

WE ARE

**AYRE
CHAMBERLAIN
GAUNT**

**153 Hemdean Road,
Caversham**

**05.07.2019
Application
Design & Access Summary**

**Our ref: 1976
Applicant: Mr. M. Chamberlain**

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01

INTRODUCTION

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INTRODUCTION

The site currently comprises a single detached dwelling, located on Hemdean Road, Caversham. The site is bound to the east by Balmore Park, to the west by Hemdean Road, with Caversham Primary School located opposite, and to the north and south by dwellings along Hemdean Road. A public footpath also runs adjacent to the northern boundary of the site providing access from Hemdean Road to Balmore Park.

The proposed development seeks to extend or replace the existing 3 bedroom dwelling at 153 Hemdean Road to create a four bedroom two storey house with enlarged living and other ancillary accommodation. Works will also include widening of the existing driveway access (utilising the existing entrance position). Parking for two vehicles is maintained in the forecourt of the dwelling.

The proposals draw reference from the local vernacular and embrace Reading's historical significance as a source of Bricks. However, any views to the buildings will be relatively imperceptible as a result of the dense sycamore screening to all sides of the plot.



01-03 Aerial views of the site, courtesy of Bing Maps

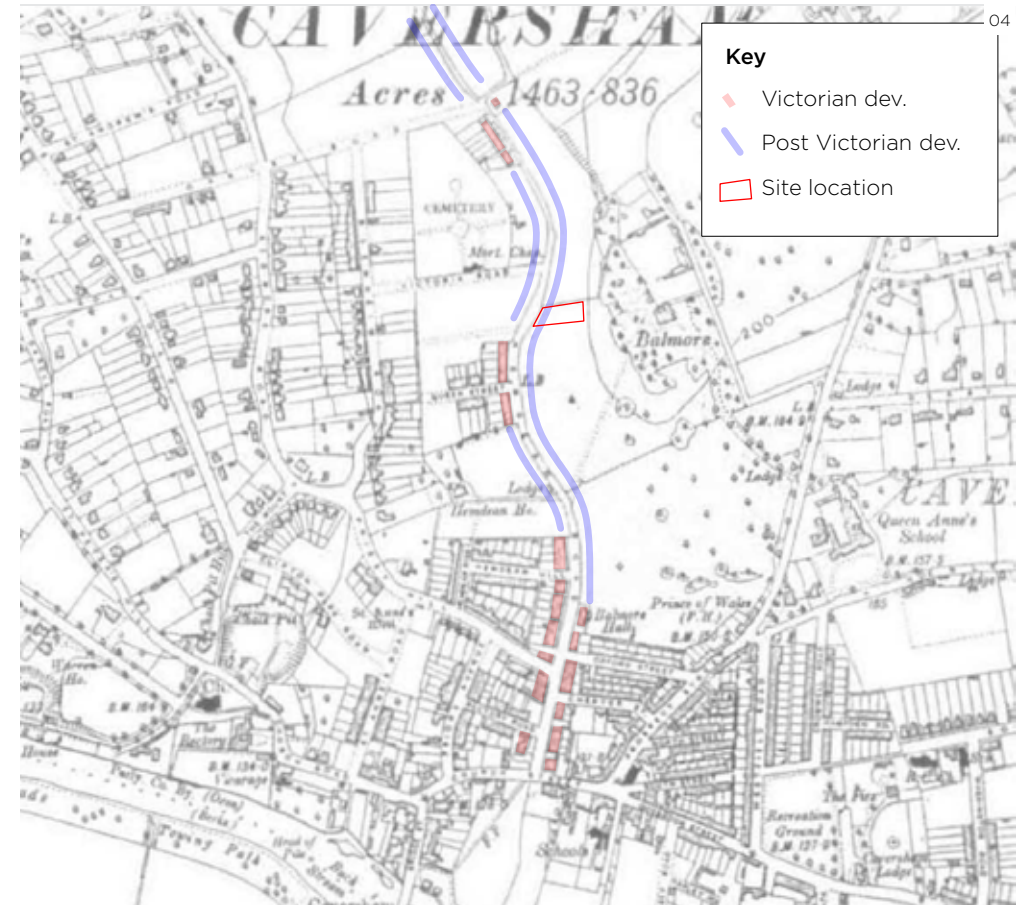
LOCAL VERNACULAR

Hemdean Road follows the line of field patterns established prior to the rapid expansion of Caversham in the Victorian era.

