

Design and Access Statement
for full planning consent at:

34 Chapel Hill,
Reading,
RG31 5DG

April 2018



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Planning Statement



The site is on the corner of Chapel Hill and Lower Elmstone Drive at the bottom of the hill, comprising a detached bungalow with on site parking and access from Lower Elmstone Drive.

The applicant proposes to demolish the existing bungalow, garage and greenhouse and erect a replacement new detached, two-storey house.

The existing access and driveway from Lower Elmstone Drive would be retained.

Pre-Application advice was received on 20/02/2018 and a meeting to discuss the proposals was held between the applicants and the Planning Officer, Ralph Chakadya, on 06/02/2018.

The surrounding area is predominantly residential and the site is not in a conservation area.

The supply of high-quality housing is of a local and national concern, and this proposal goes towards this end. The proposal complies with relevant local and national policy.

Please refer to Pre-Application feedback:

"The site is located within a largely residential area. The principle of residential use of the site is already established in terms of the existing bungalow and its redevelopment is in line with Core Strategy Policy CS14 (Provision of Housing) and paragraph 17 of the NPPF which encourages the effective use of land by reusing land that has been previously developed (brownfield land). The principle of a residential use is therefore acceptable, subject to meeting other policy considerations set out below."



New three bedroom house in London, Shortlisted for the 2018 Architects' Journal, 'Small Projects' Awards.

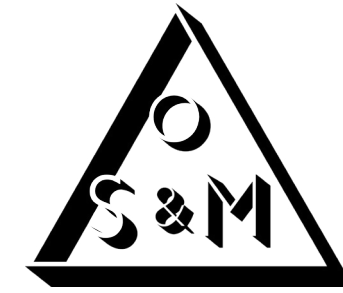


Loft and ground floor extension at 71 Valetta Road, London. Winner of the Don't Move, Improve! prize for 'Best Use of Materials' from New London Architecture



Ground floor Extension at 9A Cathnor Rd, London, W12 9JD

Design Team



The architects, Office S&M, have delivered several high-quality housing projects. Notably, Salmen House, a recently completed new build, three bedroom house in London, where they were able to make effective use of a tight corner plot of land through careful planning of how the house could be used in the future. The project has been shortlisted for the Architects Journal 'Small Projects' awards.

Office S&M have a wealth of experience in work at this scale, and are committed to providing a high quality project.



Article featured in Metro Newspaper on Valetta House, January 2018



Winners of the Don't Move, Improve! 2018 awards for Best Use of Materials



Shortlisted for the Architects Journal, 'Small Projects' Awards - Winner to be announced in April 2018.

Chapter I : Site Location



Existing site location and boundary on Chapel Hill

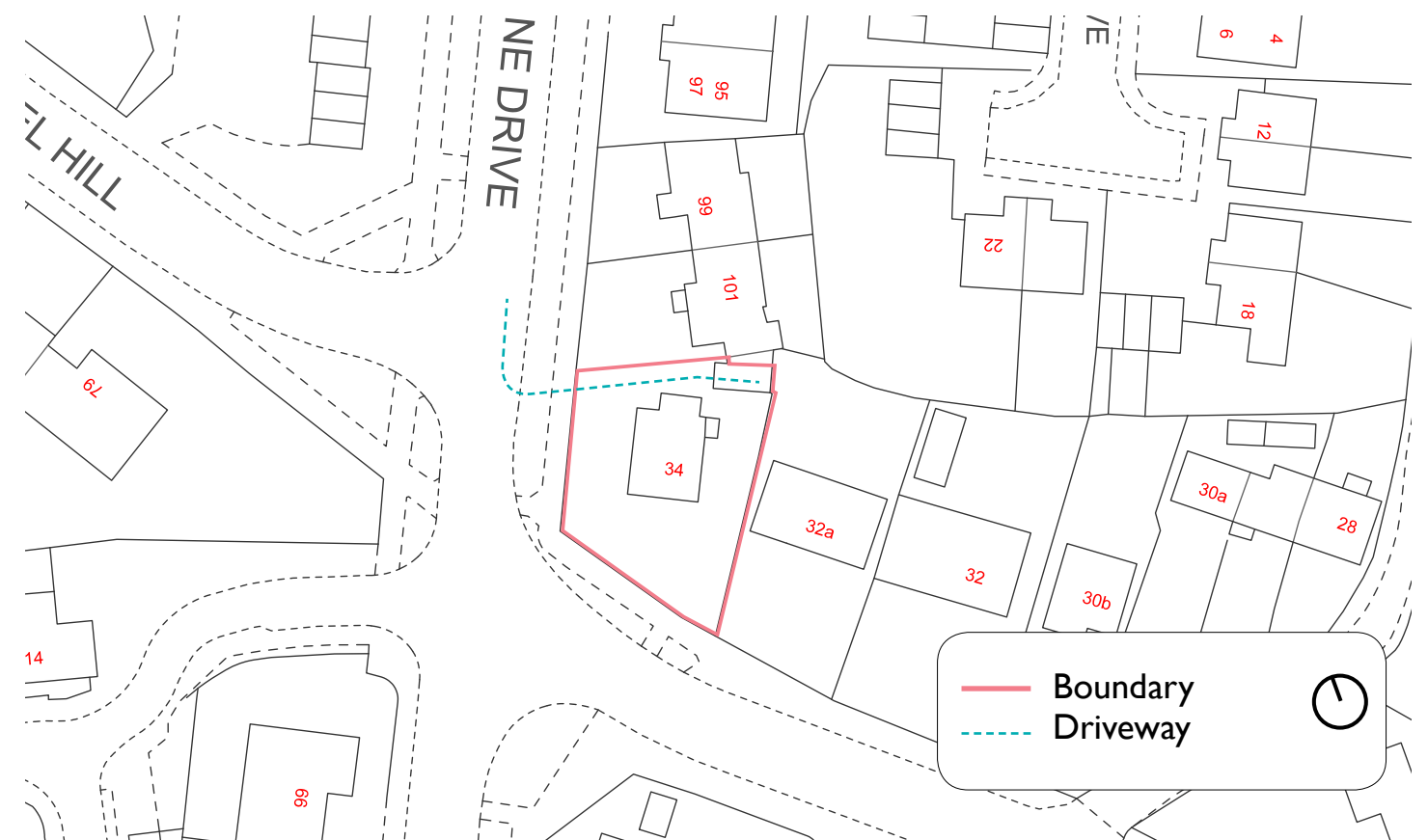


Birds' Eye View of Chapel Hill

The existing bungalow is located on the corner of Chapel Hill and Lower Elmstone Drive.

The property is separated from the neighbours by a fence and the garage.

The existing bungalow has a cramped kitchen and living room, one bedroom and bathroom on the ground floor and a second bedroom on the first level with a very low ceiling. On the north side of the house there is a garage and a greenhouse, both of which are in a very poor state. Overall the house is in a poor condition, there are leakages and dampness throughout, it has very small rooms and it's poorly insulated. The house would not satisfy current housing standards and it is not suitable for the client's growing family needs.

