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DESIGN & ACCESS STATEMENT

AUGUST 2018- TO ACCOMPANY THE PLANNING APPLICATION FOR 33 CHILTERN ROAD, RG4 5HR

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Right: Location plan of 33 Chiltern Road, RG4 5HR



Introduction

This Design and Access statement has been prepared to accompany the planning application for a rear extension to 33 Chiltern Road, RG4 5HR. The rear extension at ground floor level creates a large kitchen and dining area, and at first floor level it extends the size of one of the bedrooms.

The property is not located in a conservation area and is not a listed building.

33 Chiltern Road, is a 3 bedroom, 2 storey detached house located on a residential street. It is a brick and render house with a West facing garden to the rear of the property. This planning application is for a rear extension and internal renovation following the demolition of an existing single storey rear extension. Additionally, internal alterations will provide an additional bathroom and a utility room.

This Design and Access Statement outlines how the rear extension has been carefully designed in line with Reading Borough Council's planning policies, seeking to compliment the original host building with a contemporary addition.

Form and Neighbours

*Right; Google Maps Aerial
View with site outlined in red.*



Local Context

The property is located in the village of Caversham, a suburb in the Borough of Reading.

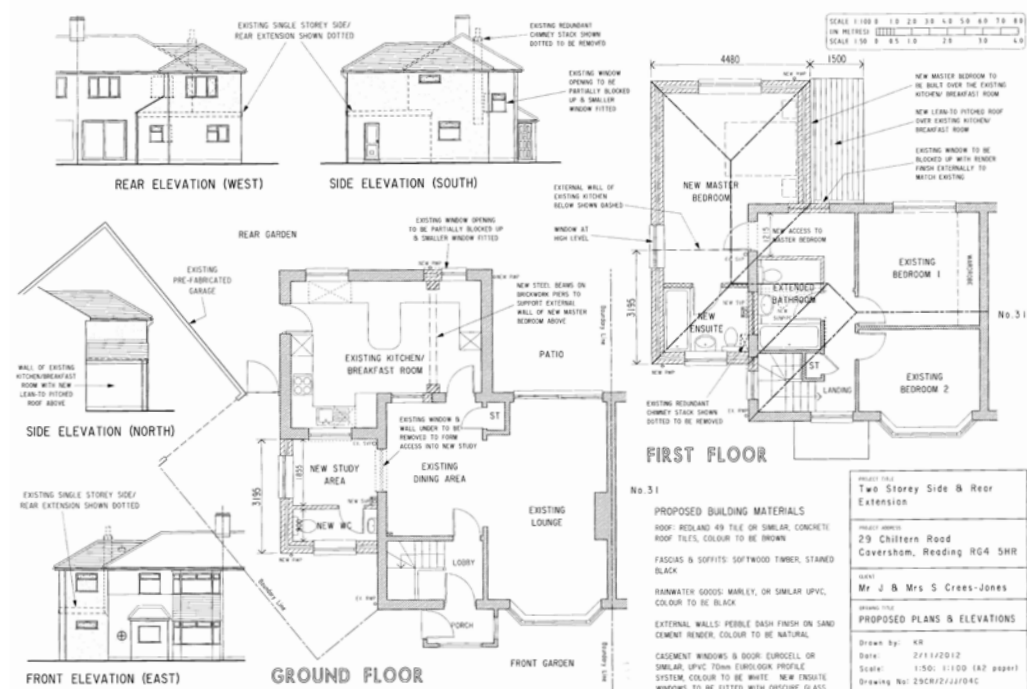
Chiltern Road is a pleasant residential street with properties set back from the road with small front gardens and driveways. There is a distinct architectural language of the residential brick and render properties along Chiltern Road, and the properties all have generously sized rear gardens. Rear facades of the neighbouring houses exhibit a range of rear extensions.

The property is located at the end of a cul-de-sac and therefore the rear of the property is in no way visible from any position within the public realm. Its positioning means that the site is severely angled, particularly at the rear of the property.

