



**Planning Application
Design & Access Statement**

Side and Rear Extension

10 Buxton Avenue

Reading RG4 7BU

April 2019

(Rev A: 15.05.19)

Hayhurst and Co.

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This Design & Access Statement has been prepared in support of the proposed works to 10 Buxton Avenue and should be read in conjunction with the application drawings listed below.

Existing

242 A000 Site Location Plan
242 A001 Existing - Ground Floor Plan
242 A002 Existing - First Floor Plan
242 A003 Existing - Roof Plan
242 A010 Existing - Front Elevation
242 A011 Existing - Rear Elevation
242 A012 Existing - South Elevation
242 A013 Existing - North Elevation

Proposed

242 A101 Proposed - Ground Floor Plan
242 A102 Proposed - First Floor Plan
242 A103 Proposed - Roof Plan
242 A110 Proposed - Front Elevation
242 A111 Proposed - Rear Elevation
242 A112 Proposed - South Elevation
242 A113 Proposed - North Elevation

Revisions:

Rev A: 15.05.19 - Vehicle number plates removed

This report is formatted to be read as a double page document.
Please ensure your pdf reader is set to two page view with cover page.

Below: Hairy House by Hayhurst and Co. winner of an RIBA National Award and the RIBA London Small Project Award - an extension to a Victorian House in a conservation area in Hammersmith and Fulham.



Below: Hampstead Beach House by Hayhurst and Co. won an NLA 'Don't Move Improve' Award for - a house extension in a conservation area in the LB of Camden.



About the Architect

Hayhurst and Co. is a London-based architectural studio established in 2004. The practice's work is developed through a rigorous process of investigating urban, landscape and historical contexts combined with an engagement in the use of materials and delight in the craft of making bespoke buildings. The practice has a reputation for making architecture that responds inventively and pragmatically to physical contexts and creating buildings that are sensitive and sustainable, innovative and playful, and refined and delightful.

Our completed projects have won RIBA Awards in 2012, 2013, 2014, 2016 and 2017. In addition to the RIBA Award for architectural excellence, their 'Hairy House', an extension and refurbishment of a Victorian House in a conservation area in West London, won the RIBA London Small Project Award for the best project under £250k completed in London in 2012. In 2015, their 'Hampstead Beach House', an extension and remodeling of a Victorian building in a conservation area in North London, was awarded 2nd place in both the New London Architecture (NLA) and Grand Design Magazine Awards for Best House Extension in the Country and was the only house extension to be highly-commended in the local-authorities bi-annual design awards.

In addition to Hayhurst and Co's awards for private homes, their education projects have won numerous national and international awards including the 2013 NLA Best Building in London and the 2015 Architectural Review School Award for the best school building in the world in 2015.

In 2016, 'Garden House' won a RIBA Award and was shortlisted for RIBA House of the Year and in 2017 'Whole House' won a RIBA Award and was long-listed for RIBA House of the Year. In 2017, the practice was awarded 2nd place in BD Individual House Architect of the Year Award.

In 2012, the practice was awarded 2nd place in Building Design's prestigious Young Architect of the Year Award (YAYA), and in 2016 was featured in the Architecture Foundation's 2016 publication 'New Architects 3' and shortlisted for RIBA London Emerging Architect of the Year.

Nick Hayhurst has been an academic at University of Brighton since 2004. He was appointed to the LB Southwark Design Review Panel in 2012 and was a judge for the RIBA Awards in 2013. He was appointed to the Design South East Design Review Panel in 2014 and Croydon Place Review Panel in 2016.

Below: Garden House by Hayhurst and Co. A new home with a 'bespoke planted green roof' in the De Beauvoir Conservation Area in Hackney, London. Winner of an RIBA Regional Award 2016.



Background

Development Location

The development site is located on the western side of Buxton Avenue, Caversham Heights, close to its junction with Harrogate Road. 10 Buxton Avenue is neither statutorily nor locally listed and is not located in a conservation area. There are no other specific planning designations on the site.

Existing Building

10 Buxton Avenue is a detached, single-dwelling house with an adjoining garage located on a regularly-proportioned, 12m wide by 42m deep site. The site is generally flat with a nominal fall in levels to the north of the site. The property is of load-bearing masonry construction with a two-storey

bay window to the front under a pitched tile roof.

The current footprint is believed to be original and is one of the few houses on the street that has not been extended.

Development Context

The immediate area is largely residential in use and comprised of 2 storey, inter-war, detached and semi-detached properties, many of which have been extended to the side and rear. Whilst the buildings in the area are generally consistent in terms of overall scale and massing, there is variation in the character, architectural styling, set-back from the road and the modifications that have been made to each property.