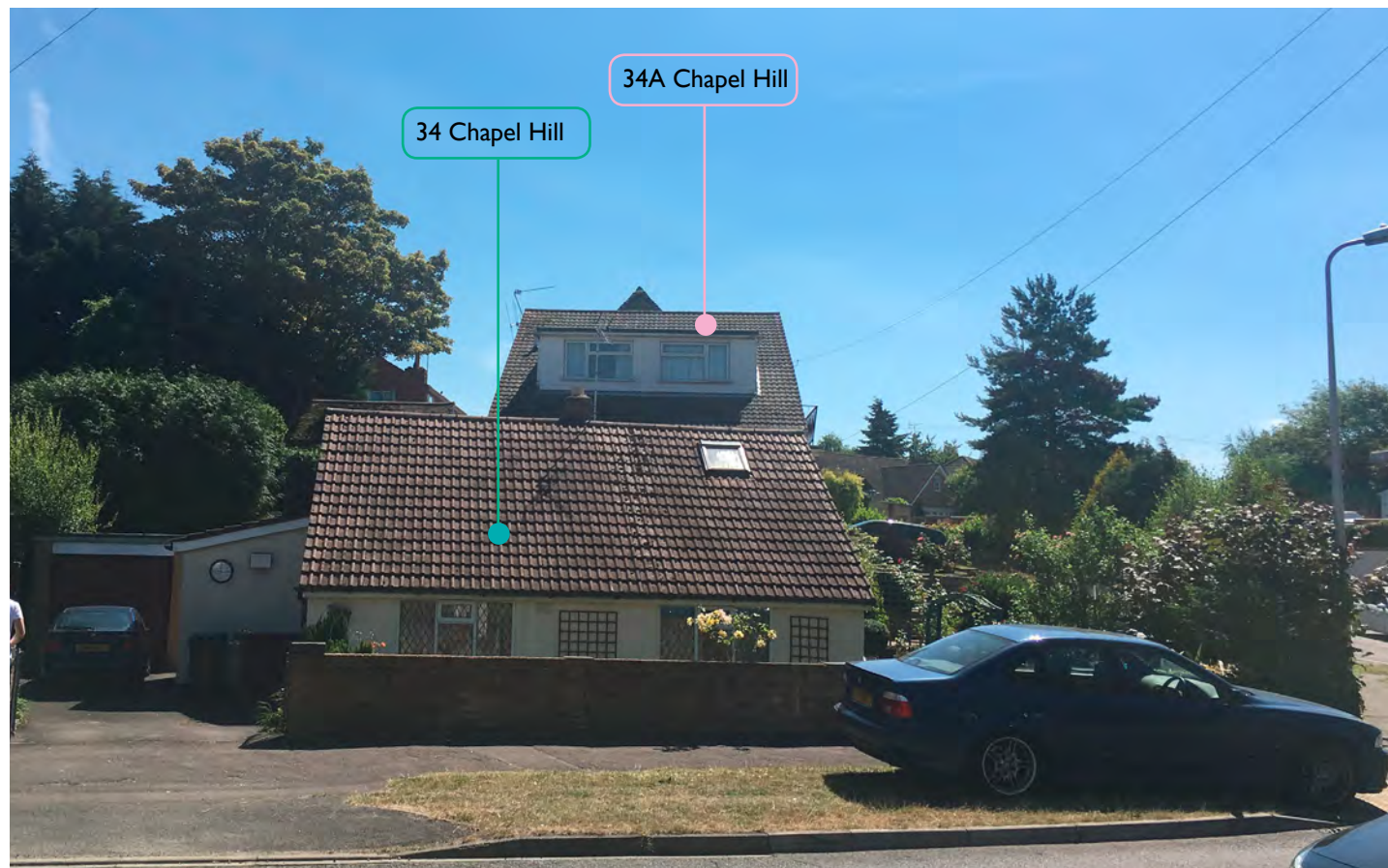
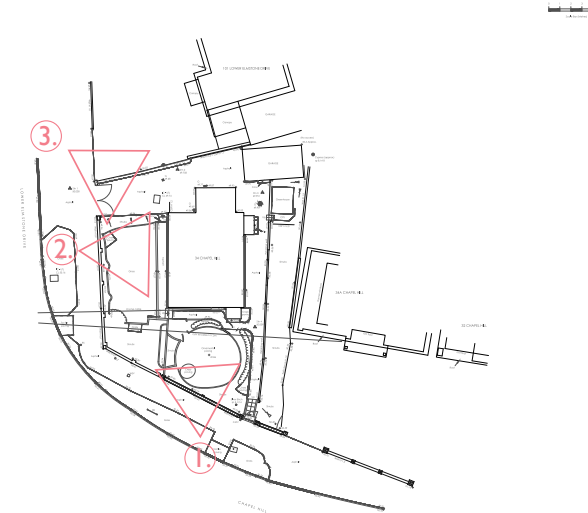


Existing site block plan, Scale: 1:500

Existing Site Views



① South view of existing property



② West view of existing property



③ North West view of existing

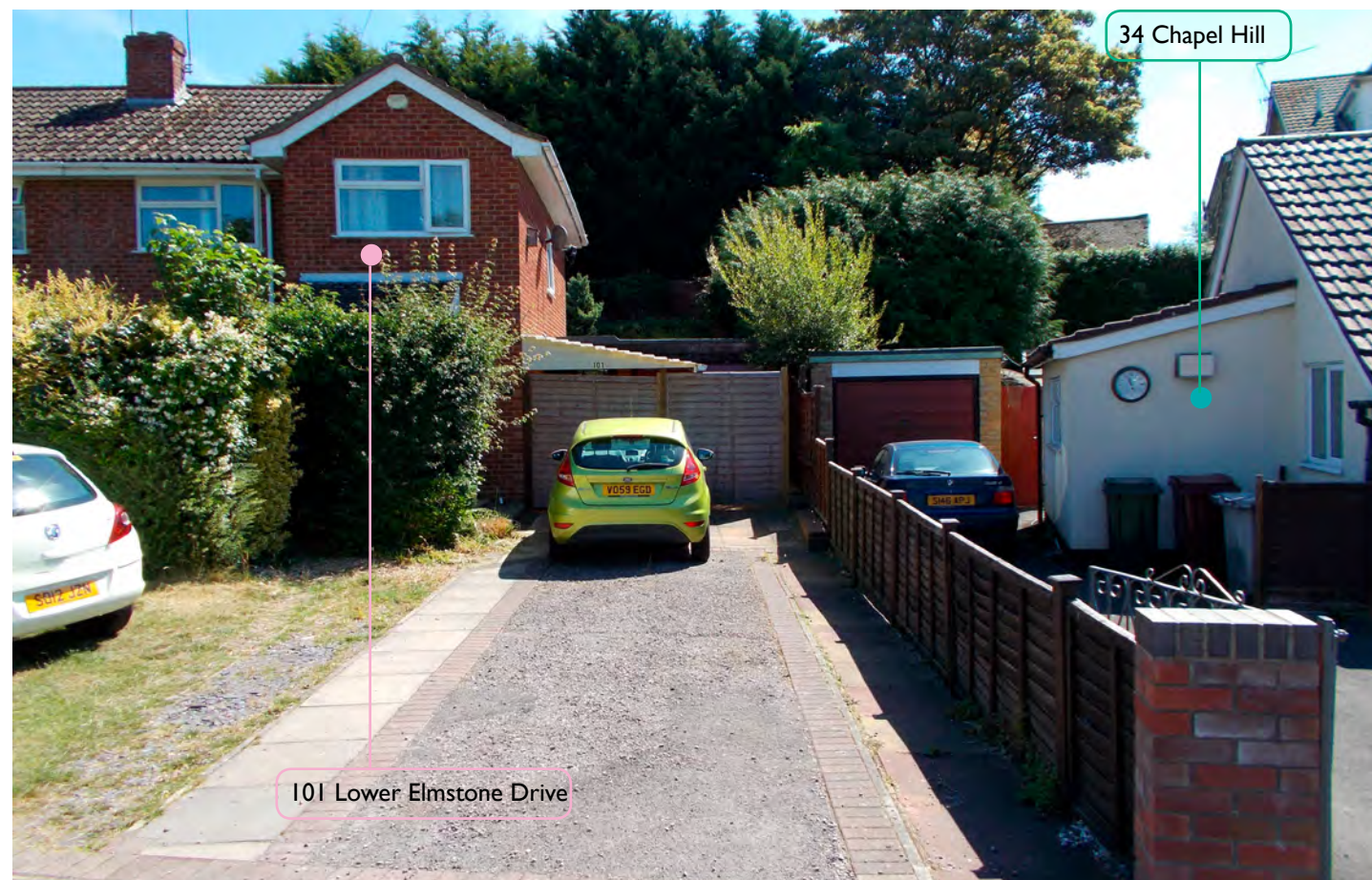
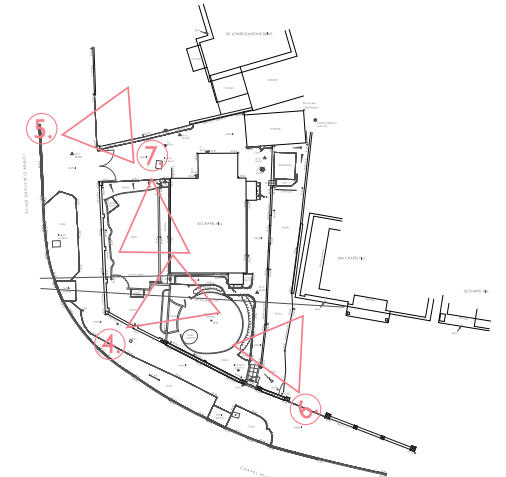
Existing Site Views



