

2795 005 P3

Design and Access Statement

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2795/Design and Access

Other Deliverables:

2795 001 P6 location plan

2795 002 P6 block plan

2795 003 P6 exposed plans and elevations

2795 004 P6 proposed plans and elevations

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1. Introduction

1.0 Property description

- 1.01 Two storey detached house with an incorporated garage and converted loft, located on a suburban road within the Reading borough. The dwelling is home to an extended family and features an integrated annex beside the garage used by the applicant's sister Maryham, a wheelchair user with Cerebral Palsy and learning difficulties, who is still cared for by her parents.



Figure 1 - Exterior façade

2.0 Locality

- 2.01 Addington Road is located near to the centre of Reading and is a short bus ride to the town centre. The north side of this part of the road is used as the car park for Royal Berkshire Hospital.
- 2.02 The south side of Addington Road is residential. No.2 is positioned between two much taller residential blocks of contrasting architectural styles. No.2 also sits in front of another dwelling of a similar size.
- 2.03 Greenlands Court, No.2's closest neighbour in the western direction is a squarish block of three full storeys with a brick façade and flat roof.
- 2.04 33 Cadugan Place, No.2's closest neighbour in the eastern direction is a recently built three-storey apartment block in a Victorian gothic style with a brick façade and multi-pane hipped roof.

3.0 Planning

- 3.01 The property first appears on OS maps from 1930.

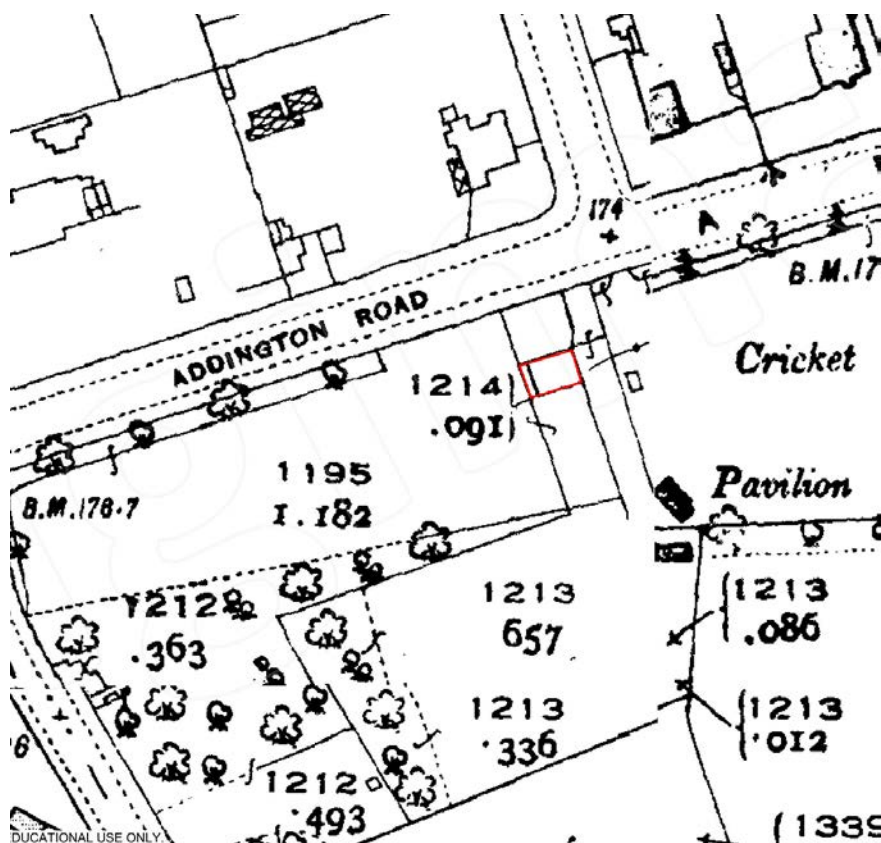


Figure 2 - A map of Reading in c.1930.

Scale 1:1250

- 3.03 The garage was altered and enlarged at an early stage, as can be seen from the brickwork on the site of the property.



Figure 3 - The junction where the brickwork of the original house and new extension is visible at the side of the property.

- 3.03 In 2011, an application was made for a side extension. Two versions were submitted both of an ungraceful design and these were correctly seen as out of keeping with the house.
- 3.04 In 2012 planning permission was obtained for the ground floor element of the proposal only. Conditions were discharged and this has been built.
- 3.05 The loft has also been converted since, and a Certificate of Lawfulness was issued confirming this, also in 2012.

