

02/08/2019

ATHERSTONE WHITE ARCHITECTURE



DESIGN AND ACCESS STATEMENT

For the proposed works at 62 Elmhurst Rd, Reading RG1 5HY.

PLANNING HISTORY

Application No. 161327 Decision Date: 11 August 2016 Decision Type: **Agree**
Non Material Amendment to planning permission 131518
Amended Plans: Block and Location Plans No. AWA13.02.01 Rev B
Proposed Site Plan No. AWA13.02.02 Rev D

Application No. 151021 Decision Date: 03 July 2015 Decision Type: **Agree**
Non Material Amendment to planning permission 131518
Amended Plans: Plans Proposed No. AWA13.02.05 Rev C
Elevations Proposed No. AWA13.02.06 Rev C

Application No. 131518 Decision Date: 24 January 2014 Decision Type: **Full Planning Permission**
Proposal: Demolition of existing flat roof extension at the rear of the property and erection of replacement flat roof extension. Alterations to fenestration on North East elevation, new driveway and gated access to front of property.
Approved Plans: Block and Location Plans No. AWA13.02.01 Rev A
Proposed Site Plan No. AWA13.02.02 Rev C
Plans Proposed No. AWA13.02.05 Rev B
Elevations Proposed No. AWA13.02.06 Rev B

The works related to Application No.161327 [amendment to Full Planning Permission No.131518] commenced on 21 November 2016.

THIS APPLICATION

Proposed conversion of part of existing loft space into a habitable space comprising Bedroom with Bathroom.

Proposed internal alterations to first floor comprising removal of Bedroom 3 [named En-suite in application 151021] to accommodate new staircase; Integration of the Wc into the Shower Room, and converting the Kitchenette [named Shower-room2 in application 151021] into a Bathroom.

Proposed internal alterations to ground floor comprising relocating the Kitchen door and enlarging the existing Wc to provide for better access.

THE SITE

62 Elmhurst Road is a semi-detached Edwardian residential single family dwelling situated opposite the Whiteknights Campus grounds, in the Marlborough Av. and Elmhurst Rd zone of the Redlands Conservation Area. Elmhurst Road comprises detached and semi-detached houses with fenestration suggesting some were designed as two storey and others as three storey. There are previously approved examples where two storey houses have had their lofts converted into habitable spaces with the addition of rooflights.

DESIGN

The property has two interconnected loft spaces, and each roof plane [3 planes] has a single existing roof light to provide for natural daylight. The proposal is to convert the larger loft space into a Bedroom with adjacent Bathroom. The smaller loft space will be retained as storage space and will also house the water tank. Natural daylighting, background and purge ventilation to the new Bedroom and Bathroom will be provided by clear glazed top hung opening conservation style Velux rooflights. The rooflights will have black external flashings with central glazing bar and be installed to minimise the profile above the roof plane; to provide for a traditional external appearance. The proposed roof light in the smaller [rear] loft space will also be conservation style, but will be non-opening and obscure glazed with an white opaque coating to the inner pane.

Any amendments to flue, soil pipe or vent pipes will be on the rear side elevation only, and the choice of materials will be sympathetic to the property. The existing soil vent pipe is black painted cast iron, consequently; a black UPVC system would be a good match.

No further fenestration alterations to the approved Application No.161327 are proposed under this application.

ACCESS

Access to the new loft rooms will be via a wind on staircase with handrail, with maximum pitch of 42 degrees.

The existing ground floor and first floor Wcs retained under Approval No.161327 are both difficult to access due to the nature of the inward opening doors and limited floorspace. The proposal is to enlarge the ground floor Wc floor area with access provided by way of an inward opening sliding / folding door unit. The Kitchen door will be relocated to allow for this alteration, and be positioned central to the main corridor. The first floor Wc will be integrated into the existing Shower Room to provide for better access.



No.62 Front Elevation [Elmhurst Road]



No.62 Front Elevation [Elmhurst Road]



No.62 Rear Elevation [Marlborough Avenue]