In townscape terms, the building sits 'mid-street' with similar-scaled buildings adjacent to and opposite the development site. Almost all the detached houses have had two-storey side extensions nominally set back from the front building line and nominally subordinate to the host building. To the rear, the building lines are more irregular with different set-backs, scales of openings and a variety of architectural features.

The original houses either side of the development site – at No 8 and 12 Buxton Avenue - are of a near-identical design. Both of these houses have been extended with two-storey extensions to the side and single-storey rear extensions.

Site Plan - Scale 1:1250



Site Photos



Site photo: aerial view



Site photo: front of house from Buxton Avenue





Site photo: numbers 8, 10 and 12 Buxton Avenue
(application site, No.10, outlined in red)



Site photo: rear of house from the garden



Planning Context

Development Proposal

The proposed development comprises a two-storey side extension and a single-storey rear extension along with a modernised layout. The additions will provide a further bathroom and storage area at first-floor level and an enlarged and remodelled living space, further bedroom and larger entrance space at ground floor level. The use of the site will remain unchanged.

Planning History

There is no planning history for the site.

Planning Policy Review

The following documents/policies have been considered as part of the formation of the design proposals;

1. NPPF - National Planning Policy Framework
2. Reading Borough Council – Local Development Framework (October 2012 altered January 2015)
3. Reading Borough Council – A Guide to House extensions SPG (2003)

Principle of Development

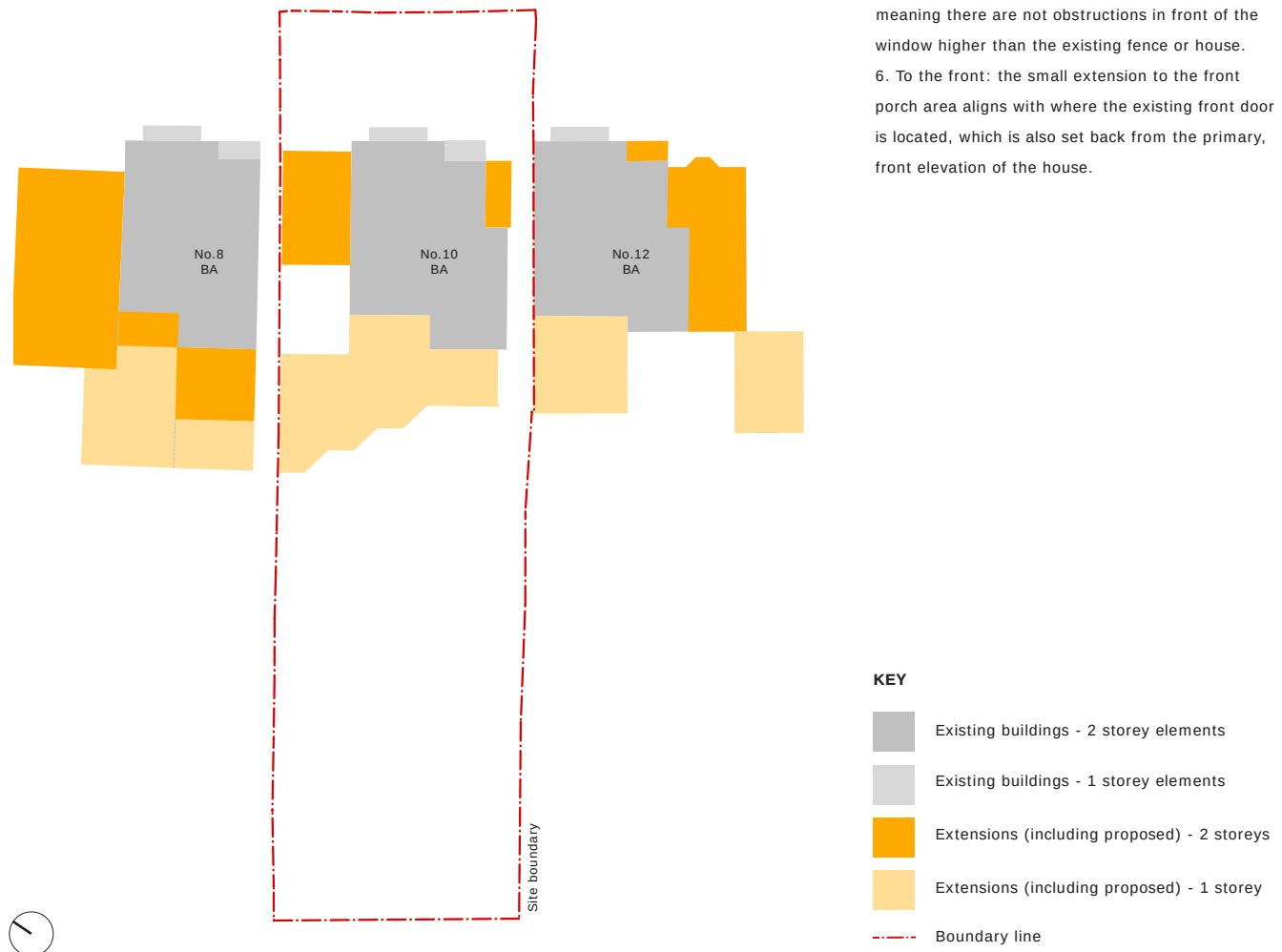
1. Policy DM9 (clause 5.5.2) of RBC's LDF notes that where there is a wish to extend a house, this is acceptable unless there would be other overriding considerations.