Application Reference	Description	Outcome	Decision Date
11/00813/FUL	Single storey rear extension, first floor level side extension, loft conversion and new front porch	Application Withdrawn	20/07/2011
11/01346/FUL	Single storey rear and front extensions (Resubmission of 11/00813/FUL)	Application Permitted	02/05/2012
12/01157/APPCON	Discharge of condition 2 of planning permission 11/01346/FUL	Conditions Discharged	22/09/2019
12/01115/CLP	Certificate of lawfulness for proposed pitched roof rear dormer window and two velux windows to the front roof slope	Application Permitted	24/09/2012

2. Appraisal

4.0 Description of Development

- 4.01 The proposal includes the erection of a new side extension, a new first storey roof and a front verandah extending to the boundary wall of the host building. The extension will feature a double bedroom, reception/dining area, kitchen and bathroom. Proposed will increase the floor area from 307m² to 362m²
- 4.02 The changes are only concerned with the area above the garage and its façade. No change to the host building is proposed.
- 4.03 By keeping the roof spans low, the ridge height of the extension is kept more than a metre lower than that of the main building

5.0 Purpose of Development

- 5.01 There is no change of use - the building will remain as a single family home for this large multi-generational family. The purpose of development is to adapt it to the family's needs.
- 5.02 Maryam Hanif is around 50 years old - she was born in October 1970. Maryham has severe learning difficulties and uses a wheelchair as a result of her cerebral palsy. She lives in the east part of the ground floor which has already been adapted to her complex needs, while being fully open to the rest of the house shared by the family.
- 5.03 Maryam's siblings have careers, and up to now, her care has been primarily in the hands of her parents who are currently in their mid-eighties. Her father was born in July 1936 and her mother in March 1935.
- 5.04 It is important in these circumstances that her long-term needs are catered for, and that she has the opportunity to remain at home in the environment she knows. This would inevitably require on-site carers, and the space to accommodate them.
- 5.05 The extension will provide vital space for a carer or carers who would provide 24 hour support. Although the carers would live as part of the family, immediately above Maryham's rooms, their accommodation needs to have a degree of privacy also, particularly if this is a couple.

6.0 Design (Principles)

- 6.01 The proposal is designed to be self-sufficient up to a point the carers can live in their own quarters and give privacy to the family in the carers' downtime.
- 6.02 The accommodation is very much part of the house however and connected to it on both ground and first floor levels.
- 6.03 The ground floor connection allows the carers to visit Maryam easily at night without having to go past the bedrooms of the rest of the family.

- 6.04 The first floor connection provides a extra first floor bathroom which will be shared by family members.
- 6.05 The extension also provides some additional storage space for Bedroom 3.
- 6.05 The extension reflects the design and materials of the original house but is subservient to it in height and massing.

7.0 Design (Details)

- 7.01 At the gable end of the proposed, a new first-floor-storey roof will be added to match the pitch of the current first-floor-storey roof.
- 7.02 The main roof pitch will match that of the host building.

8.0 Design (Materials)

- 8.01 The upper roof will be tiled to match the existing, with the same type of velux rooflights.
- 8.02 The present extension has a lower tiled roof and this will be extended at the side close to the neighbour to form a low gable rather than the present flat roof.
- 8.03 The front façade of the garage will have a decorative full-width verandah which will improve its appearance from the street. This will be supported on posts and roofed with the same tiles as the lower roff as it is an extension of that roof.
- 8.04 New areas of wall will be rendered in the same pebbledash finish as the host building.
- 8.05 Doors, windows, and rooflights will match the style and finish of the existing



Figure 4 - Render with proposed alteration.



Figure 5 - Render of existing

3. Impact on Neighbouring Properties

9.0 Loss of Light and Overbearing

- 9.01 The proposal has thoughtfully taken into consideration impact on neighbours and aims to have minimal effect.

Sunlight to them and their gardens will not be affected as the building is to the north of its neighbours.

