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Design & Access Statement

**48 ALBERT ROAD, CAVERSHAM,
BERKSHIRE, RG4 7PF**

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Existing Property + Surroundings

48 Albert Road is a two storey, 3 bedroom residential property set on the Eastern side of Albert Road. The property is Victorian in era, and is set back over 10 metres from the public highway. There is a strong boundary treatment between the application site and Albert Road. This consists of a brick wall at lower level with a scalloped detail up to higher gateposts with a substantial hedgerow above. The dwelling has a single storey, lean to, UPVC conservatory to the rear. The dwelling also has a single storey, detached, brick and tile garage which sits to the Northern boundary and is in need of remedial works, particularly to the existing tiled roof. This garage is currently used for storage as its dimensions no longer meet the needs of modern vehicles.

The property has an adjoining dwelling, no 18 Highmoor Road, this is located directly to the south of the application site and forms the corner plot between Albert Road and Highmoor Road. No18 Highmoor Road is a Victorian era property having been built at the same time as the application dwelling.

48A is located approximately 10m to the North of the application site and is of a much later 20th century construction.

The surrounding area comprises a mix of detached and semi detached dwellings of varying size and design.

Access

As stated above, 48 Albert Road is located on the Eastern side of Albert Road and as such, benefits from good public transport links to Reading and the wider area.

Vehicular access to the site is via a set of vehicular gates directly from Albert Road. There is a good sized area of un-delineated parking to the front of the property, suitable for 3 cars.

Principal pedestrian access to the property is via the front door which faces Albert Road. Secondary pedestrian access points are via the existing conservatory to the rear of the property. Both points of pedestrian access have a stepped threshold.

Within the property, the floors are a consistent level with no internal changes in level.

This application does not seek to significantly alter any points of access.

Design Notes

Our client seeks to better improve the connection of the house to the existing rear garden and also to create an additional Garden Room and Boot Room to better suit the needs of a modern family.

Along with some minor internal alterations to the ground floor of the property, the proposals seek to demolish the existing UPVC conservatory and convert the existing garage into a new garden room which addresses the rear garden. It is intended that the front portion of the garage remain as storage and the existing garage doors remain. The existing roof structure is in need of remedial works as many of the tiles have begun to delaminate or slip, resulting in water ingress and potentially damage to the existing rafters. As there will be the requirement to rebuild the roof structure, it is proposed that the ridge and eaves of the existing garage be raised by 450mm. As part of the works, the gables will receive a tile hanging finish to reflect the existing detail on the existing house. The proposals also seek to infill two existing windows to the garage which face directly into the neighboring property (48A Albert Road) which will eliminate the existing issues of overlooking.

The proposals also seek to create a new, low link between the existing Utility Room and the Garden Room. This link will serve as a new Boot Room. The proposals seek to create a new scalloped parapet wall detail to the existing lean to extension which mimics the scalloped detail in the current boundary wall. This allows for a clean parapet detail behind which will sit the roof of the glazed link and existing lean to extension. A small set back has been allowed for between the garage and the new parapet wall in order to give the sense of a break between the two forms.

The proposals also seek to create a large, glazed sliding door from the Breakfast Room onto the existing patio terrace. The proposals also seek to form a new covered verandah above the existing terrace to enable our clients to use this area year round. The verandah will be set back from the Eastern Boundary in order for access to the boundary fence and the existing rainwater downpipe. It is also proposed that sections of the verandah roof be removable to allow for any future maintenance of the existing gutters above.

It is considered that the proposals maintain the integrity of the original dwelling and ensures that the existing lean to extension, link structure and garage structure remain subservient to the original dwelling. It is therefore considered that the proposals will not have a negative effect of the street scene of Albert Road.

As the proposals are either all single storey, limited to the ground floor and set back some distance from all neighbouring properties, the proposals are not considered to have any detrimental effect on the neighbouring properties.

Biodiversity Survey & Report

There are no protected and priority species evident on the site.

Flood Risk Assessment

The site does not sit within a flood risk zone

Arboricultural Assessment

The proposals seek to remove a small tree which is currently growing to the rear of the existing garage. This tree is in a poor condition and is made of several smaller intertwined trunks. It is not considered that this tree forms part of the wider street scene and in the interest of preserving the existing garage and boundary fence, should be removed.

No additional notable planting will be affected by the application.

Photographs of Existing



Figure 1: Front (West) Elevation of 48 Albert Road, showing the existing tile hanging gable, garage to the north and scalloped wall detail to the front



Figure 2: Existing rear UPVC conservatory to be demolished



Figure 3: Location of proposed new glazed verandah



Figure 4: Existing tree to be removed at rear of existing garage