

DESIGN & ACCESS STATEMENT

03 July 2018

Ref: 18/25/SPA-PL-DAS-01



Two storey extension with single storey element to rear of existing dwelling.

170 St Peters Avenue, Caversham, Reading. RG4 7DR

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

Ref beginning: 18/170/SPA-PL-...

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1 INTRODUCTION

This design and access statement has been prepared to accompany an application for planning permission on behalf of Claire Parker and Matthew Ogden. The application is for a rear extension to the existing dwelling to comprise of a two-storey infill element followed by a single storey lean to roof projection at ground level. The extension will be limited to the rear only and open directly onto the garden amenity space.

The clients intend to use the development to break up the celulised nature of their existing property and create larger more modern living spaces to accommodate their growing family. The period style and feel of the existing property is extremely important to both the client and the local area. It is intended to maintain the style and materiality of the original property to compliment both the existing and surrounding properties in the area.

The existing property is located at number 170 St Peter's Avenue in the town of Caversham located in the city of Reading which is not a designated conservation area.



Figure 1: Location of the property marked in Red



Figure 2: Aerial View 170 St Peter's Avenue



Figure 3: View of 170 St Peter's Avenue from approach

2 ASSESSMENT

2.1 Physical

The existing property is situated along St Peter's Avenue located off Woodcote Road in the town of Caverhsam, Reading.

Existing properties along St Peter's Avenue are predominantly period constructed, large, detached properties with extensive driveways and frontage. The dwellings main access is via a large drive way which opens directly onto St Peters Avenue



Figure 4: Existing property front elevation

The existing dwelling is a period two storey detached property with multiple stepped roof features to the frontage. The principle entrance is set back under a projecting masonry gable above creating a sheltered porch entrance. The Property appears to step down to the left as you face it changing in scale dramatically. The eclectic roof style, dominant red facing brickwork and the stepped nature of various built elements are all key architectural features.



Figure 5: Existing Rear Elevation

To the rear the property is much more simple in its construction. On the left the building projects out into the garden with a two storey hipped gable element. This creates a natural recess where the building steps back. At some point over the years a modern UPVC lean to conservatory has been built into part of this recess.

The conservatory is in a poor state of repair with multiple intrusions of damp around the brickwork. The space is not suitable for reuse with the clients new baby and is an eyesore on the back of an otherwise beautiful period property.

Therefore, we feel it would suit demolition to be replaced with a more suitable extension space built into the stepped back recess to modern building standards.



Figure 6: Existing Rear UPVC Conservatory

2.2 Social

The property is located within the town of Caversham in the borough of Reading in the county of Berkshire, England.

Based on the 2011 census, Caversham had an approximate population of 23,885. According to the same source the area is predominantly residential, housing 15.3% of Reading's overall population.

2.3 Economic

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

The client has discussed the proposed works to the property with his adjoining neighbours.

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

102 St Peters Avenue Caversham Reading RG4 7DR, planning application number: 131781

150 St Peters Avenue Caversham Reading RG4 7DR, planning application number: 162224

Furthermore, this entire area is characterised by detached period properties that have been extended and altered over the years with a multitude of applications being submitted all down the Avenue.

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 an extension to the existing dwelling at 170 St Peter's Avenue to comprise of;

1. A two-storey element built into the recess area adjacent to the rear projecting hipped gable element.
2. A single storey lean to roof projection at ground level. The extension will be limited to the rear only and open directly onto the garden amenity space.

The clients intend to use the development to break up the celulised nature of their existing property and create larger more modern living spaces to accommodate their growing family. The client's have recently had a new baby and are looking to grow their family. To this end, they hope to create more open, light and modern internal spaces to support their family life whilst providing flexibility to work from home and be with their children.

3.2 Design

The extension has been designed to compliment the stepped roof elements that are evident on the front elevation. The void left by the projecting gable end will be in filled with a two-storey element which will have hipped roof tying back in with the existing to match the massing and scale and style of the current building.



Figure 7: Existing Rear Elevation (Drawn)



Figure 8: Proposed Rear Elevation (Drawn)

At ground level the extension will drop down to single storey projecting out a further 1.8m to create a lean-to roof running the width of the building. This roof can be populated with multiple skylights bringing an abundance of light into the, now deeper set, living spaces within.

Opening onto the garden will be two pairs of glazed doors set within panes of fixed glazing. The fixed glazing will provide light and outlook to all the newly enhanced living spaces whilst each pair of glazed doors will provide access and egress to and from the kitchen/ dining and living areas onto the garden.

The proposed development will concentrate on enhancing and preserving the local area by keeping the extensions within the existing footprint of the property. Meanwhile, the design of these extensions will retain key features such as the abundance of red facing brickwork, window style at first floor level and stepped roof elements. It is intended that by using similar materials to style of the existing property, the new design will complement the unique characteristics of the building.

The development will be constructed within the confines of the site boundary of number 170 St Peter's Avenue with no encroachment onto neighbouring property.