Whilst buildings from the Victorian period are dotted along the length of lower Hemdean Road (below Oakley Road) the main extent of them are concentrated in the Prospect Triangle (Oxford Street and below). As is highlighted on the c. 1914 historic map the vast majority of development on Hemdean Road occurred in the inter and post war periods.

Today, there are clusters of dwellings where a particular style or period can be identified, for example the pairs of 1920's semi detached immediately to the south of the application site or the 1960's bungalows to the north and including 153 Hemdean Road.

In Hemdean Road, there is not a dominant vernacular, rather as sections of land were released the style and typology of the day was used. This has created an interesting and diverse streetscene as is illustrated within the photographs on the following page.



04 c. 1914 Historic Map of Hemdean Road

LOCAL VERNACULAR



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- 05** Victorian terrace properties in Hemdean Road (west side)
- 06** 1930 / 1940 Semi-detached properties in Hemdean Road (East side)
- 07** Properties immediately south of application site, building FFL set circa 5m above road level)
- 08** Late 20th Century infill development in local area.
- 09** Property immediately north of application site
- 10** 157 - 159 Hemdean Road, properties set behind mature screening

02

PLANNING

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PLANNING

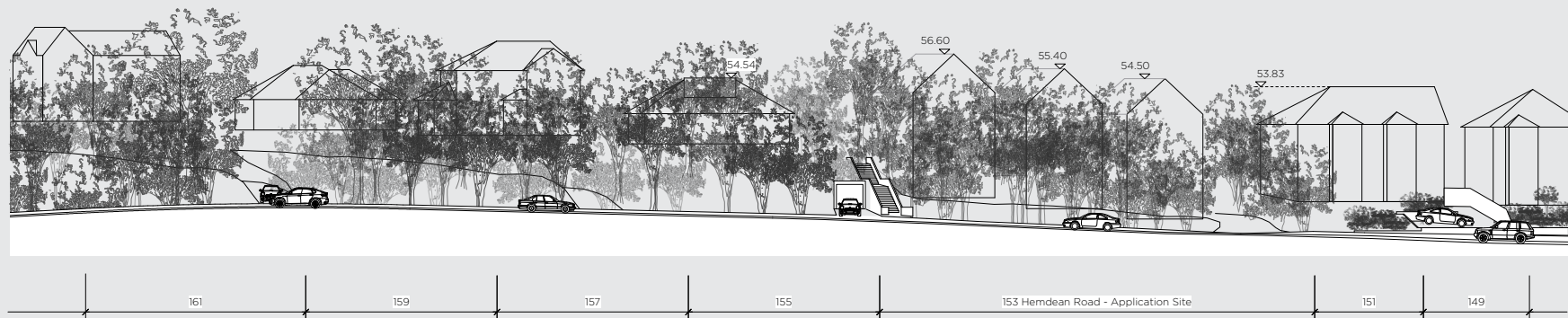
EXTANT PLANNING CONSENT

The site is located in an existing residential area, which comprises a mix of terraced, semi-detached and detached units. In this respect, the principle of residential development in this location is well established.

Additional development has already been permitted on the site in the form of 3 x 4 bedroom detached properties. Planning Consent (ref: 160959) was first granted in early January 2018, after several rounds of pre application consultation, and also subsequent revisions during the application period.

Recently a Non Material Amendment (ref: 182199) has been granted to allow for slight adjustments to the footprints and massing of the first consent, required to accommodate design development and achieve technical compliance. Excerpts from the latest planning consent are included for illustration, and a full set of the approved drawings is included within the appendix to this document.,





Proposed Section Y - Y / Hemdean Road Contextual Elevation



11 153 Hemdean Road, existing mid 1960's bungalow

12 View to 153 Hemdean Road from access driveway.

13 Key View 01, looking south east towards the application site from Hemdean

Road - existing property completely screened by mature Sycamore hedging.

14 Key View 02, looking north east towards the application site from Hemdean

Road - existing property completely screened by mature Sycamore hedging.

