
DESIGN & ACCESS STATEMENT

04 April 2018

Ref: 18//MV/02-PL-DAS-01



Single storey extension to rear, part conversion of existing detached garage with sun room addition to rear.

02 Merthyr Vale, Emmer Green, Reading, RG4 8QQ

This design & access statement is to be read in conjunction with all submitted relevant planning drawings.

Ref beginning; 18/MV/02-PL-...

18MV02-PL-ELE-01 - Front elevations to highway.
18MV02-PL-EX-GF-01 - Existing ground floor plan.
18MV02-PL-EX-FF-01 - Existing first floor plan.
18MV02-PL-EX-LOC-01 - Existing location plan.
18MV02-PL-EX-SP-01 - Existing site plan.
18MV02-PL-PRO-BP-01 - Proposed block plan
18MV02-PL-PRO-GF-01 - Proposed ground floor plan
18MV02-PL-PRO-FF-01 - Proposed first floor plan
18MV02-PL-PRO-GARAGE-01 - Proposed garage conversion layout & section.
18MV02-PL-VIS-01 - Proposed extension visuals
Material Visual 01
Material Visual 02

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1 INTRODUCTION

This design and access statement has been prepared to accompany an application for planning permission on behalf of Mr Kahn. The application is for the demolition of the large existing glass conservatory to the rear of the property, a single storey extension to be constructed within the old conservatory footprint, conversion of the existing detached garage into a playroom/ store and guest bedroom with a single storey timber frame extension to the rear to enclose the existing patio area and provide a sunroom/ hot tub area.

The clients intend to use the development to demolish and rebuild the existing conservatory to the rear of their property which is currently unusable due to the sheer amount of un-opening glazing all of which is South facing. As it stands, this space is unusable and is kept shut off from the rest of the house. To expand the property in a tasteful manner without encroaching on the garden, the client is intending to build a new extension in the style of the old conservatory built within the same footprint. The new extension will be of modern masonry construction to match the existing property and will have opening sash windows and skylights to bring an abundance of light and ventilation into the building. The new extension will expand the living room and dining room spaces which will support the clients growing family.

The new extension will connect into the side of the existing detached garage linking this space with the main property. The Existing garage will be maintained as existing to the street scene with two garage doors leading into a reduced storage area. The rest of the ground floor of the garage will be converted into a larger, more child friendly playroom for the clients children. This new space will free up the old playroom in the main property to become a bigger study for the client to accommodate his need to work increasingly from home.

Within the roof space, the garage will have a guest bedroom added with two small dormer windows looking out over the back garden. This bedroom is intended to be used by the clients mother as it looks increasingly likely that she may need to move in with family for support going forward.

The small, single storey, sunroom area that is intended to project out to the rear of the converted garage will make use of the disused terrace/ patio area that exists currently. This new space is intended to provide the kind of summer entertaining space that the client had hoped to achieve with the failed conservatory area.

The development has been designed to remain as sympathetic as possible to the existing property and most of the extension work remains within the original footprint of the existing conservatory. Furthermore, the link between the garage and the main house will be set back and kept low enough to be hidden from the street scene. By maintaining the scale of the original property, it is intended that the development will compliment both the existing and surrounding properties in the area.

The existing property is located at number 2 Merthyr Vale in the town of Emmer Green located in the city of Reading which is not a designated conservation area.