④ South West view of existing bungalow and neighbour at 34A Chapel Hill



⑥ View from 34A Chapel Hill driveway



⑤ West view from Lower Elmostone Drive and neighbours at 99 Lower Elmostone Drive



⑦ North view from driveway looking into the garden



South East view of existing bungalow and neighbour at 34A Chapell Hill



South West view of existing bungalow and neighbour at 34A Chapell Hill

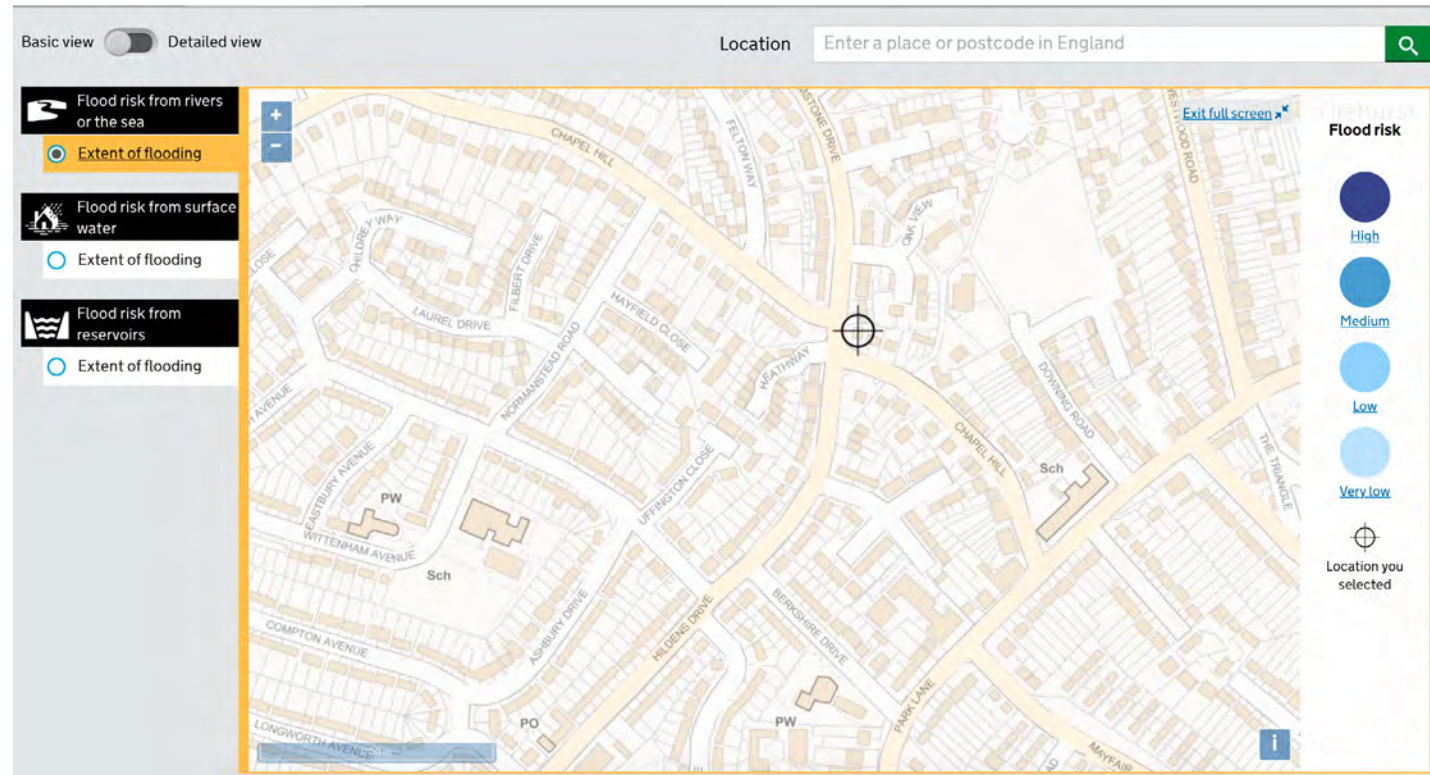


North West view of existing bungalow and neighbour at 101 Lower Elmstone Drive



West view of existing bungalow and neighbours

Flood Risk Assessment

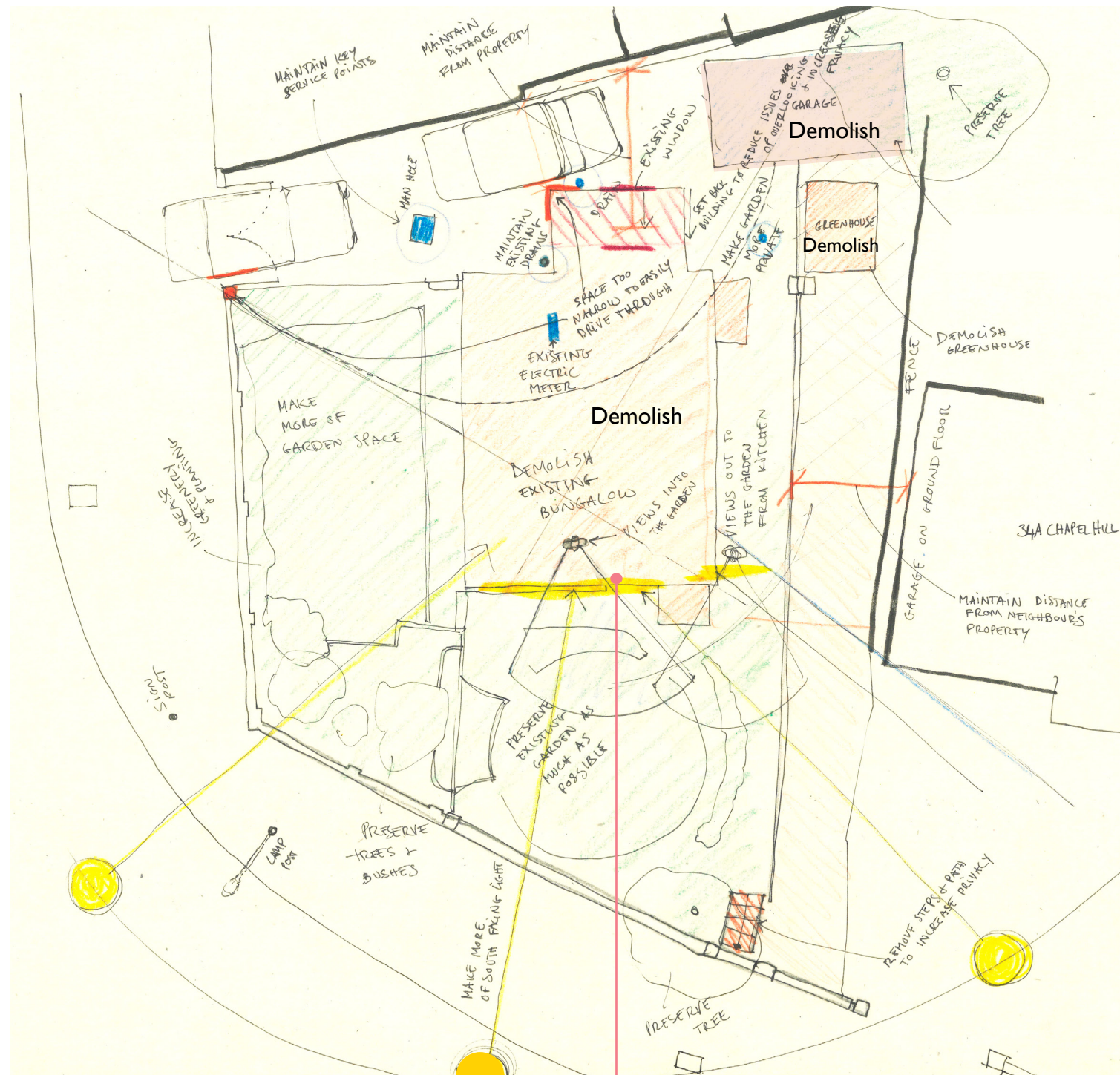


Flood Risk (Rivers and Sea)

The land and property are located in Flood Zone 1 in Reading and have a low probability of flooding from rivers and the sea.