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DESIGN & ANALYSIS

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DESIGN & ANALYSIS

LAYOUT

The characteristics of the site are very unusual and have greatly influenced the proposed new layout for the property. The site is roughly 30m across & 70m deep, it rises some 17m from Hemdean Road to the rear boundary. The ground floor level is close to 5m above the entrance to the site. The existing footprint is crudely on a north / south axis.

To the frontage a substantial mature Sycamore hedge exists, this screens many views to the existing bungalow. Aside from works at the entrance to the driveway, this will continue to provide much seclusion and privacy to the front of the property.

The arrangement of the primary spaces of the house are to be retained at ground floor maintaining a strong connection to the ample gardens of the site. The living room faces west towards Hemdean Road, benefitting from evening sunshine and dappled views through the trees to the horizon beyond. The kitchen / dining area is triple aspect with the main openings to the south across a new terrace area, which extends close to 10m and will be sheltered by a timber screen filtering any views on approach up the driveway.

Access to the rear garden is available either from the southern terrace, through the central entrance hall or from the boot room.



On the upper floor all bedrooms face east into the garden, gaining morning sun. The study faces west along with a number of windows to bathrooms, which will be opaque as necessary.

Utilisation of the remainder of the garden will be a challenge due to its steep nature although future plans are to structure landscaping around the other plateaus which exist running from south to north across the site. Landscaping works within the garden will not require planning consent.

Illustrations on the following page show the pattern of development generally along this section of Hemdean Road and a comparison of the existing, consented and proposed footprints.



14 153 Hemdean Road, existing mid 1960's bungalow

15 View to 153 Hemdean Road from access driveway.

16 Key View 01, looking south east towards the application site from Hemdean Road - existing property completely screened by mature Sycamore hedging.

17 Key View 02, looking north east towards the application site from Hemdean Road - existing property completely screened by mature Sycamore hedging.

Victoria Road

Caversham Primary School

Hemdean Road

Balmore Park

18

18 Prevailing building zone & frontages in Hemdean Road - existing condition

19 Comparative footprints.
Illustration of proposals, versus
existing (red line) and consented
(blue line).

DESIGN & ANALYSIS

SCALE

Hemdean Road features housing of a range of sizes, from one storey bungalows to three storey houses. The perceived size of these buildings and their prominence in the streetscene is substantially affected by their positioning on the local topography.

As such, the east and west sides of Hemdean Road have quite different characters. To the west the houses tend to consist of larger groups, often terraces, set closer to the pavement line. To the east, dwellings are generally either detached or semidetached, creating a pattern of breaks and an undulating roof line.

The majority of these properties are two storeys, topped by substantial roof forms. Coupled with the topography, eaves lines are generally set 9.5 metres above the road level, with ridgelines 3 metres above this. There are also several examples in Hemdean Road (149 & 161 Hemdean Road in immediate area) where three storeys of accommodation have been permitted, creating taller examples of development.

Illustrations from Hemdean Road and as part of other developments in the local Caversham area are included for reference as images 21 - 25.

APPEARANCE

Hemdean Road is compromised of an interesting mix of architectural typologies. This mix of styles occurred as prevailing vernacular en vogue at the time of development was always used. There is not a dominant period, but groupings occur of Victorian, Edwardian, 1920's, 1960's dwellings with late 20th Century infills mixed in. The contribution made to the streetscape by each successive period has generally reduced in quality over time, certainly the most recent additions are banal and almost apologetic.

It would be a missed opportunity to resort to a mundane or pastiche design on this site. The applicant is passionately in favour of an interesting and innovative appearance, that whilst not being the same or an amalgamation of the styles in Hemdean Road can be a modern interpretation of the good elements of the character of the area – just as much of the neighbouring dwellings were at the time of their construction.

