

75 STAR ROAD

READING RG4 5BE

Design and Access Statement for a single-storey side extension
Report prepared in March 2020

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This Design and Access statement supports and outlines the proposals applied for under a Householder Planning application, for a single-storey side extension to 75 Star Road. The works have been designed to comply with Local Authority Planning policy.

The design, and adherence to policy criteria, is outlined in detail in this statement. This report is to be read in conjunction with the associated information submitted.

INTRODUCTION

1.1 LOCATION

75 Star Road is located in Caversham. The property is a two-storey dwelling house with a front driveway area, and a private garden to the rear. The property is classified as use Class C3.

The property is not listed or located within a conservation area, and does not have any designated constraints. The site is not in a flood risk area based on the Environmental Agency's "risk of flooding from river's and sea" interactive map.

The property has historically seen the garage area converted into additional habitable space, with the front porch also enclosed.

Surrounding uses are residential with the predominant pattern of development being similar to the application property.



OS Map showing the property as situated within the surrounding area

1.2 EXISTING PHOTOGRAPHS

The existing photographs shown adjacent display the existing dwelling and curtilage.



Photograph showing the front and south elevation of the house.



Photograph showing the south elevation of the house.

1.3 CONTEXT REVIEW

The Google Maps image shows the applicant site and an extension of similar extent behind. Note, the proposals are to align with the rear facade, and not extend further, as with the property behind.



Google Maps image showing the applicant site (75 Star Road) and surrounding properties.

