

DESIGN & ACCESS STATEMENT

43 ALBERT ROAD
CAVERSHAM,
READING
RG4 7AW

July 2018



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1.0 INTRODUCTION

This statement has been prepared in support of the householder planning application for a single storey rear extension to 43 Albert Road, RG4 7AW.

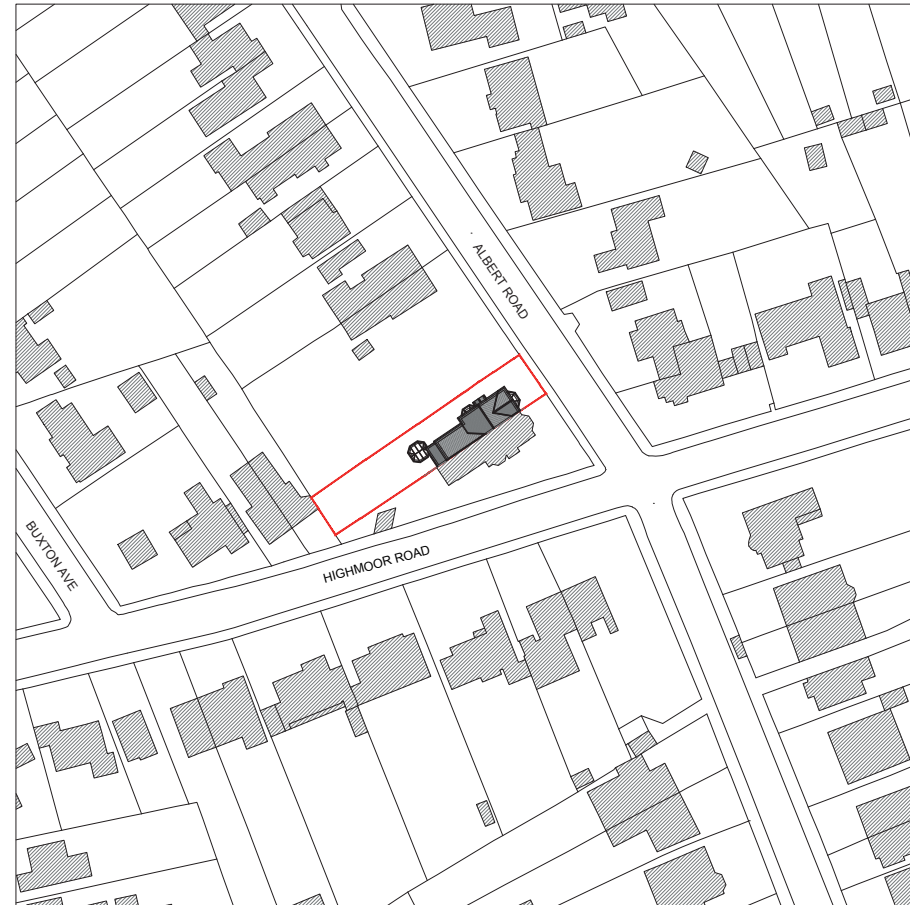
This statement sets out the development process that has led to the current proposals and the rationale behind the scheme.

43 Albert Road is a semi-detached three bedroom house with a conservatory to the rear. The garden extends to over twenty metres from the rear of the property to the west. The plot is approximately 0.04 hectares.

The property is in Flood Zone 1 and is not within a Conservation Area.

No Planning Applications are listed on the Reading Borough Council website for 43 Albert Road.

Outline Planning Permission was granted for 45 Albert Road in July 2017 for a single detached dwelling (ref 171753).



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Fig. 01 Location Plan (NTS)

2.0 BRIEF

The brief was to replace the existing conservatory and kitchen with a single storey side and rear extension to improve and reorientate the kitchen to maximise the views of the garden. The proposal minimises the area required for the extension whilst providing a generous open plan kitchen and dining room.

The scale and details of all elements have been considered to ensure that the proposals are sensitive and sympathetic to the context and nature of the existing property.

3.0 EXISTING BUILDING FORM

The layout of the existing property was reviewed and studied in detail before starting the design process to maximise the use of the existing footprint. The proposal is for a small scale extension that aligns with the massing of the existing dwelling, whilst providing a clear contrast to identify this as a new addition to the property.

