

2812 C010 P1

28/07/2021

Design and Access Statement

Highview
All hallows road
Caversham
Reading
RG4 5LP

Read in conjunction with:

2812 002 Site Location Plan, Block Plan and Roof Plan

2812 003 Existing Plans

2812 004 Existing Elevations

2812 005 Proposed Plans

2812 006 Proposed Elevations

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1.0 Site Assessment

1.01 Property description

The property is a two storeys 4-bedroom semi-detached house. It is located on a residential road within Caversham. The dwelling is a family house.



Existing frontage of Highview

1.02 Location

The site is located a short 7-minute drive approximately 1.9 miles from Readings main train station giving direct train connections to London. The site is accessible via high frequency bus services with direct access into Reading Town Centre.

The site is located to the east of Caversham along All Hallows Road. All Hallows Road is characterised as a residential development, with detached and semi-detached 2-storey properties present for the majority.



Context - Site location

1.03 Site Features

The site is predominantly flat with the rear garden being situated at a raised level approximately 1m higher than the rear patio.

Neighbouring plots also have elevated gardens, a continuous retaining wall is utilised spanning through multiple plots to support the level change.

Access to Highview's elevated garden is via steps off the patio.

1.04 Flooding

A review of the Environment Agency's flood maps shows the site is located outside of the flood zone.

1.05 Social Context

All Hallows Road is characterised as a residential development, with detached and semi-detached 2-storey properties present for the majority.

the character of houses along the road varies with a wide range of different styles of dwellings present.

Highview's neighbouring dwellings, Wedgewood and Briars follow the same style and frontage aesthetic of Highview, with Wedgewood showcasing a large front porch approved in 2006 (060003).

Opposing Highview on the other side of the road is the private development, Marlow Court. These dwellings are of similar brick construction but have front facing dormer windows and a higher roof ridge level.

2.0 Planning Statement

2.01 Planning Context: Related Applications

In 2002, an application was made for a two-storey side extension and single storey rear extension.

Application Reference	Description	Outcome	Decision Date
021237	Two storey side and rear extension and single storey rear extension	Approved	30/12/2002

2.02 Planning Context: Conservation Area

The site is not located in a conservation area

2.03 Planning Context: Listed Buildings

The building is not a listed building nor is it near any listed buildings.

2.04 Planning Context: Trees

On site trees – Within the rear garden, the nearest tree is a small apple tree, but roots of this tree are not expected to extend beyond the retaining wall. The tree is expected to remain unaffected by the proposal.



Existing Rear Garden – Showing tree and raised garden level

Neighbouring trees – The southwest boundary of the application site meets existing trees therefore their presence must be respected, and we have designed the proposal to be sited well away from this area.



Existing Frontage (Southwest boundary) – Showcasing tree and access

3.0 Design - Use

3.01 Details of Proposal

Rear ground floor extension and rear first floor extension, loft conversion with raised ridge, and replacement porch.

The Proposed extensions will add a total of 32m² GEA to the existing building. The ground floor extension will provide space for modern open plan living. The proposed porch will be providing additional entrance space along with a secure external store whilst the first floor extension and loft conversion will provide improved bedrooms.

The ridge height will be increased by 1050mm, from 7147mm to 8197mm. It should be noted that 12 Marlow Court located directly opposite our site has an approximate ridge height of 9300mm.

Access to the rear garden along with access to parking to the front will remain as existing.

3.02 Use of site

The use of the site will remain unchanged.

3.03 Justification (Massing)

Below please find 3D massing visuals comparing the existing to the proposed.

Street view – All Hallows Road

The proposed front porch is sympathetic to the existing front elevation following the style of the main dwelling.

The proposed porch shall also provide an external securable storage space for scooters and/or bicycles whilst providing additional internal hall space.

Rooflights will provide light into the loft conversion whilst solar panels will give a source of sustainable energy.



Garden View

The proposed ground floor extension will be offset from the existing retaining wall with the eaves aligning with the top of the fence, this allows the ground floor extension to be discrete regarding its impact on the neighbours.

The first floor extension infills the rear providing a uniform facade



4.0 Design - Layout

4.01 Site Boundaries

The existing site boundaries will remain as existing.

4.02 Site Entrances

The existing site entrances will remain as existing

4.03 Materials and Finishes

The proposed extensions and front porch will be constructed from brick to match existing dwelling. All new windows and doors will be in UPVC to match the existing windows. Proposed rooflights to be Velux type with dark grey aluminium trims.

5.0 Evaluation - Impact

5.01 Impact on Conservation area

The proposal has no effect on any conservation areas

5.02 Impact on Listed Buildings

The proposal has no effect on any listed building.

5.03 Impact on Trees

There is no impact on trees.

