

2708 020 P1

09/12/2020

Design and Access Statement

67 Amblecote Road
Reading
RG30 4BS

Read in conjunction with:

2708 001 Site Location Plan
2708 002 Existing & Proposed Block & Roof Plan
2708 003 Existing Elevations
2708 005C Existing & Proposed Plans in Context
2708 006 Proposed Elevations

CONTENTS

1.0	Site Assessment	4
1.01	Location	4
1.03	Site Features	5
1.04	Flooding	5
1.04	Social Context	5
2.0	Planning Statement	5
2.01	Planning Context: Related Applications	5
2.02	Planning Context: Conservation Area	5
2.03	Planning Context: Listed Buildings	5
2.0	Planning Context: Trees	5
3.0	Design - Use	6
3.01	Details of Proposal	6
3.02	Use of site	6
3.04	Justification (Massing)	6
3.05	Solar Gains Study	10
5.0	Design - Layout	12
5.01	Site Boundaries	12
5.02	Site Entrances	12
5.03	Materials and Finishes	12
5.03	Amenity Space	12
6.0	Evaluation - Impact	13
6.01	Impact on Conservation area	13
6.02	Impact on Listed Buildings	13
6.02	Impact on Trees	13
6.02	Impact on Neighbours	13
7.0	Landscaping	13
7.01	Hard Landscaping	13
7.02	Drainage	13
7.03	Soft Landscaping	14
8.0	Access	14
8.01	Parking and Cars	14
8.02	Cycles	14

8.03	Pedestrians	14
8.04	Disabled access	14

1.0 Site Assessment

1.01 Location

The site is located approximately 1.3 mile from Reading West Train Station. The site is accessible via high frequency bus services along Tilehurst Road and Dee Road.

The existing house is located in the higher western corner along Amblecote Road (see figure 1, 2 & drawing 001). The existing garage and access are within the lower eastern part of the site via an offset gate. The site is approximately 381m² and the existing house is approximately 80m².

The site is located in Zone 3 for parking policy, Reading Town Centre is a 20 minutes bus ride away from the site. The main train station is 15-minute drive with direct train connections to London.



67 Amblecote Road Location



Aerial view of 67 Amblecote Road (Existing Site)

1.03 Site Features

The site has a level change of approximately 2m from the west to the east. The site is also located on the corner of Amblecote Road.

1.04 Flooding

A review of the Environment Agency's flood maps shows there are no records of historic flooding on the site and that the site is located within Zone 1, with a low probability of flooding.

1.04 Social Context

Amblecote Road is characterised by residential development, with detached and semi-detached bungalows and 2-storey properties present for the majority.

To the north of the site is a semi-detached bungalow and to the east is a semi-detached 2 storey property. The South and west boundaries are along the road.

2.0 Planning Statement

2.01 Planning Context: Related Applications

67 Amblecote Road has no history of previous planning applications.

A pre-app was undertaken in 2020 to develop the site into flats. A 2-storey building to reflect the 2 storey houses to the other side of the road was not welcomed by the officer (Anthony Scholes) but he concluded that there was scope for further development of the site, as the site includes a larger than usual garden.

Our proposal now reflects the style of bungalow development along this side of the road, whilst providing a significantly enlarged and improved dwelling.

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.

2.0 Planning Context: Trees

Neighbouring trees – The east 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.



Neighbouring trees along the eastern boarder of the site.

3.0 Design - Use

3.01 Details of Proposal

The application seeks permission for a single storey extension and relocation of parking with a new dropped kerb.

The Proposed extension will add 54m² GEA to the existing building. The extension will provide space for new a bedroom and a modern open plan living. The proposal will have a double gabled roof subservient to the existing ridge height, Likewise the eaves of the proposal with match the existing if not subservient.

Relocating the existing parking will provide much improved access off amblecote road, whilst also providing better amenity space with a dedicated and more private rear garden.

3.02 Use of site

The use of the site will remain unchanged.

3.04 Justification (Massing)

The proposal will provide necessary improved living spaces for an expanding family whilst also giving the property a defined front and rear garden through the relocation of the parking.

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

Street View from the corner of Amblecote Road:

The new proposal unlike the existing makes reference to the neighbouring bungalow through displaying a gable front facing the street. The proposal sits subservient to the existing bungalow.