Design – Summary

1. The proposed development is conceived as a contemporary and environmentally-responsive extension that enables the owners of the house to 'grow-into' their home and allows them to stay living in the same house for longer.
2. The approach of a two-storey side extension and single-storey rear extension is consistent with extensions consented to neighbouring properties.
3. The proposed development will be constructed from contemporary yet complimentary materials that sit harmoniously with the material language of the host building and its neighbours.

Design - Footprint

1. The footprint of the proposed extension to the ground floor is 65m². The footprint of the new first floor level extension is 15m². The total increase in area is 80m² (GEA).
2. To the rear: the tapered footprint of the extension is designed to 'turn' the garden elevation to face south – this is an environmentally responsive solution that maximises the potential for solar gain and passive heating.
3. To the rear: the rear extent of the proposed extension's footprint corresponds approximately to the rear line of the neighbouring extensions at each of their respective boundaries.
4. To the side: the side extension is set back from the front building line of the existing house and the prevailing building line of the neighbouring houses in order to reinforce the sense that the extension is subordinate to the main house and original neighbouring houses.
5. To the side: a courtyard is created - this is an environmentally responsive solution to maximise natural light and ventilation to the ground floor. Its position corresponds to No.8 BA's side window, meaning there are not obstructions in front of the window higher than the existing fence or house.
6. To the front: the small extension to the front porch area aligns with where the existing front door is located, which is also set back from the primary, front elevation of the house.



Plan Diagram - Existing and Proposed Extension Footprints

Street Elevation Diagram - Existing and Proposed Extensions



Development Proposal

Design – Massing

1. The general massing of the proposed development (ie. a 2-storey side extension and single-storey rear extension) matches the massing of what has been consented and built at No. 8, No. 12 and a number of other houses on Buxton Avenue.
2. To the side: the form of the proposed extension has been designed to specifically respond to the site's constraints. The roof profile angles away from No. 8 in order to maintain as much day-lighting as possible to the windows on the neighbouring house's side elevations and retain a visual separation between buildings.
3. To the front: the roof profile tapers away from the front of the house to make the extension feel

less dominant than the main house and to reduce the impact of the mass of the new extension when seen in long views up and down the street.

4. The roof: the proposed roof height is significantly lower than the existing building's roof and that of its neighbours, ensuring it will appear smaller and subordinate to the original buildings.
5. A gap is maintained between the neighbouring properties that is characteristic of those elsewhere on the street.