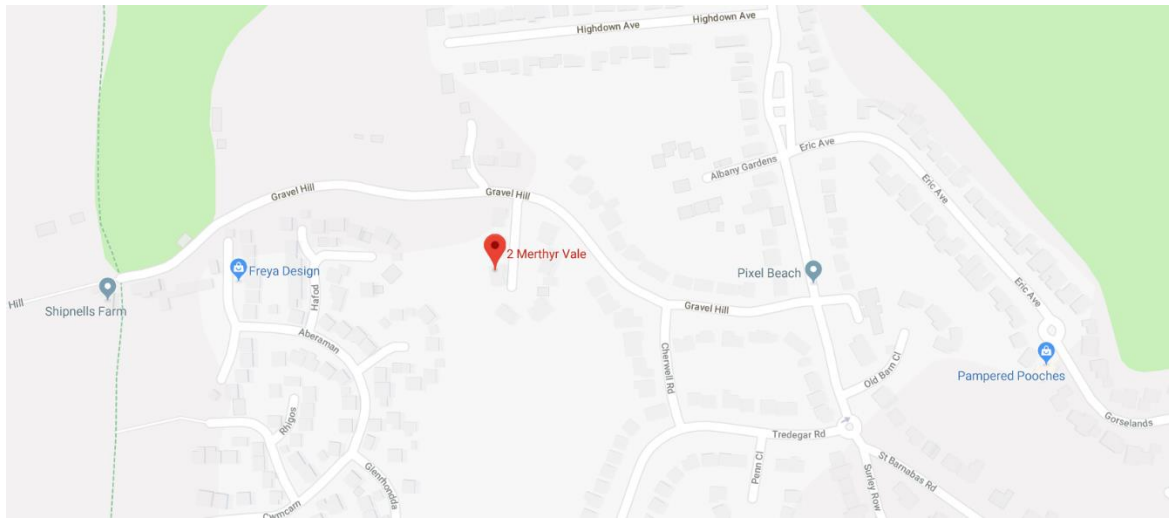


Figure 1: Location of the property marked in X



Figure 2/3: Aerial View 02 Merthyr Vale



2 ASSESSMENT

2.1 Physical

The existing property is situated along Merthyr Vale which is located off Gravel Hill in the suburb of Emmer Green, Reading.

Existing properties along Methyr Vale are predominantly modern constructed, large, detached properties with extensive driveways, annex garages and garden frontage. The dwellings main access is via a large drive way which opens directly onto Merthyr Vale.



Figure 4: Existing front elevation

The existing dwelling is a two storey detached property with a separate double bay garage located to the South East of the site. The garage is set back from the forward line of the property so that, to the rear, it projects beyond the original line of the existing property and takes over the garden.



Figure 5: Existing conservatory

The principle property has had a large conservatory extension added at some point which dominates the rear elevation adding an unprecedented amount of upvc and glass to the otherwise traditionally constructed masonry building.

This glazed conservatory overbears the existing property and does not compliment its materiality. Due to the sheer amount of glazing with a South facing orientation, the internal space gets incredibly hot and stuffy and the lack of ventilation renders it unsuabe.



Figure 6: Existing rear elevation as viewed from garden

2.2 Social

The property is located within the suburb of Emmer Green in the borough of Reading in the county of Berkshire, England.

Based on the 2011 census, Emmer Green had an approximate population of 7,849.

2.3 Economic

The proposed works will see an enlarged and improved office space created within the existing property. This new office will provide economic support to the client and his family allowing him the ability to work effectively from home.

The proposed works to be carried out on the property will have a positive effect on the local economy, by providing the need for a contracting workforce.

2.4 Flood Risk

The site is not in a flood risk zone.

The development will also take into consideration surface water run-off to avoid any potential flooding issues by connecting into the existing sewage system, SuD's and natural falls to prevent the need for any pumping systems. The scheme will be designed to prevent any increase in flood risk elsewhere by using permeable external finishes where possible.

2.5 Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has been kept to be in keeping with the surrounding area and in conjunction with local policies and the NPPF.

2.6 Involvement

Due to the regular nature of the requirement for the proposed development, similar applications to this type have previously been submitted such as

- 13 Gravel Hill Emmer Green Reading RG4 8QN, planning application number: 060505
- 60 Gravel Hill Emmer Green Reading RG4 8QJ, planning application number: 051287
- Shipnells Farm Gravel Hill Emmer Green Reading, planning application number: 050221
- 1 Cherwell Road Emmer Green Reading, RG4 8QH, planning application number: 980723
- Cherwell Road Emmer Green Reading RG4 8QH, planning application number: 160735

Furthermore, this area is characterised by large modern detached properties built as part of a development in the mid 2000's. The single storey extension proposed is a replacement to the existing conservatory and is minor in comparison to the immediate scale of the large detached surround properties.