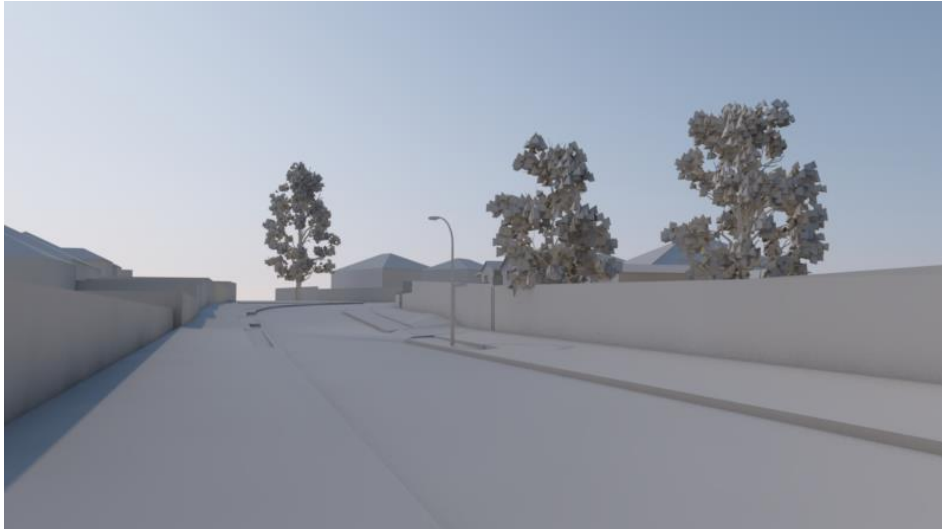
Existing street view from the corner of Amblecote Road



Proposed street view from the corner of Amblecote Road

Street View from lower Amblecote Road:

The existing tree to the east if the site covers the rear of the proposal.



Existing street view from lower Ambelcote Rd



Proposed street view from lower Ambelcote Rd

Existing and proposed frontage of 67 Amblecote Road:



