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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-04 Proposed Street Elevation

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 erection of a gabled bay extension at the front of the property and a flat roofed dormer at the rear. Internal alterations include opening up the ground floor to create an open plan kitchen / dining / lounge area with two bedrooms and shower room on the first floor.

The extension and alterations proposed are intended to enhance the accommodation provision and the appearance of the property and wider conservation area.

This statement is to be read in conjunction with Weston & Co Architects drawings 18002-PL-01, 18002-PL-02, 18002-PL-03 & 18002-PL-04.



Fig 2: Photograph of front of dwelling

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 dilapidated garages to the rear of the application site.

3.0 Site Heritage

Historic OS map dated 1877-79 (Fig 3) 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 4 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 5) 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 which are understood to serve the housing development at no. 71a Hamilton Road.



Fig 3: Historic map extract of the area (1877-1879) – coach house in red



Fig 4: Historic map extract of the area (1912) – coach house in red



Fig 5: Current OS map extract – site in red line

4.0 Use

The existing building is a one-bedroom dwelling house (C3a). There is no change of use proposed as a result of this application.

5.0 Amount

Application Site Area:	96 sq.m	(1033 sq.ft)
Existing Gross Internal Area:	40 sq.m	(430 sq.ft)
Proposed Gross Internal Area:	46.7 sq.m	(490 sq.ft)
Car Parking Spaces:	1	(Proposed to remain as existing)

6.0 Layout

The proposed layout of the dwelling seeks to make best use of the existing building and enhance the accommodation for the occupants. The existing ground floor partition is proposed to be demolished in order to open up the lounge and kitchen which will remain in their current locations. An additional small bedroom has been proposed on the first floor and the bathroom reconfigured. The existing staircase is to be retained in the current location. The provision of the additional small bedroom offers greater versatility and would make the unit suitable to accommodate a small young family.

Externally the existing driveway is retained, to allow the development to benefit from off street parking.

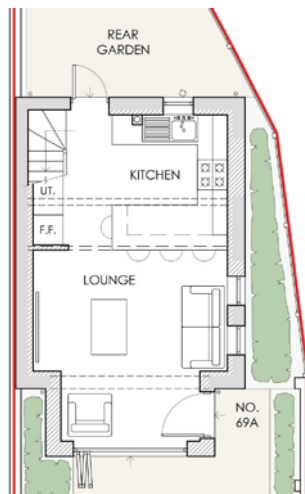


Fig 6: Proposed Ground Floor Plan
(extract from WCA drawing 18002-PL-03)

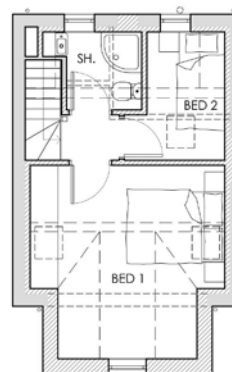


Fig 7: Proposed First Floor Plan
(extract from WCA drawing 18002-PL-03)

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 proposed front gable extension and rear dormer are congruous with the scale of the existing building.

8.0 Landscaping

It is proposed to enhance the landscaping of the front garden with a refurbished driveway and footpaths as well as replacing the poor-quality front boundary wall with brick piers and low-level wall with black PPC steel railings. Enhanced soft landscaping is proposed including the addition of a replacement tree adjacent to the front boundary.

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 in need of refurbishment.

Following the removal of the Laylandii tree (ref: 180371/TCA) at the front of the site the unusual and unattractive appearance of the building is more apparent. This application offers an opportunity to significantly enhance the appearance of the building as well as the conservation area in general.

The gabled bay extension would add interest to the street elevation and create more usable space. The brick and slate dormer at the rear is also intended to maximise the usable space in the dwelling as well as enhance the appearance of the rear elevation.

The proposed glazed doorset is intended to maximise natural light into the lounge. The amount of glazing has been considered to be in keeping with the large glazed bays which are prevalent along the street.

New white painted timber windows and conservation rooflights will be fitted to the entire dwelling as to acknowledge its conservation area setting. All new brickwork & slates are proposed to match existing.



Fig 8: Existing Front (West) Elevation
(extract from WCA drawing 18002-PL-02)



Fig 9: Proposed Front (West) Elevation
(extract from WCA drawing 18002-PL-03)

10.0 Access

It is proposed to widen the existing dropped kerb in order to improve the existing vehicle access.

It is proposed to relocate the front door of the dwelling to the side of the proposed front gable projection in order to create a more functional internal layout.