The existing garden landscape will largely be retained. The driveway, drains and manholes will also be retained.

Existing paving will be replaced with soft paving, to allow grass to grow through and the ground to drain better.



The existing bungalow only has one small window facing south

As per the Pre-Application Advice:

"It is considered that the proposed dwelling would not have adverse effect onto the neighbouring properties in terms of being overbearing or loss of light. The north facing first floor windows would potentially result in loss of privacy to the rear garden of neighbouring number 101 Elmstone Drive."

Impact on Residential Amenity

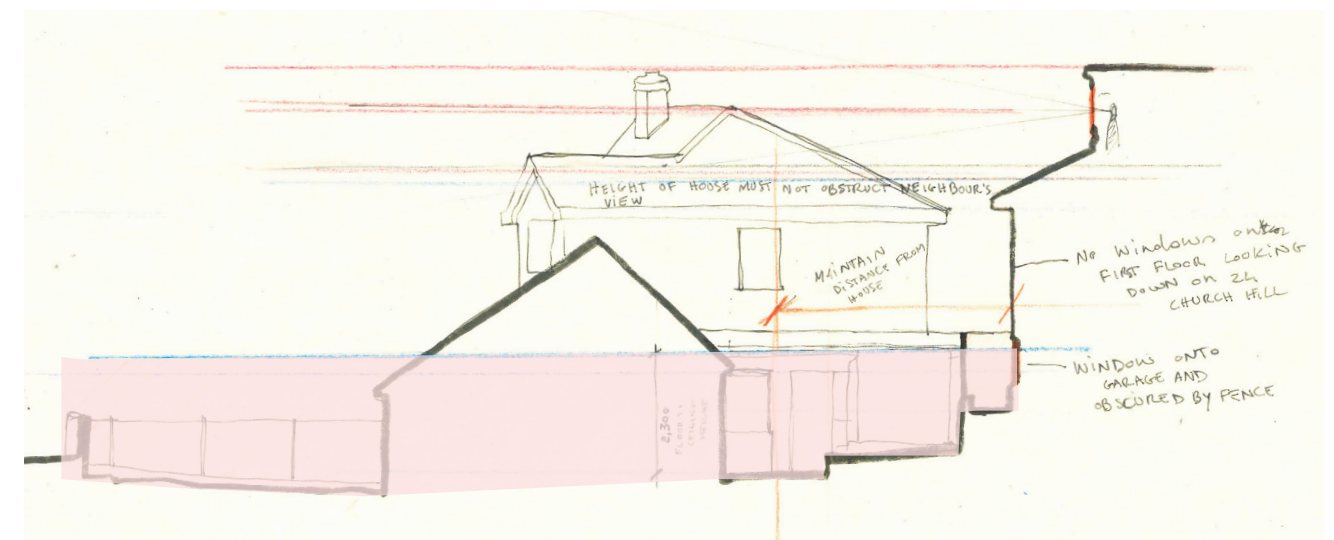
Consideration has been given to the impact on local amenity and the neighbours at no. 34A Chapel Hill to the East and 101 Lower Elmstone Drive, to the North, with regards to loss of privacy and overlooking, access to sunlight and daylight and visual dominance and overbearing effects the development.

Due to the changing ground levels the site lies on lower ground compared to neighbouring dwellings to the east side along Chapel Hill, meaning that most of the ground floor would be obscured from the view from the road.

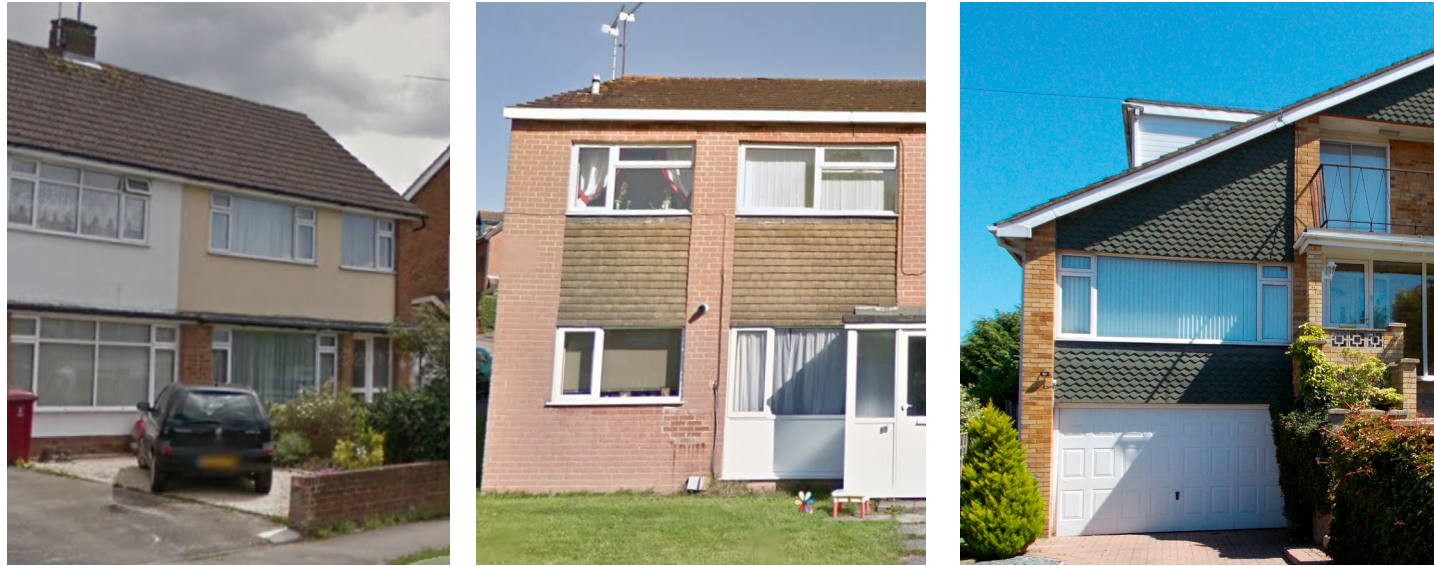
The proposal would retain similar spacing around the proposed dwelling to that of the existing bungalow to reduce impact on the neighbours and remove the risk of overshadowing.

The site sits at the bottom of Chapel Hill, at a lower level than the neighbours at no. 34A. The fenestration and windows have been located in the plan so as not to cause issues of overlooking. On the ground floor both neighbours are obscured by a fence. On the first floor, to the North, the window will be positioned at 1.7m above floor level, above sight line, and to the West, the roof line is well below the level of the neighbour's at no. 34A.

The proposal also looks to make the most of the south facing facade to bring more sun light into the living area.



Response to Context



Examples of neighbouring houses where bands of materials and colours on the elevations have been used to distinguish and frame the floors and levels.

Due to the changing ground levels the site lies on lower ground compared to the neighbouring dwellings to the east side along Chapel Hill.