Existing frontage from Ambelcote Rd



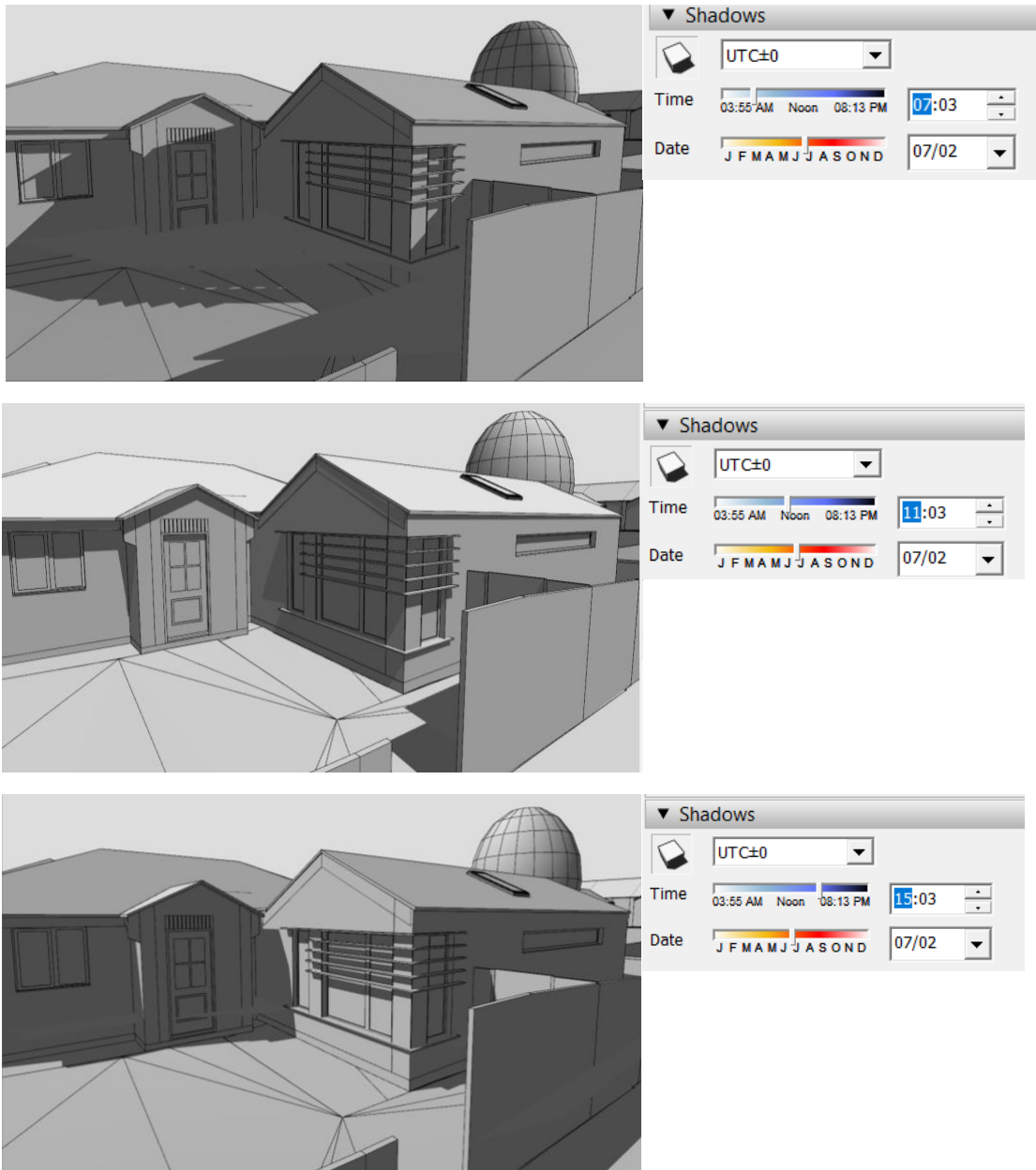
Proposed frontage from Ambelcote Rd

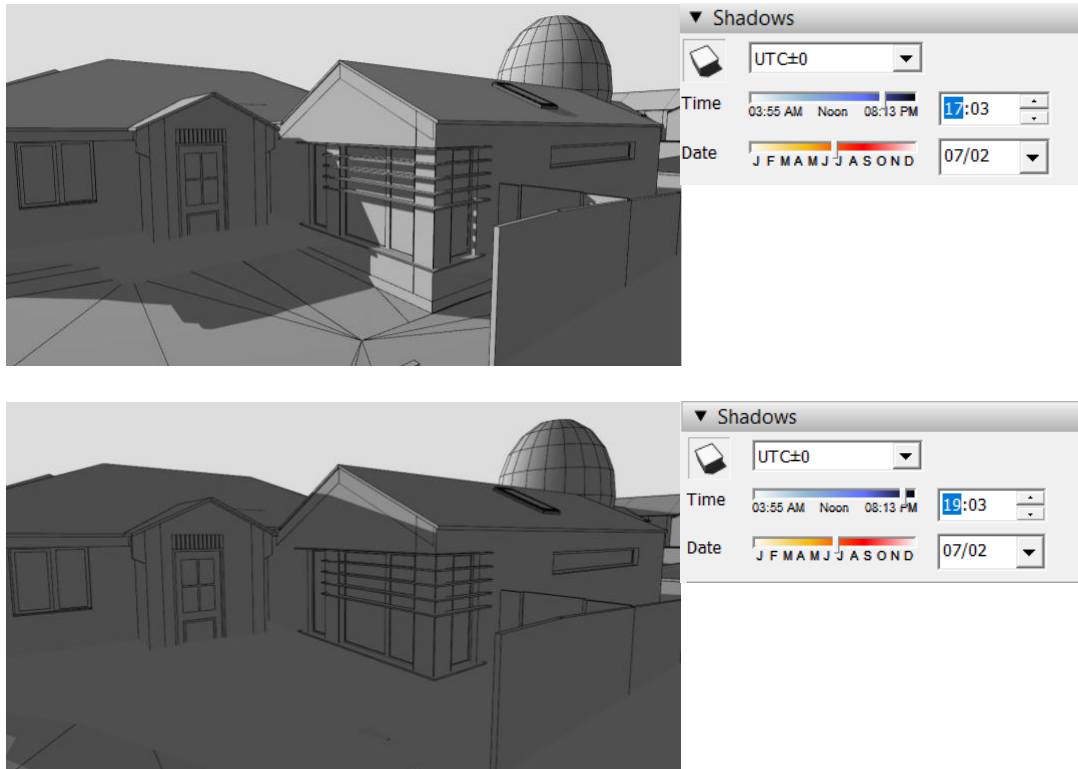
3.05 Solar Gains Study

The new proposal takes advantage of southern solar gain through its glazing positions. This will reduce energy demand for space. By maximising solar gains there is a risk of overheating in the summer which we have dealt with by provisions of solar shading.

The roof lights will be protected by external blinds that can be controlled to provide shading from sunlight in the summer.

