figure 14)</u> Unchanged	<u>1st Floor (Figure 14)</u> Structure over Z can be eliminated to reduce physical impact on House #41 and densely built-up impression at street level
	4.	<u>2nd Floor (Attic)</u> 1-bedroom with ensuite attached to Unit 6 - Room at Z remains but roof is now hipped.	<u>2nd Floor (Attic)</u> - Self-contained 1 Bedroom Unit 8 - Room at Z remains but roof is now hipped.
B.	Internal rooms – rooms without access to direct sunlight and fresh air:		
	1.	<u>Basement</u> – Unchanged (Figure 9) Bathrooms: 1, 2	<u>Basement</u> (See Figure 10) Bathrooms: 1, 2
	2.	<u>Ground Floor</u> – reduced to 4 (Figure 11) - Bathrooms: 1, 4 - Kitchens: 2, 3	<u>Ground Floor</u> – 5 internal rooms (Figure 12) - Bathrooms: 1, 4, 5 - Kitchens: 2, 3
	3.	<u>1st Floor</u> – reduced number to 4: (Figure 13) - Bathrooms: 1, 3, 4 - Kitchen: 2	<u>1st Floor</u> – 5 internal rooms (Figure 14) - Bathrooms/ensuites/wc: 1–5 - Kitchen: n/a

D. Elevations

Comparison of Planning Applications



D. Elevations

Comparison of Planning Applications



Figure 19. Planning Application no. 201843 (2020): Rear Elevation.

X is unchanged while the following areas illustrate in the Side Elevation what have been eliminated in the current Building Plan application, but which are not so obvious in this illustration:

- **Y1** – 1st floor level: Smaller building footprint
- **W1** – 2nd floor level (Attic): Smaller building footprint and slightly lower roof line

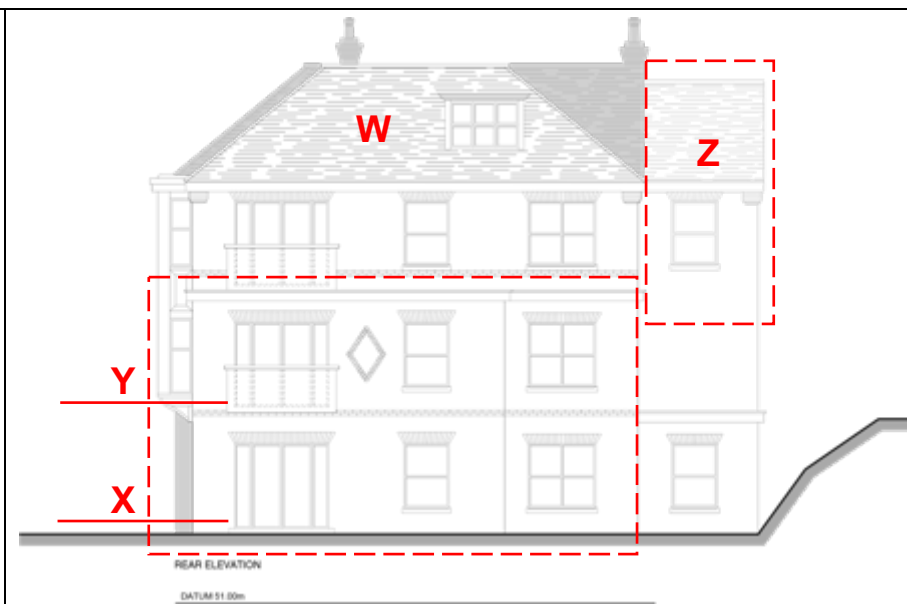


Figure 20. Planning Application no. 191915 (2019): Rear Elevation.

This elevation faces the back garden and **X/Y/Z** illustrate which areas in the Rear Elevation of the previously rejected application can be eliminated in order to reduce the total number of internal rooms at Ground Floor (**X**) & 1st Floor (**Y**) levels.

