

Design and Access & Heritage Statement

Glenrock House, Routh Lane



Applicant: David Harris

Agent: Resi

January 2021

00. Planning Application

Proposed ground floor side infill extension, internal floor plan alterations and all associated works at Glanrock House, Routh Lane

01. Introduction

Resi has prepared this Design and Access & Heritage Statement, which should be read in conjunction with the drawings and additional supporting documentation, on behalf of the applicant, David Harris, who wishes to extend and internally refurbish the property to form a more modern living home.

This document has been produced in support of a householder planning application for the proposed development to extend the side ground floor, complete a floor plan redesign and all other associated works. The purpose of this overview is to ensure that the Reading Borough Council has a proper understanding of our design proposals, which seeks to improve the internal layout, refurbish the existing living spaces and create a high quality single family dwelling. The property is located in Reading and within the Routh Lane, Tilehurst conservation area.

02. Character of the area

The existing Site of Glenrock house is an irregular shape consisting of a roughly triangular piece of land abutting Routh Lane and backing on to a vast graveyard. The proposal will only take up a small area of the existing site. The application site is currently all level, featuring a huge garden and garage to the front of the property.

03. Context of the Conservation Area

The property is not listed however is located within the boundaries of the Routh Lane Conservation Area. A number of neighbouring properties have constructed modern extensions, refurbished and replaced elements on the facades and altered the appearance of the existing properties.

04. Existing Building

Glanrock House itself is a large detached residential property. The existing building is two storeys in height, the facade features red brick with some detailing as well as traditional timber



framed windows. The building has a steep pitched plain tile roof. The site is enclosed with a 1.8m high fence and a wall along each boundary, which restricts views into the site.



05. Planning History of the property and of the area

In recent history there hasn't been any relevant planning applications for this property.

Relevant Planning history in the area;

1. 2020 – 2020/01350/FUL, Permitted

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Installation of bi-folding doors to replace the existing doors at ground floor level to the rear elevation; alterations to the roof of single storey back addition.

2. 2019/00544/FUL, Approved

Erection of a single storey rear extension to the side of the existing back addition; erection of a spiral staircase to replace the existing staircase from lower ground floor to upper ground floor level at the rear of the property; erection of a single storey refuse store at the front of the property at lower ground floor level; erection of metal railings to replace the front boundary wall.

06. Design

Mass, Bulk and Scale

The proposed internal and façade alterations as well as the change from a flat to pitched roof for the rear of the property remains subservient to the original dwelling, by making these alterations internally it allows for better circulation to a fairly outdated layout. The pitched roof remains in keeping with style to the original dwelling as well as remaining a very minor pitch. It has been designed inline with the council's Supplementary Planning Advice.

Access and Transport

Access to the property is to remain unchanged.

Light, Over shadowing

There will be no impact on neighbours.

Privacy

There will be no impact on neighbours' privacy, as the proposed windows on the sides will be obscured.

Trees and Shrubs

No impact to Trees or shrubs.

07. Materials

Existing:

External Walls – London stock brick and red brick

Pitched Roof – Slate tiles

Windows – Timber framed windows and rooflights

Doors – Timber framed doors with glazed panels

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RWP / Gutters / Fascia – Black uPVC downpipes, gutterings and black painted timber fascias

Proposed:

External Walls – Red brick to match existing

Flat roof – Fibreglass

Windows – Aluminium framed windows and aluminium framed roof lanterns

Doors – Aluminium framed glazed double doors and aluminium framed bifold doors

RWP / Gutters / Fascia – Black uPVC downpipes, gutterings and black painted timber fascias



08.Conclusion

We believe the proposal fits into its context and enhances the streetscape of Routh Lane. The plans utilize the site to its full potential without any adverse effects upon the neighbours or the area and vastly improve the character and composition of the existing dwelling.