Along the proposed South-West Elevation, passive solar shading is achieved through louvres. See solar study below Showcase solar gain in the peak of summer:





This results blocking high level sun in the summer and allows lower level sun in winter through.

5.0 Design - Layout

5.01 Site Boundaries

The existing site boundaries remain largely as existing. A small area of full height timber fencing near the entrance will be removed, and some reduced in height to provide a better connection with the road. A new gate will be provided for the car park, and a new gate provided to access the rear garden alongside the new extension. The existing gate in front of the garage will be removed as it is no longer required.

5.02 Site Entrances

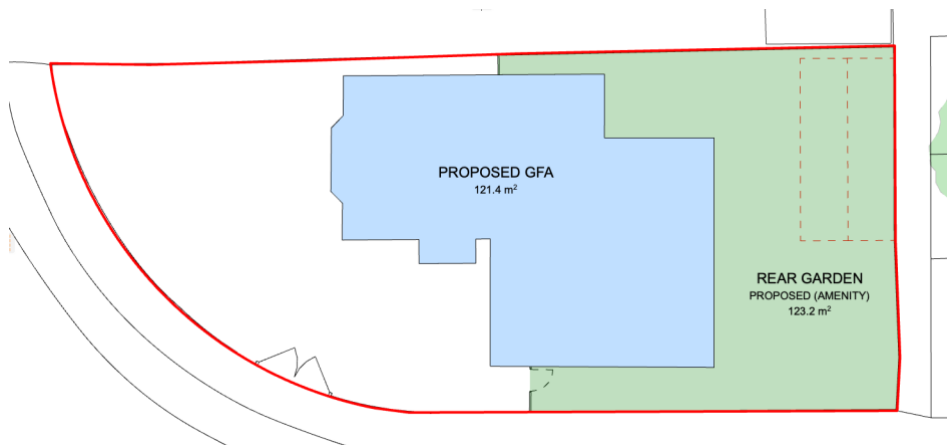
The existing site entrances will be relocated nearer the turning to the cul-de-sac, please refer to drawings 002 & 005. Previously the boundary treatment has been altered resulting in the driveway gate to be misaligned with the dropped kerb causing troublesome access; the existing gate will be removed.

5.03 Materials and Finishes

The Proposed Extension will be constructed from brick to match existing, with local white render highlights. New windows and doors will be in dark grey UPVC, to contrast with existing white PVC windows on the house.

5.03 Amenity Space

The proposal has been designed in accordance with the design guide to house extensions. The required amenity space is sufficient for the dwelling. The total GFA (Gross Floor Area) is no bigger the provided amenity Space.



Amenity Space compared to Proposed GFA

6.0 Evaluation - Impact

6.01 Impact on Conservation area

The site has NO effect on any conservation area's

6.02 Impact on Listed Buildings

The site has NO effect on any listed building.

6.02 Impact on Trees

There is no impact on trees either positive or negative.

6.02 Impact on Neighbours

There will be no overlooking onto No. 65 as there are no windows to the Northern Elevation of the building. Windows will be located to the Southwest, Northeast & South elevations. These windows are strategically positioned on these facades in order not to have impact neighbours.

The nearest properties are number 65 Amblecote Road to the Southwest and number 78 Water Road on the Northeast of the site. There are no windows that overlook 65 Amblecote Road.

The proposal also complies with the 60 degrees rule set out in the "Design Guide to House Extensions SPD" It does not impact unduly on the sunlight to these adjoined properties as the extension is away from boundaries.

7.0 Landscaping

7.01 Hard Landscaping

The existing concrete drive and garage will be removed. A new permeable paved drive will be added to the front of the site. Boundaries have been dealt with elsewhere and remain largely as existing.

7.02 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. The manhole at the front of the building will become an internal manhole or will be moved to remain external.

Overall rainwater runoff would be similar as a large concreted over area, and the garage are removed, with new paving proposed in permeable block pavements.

7.03 Soft Landscaping

Additional planting beds are proposed at the front of the proposed extension around the car parking spaces.

8.0 Access

8.01 Parking and Cars

The proposal relocates the existing 2 parking spaces to the front of the property.

8.02 Cycles

The number of cycle spaces will remain unaffected, bicycles can be stored in a new shed, at minimum size of 2m x 1.2m within the rear garden.

8.03 Pedestrians

The proposal will not affect access for pedestrians.

8.04 Disabled access

The proposal will not affect access for Disabled users. The proposal matches the existing floor level and retains the existing front door access.