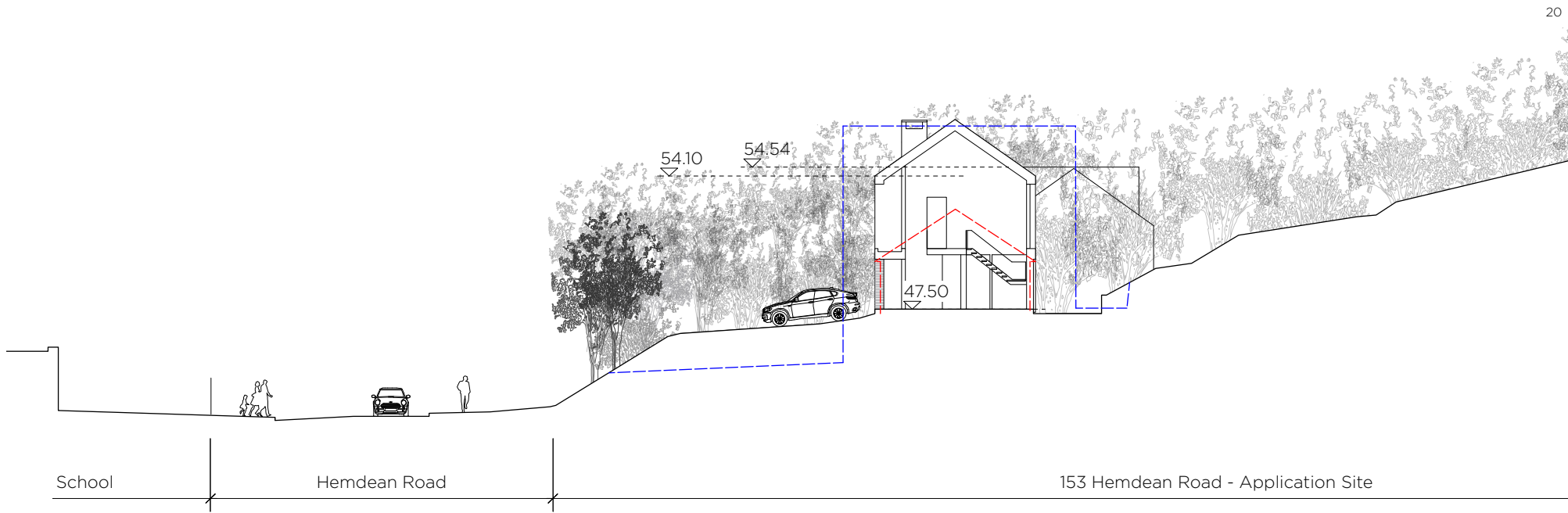
CONTEMPORARY PRECEDENT

There are many examples where overtly contemporary design has been permitted in amongst more vernacular context. There are several examples of schemes delivered in very similar contexts locally, which have been recognised with national or regional awards for design and quality.

Specifically Heath Point, on the Upper Warren (ref: 140083) is a replacement dwelling (as opposed to a substantial extension & refurbishment) that was consented in 2014 and shortlisted for the RIBA 'House of the Year' award. It is overtly contemporary, utilising a grey european format brick and bleached cedar cladding, located within a mile of the application site.

Illustrations of locally permitted contemporary dwellings are included as images 26 - 30.

DESIGN & ANALYSIS



20 Contextual cross section illustration of proposals, versus existing (red line) and consented (blue line).

DESIGN & ANALYSIS



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- 21** Victoria Road, Caversham - Typical semi detached properties in Hemdean Road area, with brick base and rendered upper floor.
- 22** Hemdean Road - Victorian semi detached properties, featuring silver grey brickwork.
- 23** 161 Hemdean Road - one of several examples of extension to the adjacent properties.
- 24** Hemdean Road, Caversham - Typical semi detached properties with brick base and rendered upper floor.
- 25** Blenheim Road - Victorian terraced properties, featuring silver grey brickwork.

DESIGN & ANALYSIS



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26&27 Heath Point, Upper Warren, Caversham