DESIGN PRINCIPLES

In line with National and Local Government Guidance and Policy, a high standard of living has been incorporated into the design and development of this site. The application is responsive to local architectural history and the identification of constraints and opportunities will ensure that the proposal is sensitively assimilated on the site and into the surrounding landscape.

The proposal has evolved through the different approaches to the site and context. The principles which have been developed in order to integrate the design have been derived from the site assessment in conjunction with the delivery of a high quality design which achieves the criteria set out in the National Planning Policy Framework.

2.7 A Social Role:

"supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being." Para. 7, Pg. 2.

- A well connected site to local amenities, shops, and public transport.
- Bringing further diversity to the town, providing housing to an already lively commuter's town.

2.8 Good Design

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." Para. 56, Pg. 14.

2.9 An Environmental Role:

"contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.." Para. 7, Pg. 2.

2.10 Streetscape

"establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit" Para. 56, Pg. 14.

2.11 Planning for the Future

"will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;" Para. 58, Pg. 15.

2.12 Respond to Context

"respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation" Para. 58, Pg. 15.

2.13 Respond to Context

"create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion" Para. 58, Pg. 15.

3 THE APPLICATION PROPOSAL

3.1 Use

Planning permission is sought for a single storey extension to be constructed within the old conservatory footprint, conversion of the existing detached garage into a playroom/ store and guest bedroom with a single storey timber frame extension to the rear to enclose the existing patio area and provide a sunroom/ hot tub area.

The clients intend to use the development to demolish and rebuild the existing conservatory to the rear of their property which is currently unusable due to the sheer amount of un-opening glazing all of which is South facing. As it stands, this space is unusable and is kept shut off from the rest of the house. To expand the property in a tasteful manner without encroaching on the garden, the client is intending to build a new extension in the style of the old conservatory built within the same footprint.

