

HIVES ARCHITECTS

SINCE 1934

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2783 006 P5

Design and Access Statement

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To be Read in Conjunction with:

2783 001 P4 Existing Plans and Elevations
2783 002 P4 Proposed Plans and Elevations
2783 003 P4 Design Rationale
2783 004 P4 Daylight and Sunlight Study
2783 005 P4 Proposed Interior Adjustments
2783 007 P5 Heritage Statement

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Context

1.0 Physical Context

- 1.1 Christchurch Road (A327) is a two-way street that connects Whitney Street in the west and Shinfield Road in the east. The road is fairly level, and runs along a ridge - the centre of Reading is to the north, and the suburb of Whitley to the south.



Figure 1 - Street view of No.3 along Christchurch Road (painted in mid-lead)

- 1.2 No. 3 is the end property in a short terrace of town houses. No. 3-9 Christchurch Road are taller than their neighbours and share a roofline – the terrace continues with two storey houses. To the west, detached from the terrace, there is a medical clinic.

2.0 Social Context

- 2.1 The property is located next to a surgery.
- 2.2 Where Christchurch Road meets Whitney Street, there are food vendors and terraced shops.
- 2.3 On the other side of Whitney Street roundabout in the east, there is a Hindu Temple.
- 2.4 The Oracle is approximately 1070m to the north of the site - the whole town centre is within a walkable distance.
- 2.5 The London Road Campus of Reading University is approximately 1160m to the east of the site. The properties position between the town centre and the university campus makes it a popular thoroughfare for university staff and students.
- 2.6 Reading buses route 5 passes the site down the A327.

3.0 Planning Context

- 3.1 The Property was listed Grade II on 14th December 1978. The listing states it was "included for group value" with No. 5-33. Please see the Heritage Statement for more detail on the listing.
- 3.2 We can find no applications relating to re-roofing or works to the rear extensions on the file but this is explicable by the fact that prior to 1978 this would have been covered by permitted development rights.
- 3.3 A recent application relating to the house was made last year however to cover the repainting of the stucco to a mid-lead colour.

Planning Ref	Description	Decision Date	Decision
191400	Paint the concrete render at the front and back of the house with heritage colour in keeping with the period of the property.	22 October 2019	Application Permitted



Figure 2 - Repainted stucco on the front and rear facade

- 3.4 The Christchurch Conservation Area was designated in November 1987. Numbers 3-33 Christchurch Road are designated in Area 2. See the Heritage Statement for details of the approach to preserving and enhancing the Conservation Area.