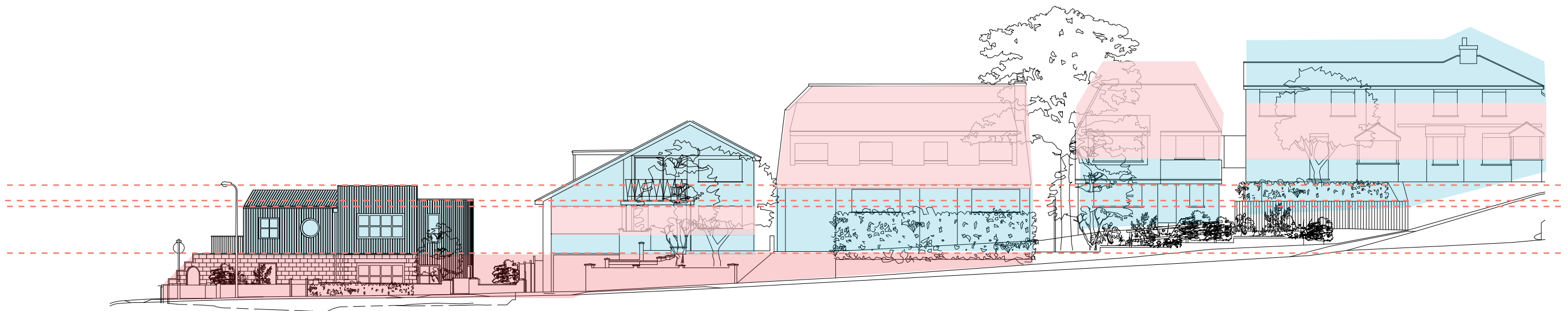
The proposal engages with the different characters of the local areas by following similar banding patterns of materials and floor levels.

Building lines are taken across the landscape and hill to mark out the different levels and rhythms created by the banding. These form the grid and datums that the proposal responds to.

Ceiling heights are 2.3m, floor to ceiling, so as to keep the height of the two storey proposed house to a minimum.



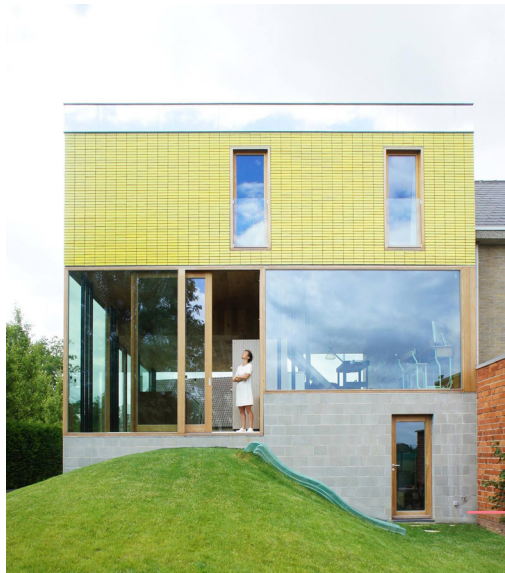
Proposal on site, long elevation from Lower Elmstone Drive showing the material banding and various levels across the landscape



London elevation Chapel Hill

Design Approach

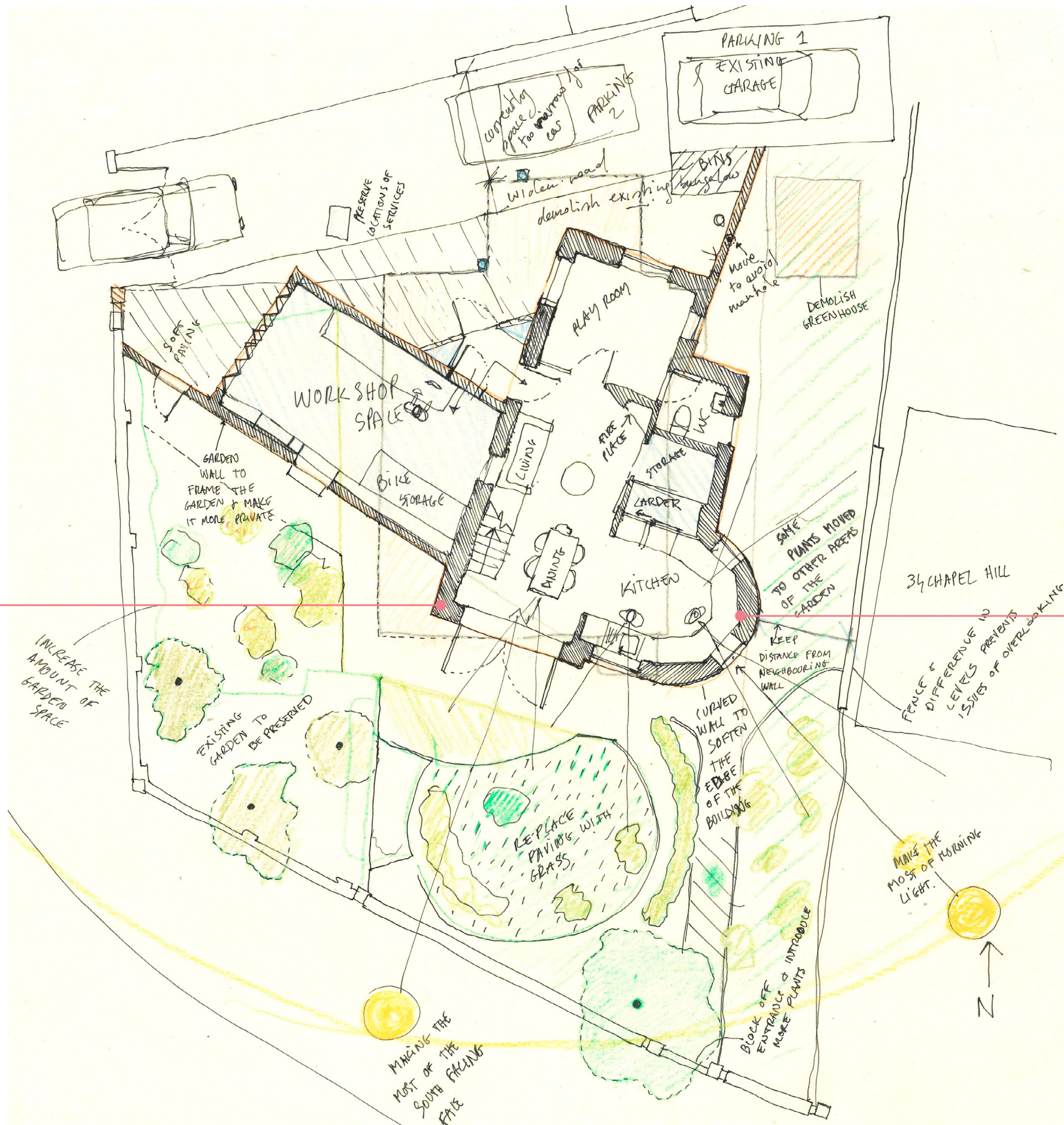
Exploring the use of banding as a way of delineating and framing the different levels in the landscape



Atelier Vens Vanbelle House



Venturi and Scott Brown House



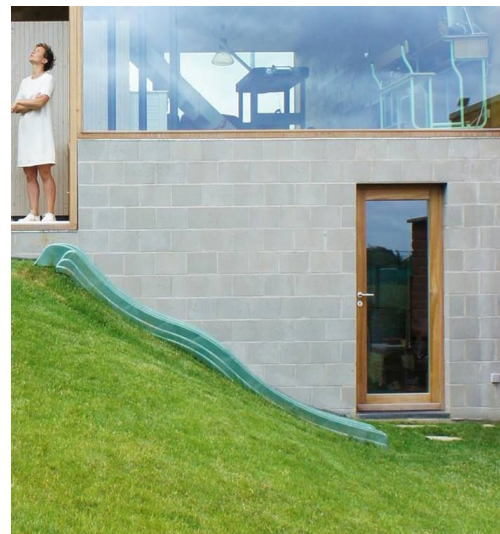
The client's brief was for a new two-storey, three bedroom house, which will allow for a more generous open plan space with south-facing windows. This would help create a better connection between the garden and the communal areas of the house making the interior feel brighter and more spacious.