See overleaf

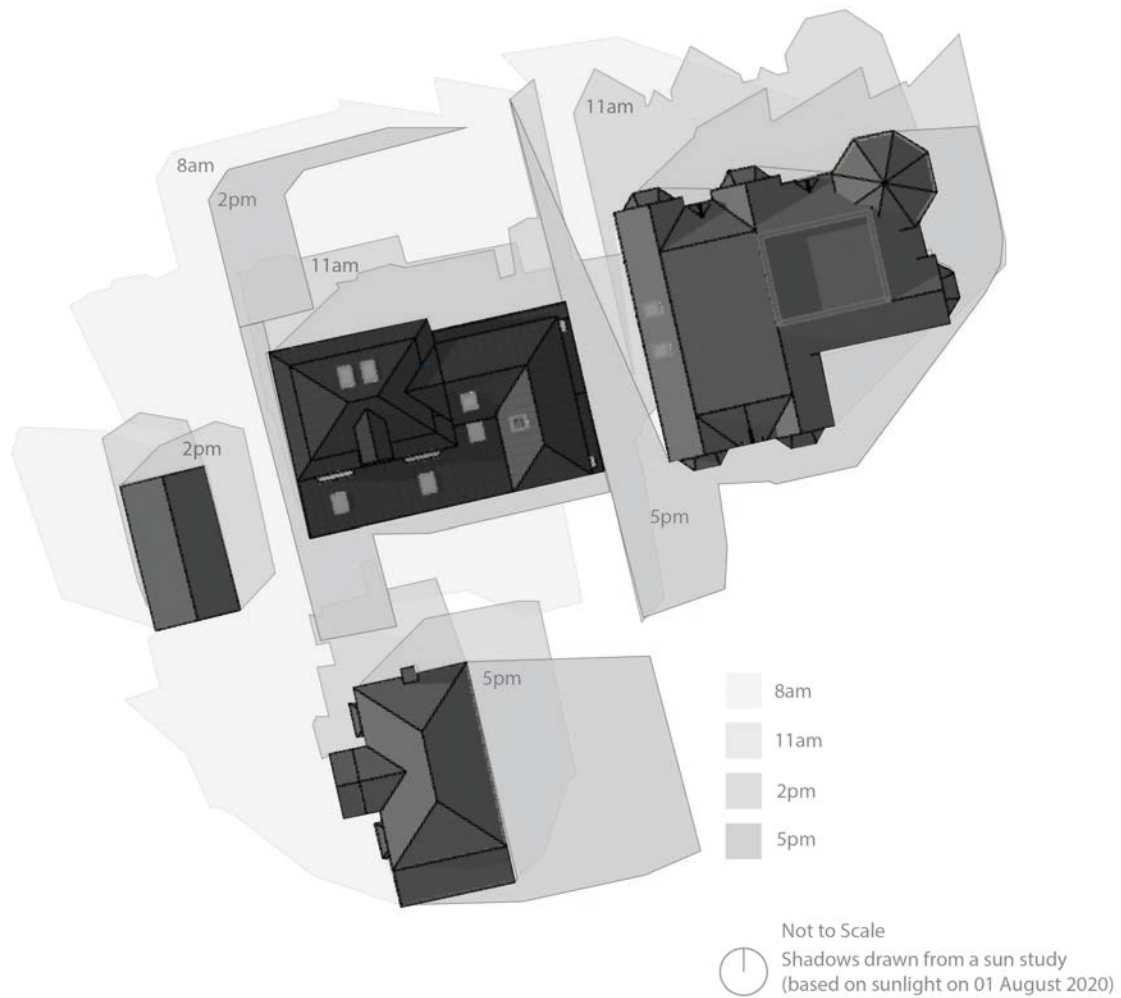


Figure 6 - Sunlight Study

- 9.02 Flats on the neighbouring property of 33 Cadogan Place have some small windows which face the side of the garage. The rooms affected are non-habitable rooms used as kitchens, too small for dining areas.