The existing property has a material palette of brick, pebbledash render and clay roof tiles.

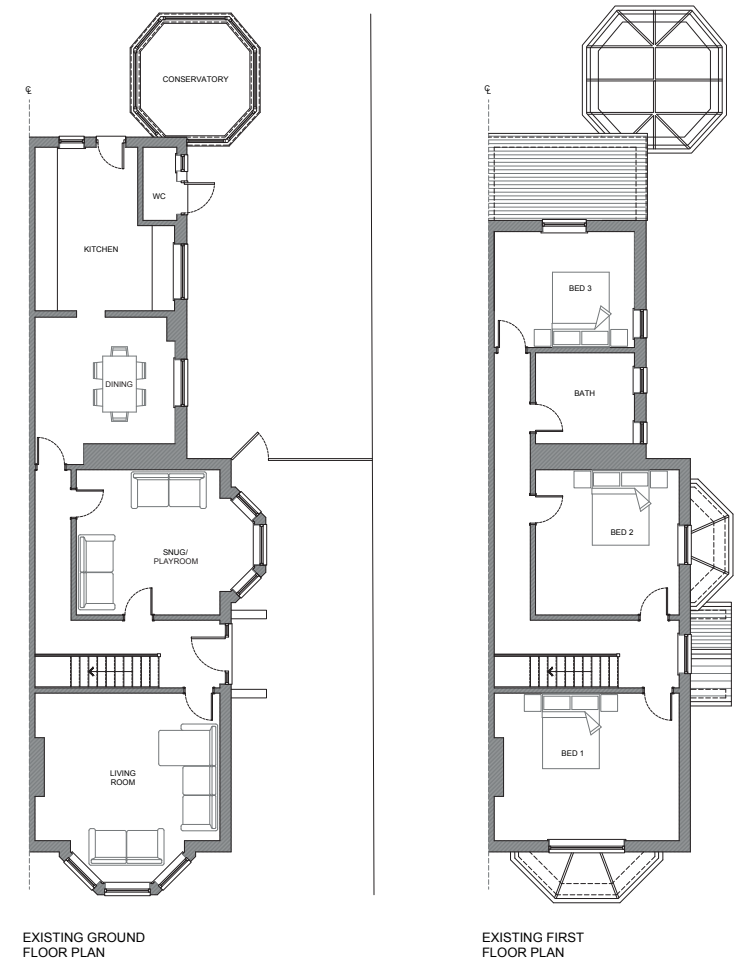


Fig. 02 Existing Ground and First Floor Plans (NTS)

4.0 PROPOSAL

The single storey side and rear extension will provide an open plan kitchen and dining room at the rear of the property, whilst also maintaining the existing dining room as a study at the rear of the house. A Utility/Boot Room will provide a secondary entrance to the property.

Large areas of glazing line the rear of the extension to maximise the outlook along the length of the garden. Three large rooflights provide natural light into the kitchen and dining room, with a further smaller rooflight located over the Utility Room.

The existing dining room is to be opened up to provide a study area within the layout, preventing a long narrow corridor throughout the house.

The extension maintains a clear distance of over 1.5 metres from the boundary to 45 Albert Road to provide access to the garden.

The existing 2.8 metre internal ceiling level is to be maintained and continued into the extension.

