

DESIGN & ACCESS STATEMENT

19 PRIORY AVENUE
CAVERSHAM , READING
RG4 7SE

Revision 02
04/06/2021

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DESIGN

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BACKGROUND

This report has been revised following amendments to the original design proposal, as a result of comments received from neighbours during the public consultation period of the application. Following these comments, a meeting was arranged and attended by the Applicants, Fortis Design, and the owner of Neighbouring property No. 21 Priory Avenue where the proposal was discussed in detail and solutions to overcome previously raised concerns were reviewed. Changes to the design proposal have been made on the basis of this consultation, and have addressed the previously raised concerns as follows:

Concerns regarding the general scale and increasing in height of the existing brick party wall between No. 19 and No.21 and potential impact to the outlook and natural light of No.21 have been addressed by the amended design no longer seeking to increase the overall height of the wall. The wall will largely remain as is existing, with only the far end lower section of the wall (1.3m in length) being raised 250mm to match the height of the taller section of the wall. There is no other change to the height of the existing wall.

The proposed glazed lean-to roof has also been lowered to now relate to the height of the existing wall.

These changes thereby reduce the overall height and scale of the proposed rear/side infill extension and the brick boundary wall remains largely as existing, and thereby reduces any potential impact to the outlook and natural light of No.21.

Queries regarding any impact the proposed dormer may have on the existing chimney breast have also been addressed and clarified. The side wall of the dormer is proposed to be offset at least 100mm from the existing chimney position to mitigate the potential for any leaks in that area. Further clarification regarding the works can be agreed within the Party Wall Agreement as required prior to works proceeding on site.

Regarding some concerns highlighted relating to the potential impact on the existing drainage and sewer system. Any works relating to the drainage and sewer system will be agreed with Thames Water as required before those works are commenced. Inspection points will be preserved or re-provided as required.

The proposal does not affect the existing parking arrangements of the site.

PURPOSE

This design and access statement seeks to outline the proposal for a rear/side infill extension and loft conversion with rear dormer at 19 Priory Avenue. It aims to help explain the development and its positive contribution to the existing property and its context.

LOCATION

Located on the western side of Priory Avenue, no 19 is a two storey terraced property, which is bay fronted, in a matching style to the adjoining properties of the terrace. There are similar Victorian and Edwardian style properties prevalent throughout the area.

The site shares a garden boundary with no 17 and 21, with a passage area at the rear of the property to the side adjacent no 21. This passage is mirrored at no 21 with a brickwork wall between.

The surrounding area is predominantly residential, and of medium to high density.

The property is not listed, nor located within a conservation area.





Photograph showing rear elevation of the property



Photograph showing existing passage area to the rear and brickwork boundary wall



Photograph from first floor of the property showing existing passage area to the rear and brickwork boundary wall