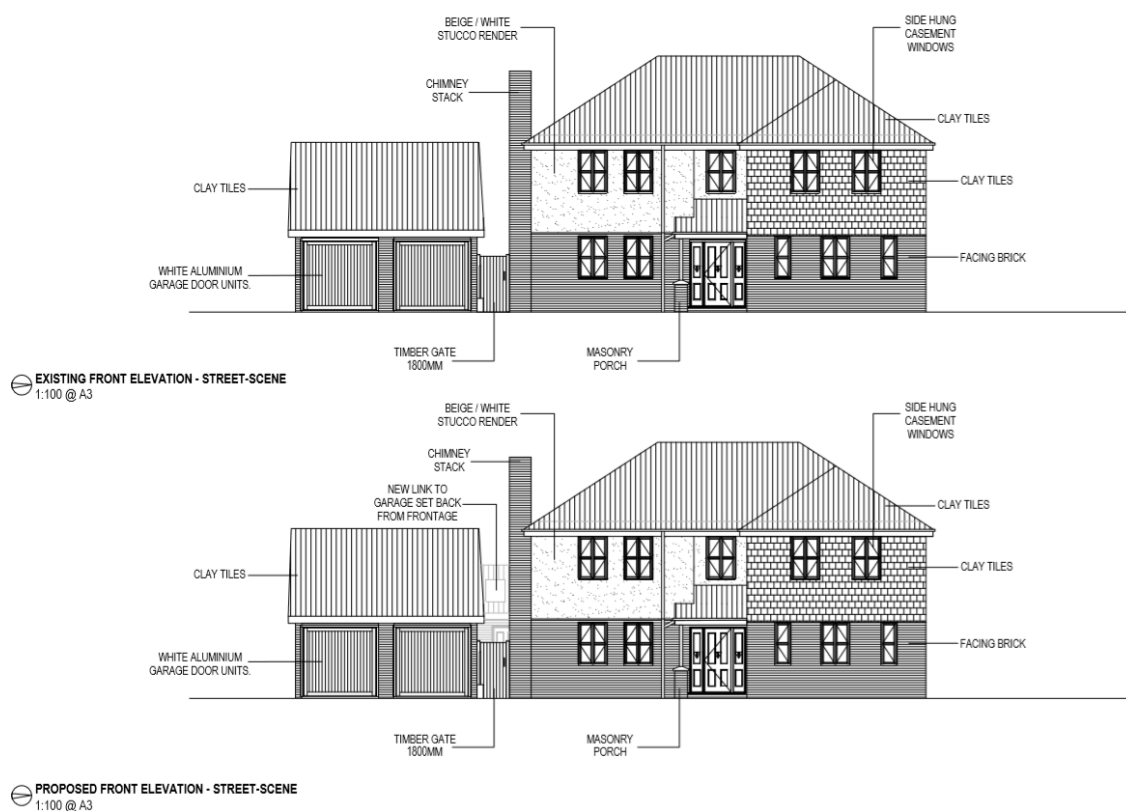


Figure 7/8: Existing and proposed front elevations.

The development will tastefully expand, enhance and modernise the clients home to suit his growing family's needs whilst having no immediate impact on the quiet, cul de sace, street scene of Merthyr Vale.

3.2 Design

The new extension will be of modern masonry construction to match the existing property and will have opening sash windows and skylights to bring an abundance of light and ventilation into the building. The new extension will expand the living room and dining room spaces to create far larger, more versatile spaces with an abundance of light and natural ventilation.

#The new extension will take the same Georgian style geometry as the glazed existing being constructed within the old foundation locations. To maintain a subservient design the extension will use materials that complement the existing building and garage.

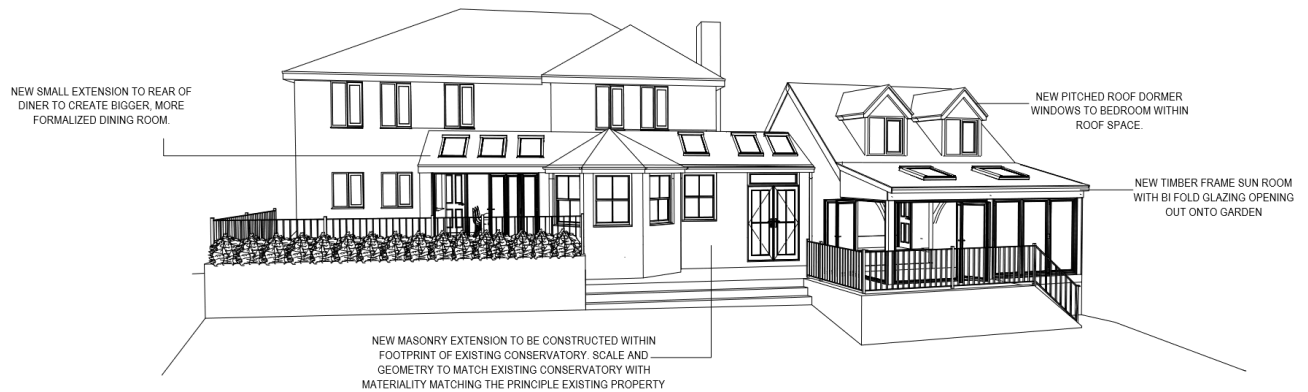


Figure 9: Proposed rear elevation 01

Following the old line of the conservatory, the extension will tie in and connect to the side of the existing detached garage linking this space with the main property.

The existing garage will be maintained as original to the street scene with two garage doors leading into a reduced storage area. The rest of the ground floor of the garage will be converted into a larger, more child friendly playroom for the client's children. This new space will free up the old playroom in the main property to become a bigger study for the client to accommodate his need to work increasingly from home.

Within the roof space, the garage will have a guest bedroom added with two small dormer windows looking out over the back garden. This bedroom is intended to be used by the client's mother, as it looks increasingly likely that she may need to move in with family for care and support going forward.