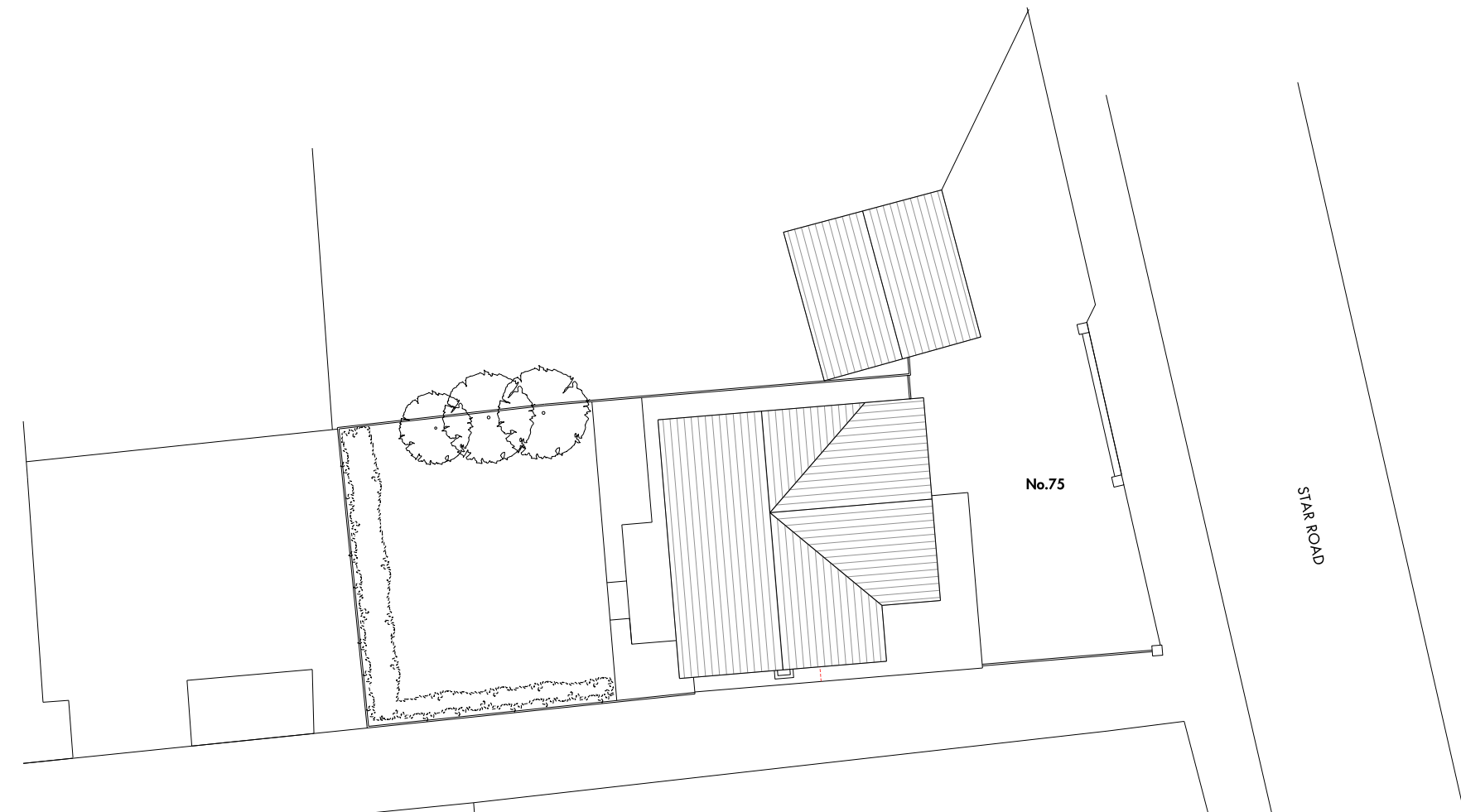
DESIGN STATEMENT

2.1 INTRODUCTION

The brief for the project is to design a new single-storey side extension to the property, infilling the area behind the existing single-storey garage.

The additional space will provide a much needed downstairs WC to the property. The design has been carefully considered to work efficiently within the parameters permitted.

Please refer to the associated drawings for additional detailed notes on the proposals.



Proposed site plan

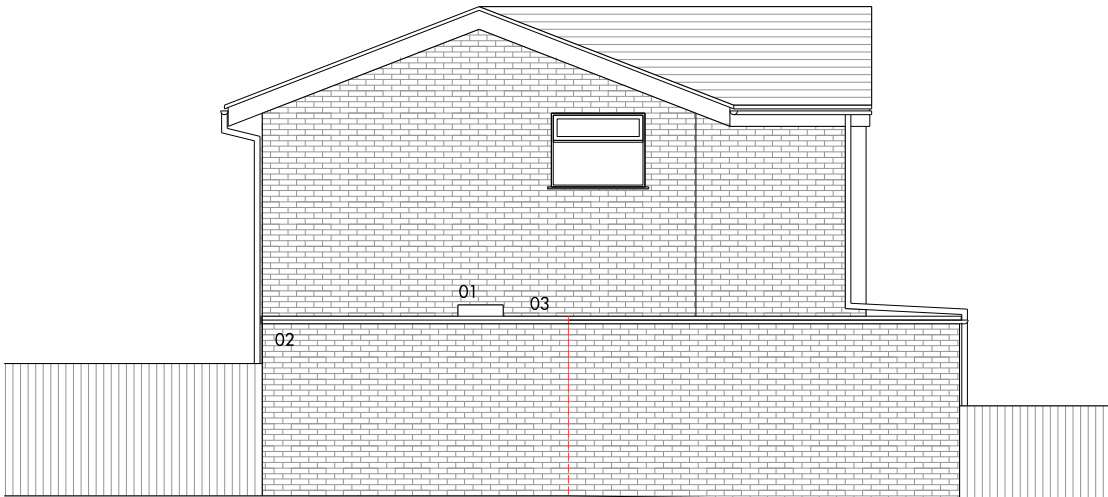
2.2 COMPLIANCE TO LOCAL AREA PLANNING POLICY

The extension has been designed to have minimal impact on the surrounding properties and to be in keeping with the existing house. It is of modest size, and complies with Local Area planning policy through its careful design:

- *The extension is contained to the side of the property, infilling the area behind the existing garage (which the proposals match in width and height)*
- *The extension aligns with the rear of the existing house, with no element protruding further forward than the existing rear elevation*
- *The extension has a maximum height of 2.4m, to match the existing single-storey garage*
- *The extension has an eaves of 2.375m, to match the existing single-storey garage*
- *The extension is of similar height to the existing timber fence, and borders a pathway. Therefore, there will be no impact on the amenity and outlook of surrounding properties. An extension of similar form and size has been constructed directly behind on Briants Ave.*
- *The extension is to be constructed in brickwork to match that of the existing property*



Proposed rear elevation, showing the extension to the right



Proposed side elevation, showing the extension aligning and matching the existing single-storey garage to the front

2.3 MATERIALITY

The property presents a variety of materials within its existing material palette, summarised below and outlined by the images in the existing photographic record:

- The walls are constructed from brickwork to all elevations
- The cladding to the roof slope to the main roof is red concrete tiles
- The flat roof of the single-storey elements are comprised of a felt covering
- The windows to the rear elevation of the property are uPVC framed

Following the outline of existing materials above, and within the existing photographic record, the materials to the exterior facades of the new side extension have been chosen in order to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. This is shown in the submitted drawings.

2.4 SUSTAINABILITY

Windows will be composite-framed double glazed units, achieving a u-value of 0.16 or better.

The extension will be well detailed and constructed, with increased thermal efficiency.

The garden space, and vegetation/ foliage within, will not be adversely affected by the proposals.

All timber to be FSC certified.

2.5 ACCESS

The access to the property will remain as existing.