Curving the walls to soften the edge and lessen the impact on the neighbours

Please refer to Pre-Application feedback: *In terms of layout the footprint of the proposed dwelling overlays that of the existing bungalow. As such the proposal would retain similar spacing around the proposed dwelling to that of the existing bungalow. The introduction of two-storey dwelling to replace a bungalow that currently appears out of character is therefore considered acceptable.*

Garden and Biodiversity

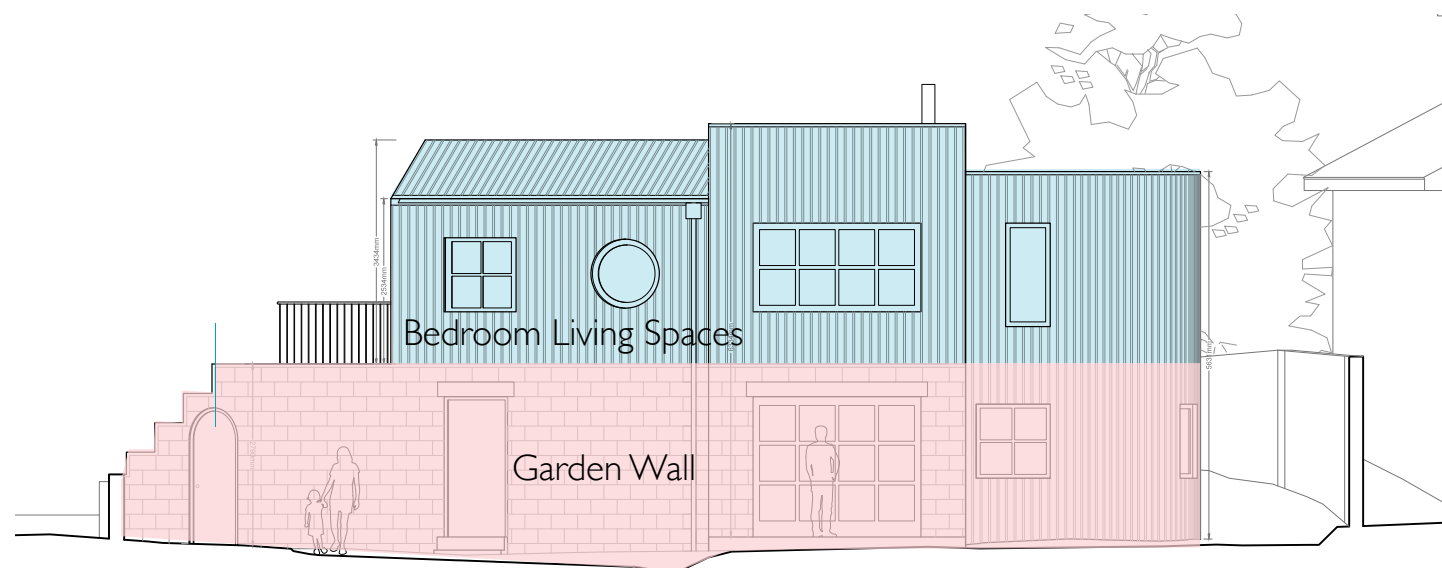


The existing landscape and the much loved garden will largely be retained. The existing bungalow has been in the family for many years, it is the home where one of the clients grew up with his mother and grandfather and now currently resides with his wife and child. The garden has always been an important feature of the house, having won many prizes over the years, and the clients are keen to preserve and enhance this for the new house.

We looked at traditional 18th century English landscape walled gardens as precedents, to frame and form a better connection with the garden and surrounding landscape. New garden walls will extend into the landscape, while also framing the house and providing a 'plinth' on the ground floor for the rooms above.

This way the new house will blend into the landscape better and offer more privacy for the family. Rubble from the demolished bungalow will be recycled in part to form the landscape around the walls in the garden. The existing paving will be replaced with soft paving to allow grass to grow through.

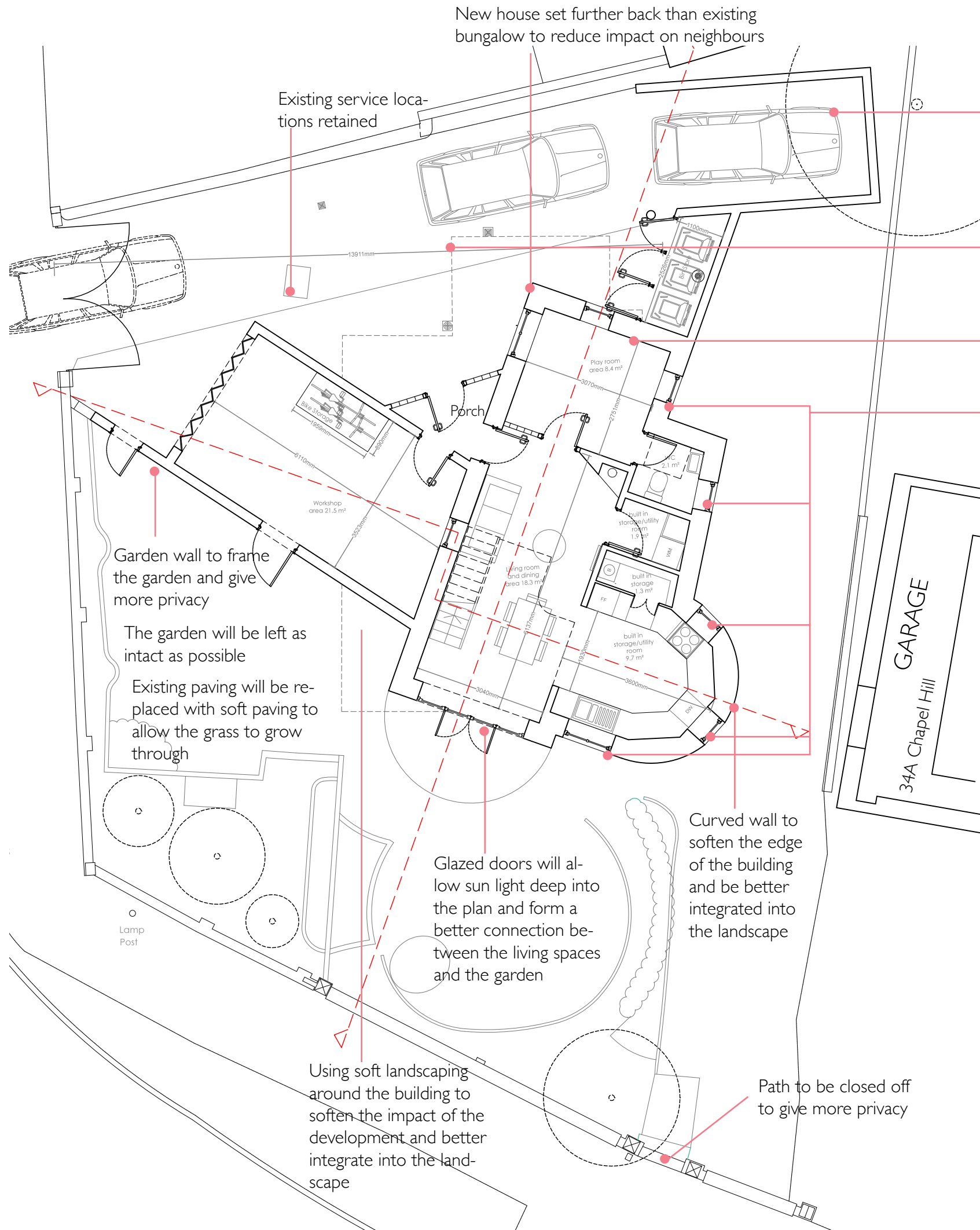
The land and property are not located in any of the below: National parks, areas of outstanding natural beauty, sites of special scientific interest (SSSI), special areas of conservation (SAC), special protection areas (SPA), Ramsar sites, local sites, marine conservation areas



Please refer to Pre-Application feedback:

"RBC ecology - The site comprises a small bungalow with a converted loft, which does not house roosting bats, especially due to its fair condition and proximity to street lights. As such the works are unlikely to adversely affect roosting bats and other protected species."