The small, single storey, sunroom area that is intended to project out to the rear of the converted garage will make use of the disused terrace/ patio area that exists currently. This new space is intended to provide the kind of summer entertaining space that the client had hoped to achieve with the failed conservatory area.



Figure 10: Proposed rear elevation 02

The development has been designed to remain as sympathetic as possible to the existing property and most of the extension work will remain within the original footprint of the existing conservatory. Furthermore, the link between the garage and the main house will be set well back from the frontage and kept low enough to be hidden from the street scene. By maintaining the scale of the original property, it is intended that the development will compliment both the existing and surrounding properties in the area.

3.3 Layout

The proposed development can be broken down into three parts;

1. Single story rear extension to be constructed within old footprint of existing conservatory.
2. Single story rear extension to continue across existing diner and connect into existing garage to provide link.
3. Garage to be reduced to have small store area to frontage as existing. Remaining space to be converted to provide playroom at ground level and new bedroom above.
4. Small timber frame, sunroom, extension to lead out from rear of garage/ playroom and utilise the dead patio area beyond by forming a glazed/ timber enclosed area.
5. Minor internal alterations to rearrange playroom space to become located within converted garage and provide a bigger more functional office space for the client within the main property.

Stage 01 will see the existing conservatory space demolished and rebuilt out of brickwork with orangery style sash windows to all walls and a traditional, hipped, roof and skylights above.

Stage 02 will see the extension expand beyond the old confines of the conservatory layout by approximately 15m².

Stage 03 will see the conservatory divided into two zones at ground floor level. The zone to the front elevation will be kept as existing as a reduced garage store. The area to the rear will be converted into an insulated playroom spaces with stairs leading up to a new loft bedroom.

Stage 04 will see the addition of a small timber frame and glazed orangery style sunroom project out from the rear of the new playroom space by approximately 2.5m. This sunroom will be no taller than 2.5m.