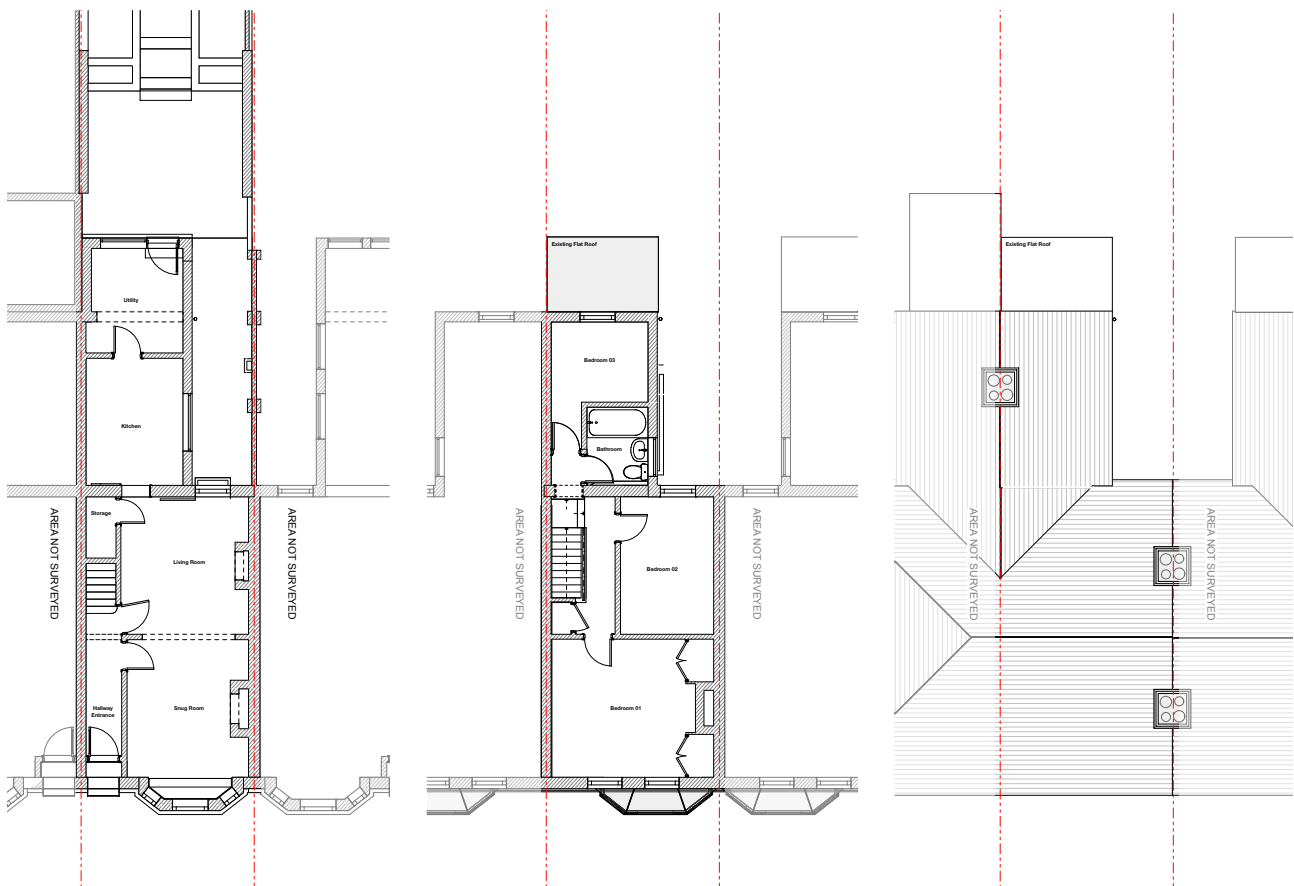
USE

19 Priory Avenue is currently Use Class Order C3, the proposed works will not affect the use or Class Order of this building.

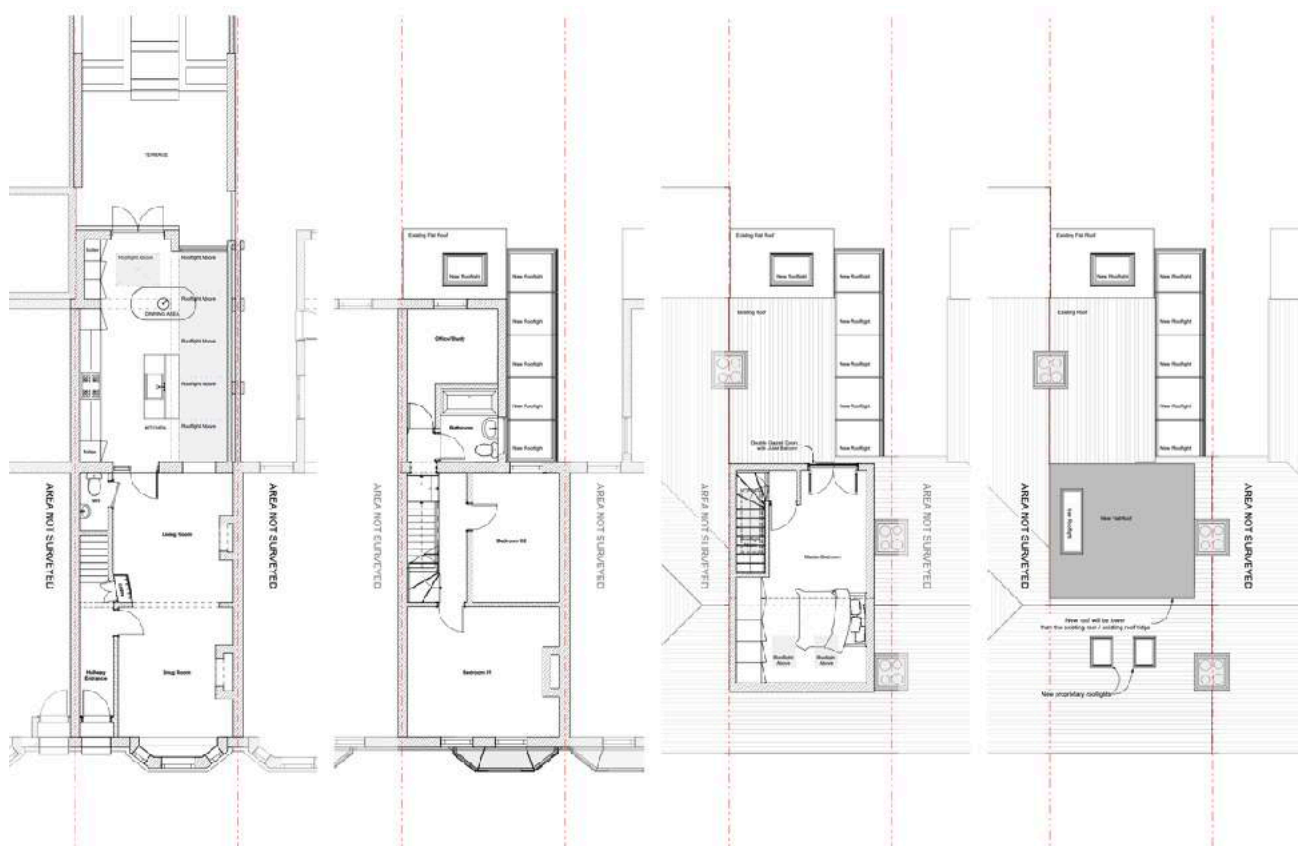
The proposal will provide a much needed upgrade and enlargement to the existing kitchen which is small and restrictive with poor natural light and does not support a modern family lifestyle. The proposal will create a more flexible and open space kitchen and dining area, with improved access into the garden. This will allow the property to fully benefit from the use of the external amenity space which is currently only accessed from a small utility room. The use of glazing to the roof of the proposal and additional roof light to existing rear flat roof also allows for improved natural light, not only to the kitchen, but also into the existing living area.

