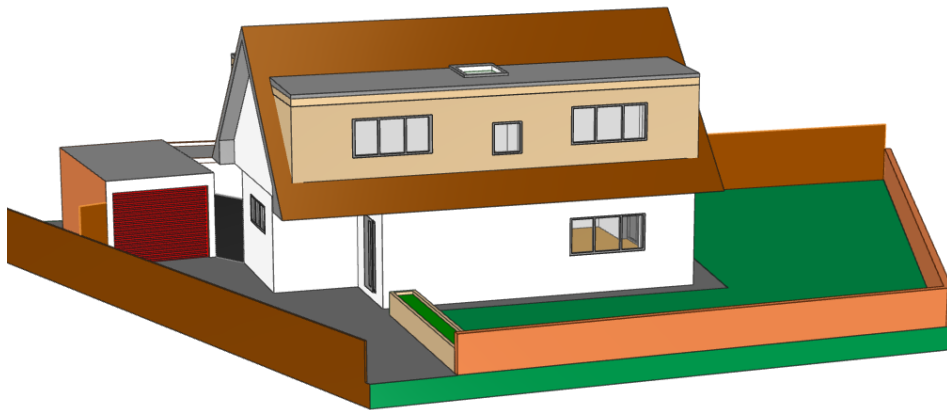


Document description: Design and access statement for 34 Chapel Hill, Reading, RG31 5DG

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Revision history:

Version	Date	Description	Author
A	06/12/19	Created	RBR



Planning statement

The site is at the corner of Chapel Hill and Lower Elmstone Drive at the bottom of the hill. It is comprised of a detached bungalow with existing attic conversion plus single detached garage with on-site parking and vehicular access from Lower Elmstone Drive.

This application proposes to create additional first floor bedroom space by the provision of a dormer roof and additional groundfloor space by the erection of a single-storey extension to the east (rear) side of the property.

There is no proposed change to parking provision or access to the site.

Pre-application advice was received on 20/09/19 from Planning Officer Connie Davis (191361/PREAPP) for an alternate design which has been amended to provide a roof design more in-keeping with the vernacular of the local area.

The surrounding area is predominantly residential and the site is not in a conservation area or subject to any covenants restricting development.

The supply of high-quality housing is of a local and national concern, and this application goes towards this end. The application complies with relevant local and national policy.

Existing dwelling and site

The existing bungalow is located on the corner of Chapel Hill and Lower Elmstone Drive. The property is separated from the neighbours by close board fencing, half-height walls and the garage. The existing bungalow has a poor layout with one bedroom and bathroom on the ground floor and a second bedroom (restricted ceiling height) on the first floor. On the north side of the house there is a garage and a greenhouse, both of which are in a very poor state. Overall the house is in a poor condition showing evidence of condensation due to being poorly insulated and the building is in a general poor state of repair.

The site location can be seen in [34CH_SL]. Photos of the existing elevations are in [34CH_PH_E]

Flood risk assessment

The land and property are located in Flood Zone 1 in Reading and have a low probability of flooding from rivers and the sea. The total area of impermeable surface will be reduced by removal of some of the hard landscaping in the garden to provide increased drainage to rainwater runoff.

Impact on neighbouring properties

Adjoining properties are 32A Chapel Hill and 101 Lower Elmstone Drive. The proposed design does increase the footprint of the building and the ridge height but due to the position of the property lying on lower ground than the neighbouring properties there is little / no impact with regards to loss of privacy and overlooking, access to sunlight and daylight and visual dominance and overbearing effects of the development. See [34CH_SE_P] and [34CH_WE_P]

Response to context & materials

The proposal and materials have been modified since the pre-application advice to sit better in the existing landscape. The dormer roof design is a popular theme on the surrounding streets including Lower Elmstone Drive and the next door 32a Chapel Hill. By reusing the existing tiles where possible and retaining the ground floor's white render, the palette is similar to several buildings in the immediate vicinity and of course the existing building. The introduction of horizontal tongue and groove Western Red Cedar cladding to the dormer face and cheeks is a more modern take on the painted horizontal T&G boards of surrounding properties. RAL 7016 (anthracite grey) frames reduce the visual impact of the windows. There is an existing property down the hill on Overdown Rd successfully employing this material palette (see [34CH_MAT_P]).

Design



The ground floor will become a family-friendly open-plan space with south-facing glass doors to the garden. The existing bathroom will become a WC and utility room with a door to the rear yard. Upstairs will be four rooms, one family bathroom and an en-suite shower. The proposal creates a more flexible family home and revitalises the existing property.

Energy

The design utilises a timber-framed second storey creating a highly insulated and energy efficient home. Replacing the existing antiquated heating system with a modern combi-boiler will further improve the energy efficiency. Modern uPVC windows throughout will reduce thermal loss and the increased southerly glazed area will contribute to winter-time solar gain.

Parking

The proposed design will provide 3 off road parking spaces. The existing detached single garage will be retained with enough space on the driveway for two additional cars. No modification to the dropped kerb/crossover is proposed. In accordance with the Council's Parking Standards and Design SPD, secure and covered cycle storage will be provided for 2 cycles in the yard area.

Waste management

Storage for 3x240L bins will be provided in the yard area.