Proposal



The open plan kitchen and living space will be located on the ground floor and will be south-facing, with large glass doors opening onto the garden.

The northern side of the property, will be dedicated to a play room and a smaller garden for the clients' children. Three bedrooms and a bathroom will be located on the first floor.

The proposal will create a more suitably sized house for the Clients' family, while also giving the opportunity to tie the different spaces together and develop a more cohesive approach to the whole.

Storage inside the house meets the DCLG Technical Housing Standards (2015) for a 3B 4P property. The requirement is for 2.5m² of built-in storage. The proposal provides a total of 3.5m², plus the workshop.



Energy Statement

The existing bungalow on the site is of a quality that would not meet current National standards. The rooms are smaller, the ceiling levels are much lower than accepted standards, and the quality of the build and insulation are not to modern standards. Our proposal will improve on all of these points.

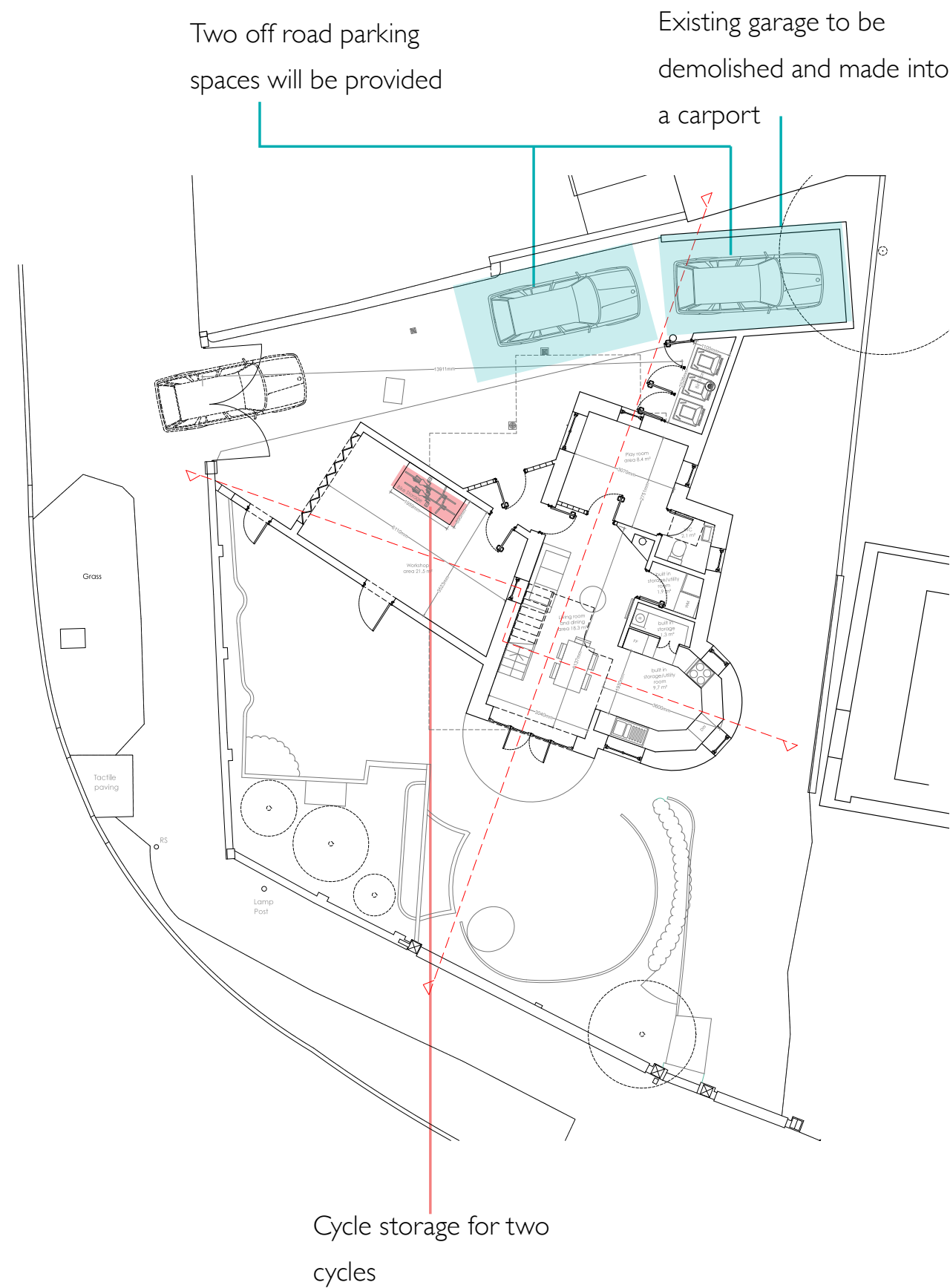
The proposal uses passive and low energy design to create a home which can intelligently integrate with its wider ecological context and cultivate a healthier relationship with nature. The new house will both provide a better living space for the clients, will be much better insulated and will be built to last.

The development will achieve the standards required by the most recent issue of Building Regulations Part L.

The proposal will follow a “fabric first” approach to create a highly insulated and airtight skin for the building. This will reduce the energy required to operate it, and mean that any renewable technologies contribute a large percentage to the energy requirements of the building.

Additional soft landscaping will be included to soften the development of the scheme and to improve acoustics on the site.

