

Ref: 18002.9.1_DAS_19.06.21
Date: 21/06/2019

Document Title: **DESIGN & ACCESS STATEMENT**

Project: **ALTERATIONS & EXTENSION**

Site Address: **69A HAMILTON ROAD, READING, RG1 5RA**

Client: **TURNER ESTATES**



Fig.1: Extract from WCA drawing 18002-PL-14 Proposed Elevations

prepared by

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1.0 Introduction

This Design and Access Statement is written as support for the Householder Planning Application with Reading Borough Council for alterations and extension to 69a Hamilton Road, Reading.

The development involves the construction of a rear single storey extension and minor landscaping alterations in addition to approved scheme ref: 180646.

This statement is to be read in conjunction with Weston & Co Architects drawings 18002-PL-10, 18002-PL-11, 18002-PL-12, 18002-PL-13 & 18002-PL-14.



Fig 2: Photograph of front of dwelling (prior to app:180646)



Fig 2: Photograph of front of dwelling (subsequent to app:180646)

2.0 The Site Location & Context

The application site is located within the South Park Conservation Area approximately 2 km east of Reading town centre. The site is currently occupied by a 1.5 storey converted coach house which originally served no. 71 Hamilton Road.

Located on the southern boundary, there is an access road which leads to a series of garages which have been purchased by the applicant since the previous scheme, ref: 180646, was approved. The purchase of the access road and garage site will enable further improvements to the dwelling at 69A Hamilton Road which are described by this application.

3.0 Site Heritage

Historic OS map dated 1877-79 (Fig 4) shows the footprint of no. 71 Hamilton Road and coach house building (marked in red) in existence prior to the construction of the dwelling at no. 69.

Fig 5 shows how the land originally belonging to no. 71 has been divided and developed with no.69 thought to be constructed in the period between 1880 – 1911.

Current OS mapping (Fig 6) illustrates a private access road which has separated the coach house building from its original plot. The access road leads to a series of garages, now within the ownership of the applicant.



Fig 4: Historic map extract of the area (1877-1879) – coach house in red



Fig 5: Historic map extract of the area (1912) – coach house in red

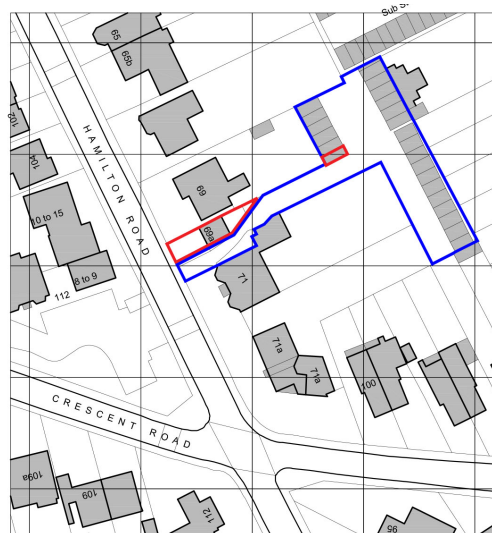


Fig 6: Current OS map extract – site in red line

4.0 Use

There is no change of use proposed as a result of this application.

5.0 Amount

It is proposed to extend the ground floor plan with a 1.5 x 3m single-storey rear extension providing an additional 4.5 sq.m of internal floor area. The small extension provides significant benefit to the internal accommodation.

6.0 Layout

The proposed single storey extension seeks to enhance the open plan kitchen, dining and living accommodation for the occupants.

It is proposed to provide a secure parking space in one of the applicant owned garages at the rear of the site. This will enable the whole front garden to be used as amenity space by the occupants. Amenity space to the front of the property is more desirable due to its south-west orientation.

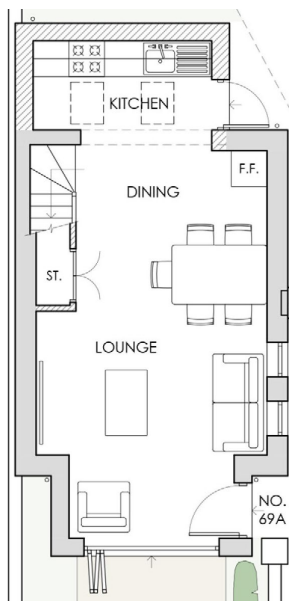


Fig 7: Proposed Ground Floor Plan
(extract from WCA drawing 18002-PL-13)

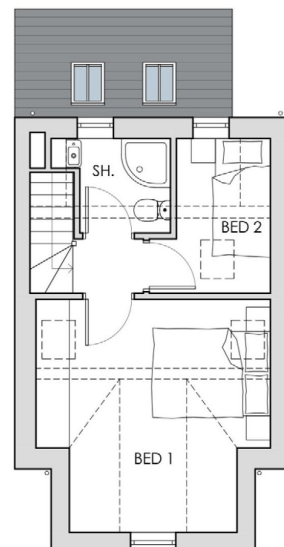


Fig 8: Proposed First Floor Plan
(extract from WCA drawing 18002-PL-13)

7.0 Scale

69a Hamilton Road is a 1.5-storey dwelling which is subservient to the neighbouring properties. There are no material alterations in scale proposed.

The scale of the proposed extension is significantly smaller than would typically be acceptable when exercising householder permitted development rights.

8.0 Landscaping

It is proposed to enhance the appearance of the front garden and Conservation Area by relocating the car parking provision to the garages at the rear. It is also proposed to widen the access road to the rear of the site, which will significantly improve highway safety.

It is requested that the possible requirements of any detailed hard and soft landscaping design be reserved by the conditions to a potential approval.

9.0 Appearance

The existing building is subservient to the grand Victorian houses in the conservation area. It is constructed from facing brickwork of no particular interest and a pitched slate roof.

The single storey rear, lean-to extension is proposed to be in keeping with the subservient nature of the dwelling.



Fig 9: Existing Rear Elevation, as approved
(extract from WCA drawing 18002-PL-12)



Fig 10: Proposed Rear Elevation
(extract from WCA drawing 18002-PL-14)

10.0 Access

There are no material alterations proposed to the approved pedestrian access.

The proposed parking provision has been allocated to a secure garage at the rear of the site.