

Design & Access Statement  
for the proposed Replacement of a  
Colt Bungalow  
6a Hawthorn Gardens, Reading,  
RG27NA

## Introduction

This Design & Access statement is written to support the planning application for the replacement of a timber framed Colt bungalow and glass conservatory for a standard construction bungalow with a rear dormer window, maintaining the original footprint and ridge height at 6a Hawthorn Gardens, Reading.

The proposal is to replace a bungalow of timber frame construction and replace it with a standard construction bungalow, with a rear dormer window.

This application has been designed to be complementary in terms of layout, scale and appearance.

## The Existing Building and Area Context

Hawthorn Gardens is located within the county of Berkshire which is in the South East region of the UK. 36.62 miles West from the centre of London, 1.82 miles South East from the centre of Reading, 12.75 miles North East from the centre of Basingstoke and 18.68 miles North West from the centre of Woking. Reading is a large, historically important minster town in Berkshire, England, of which it is the county town. It is in the Thames Valley at the confluence of the River Thames and River Kennet, and on both the Great Western Main Line railway and the M4 motorway. Reading is 70 miles east of Bristol, 24 miles south of Oxford, 37 miles west of London, 14 miles north of Basingstoke, 12 miles south-west of Maidenhead and 15 miles east of Newbury

### [The History Of Colt Houses]

William H. Colt founded the business in 1919, initially manufacturing high quality poultry houses whose unique design allowed effective ventilation from whichever direction the wind was blowing. They were so well built that they were used by at least one client as holiday homes – the progression to timber framed houses soon followed.

In 1925 Jack O'Hea joined William Colt in partnership; together they advanced the business and became the first firm to import commercial quantities of Canadian cedar shingles into Britain. In 1931 the partners decided to go their separate ways, Jack O'Hea went on to found Colt International, a world leader in ventilation systems and William Colt continued with the supply and manufacture of timber framed houses at Bethersden. Some Colt houses have been designed by famous architects such as Sir Edwin Lutyens R.A, A.L. Osborne F.R.I.B.A. and Clough Williams-Ellis F.R.I.B.A. Her Majesty Queen Elizabeth II granted the Royal Warrant from 1984 until 1996.

### [6a Hawthorn Gardens, Reading]

6A Hawthorn Gardens, Reading, Berkshire, RG2 7NA

A vacant, 2 bedroom timber frame bungalow located south of Reading town centre with good access to local commuter routes and amenities.

The bungalow is very weathered, due to its age and its appearance lacks lustre and is now considered to be below living standards for today's modern day living requirements, thermal values and carbon footprint emissions.



## Design of Proposals

The proposal has been designed to be in keeping with the surrounding area and context and has been sympathetically designed as not to cause impact to the neighboring properties and their privacy.

It is proposed to construct the replacement dormer bungalow in standard block construction with a rendered finish. The roof is to be tiled in slate and to include 3 no. roof-lights to allow maximum light into the interior. The rear will have fully glazed bi-fold doors, again to allow maximum light and to increase the sense of connection to the garden.

The proposals will have simple, high-quality modern details, but will be finished with the traditional materials and slate.

We do not consider that the proposals will have a negative impact on the neighboring amenity. There will be no impact on the daylight/sunlight of the neighboring properties as the ridge and eaves heights are to be maintained.

We feel that the proposals respond to and respect the area context. The dormer bungalow is set back and designed to have the lowest possible mass and bulk. The proposed materials and details are of high quality, reflecting the character of the surroundings.

The proposals have been designed in respect of all current policies as such, we feel that the proposal is not contentious in policy terms.

## Conclusion

Given that the bungalow in its current form is not satisfactory, we have retained the ground floor living arrangements, while adding additional guest space in the dormer roof.

We feel that the proposal to replace its structure conform to the current planning policy and are justifiable on these terms.

We have aimed to demonstrate that the proposals are of high quality, use suitable materials, and are designed to be sympathetic to the area context.