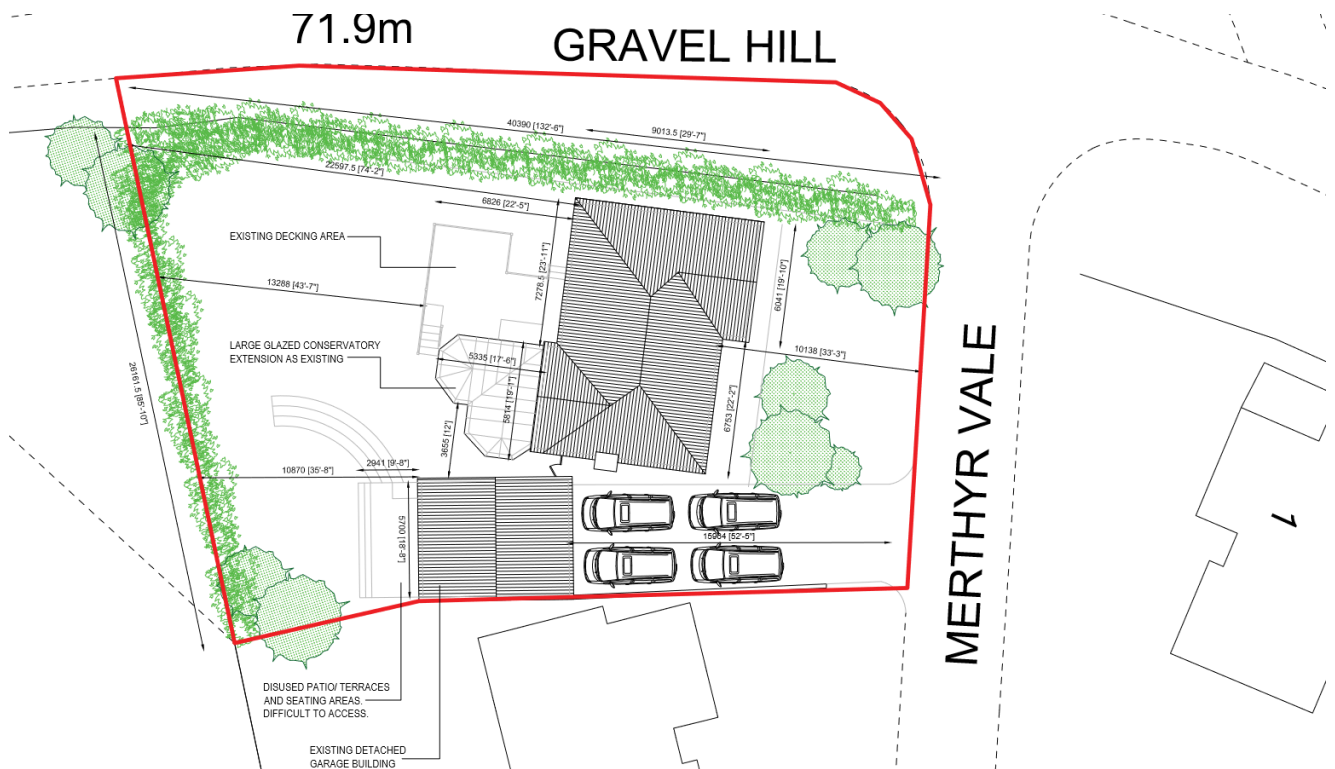


Figure 11: Existing site plan

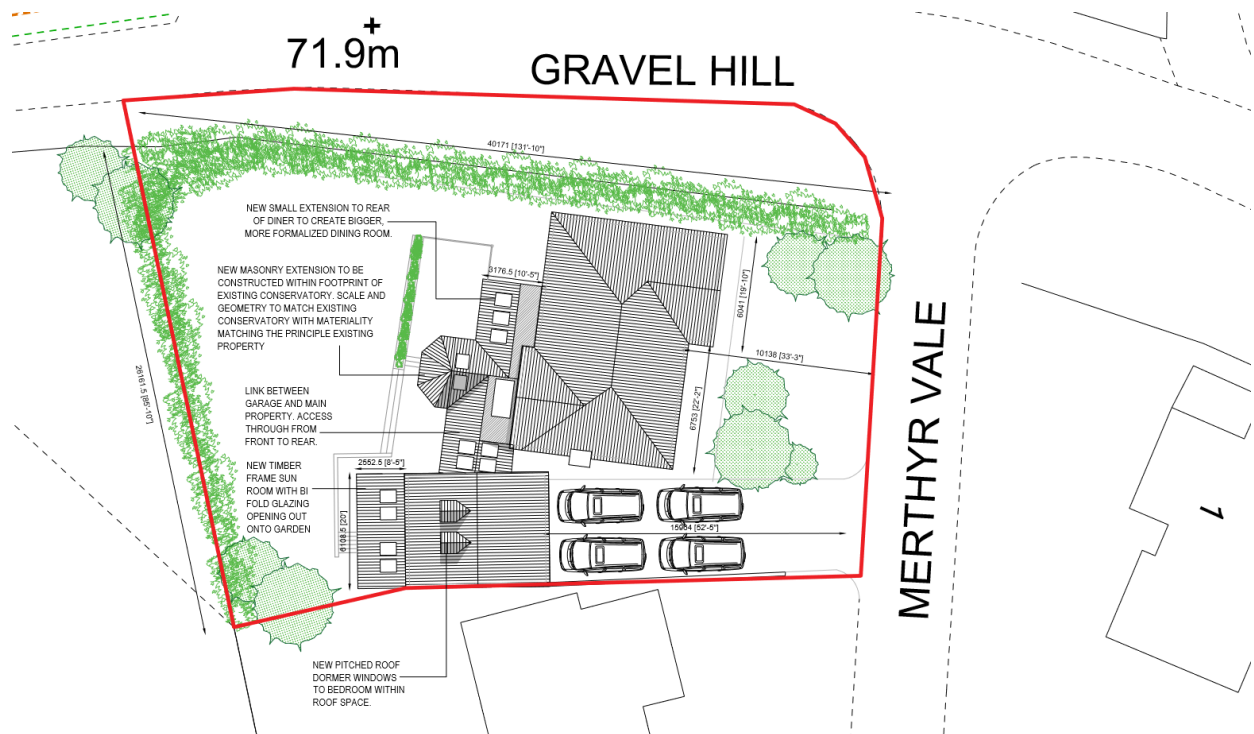


Figure 12: Proposed site plan

Stage 05 will see the internal layout of the principle building rearranged to accommodate the new spaces. Principally, moving the office into the old playroom to create a larger more functional area. Expansion of the diner to become a formal dining room and expansion of the existing living room to become a larger more versatile living space for the clients young and growing family.