The first floor rear room does not lend itself well to use as a bedroom due to its proportions, and as such will be used as an office space for the applicants who both work from home full time. To regain the bedroom space and provide sufficient accommodation for a young family, the proposal includes for the conversion of the existing loft space with a rear dormer extension to create a new master bedroom.

The proposal also sees the provision of a downstairs WC and coat cupboard.



Existing floor plans



Proposed floor plans

AMOUNT

The existing passage to the rear of the property is 1.58 m wide. The existing brickwork boundary wall extends 6.2m from rear wall of the existing property.

The proposal seeks to infill this space, and set back 200mm from the end of the existing brickwork wall, so will see an increase to the existing property footprint by 9.48 m² which provides an additional 8m² of internal area.

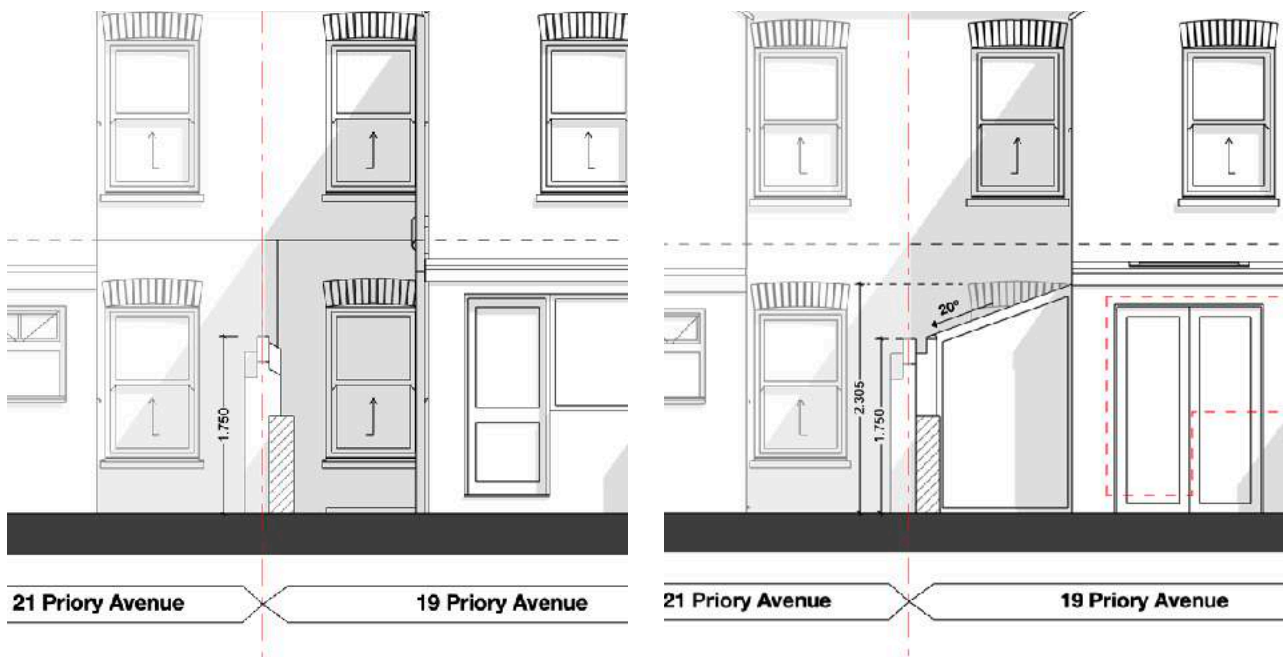
The proposed loft conversion with dormer, allows for 20.5m² of the existing loft area to become usable space. There is no impact on the property footprint.