D. Elevations

Comparison of Planning Applications

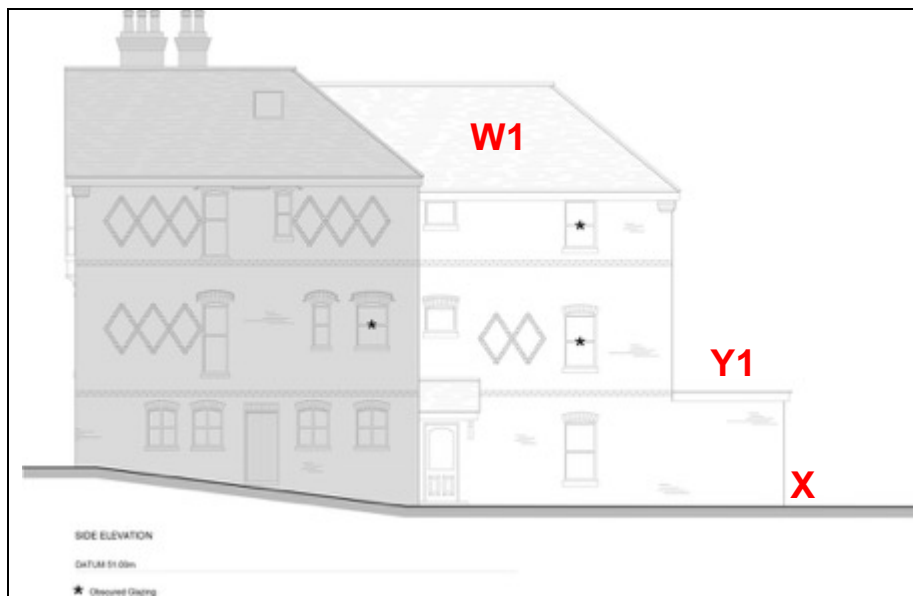


Figure 21. Planning Application no. 201843 (2020): Side Elevation.

The following areas have been changed or eliminated:

- **Y1** – 1st floor level: Smaller building footprint
- **W1** – 2nd Floor Level (Attic): Smaller plan and slightly lower roof line

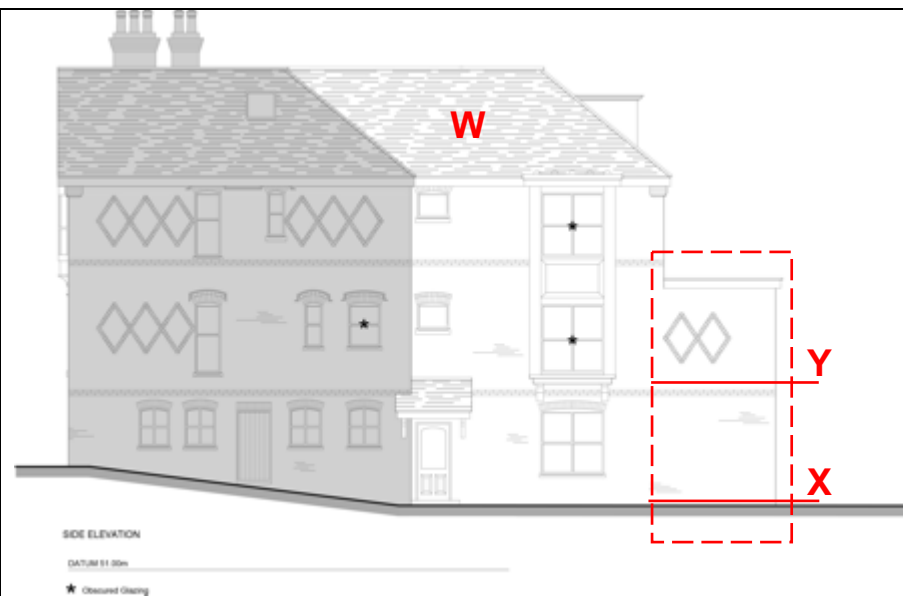


Figure 22. Planning Application no. 191915 (2019): Side Elevation.