The new extension elements will be subservient to the existing property and have been designed to be as integrated as possible so as to give the impression of always being part of the property as opposed to a bolt on extension.

The total site area is approximately 900 square meters; the existing property takes up a footprint of 185 square meters. The proposed development to the property will see the ground floor footprint increase by 31 square metres to become a total 206 square metres, which is approximately 22% of the site area.



Figure 13: Existing Ground Floor Plan



Figure 14: Proposed Ground Floor Plan

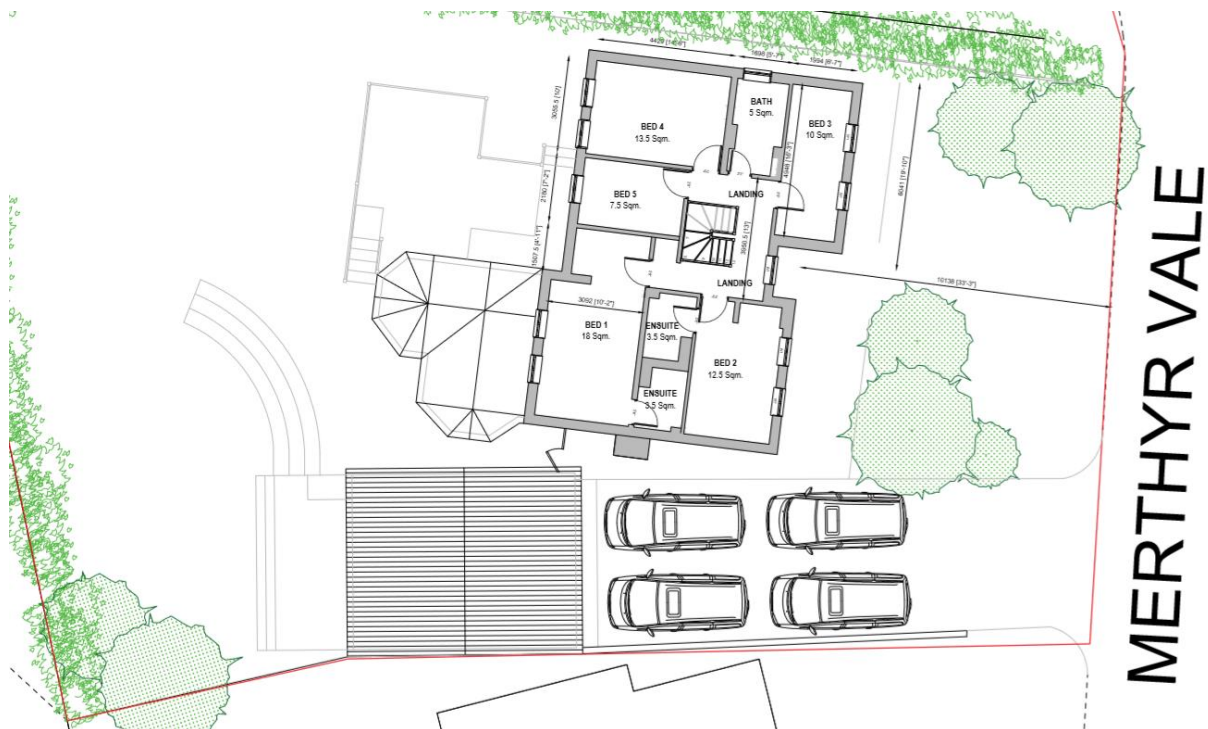


Figure 15: Existing First Floor Plan



Figure 16: Proposed First Floor Plan

3.4 Scale

It is recognised that the scale of the building and relationship with both the existing and surrounding area is important.