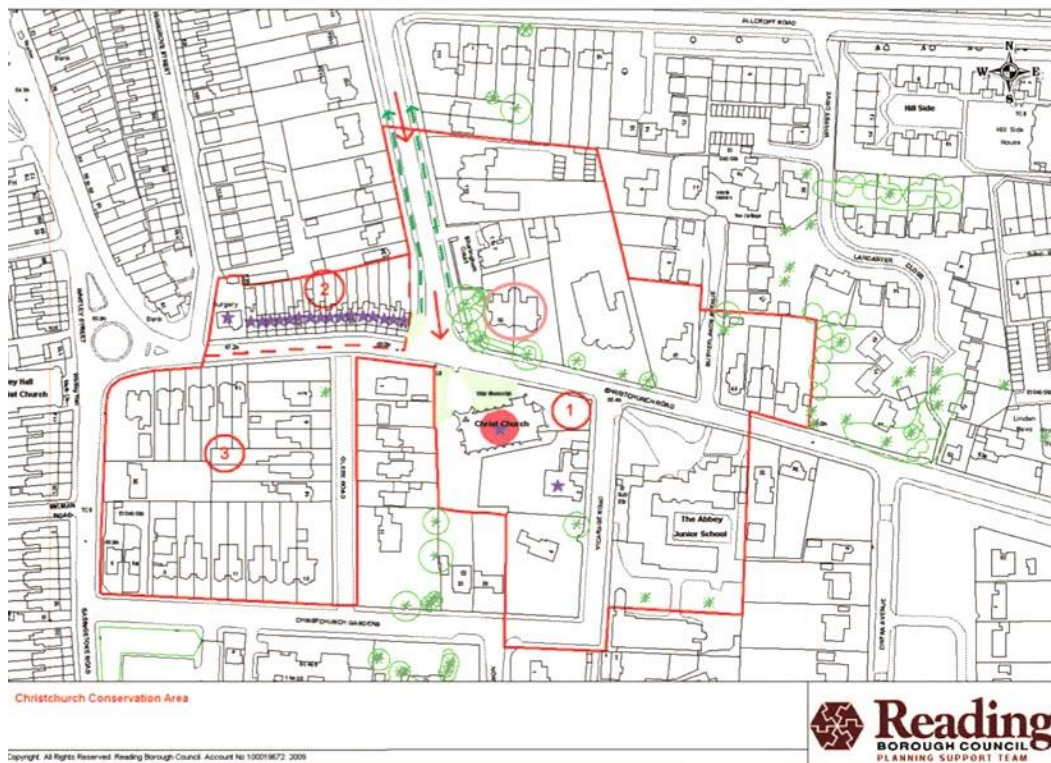


Figure 3 - Map of the Christchurch conservation area

- 3.5 Within the building's lifetime, maps show that the property would have once had an additional extension. See the Heritage Statement for a discussion of evidence.



Figure 4 – The change in building morphology in historic maps over time. Left to right: 1890, 1910, 1950, 1970

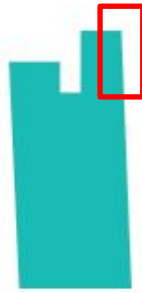


Figure 5 - Building footprint in 1950. Surviving wall highlighted in red.

- 3.1 We believe Figure 7 is (on the balance of probabilities) the footprint of the house in 1948.
- 3.2 The proposed work will extend no further than the surviving wall from the historic extension.

4.0 Planning Policy

- 4.1 This is a domestic extension that needs to be subservient to the main building.
- 4.2 An early 20th century extension will be demolished, and some internal alterations are taking place, so a Listed Building Application needs to justify the works.

5.0 Consultation

- 5.1 No consultations have taken place yet.

Evaluation

6.0 Constraints

- 6.1 Both the listing and the *Conservation Area Assessment* are focused on the front of the building, which is very sensitive to change. No change to this is proposed.
- 6.3 The neighbour to the west, No. 5, needs to be protected from adverse impact such as loss of daylight and overlooking.
- 6.4 Because the Clinic which is the neighbour to the east is not a residential building, it is less sensitive, but still must be considered.
- 6.5 There is a tree at the back of the garden, but no works to it are needed; it will stay as it is.



- 6.6 The extension should be carefully designed to have minimal impact on No. 5. This is not simply a question of avoiding loss of daylight, but also of avoiding any overbearing impression. The application shows the view from the rear of No. 5 and demonstrates that the proposed extension could be hidden behind the existing garden wall.

7.0 Opportunities

- 7.1 The building has not been added to in the past and will benefit from a sympathetic modern extension.
- 7.2 In keeping with the properties rendered exterior that was restored in 2018, the proposed extension will also be rendered.
- 7.3 The removal of a wall between the lounge and stairs is proposed to improve internal circulation. Suitable changes will be made to support the stairs beside the wall.

Design

8.0 Use

- 8.1 There is no change to the use, which remains as a kitchen to a family home.

9.0 Amount and Layout

- 9.1 A new extension will replace the existing extensions. It is less than 18 square metres in total, completely subservient to the house.
- 9.2 Minor interior alterations in the existing ground floor to remove obsolete kitchen appliances and fixed furnishings.
- 9.3 Enlargement of the ingress between the lounge and kitchen.

10.0 Scale and Townscape

- 10.1 There is no impact on townscape as the extension will not be visible from the street or from public areas.
- 10.2 It will be minimally visible from outside the site due to its shallow pitched roof and it being hidden by the existing garden walls.
- 10.3 Proposed extension has been designed to sympathetically fit into the garden.
- 10.4 Proposed extension will sit behind the existing boundary walls which will remain.
- 10.5 The pitched roofs are set below the boundary walls to minimise impact on neighbouring properties.

11.0 Arrangement

- 11.1 Changes to the house are designed to make it suitable for a growing family.
- 11.2 Removal of the existing kitchen will improve existing circulation and give the new kitchen more natural light throughout the day.

Access

12.0 Parking Provisions

12.1 No change

13.0 Access to Cars

13.1 No change

14.0 Access for Bicycles

14.1 No change

15.0 Access for Wheelchairs

15.1 No change to access to the house. Access from the house to the garden will be improved.