

028_3.1_001

7th March 2019

DESIGN AND ACCESS STATEMENT

23 Geoffreyson Road, Caversham, Reading



Front elevation no. 23 Geoffreyson Road.



Rear elevation no. 23 Geoffreyson Road.

This design and access statement is prepared to accompany the planning consent application and considers the following factors:

1. Location and Context
2. Design
3. Materials

The following drawings are submitted separately as individual drawings within this application pack and include:

- 028/AL/(0)001 Existing Site Plan
- 028/AL/(0)002 Existing Ground Floor Plan
- 028/AL/(0)003 Existing First Floor Plan
- 028/AL/(0)005 Existing Roof Plan
- 028/AL/(0)006 Existing North Elevation
- 028/AL/(0)007 Existing South Elevation
- 028/AL/(0)008 Existing East Elevation
- 028/AL/(0)009 Existing West Elevation
- 028/AL/(0)011 Proposed Site Plan
- 028/AL/(0)012 Proposed Ground Floor Plan
- 028/AL/(0)013 Proposed First Floor Plan
- 028/AL/(0)014 Proposed Second Floor Plan
- 028/AL/(0)015 Proposed Roof Plan
- 028/AL/(0)016 Proposed North Elevation
- 028/AL/(0)017 Proposed South Elevation
- 028/AL/(0)018 Proposed East Elevation
- 028/AL/(0)019 Proposed West Elevation

LOCATION AND CONTEXT

23 Geoffreyson Road is owned by Mr and Mrs. Pattison and is located in a quiet residential road on the north side of Reading. It is a semi-detached two storey family home of masonry construction. Its facades are predominantly pebble dashed with brick details.

Mr and Mrs. Pattison would like to make some changes to their home that will increase the internal accommodation to suit the needs of their family, specifically the additional needs of their young son.

The changes involve re-organisation and expansion of the ground and first floor accommodation and the conversion of the loft space. This involves the addition of a two storey side extension and a single storey rear extension and a rear dormer roof to the loft conversion.

The site is in a residential neighbourhood set amongst houses of a similar age and style. All of the neighbouring properties have been extended; either to the side, to the rear or into the loft. Many are a combination of these.



Photo of no. 21 (left) and no. 23 (right) Geoffreyson Road.



Photo of the rear elevations no. 23 (left) and no. 21 (right) Geoffreyson Road.



Photo of semi-detached houses no. 21 and no. 23 (left) and no. 25 Geoffreyson Road (right).



Photo of semi-detached houses no. 26 (left) and no.24 (right) Geoffreyson Road.



Photo of semi-detached houses no. 30 (left) and no.28 (right) Geoffreyson Road.

The site is composed of a front garden with a driveway from the road frontage to the east and a 120 foot / 37m garden to the west. To the north there is an adjoining garage, set forward from the house and 200mm from the boundary wall of no. 25 Geoffreyson Road. This gap is currently sealed with a masonry wall to create a continuous frontage.

The boundary is generally bordered by fencing to the north, south and west and a red brick wall to the east. There are large mature trees to the far west of the garden.

23 Geoffreyson Road is a semi-detached house as are its surrounding neighbours to the north, south and east. The majority of the neighbouring properties on the same side of the road do not have side access and are attached to their adjacent neighbours at ground floor level.

Access to the house is currently from the east through a gateway in a low level brick wall to a concrete driveway. This leads to a garage which is flat roofed. The proposal has been designed to ensure there is space for 2 cars to be parked on the driveway.

The heavy vegetation and distance between houses to the west means that the rear of the house is not overlooked. Therefore, the changes being proposed will have very little appreciable impact on the surrounding land occupiers, to the west.

The existing house is constructed from brick which is predominantly pebble dashed with brick feature details, the roof is terracotta slate tiled, the windows are UPVC and the front door is painted timber.

DESIGN

The proposed single storey rear extension will accommodate the new kitchen and family room. The side extension accommodation includes a downstairs toilet, utility room and garage at ground floor, and an office and additional bedroom at first floor.

At first floor the accommodation has been arranged to include a staircase to a converted loft, which accommodates a much needed fourth bedroom and en-suite shower room, this is enabled by a modest dormer on the west pitch of the roof, which echoes the larger dormer on the attached roof of no. 21 Geoffreyson Road.

In our proposal we have considered the topography, mass and heights of the house and surrounding houses, the layout of the site and the visual impact of the extension. We have also addressed the points raised in the pre-application advice and made several design amendments to suit.

The east (front) elevation of the side two storey extension is set back by 500mm from the existing building line in order to make it visually subservient to the existing building. This mirrors the treatment of the extension at no. 28 Geoffreyson Road (opposite).

The northern boundary of the site is set at an angle and therefore the north elevation of the proposed two storey side extension is stepped in along this boundary line. As a result the front corner of the

extension is set 810mm from the boundary, this reduces to a minimum of 640mm for a short distance, still sufficient for pedestrian access. This gap combined with the fact that the building line of no. 25 sits over 2.5m back from no. 23 eliminates any terracing effect due to the new extension.

The two storey side extension has a hipped pitch roof, as opposed to the side dormer extension of the adjacent house at no.21. We believe that this minimises the visual impact of the increased building mass when viewed from the street. The proposed roofline is very similar to the extended hipped roof of no. 24 (opposite). See images on page 3 illustrating the roof styles of the neighbouring properties.

Both of these measures aim to respect the character of the host dwelling and its surroundings. The rear extension replaces a small brick-built lean-to extension. It is set 600mm away from the boundary of no. 21.

The extension has a predominantly glazed rear elevation at ground floor level that allows a much greater connection between the garden and the main habitable rooms of the house as well as providing good natural light levels to those areas. There are also two roof windows to maximise the amount of daylight reaching the lounge area in the centre of the extended house

The roof height of the single storey element of the rear extension has been set to suit the original

internal ceiling height, which runs flush throughout the ground floor rooms. The roof build up has been kept to a minimum whilst accommodating the necessary pitch for water run off and the required structure and insulation thicknesses to satisfy building regulations requirements. The roof has no impact on the existing sill heights of the first floor windows.

This roof area has no general access and will not be used as a terrace.

The existing house has a very small kitchen, the proposed rear extension provides a larger kitchen area, more conducive to modern family living and specifically designed for this family to accommodate the additional needs of their son.

The kitchen and first floor bedroom windows are articulated in a projected bay which visually connects the two levels. This bay also provides enough depth for the window areas to be used as window seats; places to sit and relax and enjoy the garden views.

MATERIALS

Materials to extension:

- Brick and block cavity walls, brick to match the existing house. Insulation values to meet building regulations.
- Pebbledash and brick detailing.
- Tiled terracotta slate roof to match existing.

- Rainwater and soil vent pipes to be black and match existing.
- Rear windows to be aluminium polyester powder coated windows.
- Front windows to match existing.
- GRP medium grey flat roof.
- Roof Dormer to be clad in tile to match existing roof and front bay window treatment.