Planning History

The property was subject to a planning application for a single storey rear extension in 2005 (Planning Application No. 05/01305/FUL), which was granted conditional permission. Additionally, it is apparent on the council's website that other properties on the street have been granted permission for similar proposals.

One relevant example is an application for a large two storey extension for the property at 29 Chiltern Road, which was granted permission in 2013. Please see attached records of the planning application below:



In addition, an application for a two storey rear extension was approved for the property at 25 Chiltern Road in 2000. (Planning Application Number: 990202)

What follows is a series of extracts from the relevant supplementary planning document which we have followed and seek to demonstrate how our proposal meets the appropriate criteria it has set out.

Design Guide to House Extensions - SPD Adopted May 2003

- The acceptability of a rear extension, in terms of length and height, will be derived from the particular circumstances of the application site.

The extension is proposed to a detached property in an area where neighbouring properties have considerably sized single and two storey rear extensions. The existing dwelling is orientated towards the North-East and the proposed rear extension will follow the boundary line to the East. The proposed rear extension is reduced in size at first floor level to be subservient to the existing dwelling in terms of massing. The ridge line of the proposal is below that of the existing dwelling. The footprint of the proposed dwelling follows the existing boundary line and therefore relates well to the characteristics of the site.

- In streets with blocks of terraced houses, semi-detached houses and detached houses sited close together the existing gaps between properties are often a crucial factor in determining the appearance and character of a street.

The rear extension respects the semi-detached condition it shares with 35 Chiltern Road and the existing relationship with 31 Chiltern Road will be continued through maintaining of a considerable gap between the properties. The proposed rear extension cannot be seen from the street and therefore will not impact the street scene. The boundary fencing will be made of timber to match the existing.

- Roof pitch to match original

The proposed rear extension has a sedum roof over the ground floor level and a flat roof over the first floor level. The selection of roofing here will incorporate modern roof design and technology to intentionally contrast with the existing building fabric, distinguishing the old from the new. We note that the roof style on the previously approved application was a flat roof and this roof style is present on extensions to neighbouring properties.

The flat roof over the first floor level will tie into the existing roof fabric by means of a metal box gutter creating a clean connection between the existing dwelling and the proposed rear extension which minimises the impact upon the existing dwelling. The use of timber cladding will be used to clearly distinguish between the modern addition and the white rendered existing.

- Architectural detailing on existing properties should be repeated where appropriate on any extension. The continuation of plinths, string courses, decorative brickwork, fascias etc are important elements in the overall design.

The building aims to use modern design style and technologies to intentionally contrast with the existing building fabric, distinguishing the old from the new.

- External materials should be in keeping with the appearance of the original dwelling. New materials which are unrelated to the style of the original house should be avoided unless there is a valid aesthetic reason for their selection.

Rather than building the extension in materials that match the fabric of the existing house (which would conceal/subvert the original form of the house), the walls of the rear extension will be clad in timber. The roof over ground floor level will be sedum, further connecting the new extension with the ecological landscape to the rear of the property. The parapets of the rear extension will use aluminium capping and the roof over first floor will be single ply membrane, coloured to contrast with the clay tiled roof. High-quality aluminium framed double-glazing will be used throughout the rear extension.

- Windows or doors to be used in an extension should generally be of a style and material to match those in the original house. They should be of similar proportions and locations to those on the main building.

The proposed windows and doors have been selected to compliment the new palette of materials in the proposed rear extension. They are positioned so that the top line of these features relates to that of the existing. The windows and doors in the proposal will be specified with high thermal performance in mind.

- [...] rear extensions (including single storey ones) can have a significant and detrimental impact on neighbouring properties and the general appearance of the terrace.

The proposed rear extension is to the North-East and therefore will have little impact on neighbouring properties in terms of sunlight. At first floor level the extension is reduced in size to be subservient to the existing dwelling and steps away substantially from the neighbouring semi-detached property to resist overbearing upon it. The windows in the proposal are designed to face towards the garden area. The corner window at first floor has been introduced so that the occupant of the master bedroom will be able to view the sedum roof.

