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Design and Access Statement.

96 Eastern Avenue Reading, RG1 5SF



To be read in conjunction with:

2816 001 Site Location and Proposed Block Plan

2816 002 Existing and Proposed Plans

2816 003 Existing Elevations

2816 004 Proposed Elevations

2816 005 3D Views

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Introduction

96 Eastern Avenue is an existing semi-detached property in East Reading. The site is located near both Reading University and hospital, with close access to several bus stops.

Hives Architects were appointed by the client to prepare a planning application for a small rear extension to the property to provide a new kitchen area.

The rear extension is located partially on the footprint of an existing outhouse WC and store, which will be demolished. The extension is sited alongside a similar rear extension at 94 Eastern Avenue.

Context

Locality



Site Aerial View

The location is highly sustainable with very good bus transport, amenities and a number of public green spaces available nearby.

Reading Railway Station and main retail areas are around a 30 min walk away, with the railway station providing a direct link to London.

The nearest bus stop is located less than 10 yards away and buses 19a/b/c go past the site. This provides direct links to Royal Berkshire Hospital, Early Gate, Reading Train Station and town centre.

The area is mostly residential however, there are some pubs, cafes and retail stores available in the vicinity towards the University quarter.

Site

The site is located along the western side on Eastern Avenue. The site is mostly rectangular with the site area being roughly 400m².

Planning

Planning History

No previous planning history found.

Proposal

Description of Proposed Development

The proposal is to demolish the existing outdoor store and toilet and replace with a single storey small extension to the rear of the property to house a new kitchen area. The new extension creates a good connection to the patio area and gives views down the garden.

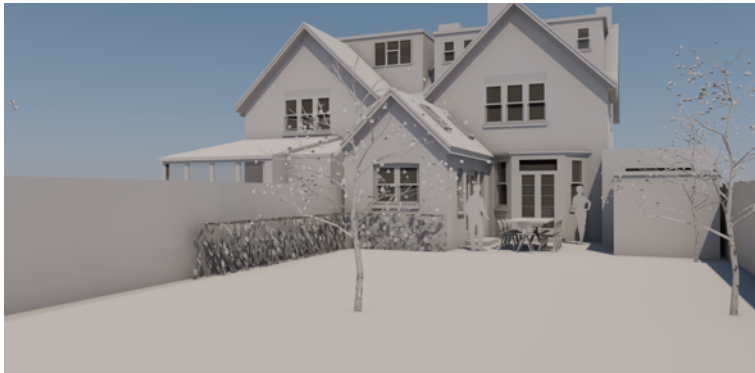


Proposed 3D view of extension

Rear Elevation. To the rear of the property the elevation will be affected by the proposed ground floor extension. The extension is in keeping within the same style and materials as the existing house, and respect existing layout.



Existing view of the rear of the property



Proposed view of the rear of the property

Garden. The proposed extension on the ground floor will marginally reduce the area of the large existing rear garden. A new patio area is to be designed to work around the extension and existing property.

Area

The existing outhouse and WC to be demolished have a GIA of 6m². The proposed extension is 12m², a net gain of 6m² additional area.

Design (Materials)

The proposed extension will match existing materials. New doors and windows to the extension will match the existing white painted timber windows of the rear bay area.

Design (Layout)

Please refer to floor plans for details. The proposed extension layout connects to the dining room through a small passage.

The extension creates a new space for a functional kitchen and provides space for a downstairs study and bathroom in the old kitchen area.

Access to site

No change is proposed to the access.

Drainage

It is proposed that permeable paving is installed in order to reduce rainwater run-off.

Foul drainage will also be connected to mains sewers in a similar way as existing, with a local manhole in the rear garden moved away from the extension so it does not require building over.

Ecology

Potential impact on ecology would be very limited as the existing outbuilding to be demolished only measures 2m².

We propose that bat and swift bricks are installed as part of the works.

A small apricot and hazelnut tree will be replaced if required, but the proposal would retain these trees if possible. It is of no particular significance and can be replaced away from the extension within the large garden.



Photo of apricot and hazelnut trees mentioned above.

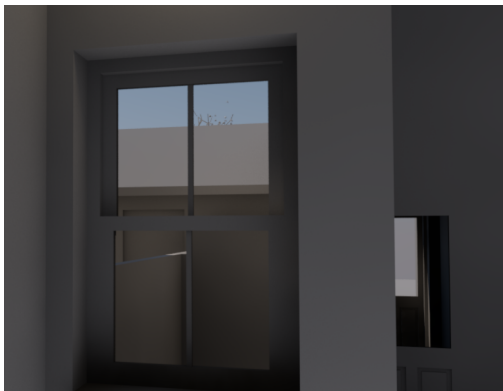
Impact on neighbours

Impact

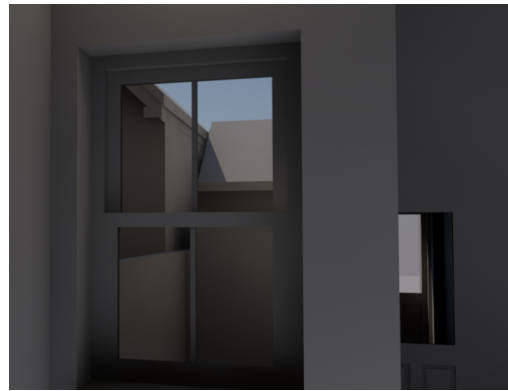
The neighbouring property, number 94 Eastern Avenue, is the only one potentially affected by the changes. The properties are semi-detached, and the proposed extension is located alongside the party wall.