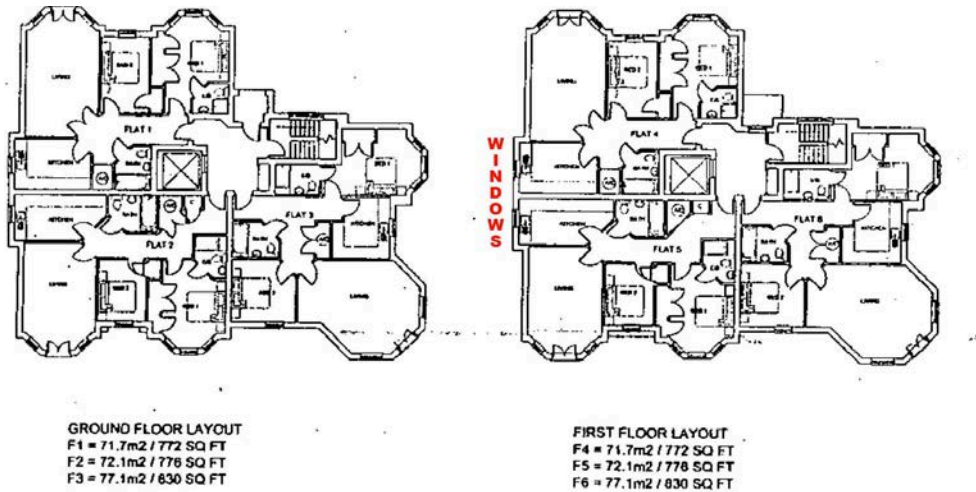


Figure 7 - 33 Cadogan Place plan drawings by Bewley Homes

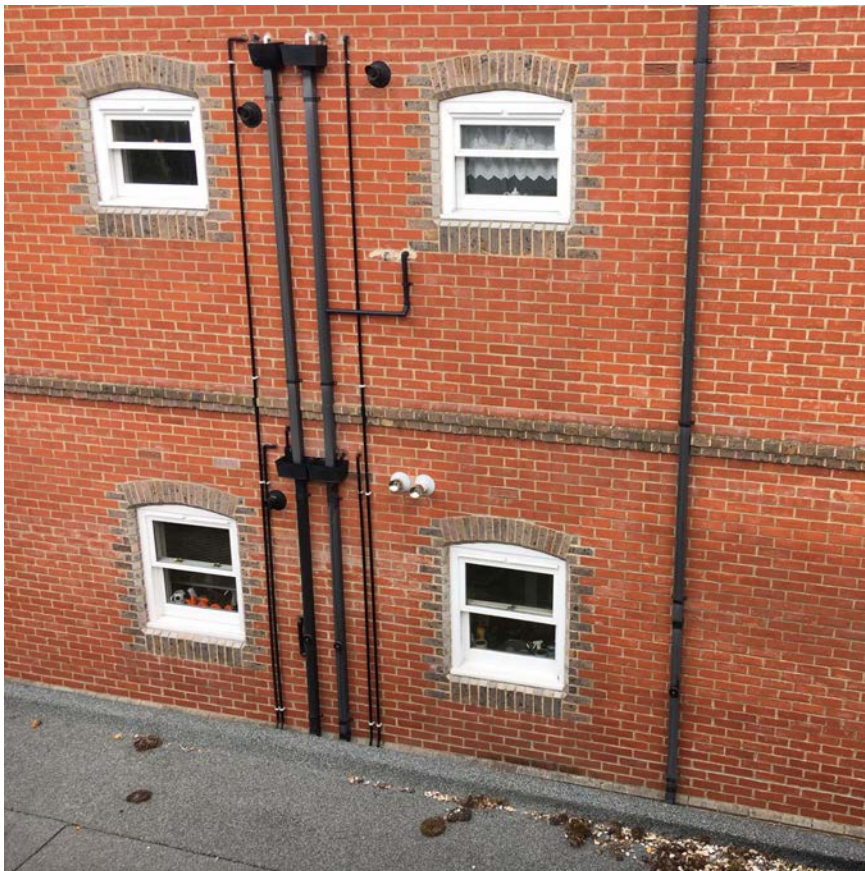


Figure 8 - A view of 33 Cadogan Place's side windows

- 9.03 The ground floor flats already have very little daylight. The proposal will have a small affect on daylight to first floor windows, but they will not be as bad as the ground floor. At second floor level there are skylights rather than windows.