28 Bishops Lane, Sonning, Berkshire

29 Cheeran House, Upper Basildon, West Berks.

30 Woodgarth, Whitchurch.

DESIGN & ANALYSIS

THE PROPOSALS

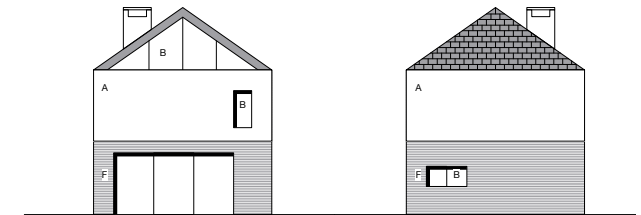
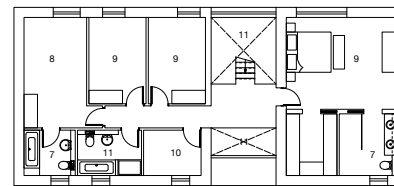
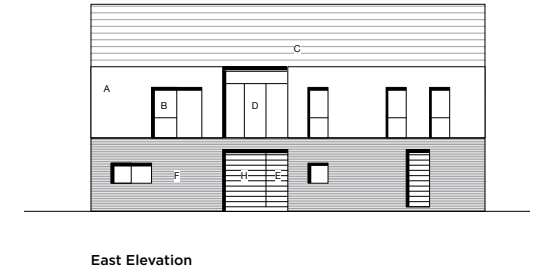
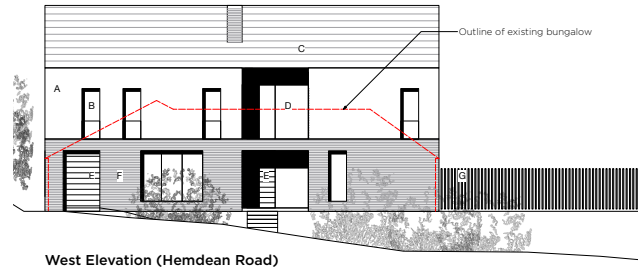
The proposed design draws reference from the many 1930's semi detached properties, being articulated with a distinct masonry base with the use of render to the first floor above. The use of large openings to let daylight in and capitalise on cross ventilation creates an open and interesting facade.

The building has a crisp contemporary form, clearly familiar making a valuable contribution to the character of the area.

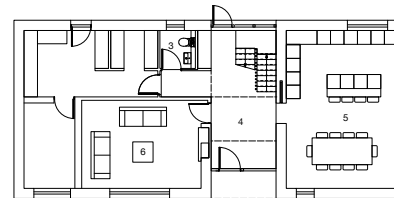
Whilst the proposals will be delivered through a substantial reworking of the existing fabric or new build construction brought up off the original footings.

Where the proposals utilise the existing ground floor footprint, the width of the upper floor has been strongly articulated through the central double height entrance hall reducing the perceived extent of the building when it is glimpsed from the street.

The brickwork base is to be formed of a silver grey brickwork, laid in an English wall bond. The choice of a silver brick is rooted in a desire to acknowledge the bricks produced in the 1800's & 1900's in Reading's brick kilns. .



First Floor Plan



Ground Floor Plan

Plan Legend

- 1 Cycle store & workshop
- 2 Utility & boot room
- 3 WC
- 4 Entrance Hall
- 5 Kitchen / Dining
- 6 Living Room
- 7 Ensuite
- 8 Double Bedroom
- 9 Single Bedroom
- 10 Study
- 11 Void

Material Legend

- A Render
- B Aluminium framed windows
- C Tiled Roof
- D Slim framed fixed glazed windows
- E Timber door
- F Grey facing brickwork
- G Timber fin screen to terrace area
- H Timber cladding

Appendicies

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APPENDIX 1 - BAT SURVEY

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15th March 2019

153 Hemdean Road, Caversham – Bat Assessment Report

Introduction

RWP Ecology were commissioned by Ayre Chamberlain Gaunt to carry out a bat assessment at 153 Hemdean Road, Caversham (site location plan provided as **Appendix 1**). The site is subject to a detailed planning application to Reading Borough Council for the demolition of an existing detached bungalow and the extension of the dwelling.

The approximately 0.2ha site comprises a detached bungalow and garden which is accessed by a private drive off Hemdean Road to the west. The site is in an urban setting with further residential dwellings to the immediate north and south whilst the eastern boundary of the site is defined by Balmore Park, a linear park comprising amenity grassland and mature trees.

Methodology

The building was inspected on the 13th March 2019 by a Natural England bat licenced ecologist (Class licence 2015-13703-CLS-CLS) and Full Member of CIEEM following current best practice guidelines¹. The survey was undertaken using a high powered torch, binoculars and where necessary an endoscope to facilitate inspection of crevices. The building was inspected internally and externally for evidence of roosting bats including droppings, urine staining, feeding remains, potential roosting/access points and individual bats.