SCALE

The proposed rear/side infill takes up the width of the existing passage space of 1.58m in width, and is 6m in length. It is set back set back 200mm from the end of the existing brickwork wall and 500mm from the end of the rear elevation of the existing property which ensures that the proposal is subservient to the existing arrangements.

The glazed roof structure is a lean-to design, which ensures that the lower end towards the neighbouring property is as low as possible to minimise visual impact. The existing brickwork boundary wall measures 1.75m (1.73-1.74m on the side of No.21) in height, with a lower stepped down section 1.3m in length at the end. This lower section is 1.5m high (1.51m at the side of No.21). The proposal seeks to extend only the lower stepped down section by 250mm to match the height of the taller section of the wall at 1.75m. The lower end of the lean to glazed roof will interface to form a hidden box gutter detail with the top of the existing wall, and the highest point against the existing building will be at 2.305m

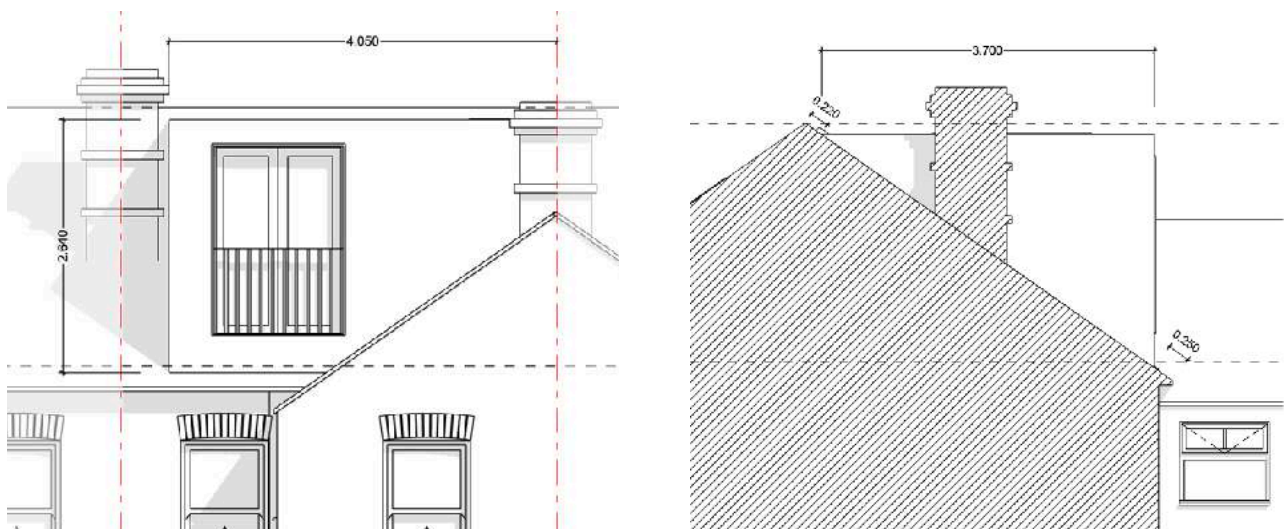
This allows for the rainwater gutter to remain on the the applicants side of the boundary wall.



Elevations showing existing and proposed heights for rear/side infill extension

The proposed loft conversion with dormer measures 4.05m in width, and extends 3.7m from the existing roof, and a height of 2.64m at the rear elevation. The dormer is lower than the existing roof ridge line, and is set back from the existing roof eaves by 250mm. The proposal is also offset from the existing chimney breast to avoid becoming overbearing in nature and maintain the visual integrity of the existing roof arrangements.