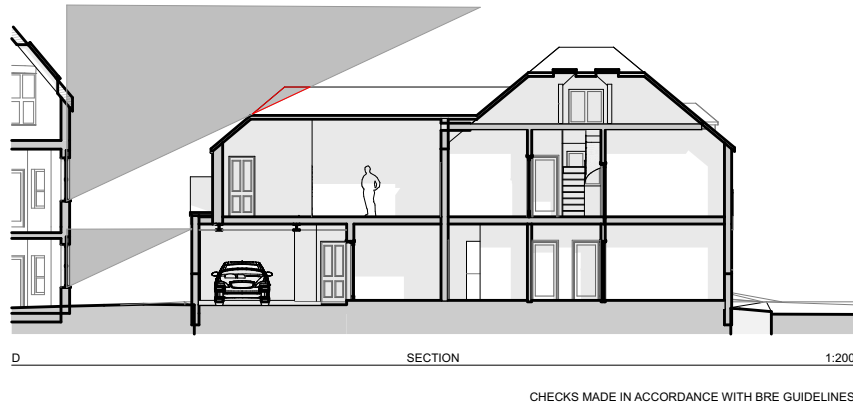


Figure 9 - The area highlighted in red is the only portion that fails to meet the 25 degree test standard.

- 9.04 Despite this effect, these rooms will gain privacy as there will no longer be a side window overlooking its façade.



Figure 10 - Window currently overlooking 33 Cadugan Place

- 9.05 The proposed bedroom (B5) has a sill height that matches the other windows on the same storey. It is in line with the ground floor windows set back 9.3 metres from the side fence of Number 2b's garden. The relationship is not intrusive - rather less so in fact than the relationship between the windows of 2b and the applicant site.

The images below show that from this direction, the bulk of 33 Cadugan Place is such that the extension is seen against his backdrop rather than the sky so it not in any way overbearing.

- 9.04 With building footprint remaining the same, the difference in the amount of daylight and sunlight reaching adjacent properties is negligible.

See overleaf

10.0 Trees and Landscape

- 10.1 Foliage bordering No.2 and No.2b is plentiful and provides privacy for both parties.
- 10.2 Trees and landscaping will remain unchanged.
- 10.3 The carer would benefit from the garden like the rest of the house.

11.0 Access

- 11.01 Main access to the annex will be through the house (see blue line in figure 9)
- 11.02 Secondary access to the annex will be through the garage (see green line in figure 9)
- 13.03 Secondary access is particularly important, as it allows the carer to access Bedroom 1 faster which is occupied by a wheelchair bound individual.

4.0 Improvements

12.0 Improvements over the previous application

- 12.01 In comparison to the first application, the proposed has a reduced ridge height of 780mm. This reduction in ridge height will help preserve the character of the existing house.
- 12.02 In comparison to the first application, the proposed a reduced length of 722mm. Our proposal has a first-floor-storey roof running around its perimeter to preserve the properties current architectural style.



Figure 11 - A front elevation of the proposal made in application 11/00813/FUL



01 EXTERIOR VIEW



CAMERA 01 EXTERIOR



02 EXTERIOR VIEW



CAMERA 02 EXTERIOR



03 EXTERIOR VIEW

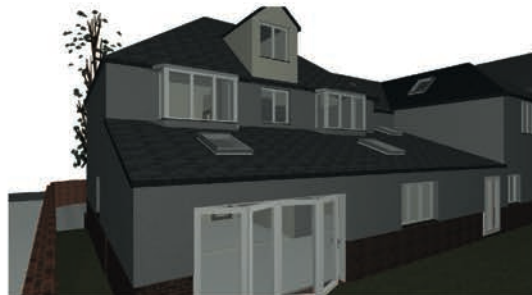


CAMERA 03 EXTERIOR



04 EXTERIOR VIEW

PHOTOGRAPHS TAKEN 15/08/2020



CAMERA 04 EXTERIOR

Figure 12 - Photographs of the site against proposed

EXISTING AND PROPOSED STREET ELEVATIONS



Figure 13 - 3D street views

13.0 Access

- 13.1 There is considerable parking associated with the house and as it is expected that the carers would use one of the family's cars, they will not require additional parking.
- 13.2 There is secure storage space under the stairs for two additional bicycles.
- 13.3 Maryham's quarters are fully wheelchair accessible and this would not change.
- 13.4 Because of the nature of their role in assisting a wheelchair user, the carers will not be wheelchair users themselves, hence it is logical for them to live on the first floor.
- 13.5 Access to the carers quarters will be through the house (see green line in Figure 10).
- 13.6 A stairwell leading to the garage provides fast access to the facilities used by the wheelchair bound user (see red line in Figure 10)
- 13.7 The stairwell to the garage also provides alternative access during the night, without having to walk past other bedrooms.

See overleaf



Figure 14 - Circulation Diagrams. Facilities that are used by the wheelchair-bound resident.