Based upon the results of the building inspection and the features/evidence identified, the building was assigned with a bat roost potential category as per best practice guidelines.

Legislation

All species of British bat are listed as a European Protected Species (EPS) on Schedule 2 of the Conservation Regulations (Annex IV (a) to the Habitats Directive). This affords bats and their roosts strict protection under the Conservation of Habitats and Species Regulations 2010 (as amended). Under the legislation it is illegal to deliberately or recklessly disturb or obstruct access to any bat roost or to disturb a bat using such a place without first obtaining the relevant licence from Natural England. Additional protection for bats is also afforded under the Wildlife and Countryside Act 1981 and a subset of the British bat assemblage are listed as priority species.

Results

Photographs of the site taken during the survey are provided to the rear of the report.

The building was a detached red brick 1960's built bungalow with a pitched roof and interlocking clay tiles. The roof structure was in good condition with no missing or slipped tiles noted. Where the tiles interlock some very minor gaps were noted, most of which appeared to be of insufficient size to offer roosting opportunities to

¹ Collins, J. (2016) *Bat Surveys for Professional Ecologists: Good Practice Guideline, 3rd Edition*. Bat Conservation Trust, London.

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RWP Ecology

bats. An area of missing mortar was noted beneath one of the ridge tiles, however, it was not clear whether this afforded a suitable crevice or roosting opportunity. The chimney also appeared well sealed with lead flashing around the base appearing to prevent access to the roof structure/void (this was also apparent during the internal inspection). The windows and soffits were modern PVC and also in good condition with no gaps or accesses noted. A flat felt roof garage was present at the north-west of the building.

The building had a single large roof void accessed through an internal loft hatch with all areas of the void accessible for inspection. The void was insulated with rock wool and lined with bitumen felt with no gaps or tears noted. A simple wooden beam structure was present and the apex of the void was cobwebbed. The void was used for storage and boards placed down suggested that the previous occupants may have used the void fairly extensively. No signs of bats were found within the void after an extensive search and there were no potential access points into the void that were visible.

Limitations

Visual assessments of buildings for roosting bats can be undertaken at any time of year and this assessment was therefore not limited by seasonal or climatic factors.

Bats are mobile animals and will move between a series of different roost sites, occupying new roost sites depending on seasonal requirements and resources available locally. The surveys can therefore only provide a snapshot of the conditions present at the site at the time of the surveys.

Summary and Recommendations

Overall the building was assessed as offering negligible potential to support roosting bats and it is not considered that further surveys are required or appropriate. The potential for sporadic use by low numbers or individual crevice dwelling bats cannot be ruled out entirely and so in the unlikely event that bats are encountered during construction activities, then works should cease and the advice of a suitably qualified ecologist sought.

In line with local and national planning policy all new development should aim to deliver a net gain to biodiversity and therefore it is recommended that opportunities for roosting bats are increased as a result of the proposals. Two Schwegler 2F bat boxes² should be installed (in accordance with manufacturer guidance) on a suitable retained tree in the east of the site.

In the absence of additional mitigation, the landscaped gardens of the new properties and Balmore Park beyond the site, could be subjected to increased light levels after sunset, which would deter foraging bats. It is therefore recommended that a wildlife-sensitive lighting scheme be implemented to avoid or minimise light spill onto the site boundaries. This should be achieved through positioning of fittings/luminaires and other design features such as directional hoods/baffles, timers, low level lighting (max 1lux) with no UV and downward facing, to maintain 'dark zones' in key locations i.e. the eastern boundary of the site.

Provided the recommendations made above in respect of mitigation are implemented, the proposals could proceed lawfully and in line with planning policy requirements.

² <http://www.nhbs.com/title/158629/2f-schwegler-bat-box-general-purpose>

APPENDIX 1 - BAT SURVEY

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RWP Ecology



Plate 1: 153 Hemdean Road (eastern aspect) – building in good condition with very limited potential to support roosting bats.



Plate 2: Roof void.

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RWP Ecology



Plate 3: Gap under ridge tile providing potential roosting feature



Plate 4: Modern PVC soffits in good condition and affording no opportunities for roosting bats.

APPENDIX 1 - BAT SURVEY

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Appendix 1 – Site Location Plan

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