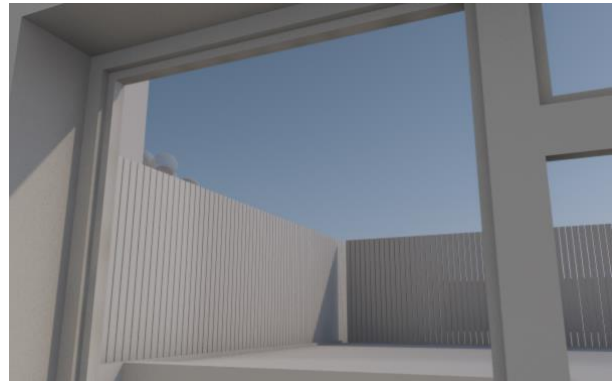
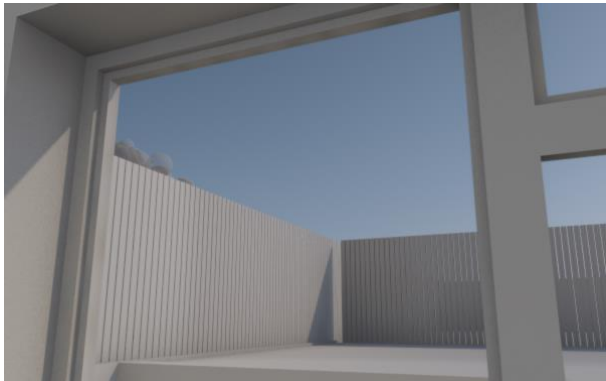
5.04 Impact on Neighbours

The nearest properties are Wedgwood to the north and Briars located to the south.

Impact on Briars:

The proposed first floor extension eaves just overlap the 45-degree line set out within the “design guide to house extensions SPD”. The impact on the neighbour is negligible as can be seen in the views below.

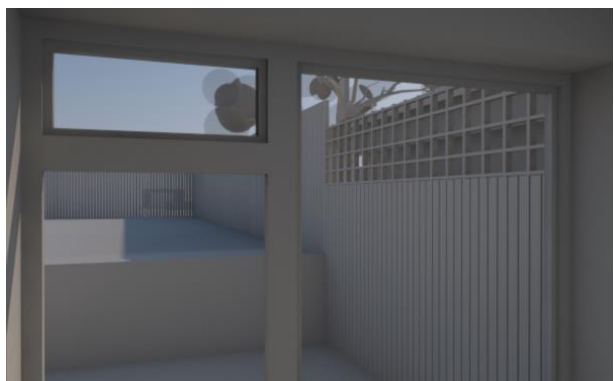
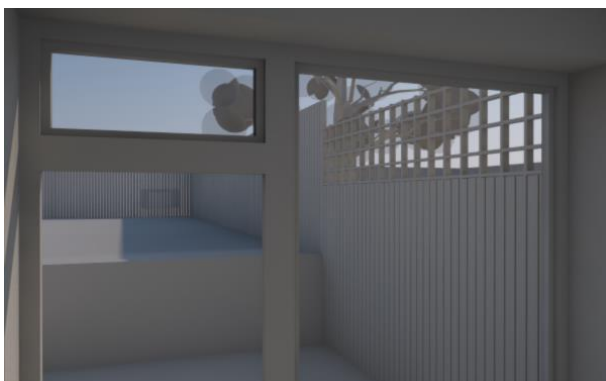
Comparison from existing to proposed views.



Impact on Wedgwood:

The proposed single storey ground floor extension overlaps the 60-degree line from the nearest habitable window asset out within the “design guide to house extensions SPD”. Although it does overlap, due to the site topography the eaves level is the same as the height of the existing fence thus not impacting unduly.

Comparison from existing to proposed views.



6.0 Landscaping

6.01 Hard and Soft Landscaping

No additional hard landscaping is proposed.

6.02 Drainage

There will be no change to the way surface or foul water are dealt with on site. New connections will be made to existing manholes on site.

Overall rainwater runoff from the site will be very similar to existing, as all extensions are located on existing hard landscaping areas.

7.0 Access

7.01 Parking and Cars

The access to the driveway shall remain unaffected. The number of car parking spaces shall also remain as existing.

7.02 Cycles

Additional space for bicycle/ motor bike storage will be available within the proposed porch. Existing Storage is available within the rear garden.

7.03 Pedestrians and Disabled access

The proposal will not affect access for pedestrians.

The proposal will not affect access for Disabled users. The proposed ground floor extension will match the existing floor level.

8.0 Conclusion

Our proposals will provide significant improvements and enlargement of the existing house and will safeguard its future use and enjoyment. The proposal is sympathetic to the existing building and in keeping with the local surrounding context and character.