The proposed dormer will have no impact on the front elevation, and will not be seen from the road. Only 2 proprietary roof lights may be seen from the front elevation.



Elevations showing proposed dimensions of dormer

APPEARANCE

All materials will be chosen to match or complement existing as far as possible.

The proposed minor increase in height of the stepped down end of the existing brickwork boundary wall will be constructed from brickwork to match existing style and detailing, with white painted finish externally to match existing.

The proposed rear/side infill will be predominantly glass with black aluminium supporting structure. With a full height double glazed window to the rear elevation, also with black finish to the framing. The use of glazing throughout and by setting the structure back from the existing rear elevation and boundary wall end ensures a lightweight appearance that is subservient to existing arrangements in scale and form. Use of black aluminium structure and framing ensures that any visible elements aside from glazing will appear to be in the background and read as a “shadow”. This again ensures that the proposal is subservient and the existing arrangements maintain their visual integrity and dominance.

The new replacement door to the existing rear elevation will be glazed with black framing to match the proposed rear/side infill extension.

The proposed loft conversion and dormer will be finished externally with hung slate tiles, to match that of the existing roof finish. The new door will be glazed with black/grey framing to match slate tiles. The Juliet balcony will metal painted black grey to match slate tiles. New eaves and fascias will be black/grey to match slate tiles.

All rainwater goods and downpipes will be black to match existing original.



3D view of existing arrangements at the rear



3D view of proposed arrangements at the rear



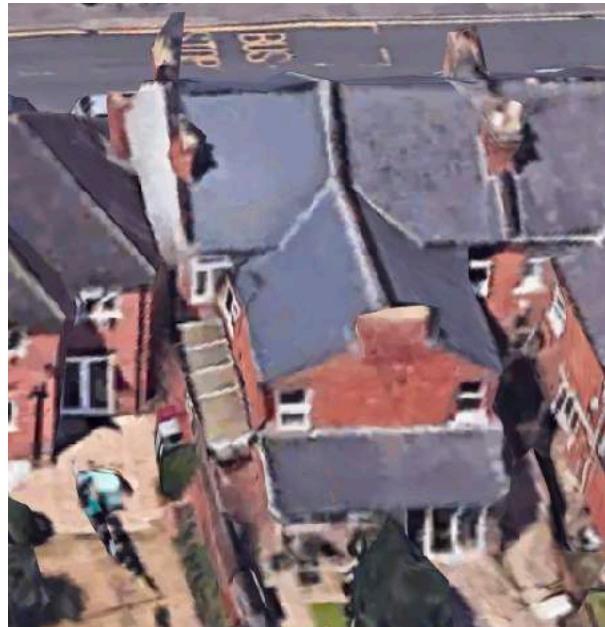
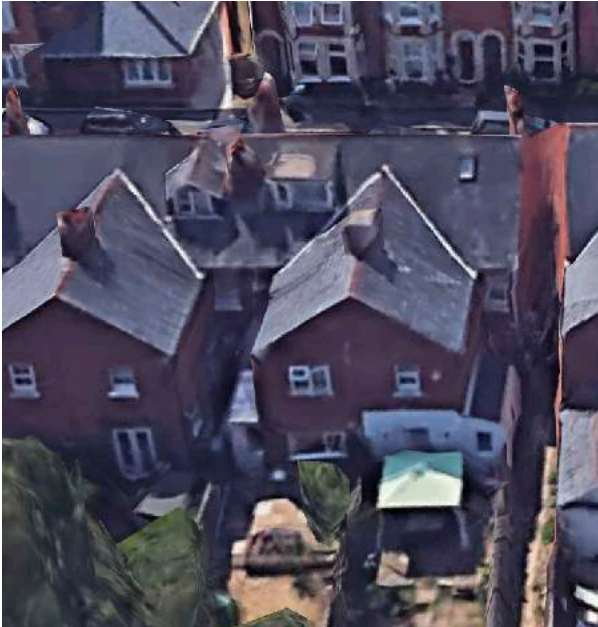
3D view of existing arrangements at the boundary wall from No 21 Priory Avenue