- On semi-detached or detached houses the Council will normally not grant planning permission for rear extensions that are longer than 4 metres when measured from the back of the original house. Exceptions to this may be accepted if the house and garden are capable of taking an extension of a longer depth. Extensions should leave sufficient garden space for general use and penetration of light and sunlight.

Though the proposed rear extension measures more than 4 metres from the back of the existing dwelling, the proposal seeks to not vastly reduce the overall depth of the private garden, but instead proposes to create a strong connection between the internal space and the rear garden of the property, through large opening doors and an external terrace area at ground floor level. Due to the angular shape of the plot, there is ample external space for general use and the penetration of light which will be enhanced through the proposed inclusion of full height windows and doors.

Design Approach

The design approach for the proposed works to the rear of the house creates a high quality, carefully designed rear extension which provides improved living accommodation for the residents at 33 Chiltern Road. The design will introduce a contemporary architectural addition to the house that draws on a simple palette of materials and high quality detailing. The form was inspired by the angular shape of the plot, seeking to address the characteristics of the site while create an efficient building form.

The top of the proposed new windows will line through with the top of the existing fenestration at ground floor level.

The rear extension is proportional to the scale and massing of the existing building. The timber clad rear external walls will incorporate large format sliding doors that coupled with a roof light overhead in the kitchen area, will allow ample natural lighting to enter the space.

The proposal will provide an open plan kitchen, living and dining space to create a seamless flow of spaces in the house. The connection between these spaces and the rear garden will be improved by the introduction of the sliding glazed doors.