3.3 Layout

The proposed development is simple in its arrangement. The ground floor will have an extension projecting out from the rear line of the original building into the recessed area formed adjacent to the existing gable projection.

This infill area will be two storey and will take the place of the existing UPVC and glass conservatory. The two-storey element will terminate in line with the existing gable projection housing the kitchen area. The extension will then step down to a single storey element which will protrude approximately 1.8m out from the external wall of the existing kitchen (See accompanying plans).

The ground floor extension and internal renovation work will see the enhancement of the existing small kitchen and dining room areas into one large, modern, kitchen diner. This new space will support the client's and their growing family.

Furthermore, the extension at ground floor will removed the poorly constructed UPVC conservatory and provide a more formalised dining area which will be better ventilated, insulated and properly constructed to current regulations.

These spaces have been linked across the back of the house and intersect a primary access corridor leading, from the front door, through the building. This provides a clear route through the building and ensures unencumbered pedestrian flow between all internal spaces at ground floor. This was extremely important to the client who wants to be able to feel connected with the family at all times when partaking in day to day activity.

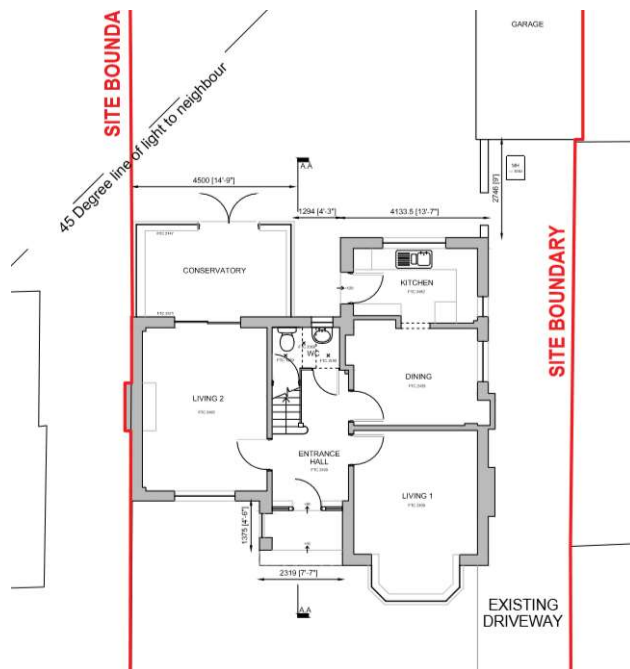


Figure 9: Existing Ground Floor Plan

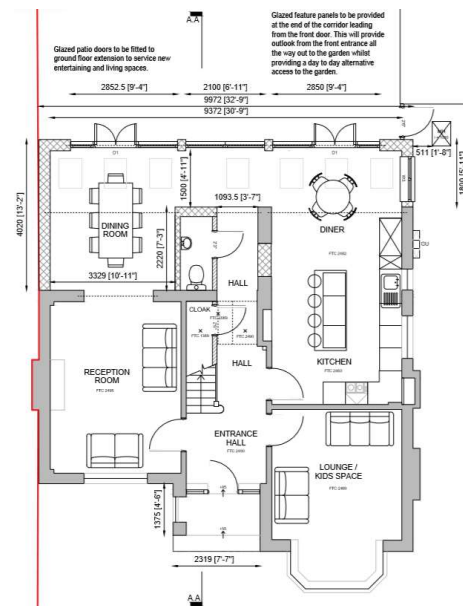


Figure 10: Proposed Ground Floor Plan

At first floor level, the new design uses the, 'infill', two storey extension to the rear to create a much larger master bedroom.

This newly enhanced bedroom will provide much need storage for the clients along with a dressing room area and en-suite. The en-suite is vital to the clients to alleviate the pressure currently faced with four bedrooms all served by one principle bathroom.

The extension will remove the existing window onto the garden from the staircase and landing area. To bring natural daylight into the landing it is proposed that a new skylight be located directly above the staircase within the new pitched roof to the rear.

Alongside the extension, the first floor will be renovated to enlarge the bathroom to be better suited to serve the clients growing family.

