

DESIGN AND ACCESS STATEMENT

Project	Proposed Alterations to 104 Kendrick Road, Reading, RG1 5DW
Job no.	18016
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Revision	-

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1.0 Introduction

This report has been prepared by Pitch Architects Limited in support of the Planning Application submitted on behalf of Mr & Mrs Garlick for an extension to their residential dwelling at No.104 Kendrick Road, Reading, RG1 5DW.

It aims to provide a brief background to the site, its surrounding context and describe the design philosophy. It should be read in conjunction with the drawings submitted



Fig.1 – View of front of 104 Kendrick Road

2.0 Site Analysis

2.1 General

The site at No.104 Kendrick Road is situated in the centre of Reading within the Kendrick Road Conservation Area.

2.2 Topography

The existing property is located directly fronting Kendrick Road, with a small parking area to the front and a narrow access drive (unsuitable for modern cars) running beside the property, leading to a garage at the rear. The application site is relatively flat and covers approximately 0.08 ha.

2.3 Orientation

The application site is situated in the centre of Reading and experiences climatic variations typical of the town. The property is within the town envelope and therefore is protected from prevailing winds. The existing property has two principal aspects to the west and east.

Evaluation of the Environment Agency flood data indicate that the site is not within an area designated as a flood risk.

2.4 Existing Buildings

The existing property at 104 Kendrick Road, is 1890s brick, stone and tiled residential dwelling. The property received an extension to the rear in the 1980s.

The design of the existing elevations reflect the building's relationship with the street. The principle elevation facing the main road is more crafted with intricate brick and stone work. The rear of the building has less detail and the more modern annex and kitchen extension are more typical of the 1980s design lacking any real architectural or historic merit. The existing property sits in line with the overall scale of the residential road, with properties varying in height and architectural language.

The property is divided; the original main house to the front and a self-contained annex to the rear with both parts having been maintained and in a relatively good state of repair (albeit a bit dated). The only exception is the existing garage to the rear which is dilapidated.

It should be noted that the existing building falls well short of current Building Regulation standards in terms of heating, insulation, access and sustainability



Fig.2 – View of front of 104 Kendrick Road



Fig.3 – View of rear of 104 Kendrick Road



Fig.3 – View of rear of 104 Kendrick Road



Fig.5 – View of existing garage

3.0 The Design Component

The following section will outline the design principles and concepts that have informed the proposals - these can be defined in terms of the amount, layout, scale, landscaping and appearance of the development.

3.1 Amount

The proposals seek to remodel the rear of the property creating a better link between main living spaces and the garden. Currently, the existing annex extends to the rear taking up a lot of garden space. The proposals seek to demolish the existing kitchen and annex and replace with an extension that is of a more rational footprint. The proposals also seek to take down an existing garage and replace with a building of similar footprint.

3.2 Layout

The layout of the proposed scheme retains most of the original part of the house. General site and building access will remain unaltered. At ground floor level the entrance hall, reception rooms and vertical circulation will be retained. To the rear the new extension will accommodate a new open plan kitchen, playroom, utility, WC and storage. At first floor level, the two storey extension will accommodate a new bedroom. One of the existing bedrooms is to become an en-suite and dressing area for the master bedroom. The second floor is unchanged and in the garden a new garden room/home office is proposed.

3.3 Scale

The proposed development intends to sit subserviently from the original main part of the house. The proposed two storey extension has lower eaves and ridge heights. The single storey extension to the rear steps down again.

3.4 Landscape

The current landscaping scheme will be revised. The parking area to the front will be widened to allow for an additional parking space. The access drive running beside the house will be lost and the asphalt turning head to the rear will be reclaimed by the garden. The majority of the area to the rear will be returned to lawn. The proposals also provide adequate cycle storage.

3.5 Appearance

The proposed application seeks to create a considered and complementary extension that will enhance the existing building and sit comfortably with the adjacent historic buildings.

A restricted pallet of brickwork and render is proposed, reflecting the materials found in the original part of the house and in the wider surrounding area.



Fig.6 – 104 Kendrick Road detailing



Fig.7 – 104 Kendrick Road detailing



Fig.8 – View of rear of 104 Kendrick Road



Fig.9 – View of rear of 104 Kendrick Road

4.0 Appraising The Context

The next section will demonstrate the steps taken to appraise the context of the proposed development. It will explain the context in which the proposal will sit, and how this information has informed the development of the application. This appraisal has been undertaken by following a design process, which includes: assessment, involvement, evaluation, design and use.

4.1 Assessment

The building is part of a varied street scene, made up differing architectural styles, and ages. The range and type of materials is also varied with pitched roofs, either gable or hip, and brick, render and stone found in the facades.

In terms of location, the building is well placed within in the heart of Reading town centre and its amenities. Transport links are both locally and further afield are available through Reading Railway Station, which is approximately 1 mile away, and the A329 and M4 roads. Reading town centre also has extensive cycle networks.

4.2 Involvement

The scheme has evolved through various design iterations. The applicant has discussed the proposals with neighbours prior to submission. At present, no discussions with Reading Borough Council have been conducted.

4.3 Evaluation

The scheme is seen as an opportunity to enhance the current building providing a more modern layout commensurate with modern day living standards providing a better inside outside living.

4.4 Design

We maintain that by thorough assessment of the site and the surrounding context and the considered evaluation of all the information collected we have been able to produce a scheme that is thoughtfully designed, inclusive and will positively contribute to and enhance its surroundings.

4.5 Use

The property is to remain as a residential dwelling.

5.0 Sustainability & Services

In respect of sustainability and energy efficiency these are core elements of the proposed design. Issues such as location, layout and materials have all been described previously, however the following section will highlight the other measures included within the scheme, that are not externally visible.

5.1 Building fabric and choice of materials

The reuse of this existing building embodies many of the fundamental principles of sustainable design. Poor performing building fabric can be upgraded and the proposed building that will be able to demonstrate low energy use. This will be complimented by high performance metal windows and doors, creating a built envelope that conserves energy wherever possible.

In general, all materials have been selected for their appropriateness, sustainability, robustness and longevity, and where possible will be obtained locally (through reclamation).

5.2 Natural ventilation

The building will be naturally ventilated with openable doors and windows. Habitable areas to the rear will have large expanses of openable glazing to allow for controlled natural ventilation.

5.3 Natural daylight

It is a key objective to maximise the use of natural light and form links to the garden outside. This is achieved by incorporating larger expanses of glazing and through the careful orientation and positioning of windows.

5.4 Services

Heating will be provided by high performance gas boilers, with energy efficient light fittings used internally.

6.0 Access Component

In line with the requirements the following access component of this statement relates only to “access to the development” and therefore does not extend to internal aspects of the building.

General access to the site will remain unaltered.

Access to emergency vehicles will remain unaltered and be via Kendrick Road.

Access to refuse vehicles will remain unaltered and be via Kendrick Road.

A secure cycle storage is proposed.

7.0 Conclusion

The proposed alterations to the property at 104 Kendrick Road provide a good opportunity to improve the existing building.

We would therefore conclude that we are proposing a carefully considered scheme that is in keeping with its surroundings, that will provide accommodation that is commensurate for modern day living standards.