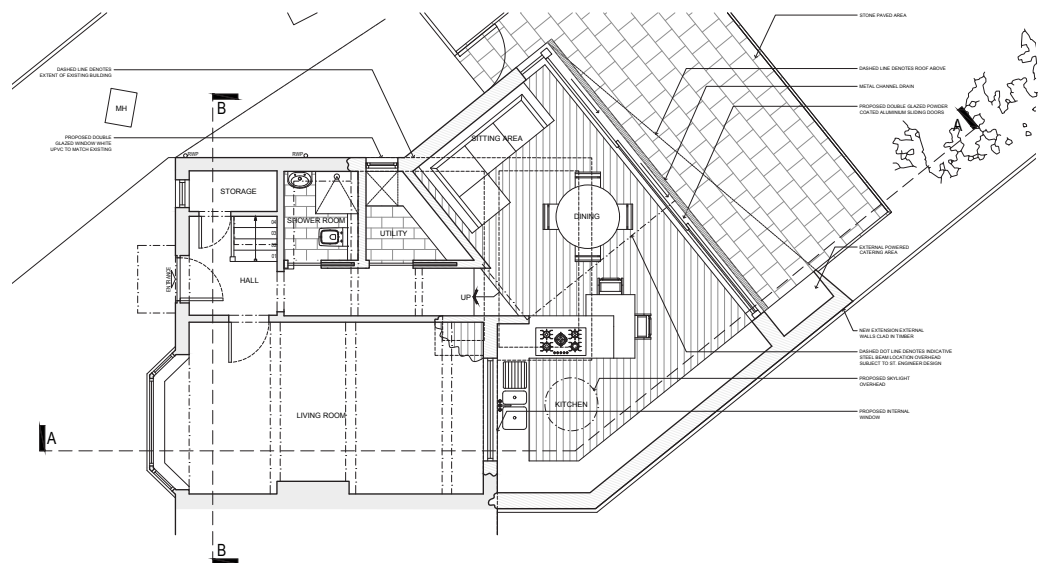
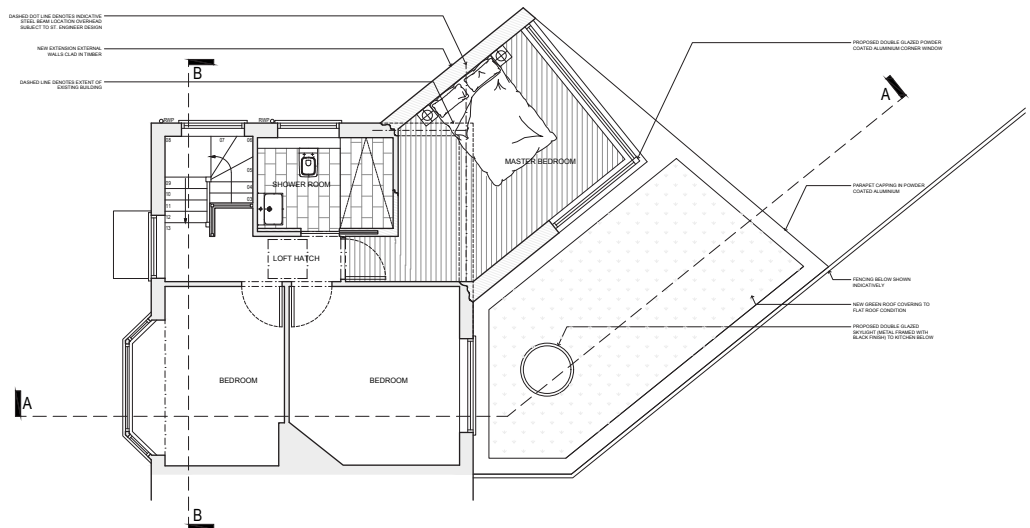
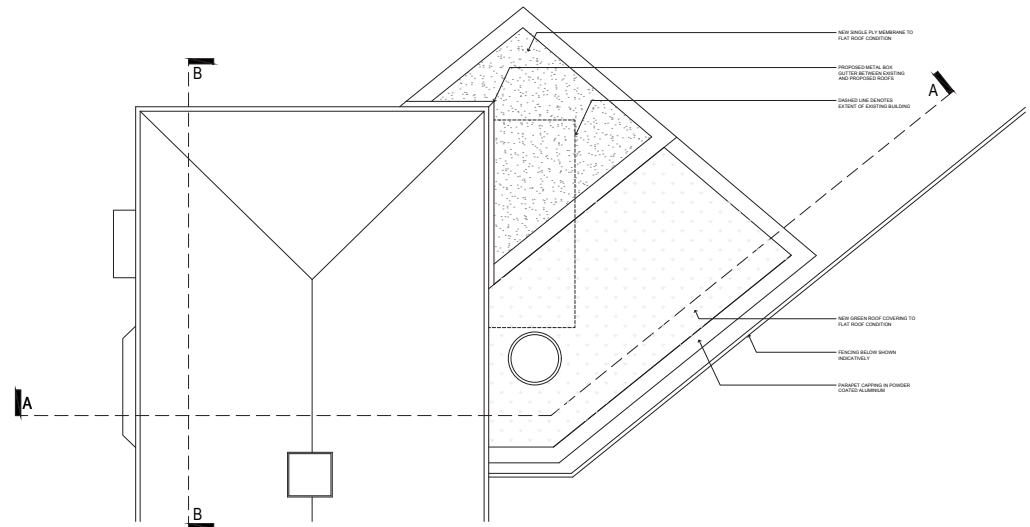
Furthermore, internal alterations include the addition of a utility room and a much needed additional shower room and WC.

The proposed design helps bring the property internally up to modern day standards without impacting on the character of the neighbourhood.