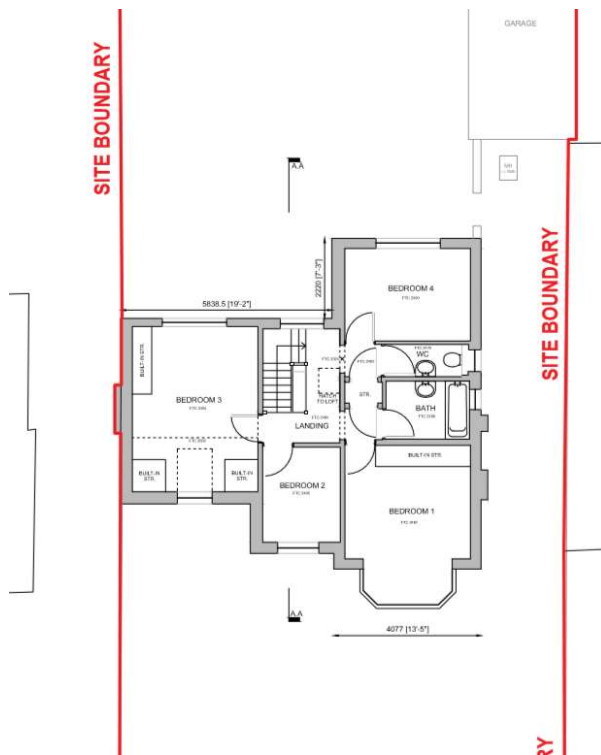


Figure 11: Existing First Floor Plan

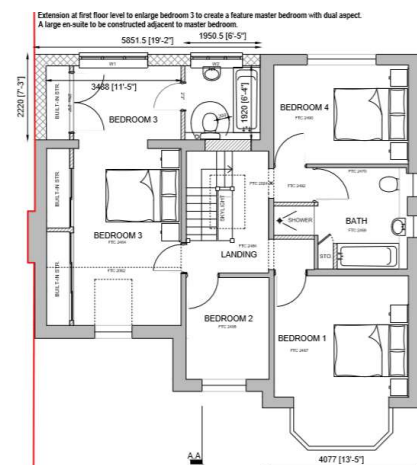


Figure 12: Proposed First Floor Plan

3.4 Scale

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

The total site area is approximately 558 square meters; the existing property takes up a footprint of 88 square meters which is approximately 15% of the site. The proposed development to the property will see the ground floor footprint increase by 30 square metres to become a total 118 square metres, which is approximately 21% of the site area.

The proposed development has been designed to remain sympathetic to the area and the neighbouring properties.

The development has been designed to expand with as little projection as possible beyond the rear gable end projection. The area that does extend beyond has been stepped down to single storey to maintain 45-degree line of light and vista at first floor level to both neighbours.

By working carefully to balance the scale of the original property, it is intended that the development will compliment both the existing and surrounding properties in the area.

With the above in mind, it is our belief that the proposed development at 170 St Peters Avenue, will not have a negative impact to the area and continuity in the 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 a tasteful addition to both the existing property and the area as a whole.

3.5 Landscaping

To the rear of the property the existing patio will be relayed around the new extension and dining area to provide a seating area for the client.

The existing landscaping to the frontage will be maintained as existing.

Adequate land drainage will be provided to an appropriate soak-away point.

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 similar to the existing and the extension has been designed to try and keep the general style and character of the existing. The principle two storey extension will be constructed up to the line of the existing rear gable projection. By limiting most of the extension in this manner, the new addition will tie into the existing building seamlessly with a sense that it has always existed as part of the building. To aid in this design logic, it is proposed to extend the existing pitched roof down over the new two storey extension and finish it in the same clay tiles as the existing roof structure.



Figure 13: Existing Rear Elevation (Materiality)

At ground floor level the extension will step down to single storey only and project out a further 1.8m. This lean-to projection will be constructed in materials to match the existing including clay roof tiles. By utilising a stepped roof detail it is intended to mimic the architectural features of the frontage where there are multiple roof elements and features.



Figure 14: Proposed Rear Elevation (Materiality)

The single storey rear element will be fitted with an abundance of glazed panels to open the ground floor spaces onto the garden. Principally, these spaces will be served by two sets of glazed doors which will be located to the left and right of the extension as you face it. These doors will be balanced within the elevation, lining through with the existing and proposed window units above.

The existing timber window units are to be replaced with UPVC. The new units will be anthracite grey to provide a similar dark tone to the previous rosewood window units. All Soffit and Fascia will be replaced with a UPVC alternative to match the new window units in terms of style and finish.

3.7 Accessibility

Pedestrian access to the property will be maintained as existing from St Peter's Avenue. This would be principally via the front porch or via the driveway and side gate the right, as you face the property.

At the rear of the property there will be two forms of access into the garden. Firstly, through a set of opening glazed patio doors situated within the newly extended kitchen diner.

Secondly, via a similar set of opening glazed patio doors situated within the newly extended Dining/ Living room.

Vehicle access will remain as existing onto the drive leading off St Peter's Avenue. There will be no increase in the number of bedrooms within the development so the number parking spaces will not need to increase.

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.

To that end, UPVC windows to will replace the existing timber units in order to provide adequate thermal barriers to trap heat within the building, maintaining a modern standard of U-Values.

The existing boiler system is not a combi system. This will be upgraded as part of the works reducing the energy consumption of the entire household.

3.8.2 Drainage

The main drainage run through the property is to be maintained as existing. Relocated toilet at ground floor and proposed en-suite above will discharge into a single stack located in approximately the original location of the old ground floor toilet. It is intended that the new stack will connect into the head of the drainage run obliquely using a preformed Y-connector and rubber seals.

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 to alleviate pressure on the current combined system.

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 extensions improve and enhance the building within whilst maintaining the various architectural elements of the existing property. The materiality of the existing period building, the orientation of windows and feature roof structures have all been maintained in a bid to compliment both the existing and surrounding properties in the area.

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 03/07/18