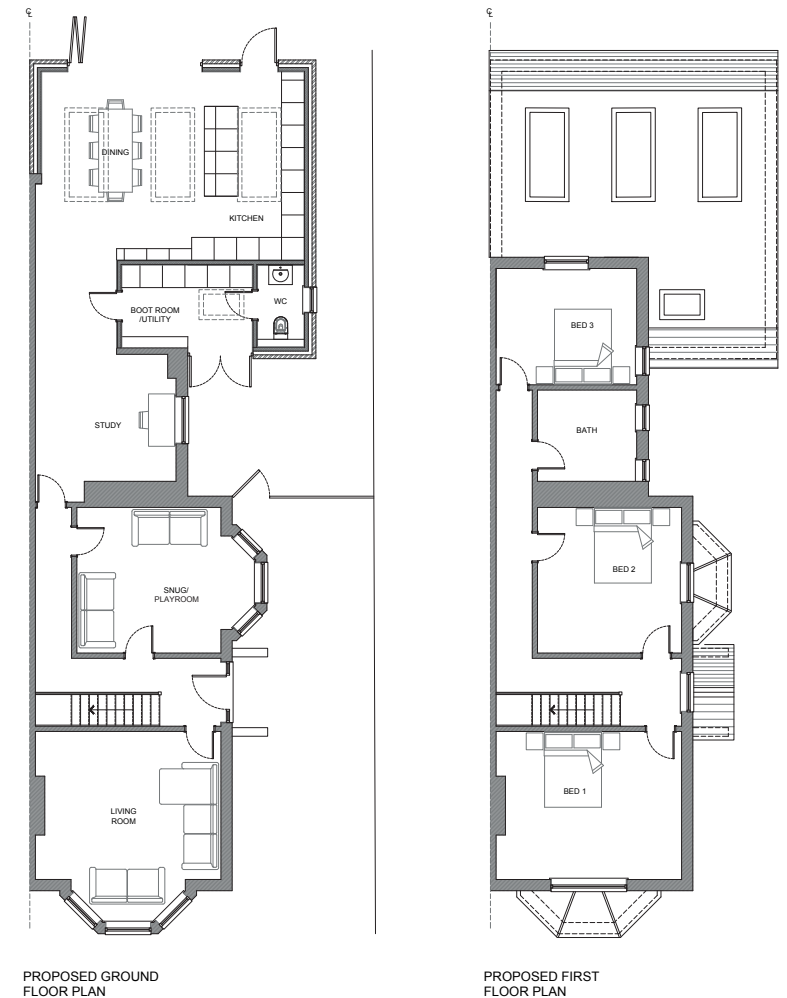


Fig. 03 Proposed Ground and First Floor Plans (NTS)

4.1 MATERIALS AND APPEARANCE

The palette of the existing property consists of brick, pebbledash render and clay roof tiles, which is aligned with all of the properties in the vicinity.

The brief was to provide a traditional extension that would complement and reference the materials of the existing house, whilst also maximises the views across the garden.

Large areas of glazing reduce the volume of brickwork, maximise the amount of natural daylight into the living spaces and provide key views out to the garden.

One obscure glazed window is proposed to the side elevation to provide natural daylight to the proposed ground floor WC. This decreases the existing number of non-obscure windows to this elevation and will provide a reduction in overlooking to the neighbouring property as this is a non-habitable room.

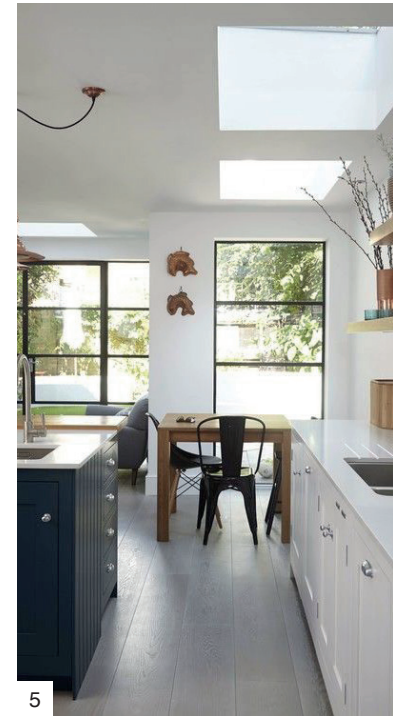


Fig.04 Precedent image of bi-fold doors within a brick extension

Fig.05 Precedent image of interior view of rooflight and fixed window

4.2 LANDSCAPING AND AMENITY

The entrance approach of the property is to be retained as existing with the gravel driveway.

The rear extension projects a smaller distance into the rear garden than the existing conservatory, and this allows the garden to be retained primarily as existing.

No trees are proposed to be removed to facilitate the proposal.

4.3 SUSTAINABILITY

The extension will provide an opportunity to use high performance insulation and double glazed aluminium doors to provide significantly improved energy efficiency to this area.

The increase in glazing to the kitchen area will reduce the duration for which artificial lighting is required during the day by maximising the natural daylight available. All habitable rooms have access to natural daylight.



Fig. 6 Proposed Rear Elevation (NTS)

5.0 SUMMARY

Careful consideration has been made during the design development of this scheme to provide a high quality proposal which sits sympathetically with the existing property and respects the neighbouring properties.