The existing kitchen at 94 is already heavily impacted by their own extension, and the existing outbuilding at 96. We believe that the proposals would not significantly worsen the existing situation, and daylight/sunlight would be minimally impacted by our proposals. The neighbours kitchen windows are already affected by the original house and their own extension, which are located south/west of these windows.

We have demonstrated the limited impact of the proposal within 3D model views, showing an existing and proposed view from the kitchen window.



Existing view from neighbour's kitchen window into light well



Proposed view from neighbour's kitchen window into light well

The extension has been designed to be outside of the 60% angle seen from the neighbours rear windows within their extension.

A reduced size window is proposed to replace a large north facing kitchen window, and this can be obscure glazed. A new door will be provided alongside the existing window, and this is proposed to be clear glazed, but is at ground floor level in any case, and would not cause overlooking.

The proposal will not cause any impacts to other neighbours as the extension is located away from other boundaries.

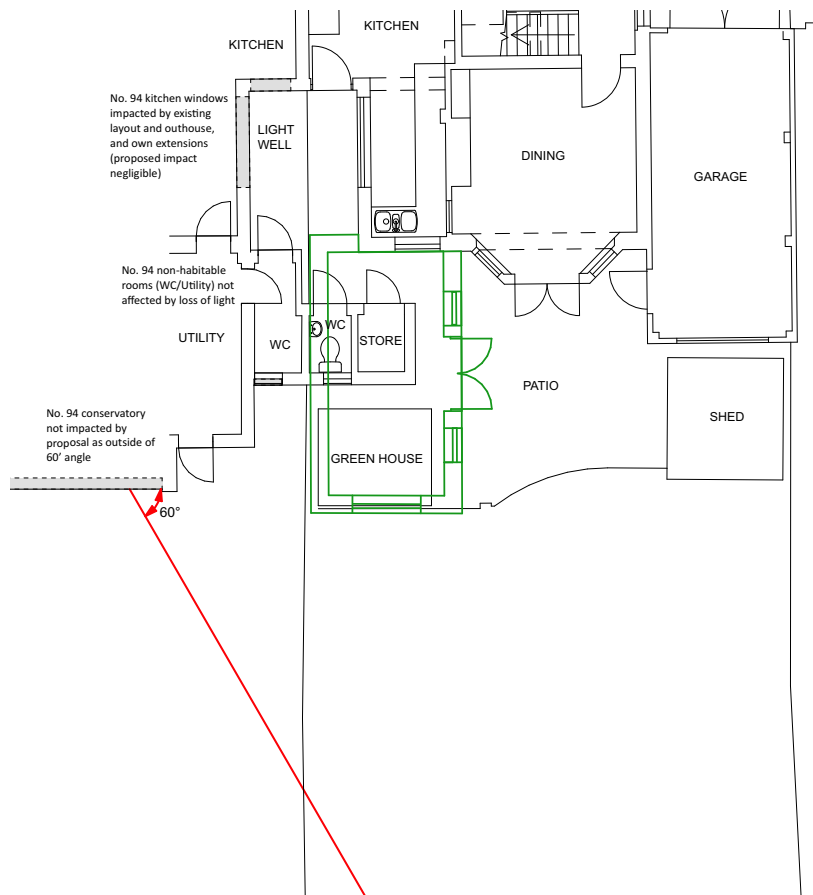


Diagram to show impact of extension

Planning Policy

Policy CC3

The proposed extension is orientated to maximize the opportunity for natural lighting and solar gains.

Policy CC7

The proposal for this property is in keeping with the character of the area due to the scale and material choices that match existing.

Policy CC8

The proposed extension will not cause a detrimental impact to the living environment of existing or future residents, the extension will bring more daylight into the kitchen which is currently largely north facing and has views obscured by the outhouse.

Policy H9

The extension to the property respects the character and appearance of the house and street.

It does not result in the loss of biodiversity, there is one tree close to the proposed extension this will be retained where possible or be replaced away from extension.

Policy H10

The property has a large outdoor amenity space to the rear of the property, this is not significantly impacted by the proposed extension.

Conclusion

Conclusion

This extension will provide a ground floor WC/bathroom and improved kitchen for our clients, hopefully allowing them to continue living in this house for many more years.

We trust that the proposal can be supported as the proposed single storey extension will be in keeping with the character of the property and does not cause any significant impact on the adjoining neighbour who already have an extension alongside our proposal.

We look forward to discussion proposals with you in due course, and trust that you can support this application.