The proposed development has been designed to remain sympathetic to the area and the neighbouring properties whilst providing the client with the family and office space required for his growing family.

In order, not to cause overdevelopment, the development has been designed to expand with as little projection as possible outside of the original footprint of the existing conservatory. By maintaining the scale and style of the original property, it is intended that the development will compliment both the existing and surrounding properties in the area.

With this in mind, it is our belief that the proposed development at; 2 Merthyr Vale, Emmer Green, Reading, will not have a negative impact to the area or on the continuity of contextual architectural development.

We feel the massing and the external treatment complement the local neighbouring properties and the new extensions have been designed delicately to create tasteful additions to both the existing property and the area as a whole, tying into the residential landscape.

3.5 Landscaping

To the rear of the existing garage is a disused patio and seating area. This area is to be brought back to life as part of the new development. A new timber and glass sunroom will enclose the patio area which will be used to house a hot tub and provide a covered, ventilated and comfortable semi-outdoor entertaining space for the client.

The existing rear garden is to be retained as largely turfed. The existing composite decking is to be removed and replaced with more robust block paved or slabbed patio where shown on the proposed ground floor plan. The new rear patio area will provide level access into the rear of the property stepping down the naturally sloping garden toward the South of the site.

Adequate land drainage will be laid in herringbone formation under all proposed patio/terrace areas to connect into an appropriate soak-away point located at least 5m away from the property

Other than what is stated the Landscaping will remain predominantly as existing with no major removal of trees or shrubs.

3.6 Appearance

The development will use materials to match the existing principle property and the extensions have been designed to try and keep the general style and character of the existing.



Figure 9: Proposed rear elevation 01

The extension to the rear of the garage will be constructed from timber, oak, frame with largely glazed elements forming the exterior walls. This materiality will create a semi enclosed orangery style conservatory. The lean to pitched roof to will be constructed with roof tiles to match the existing garage roof.

The two dormers projecting out from the new loft bedroom will be constructed from materials to match the existing roof finish.

The new extension to be constructed within the footprint of the old conservatory will take on the georgian style geometry of the old conservatory to maintain a traditional feel across the site. The materials to be used in the construction of this extension will match those of the principle property. Facing brickwork to all walls with feature sash windows, bifold glazing and french doors all leading out onto the garden beyond. Window and door units to be UPVC white to match the existing property. The hipped roof will be constructed in a traditional manner with roof tiles to match the existing property. The roof will have a number of equally spaced Velux skylights to provide an abundance of light into the habitable rooms beyond.

The formalised terraces and patio areas will be constructed from more robust materials than the current composite decking. Masonry walls with facing brickwork to form raised terrace areas. Block paving to be used to form raised patio.

3.7 Accessibility

Pedestrian access to the property will be maintained as existing.

Where the new link is constructed between the extension and the garage, a pedestrian access route will be provided through from the front of the property to the back to ensure existing flow is maintained.

Vehicle access will remain as existing onto the drive leading off Merthyr Vale.

3.8 Sustainability

3.8.1 Energy

As part of the design, consideration will be given to the specification of external fabric performance levels to minimise energy consumption and, the utilisation of green tariff energy sources.

3.8.2 Drainage

Foul drainage runs to be maintained as existing.

All surface water drainage is to be run separately into a soak-away to be located 5m away from the property within the back garden.

4 Summary

We consider the proposals to be in scale, its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

The clients intend to use the development to create larger more modern living spaces to accommodate their growing family. The minor extensions to the rear have been carefully designed to be as close as possible to the current scale and geometry of the large glazed conservatory. The materiality of the development has been specified to clearly compliment the existing building and ensure the new elements blend in seamlessly to the principle property, unlike the overbearing existing glazed conservatory.

In principle, we consider the proposals to be coherent, its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

Signed E.F.C

Date 04/04/18