- **X/Y** can be eliminated to reduce the total number of internal rooms at Ground Floor (**X**) & 1st Floor (**Y**) Levels.
- **W** – 2nd Floor Level (Attic): Roof is designed to be at the same height as original roof

D. Elevations

Comparison of Planning Applications

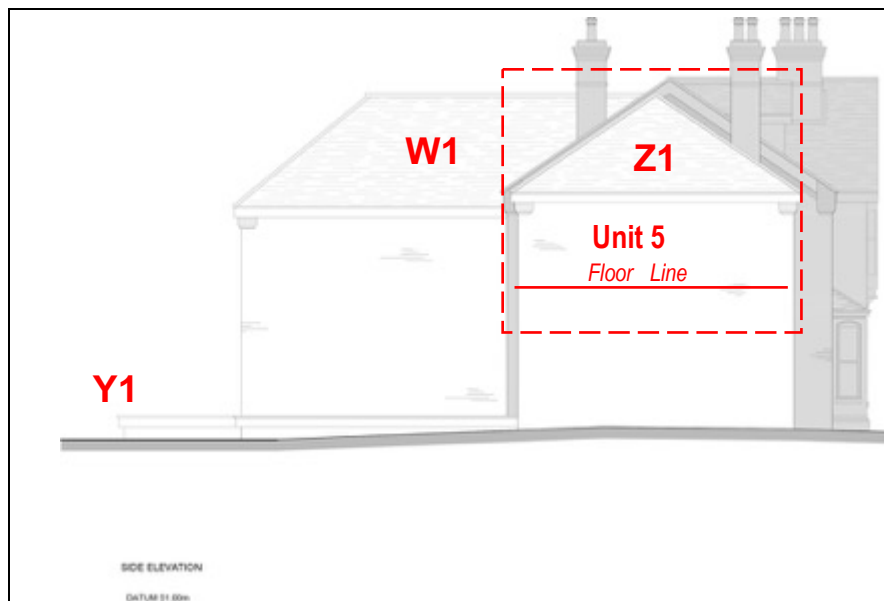


Figure 23. Planning Application no. 201843 (2020): Side Elevation.

The following areas have been changed or eliminated:

- **W1** – Smaller plan and slightly lower roof line at 2nd Floor Level (Attic)
- **Y1** – Smaller building footprint at the 1st floor level
- **Z1** – New hipped roof over Extension at Unit 5

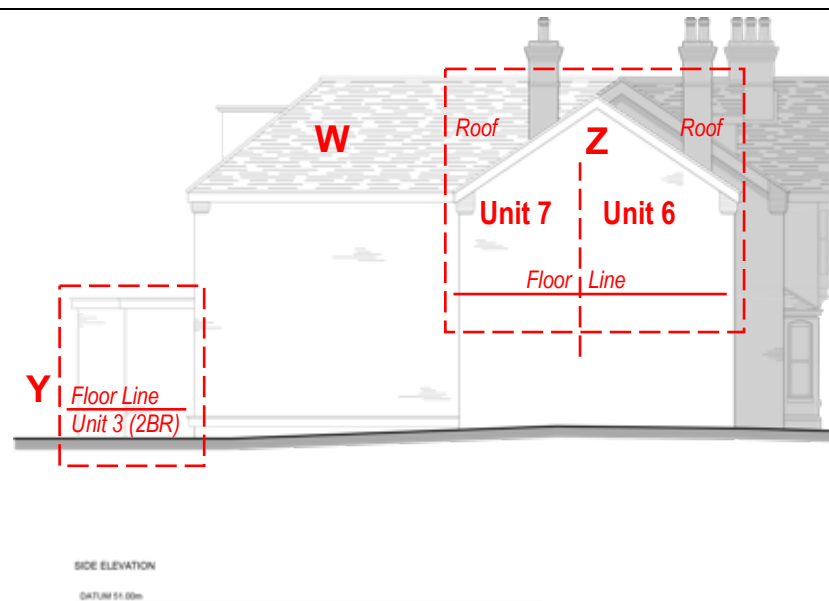


Figure 24. Planning Application no. no. 191915 (2019): Side Elevation.

W/Y can be eliminated in order to reduce the total number of internal rooms.

The wall at **Z** can be eliminated in order to reduce impression at street level of a densely built-up area, and to lessen impact on House #41 in terms of access to sunlight and airflow.