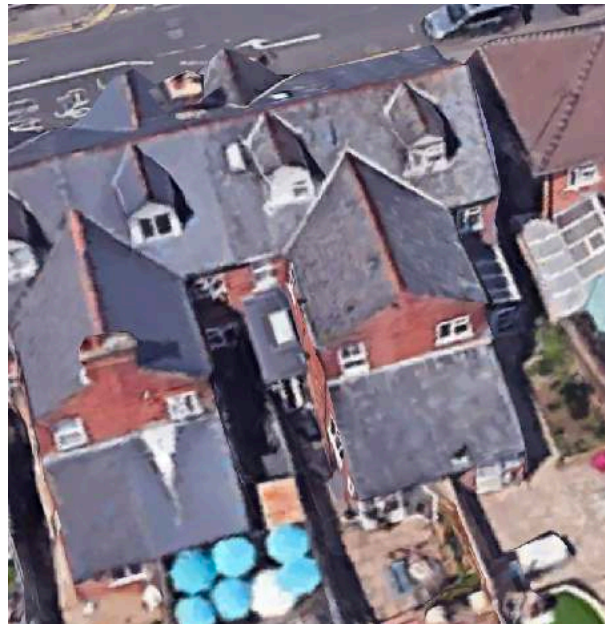
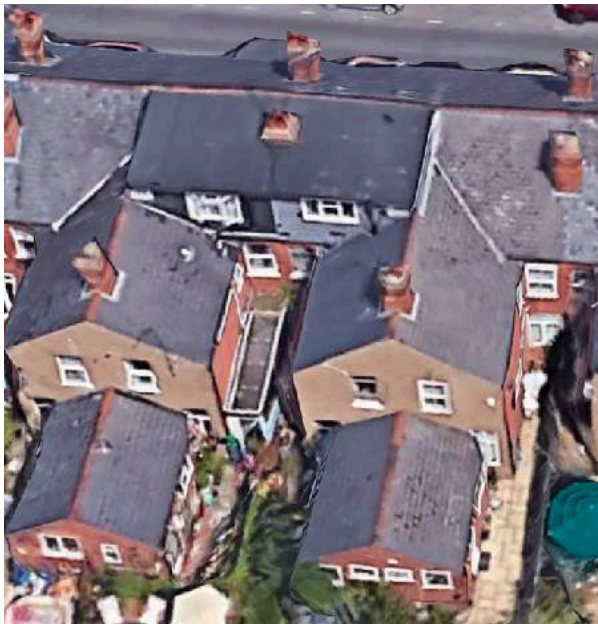
3D view of proposed arrangements at the boundary wall from No 21 Priory Avenue

PRECEDENTS

A number of similar proposals have been completed at nearby surrounding properties, as well as in the wider area generally. Some examples of these are below for both the rear/side infill as well as the loft conversion with dormer.



Images showing similar side/rear infill extensions in the immediate context - Rectory Road



Images showing similar side/rear infill extensions in the immediate context - Hemdean Road



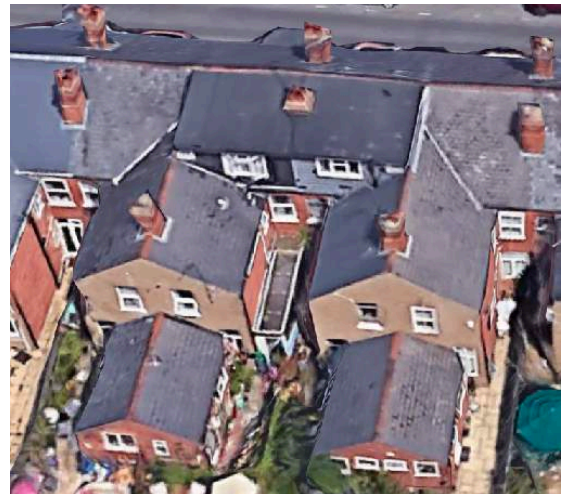
11 Priory Avenue



Rectory Road



Priest Hill



Hemdean Road

Images showing similar loft conversions with rear dormer extension in the immediate context



Images showing similar loft conversions with skylights to the front elevation in the immediate context - Priory Avenue

LANDSCAPING

No existing landscaping, trees or shrubs will be affected by the proposal.

SUSTAINABILITY

All elements have been designed to meet current regulations in terms of efficiency, ie wall, roof and floor slabs will meet fabric U value requirements.

All new glazing and roof lights are to comprise of double glazed insulated glass units to meet current regulations.

Part of the project sees the relocation of the existing boiler. The intention is for this to be replaced and upgraded to a more efficient unit to meet current regulations.

ACCESS

There will be no change to existing access arrangements. All new rear doors will open onto existing patio area.