Design – Amenity

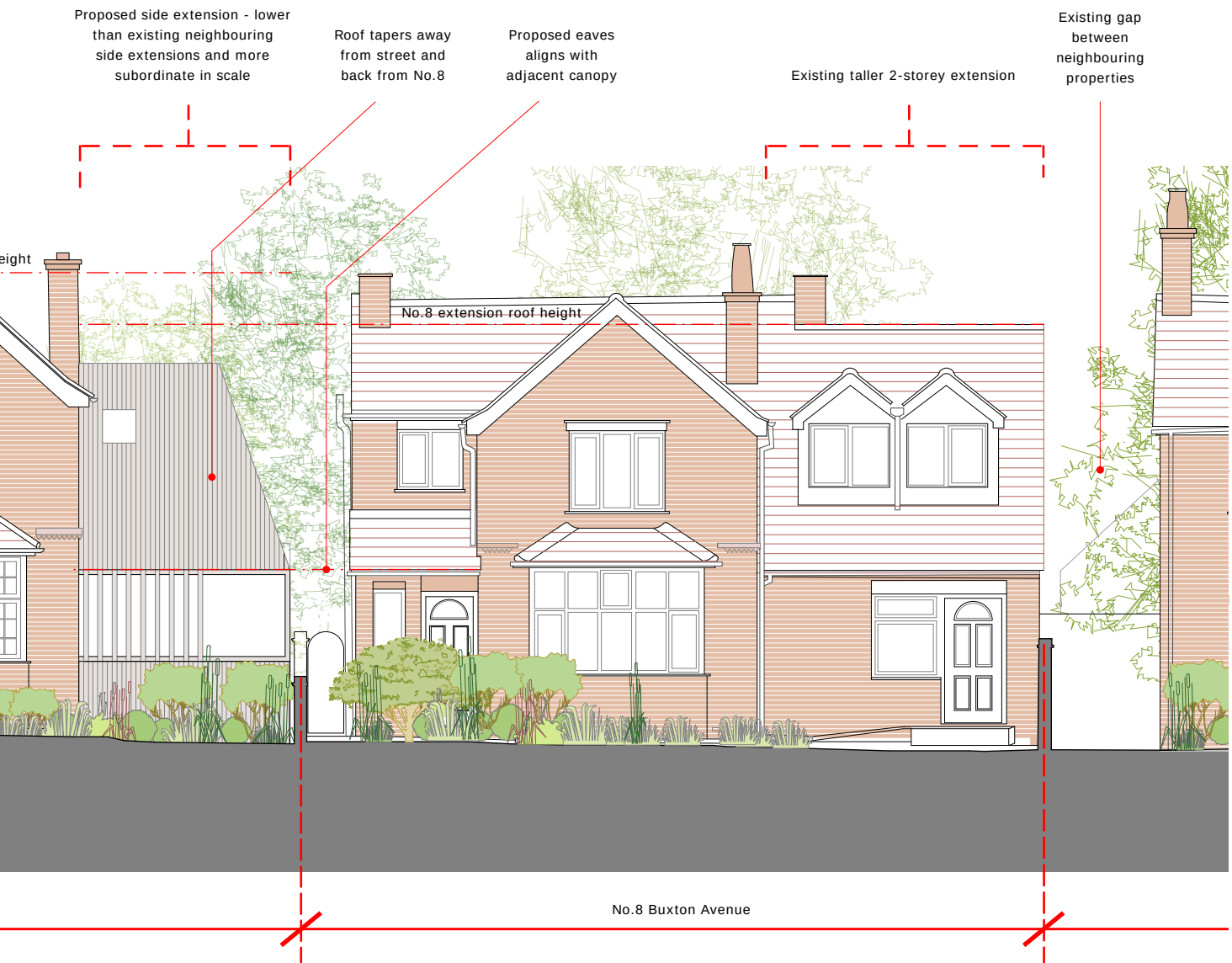
1. The proposed development has been designed to minimise any impact on the amenity of the occupiers of neighbouring properties.
2. The form of the first floor, side extension and

courtyard have been designed to minimise the impact on the day-lighting to the windows in the side elevation of No. 8 Buxton Avenue.

3. The view from the 1st floor dressing room has been restricted to prevent overlooking issues with the side windows of No. 8 Buxton Avenue.
4. The ground floor extension is only nominally higher than the existing boundary and will not cause any material loss of residential amenity to the occupier of No. 8 Buxton Avenue.

Design - Access

The access to the house is unchanged. As a residential unit, the space will not be accessible to the public.





Material References: Vertical timber cladding



Tapered Extension - angled rear extension by Hayhurst and Co

Appearance & Conclusion

Design - Appearance

1. From the front: The proposed extension adjacent to No. 8 Buxton Avenue is designed as a contemporary reference to the existing garage, which it replaces, and to remain subordinate to the main house.
2. To remain in keeping with the existing built condition and Reading's house extension SPG, it maintains the garage's material palette of timber and glass, and its roof retains a fall away from the neighbouring site boundary. The fall of the roof away from the front of the site also shares a building language with canopies and cat-slide roofs elsewhere along the street. Its window opening is partially screened behind timber cladding to ensure it appears less dominant than the original house's openings.
3. From the front: The proposed extension adjacent to No. 12 Buxton Avenue is designed to integrate with the existing building: its brick will match the adjoining existing house; its roof aligns with the existing flat roof; and the front canopy will be extended across, so it appears as a considered part of the main building mass.
4. From the rear: the extension will appear as a contrasting contemporary timber and glass addition, which wraps around the existing house at ground floor. This is largely concealed from view in neighbouring properties due to their orientation and

existing tree planting. It will have a green roof at first floor level and a masonry 'plinth' at its base to integrate it into the landscape surfacing.

Design - Landscape

1. The proposal is designed to enhance the landscape character of the building and the garden.
2. The existing silver birch tree located in the rear garden is a poor specimen. This tree will be removed and a tree (species TBC.) will be replanted.
3. New planting will be added as part of the works to enhance the visual appearance from the rear of the property and to also help assimilate the new development with the surrounding gardens, and the 'green and leafy' character of the area.
4. The use of a green roof will increase the local biodiversity.

Design - Conclusion

In summary, the proposed development is for a residential extension that is conceived as an environmentally-sensitive and contemporary interpretation of typical suburban side and rear additions. The form of the extension has been designed to respond to the site's specific constraints, in-keeping with the character of other development along the street, using materials have been chosen to compliment the fabric of the



Material Reference: Planted roofs