Analysis

D. Elevations

Comparison of Planning Applications

Planning Application no. 201843 (2020)	Planning Application no. 191915 (2019)
Page 18 Figure 17. <u>Front Elevation</u> This elevation faces Brunswick Hill and illustrates how little the proposal has changed in the Front Elevation, except for Z1 which now has a hipped roof over Extension at Unit 5.	Figure 18. <u>Front Elevation</u> This elevation faces Brunswick Hill and Z illustrates which areas in the Front Elevation of the rejected application can be eliminated in order to reduce the impression at street level of a densely built-up area, and lessen impact on House #41 in terms of access to sunlight and airflow.
Page 19 Figure 19. <u>Rear Elevation</u> X is unchanged while the following areas illustrate in the Side Elevation what have been eliminated in the current Building Plan application, but which are not so obvious in this illustration: ○ Y1 – Smaller building footprint at the 1st Floor level ○ W1 – Smaller building footprint and slightly lower roof line at the 2nd floor level (Attic)	Figure 20. <u>Rear Elevation</u> ○ This elevation faces the back garden and X/Y/Z illustrate which areas in the Rear Elevation of the previously rejected application can be eliminated in order to reduce the total number of internal rooms at Ground Floor Level (X) & 1st Floor Level (Y).
Page 20 Figure 21. <u>Side Elevation</u> The following areas have been changed or eliminated: ○ Y1 – 1st floor level: Smaller building footprint ○ W1 – 2nd Floor Level (Attic): Smaller plan and slightly lower roof line	Figure 22. <u>Side Elevation</u> ○ W/X/Y can be eliminated to reduce the total number of internal rooms at Ground Floor (X) & First Floor (Y) Levels. ○ W – 2nd Floor Level (Attic): Roof is designed to be at the same height as original roof

Planning Application no. 201843 (2020)

Planning Application no. 191915 (2019)

Page 21

Figure 23. Side Elevation

The following areas have been changed or eliminated:

- **W1** – Smaller plan and slightly lower roof line at 2nd Floor Level (Attic)
- **Y1** – Smaller building footprint at the 1st floor level
- **Z1** – New hipped roof over Extension at Unit 5

Figure 24. Side Elevation

W/Y can be eliminated in order to reduce the total number of internal rooms.

- **Wall** at **Z** can be eliminated in order to reduce impression at street level of a densely built-up area, and to lessen impact on House #41 in terms of access to sunlight and airflow.

Observations

X/Y/Z represent areas of proposed extension which can be eliminated in order to achieve the following onsite:

- Density of site occupancy can be reduced with fewer number of units and combining 1-Bedroom units.
- Reduce parking pressure onsite, does not negate the need for a security gate.
- Items (a) and (b) will reduce sewage, drainage, and other pollutants generated
- Smaller building footprint and less concrete finishing of landscape increases capacity of the ground to absorb rainfall, which causes flooding onsite.

E. Area Z – Density, building mass, sunlight, airflow

Comparison of Planning Applications



Planning Application number 201843 (2020)