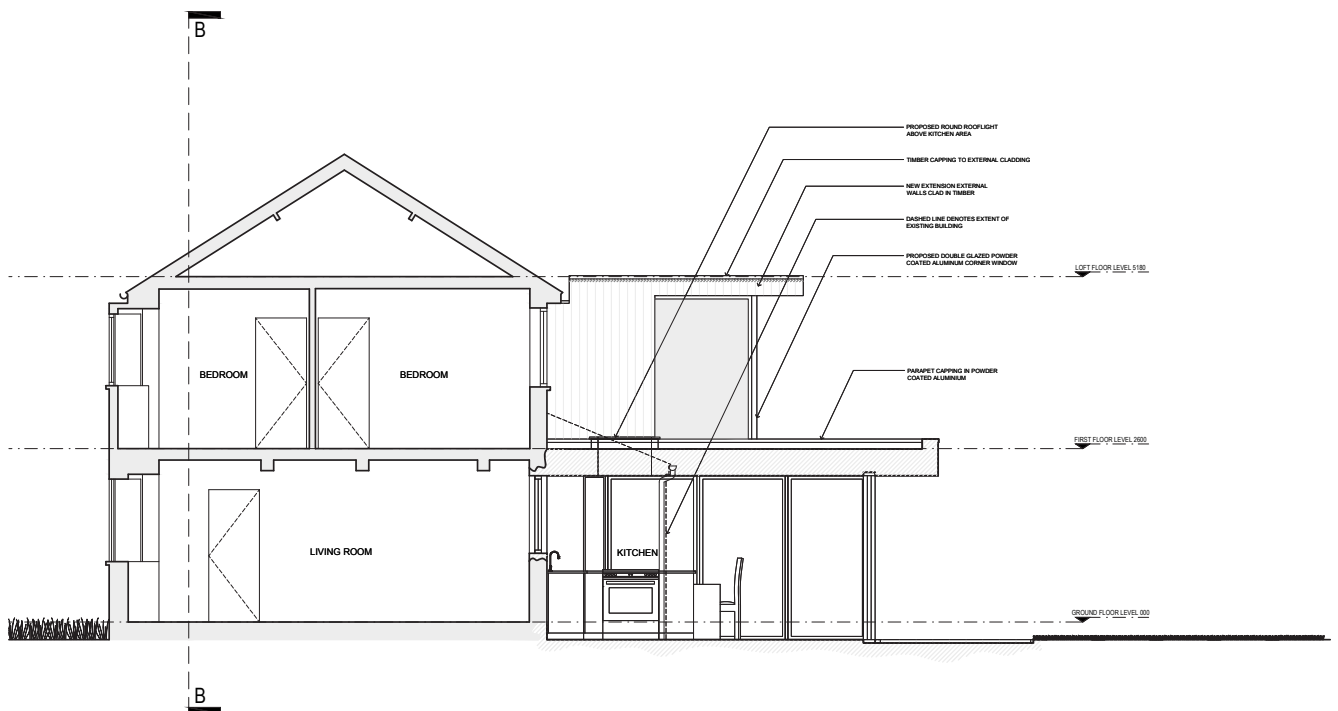
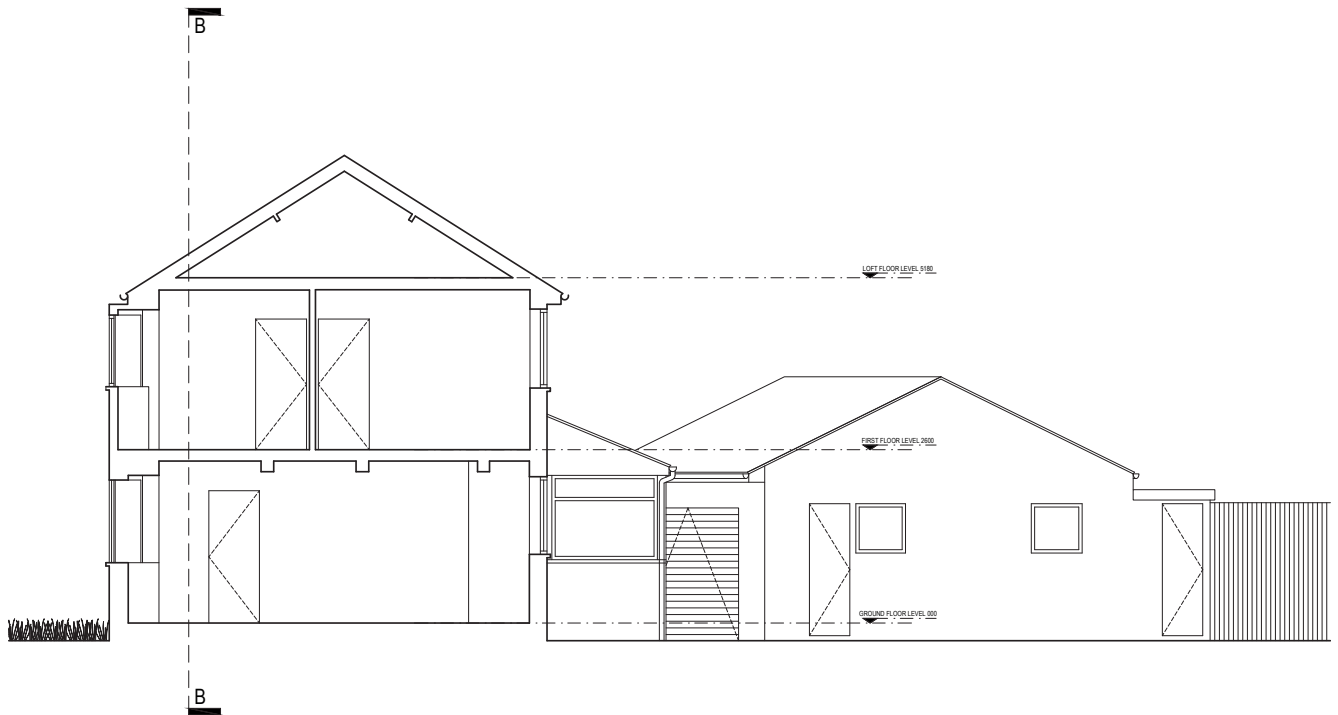
Top;
Proposed Roof Plan

*Middle;
Proposed First Floor Plan*

Bottom;
Proposed Ground Floor Plan



Design



Top;
Existing Section A-A

Bottom;
Proposed Section A-A

Design

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The form of the extension has been developed with careful consideration of daylight and sensitivity to neighbouring properties in terms of both overlooking and overshadowing.

The main windows on the rear extension face directly out over the garden, while the corner window at first floor level looks over the sedum roof.

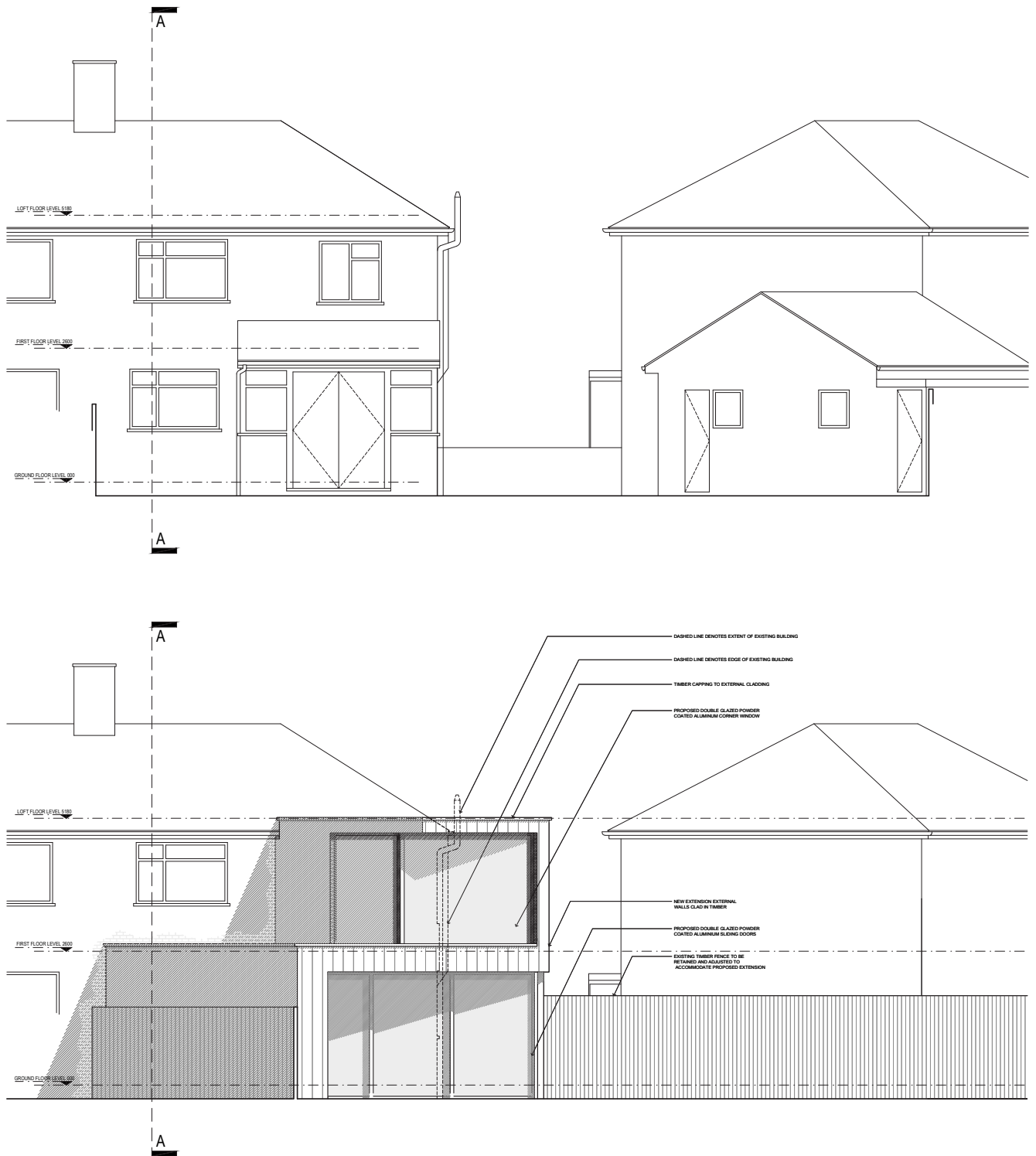
The roof height of the extension has been designed to sit in line with the existing ceilings at first floor level. The way the extension steps away at first floor level means that does not impose on the semi-detached neighbouring property and the siting of the property means that there is a considerable gap between the other neighbouring properties.

The width of the proposed extension reflects the extent of the existing house, while addressing the angular site.

To allow maximum daylight into the extension without compromising the neighbouring properties privacy in terms of overlooking, the extension features a roof light within the roof of the extension over ground floor level. The majority of the new glazing to the extension looks out directly to the rear of the property over private land, except from the corner window which looks over the proposed sedum roof.



Above; Proposed Side Elevation



Top;
Existing Rear Elevation

Bottom;
Proposed Rear Elevation

Elevations and Materials

All of the proposed external alterations are located exclusively to the rear of the house and will not affect the appearance of the property when viewed from the street.

Rather than building the extension in materials that match the fabric of the existing house (which would conceal/subvert the original form of the house), the walls of the rear extension will be clad in timber. The roof over ground floor level will be sedum, further connecting the new extension with the ecological landscape to the rear of the property. The parapets of the rear extension will use aluminium capping and the roof over first floor will be single ply membrane, coloured to contrast with the clay tiled roof. High-quality aluminium framed double-glazing will be used throughout the rear extension.

To further express the contemporary form of the extension, the roof of the proposal over first floor steps away from the building, yet is neatly joined through a box gutter detail. This will serve to add to the minimalist contemporary aesthetic and help ensure the extension together with the host building, will not register as one homogenous mass.

Access

The access to the property will not be changed by the proposal.

Left and Overleaf:

3D Visualisations of proposed rear extension massing and materials



Summary

This Design and Access statement demonstrates that the proposed development would make a positive contribution to the property and would not adversely impact on the surroundings.

The new rear extension does not detract from the original building, rather introduces a high quality, complementary and elegant addition. It replaces an insufficiently sized single storey extension, improving the relationship between the house and the garden and thus improving the overall quality of the property both presently and for the future.