Existing

Overall massing of house #s 43, 41, 39 (left to right) with 11:00 shadow

Figure 25. Observations: sunlight, airflow, streetscape, and density

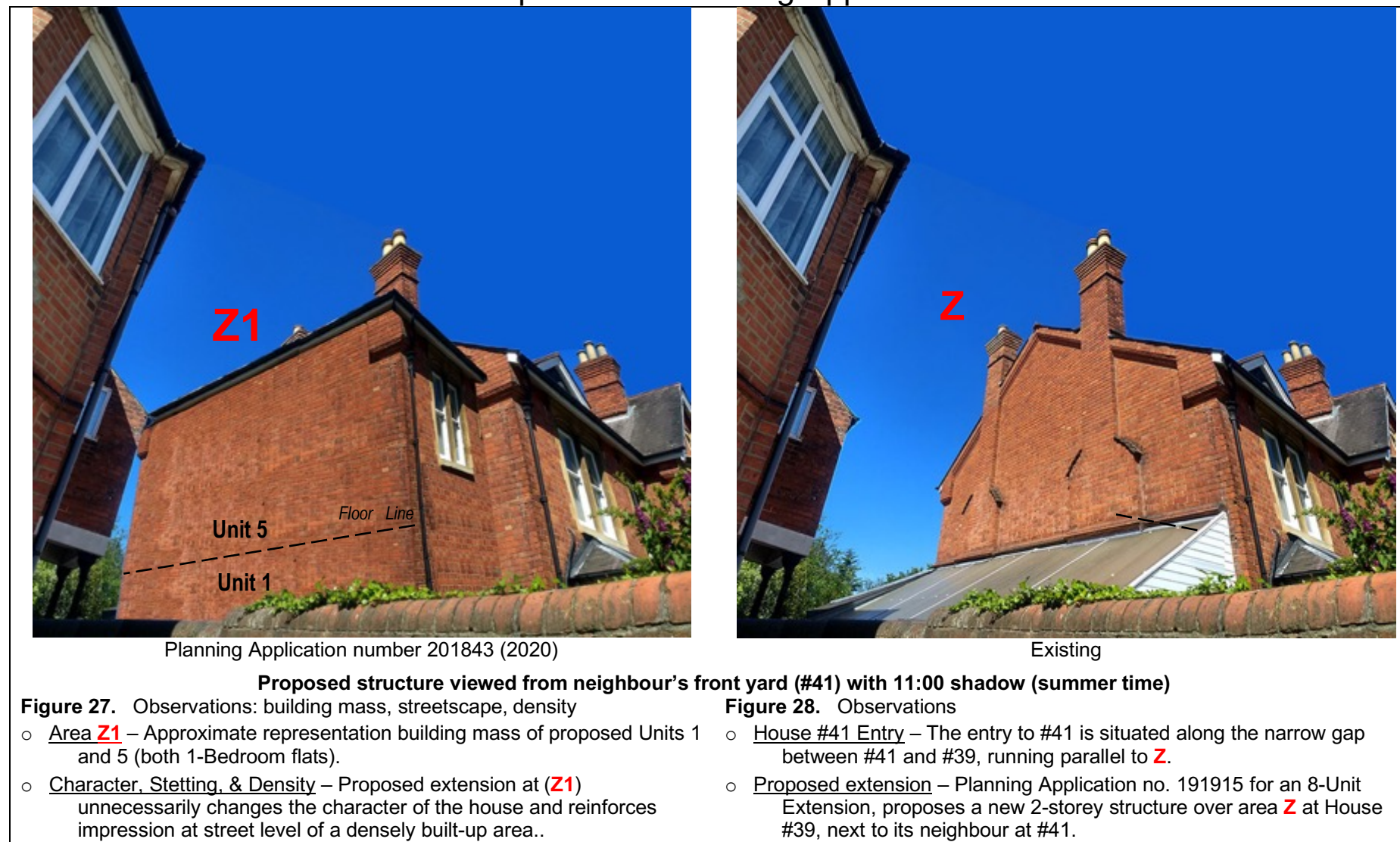
- Area Z1 – Approximate representation building mass of proposed Units 1 and 5, both 1-Bedroom flats.
- Sunlight & air flow – The proposed 2nd storey extension will reduce access to sunlight and air flow to House #41.
- Character, Stetting, & Density – Proposed extension at (Z1) unnecessarily changes the character of the house and reinforces impression at street level of a densely built-up area.
- Possible solution – The i impact of 2nd storey extension can altogether be avoided by building only Ground Floor room to replace existing structure.

Figure 26. Observations

- House #41 – This house as it stands is supposed to be a detached dwelling.
- House #41 Entry – The entry to #41 is situated along the narrow gap between #41 and #39, running parallel to Z.
- Proposed extension – Planning Application no. 191915 for an 8-Unit Extension, proposes a new 2-storey structure over area Z at House #39, next to its neighbour at #41.

E. Area Z1 – Density, building mass, sunlight, airflow

Comparison of Planning Applications



E. Area Z1 – Density, building mass, sunlight, airflow

Comparison of Planning Applications



Planning Application number 201843 (2020)



Existing

Impact of proposed extension at #39 on #41 entry with 08:50 am shadow (summer time)

Figure 30. Observations

- Area Z1 – Approximate representation building mass of proposed Units 1 and 5, both 1-Bedroom flats
- Sunlight & air flow – The proposed 2nd storey extension will reduce access to sunlight and air flow to House #41.
- Possible solution – The impact of 2nd storey extension can altogether be avoided by building only Ground Floor room to replace existing structure.

Figure 29. Observations

- House #41 Entry – The entry to #41 is situated along the narrow gap between #41 and #39, running parallel to **Z**.
- Proposed extension – Planning Application no. 191915 for an 8-Unit Extension, proposes a new 2-storey structure over area **Z** at House #39, next to its neighbour at #41.