Parking Standards and Design SPD

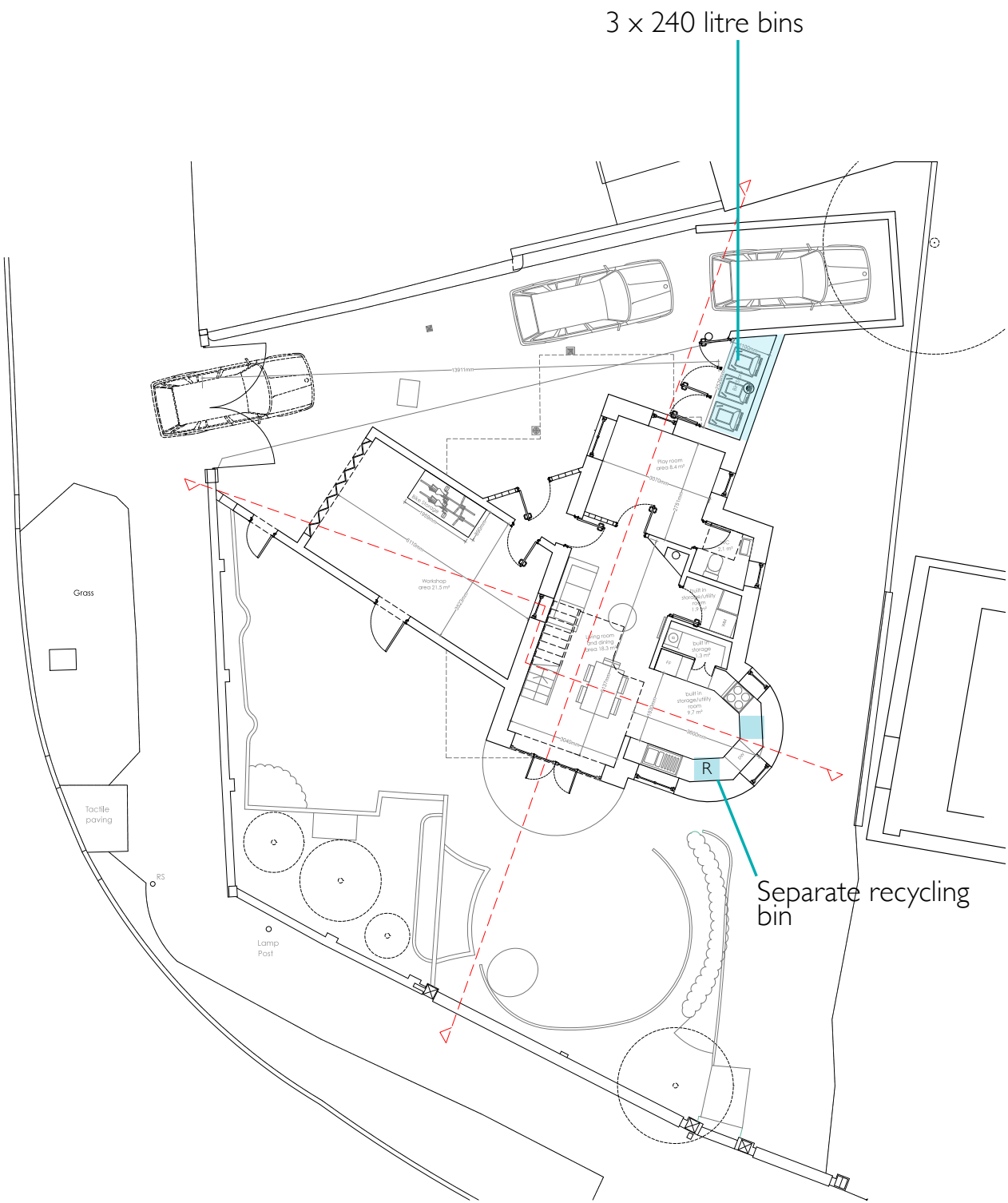


In accordance with the adopted Parking Standards and Design SPD, the proposed dwelling would provide 2 off road parking spaces. The existing garage on the site will be retained with enough space on the driveway for two additional cars.

No widening to the dropped kerb/crossover is proposed.

In accordance with the Council's Parking Standards and Design SPD, secure cycle storage will be provided for 2 cycles in the workshop.

Waste Management



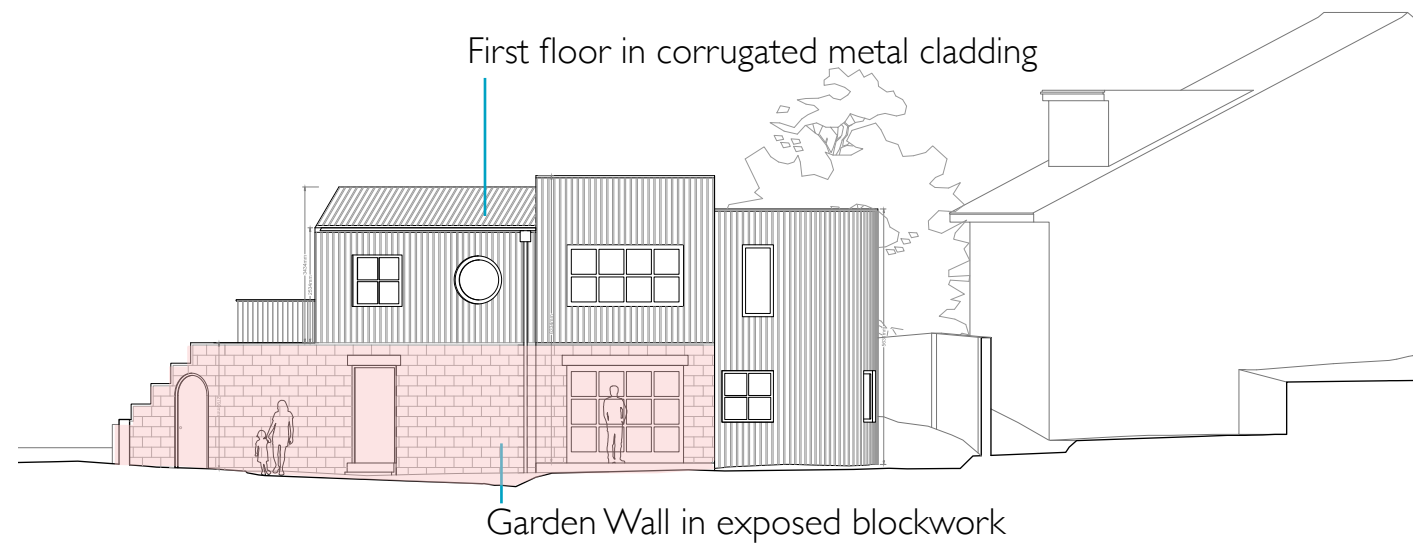
Bin storage will be provided and will be located no further than 15m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods.

The development complies with the Borough's Waste Management Guidelines for Architects and Property Developers. As per the advice, the refuse provision is for 3 x 240-litre bins. These have been relocated to a well-designed, enclosed store at the front of the property. On collection day, these will be taken out to the entrance and will be easily accessible for collection from the street, but remain inside the boundary.

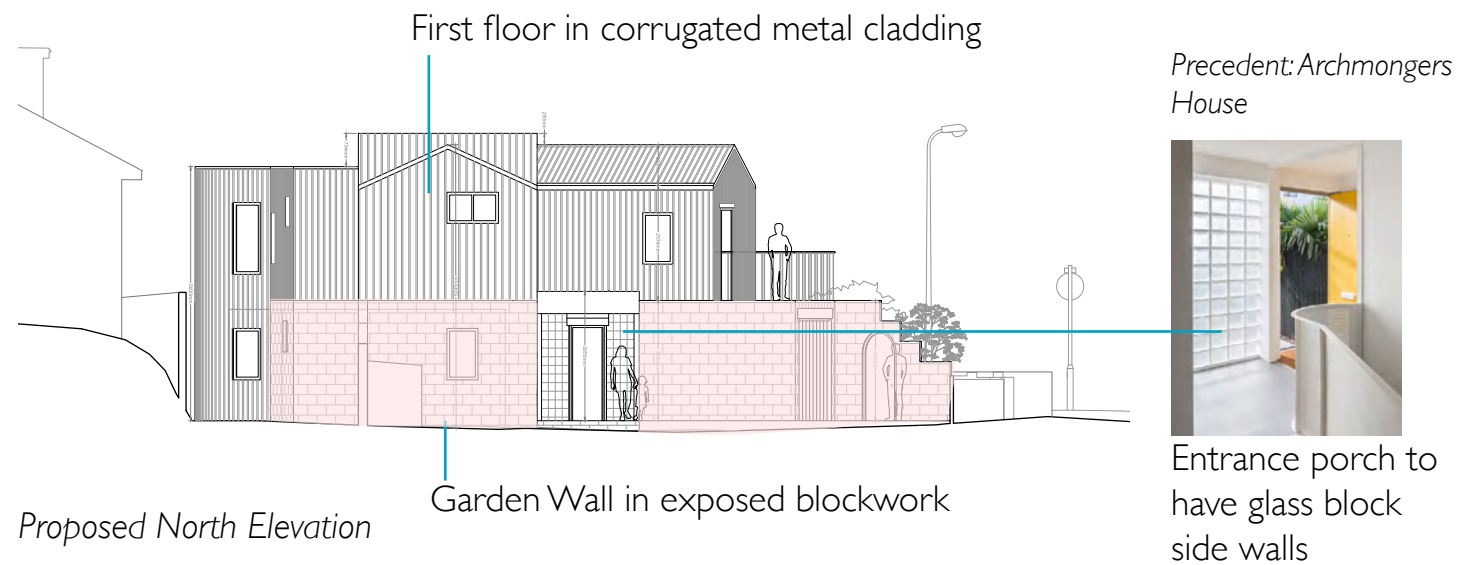
In addition, we will look to reduce the amount of waste put in the bins by including a 220-litre compost bin at the rear of the property.

Waste will be held in two stream containers in the kitchen, which can then be transferred to the waste or recycling bins. In this way, waste is kept in a clearly segregated manner.

Materials



Proposed South Elevation



Proposed North Elevation



The proposed materials are intended to reflect the rich diversity of materials and craft from the local area. On top of an exposed horizontal block work garden wall, sit the bedrooms, built out of light weight timber framework and clad in high quality and durable vertical metal cladding sheets.

Two contrasting materials are proposed for the exterior of the house, a hard wearing horizontal blockwork 'plinth' on the ground floor and a vertical corrugated metal cladding for the first floor bedrooms.

The contrasting materials will help accentuate the levels in the landscape. The garden wall, on the ground floor will be a pigmented, light exposed blockwork wall, referencing the 18th century stone garden walls.



Material Precedents:

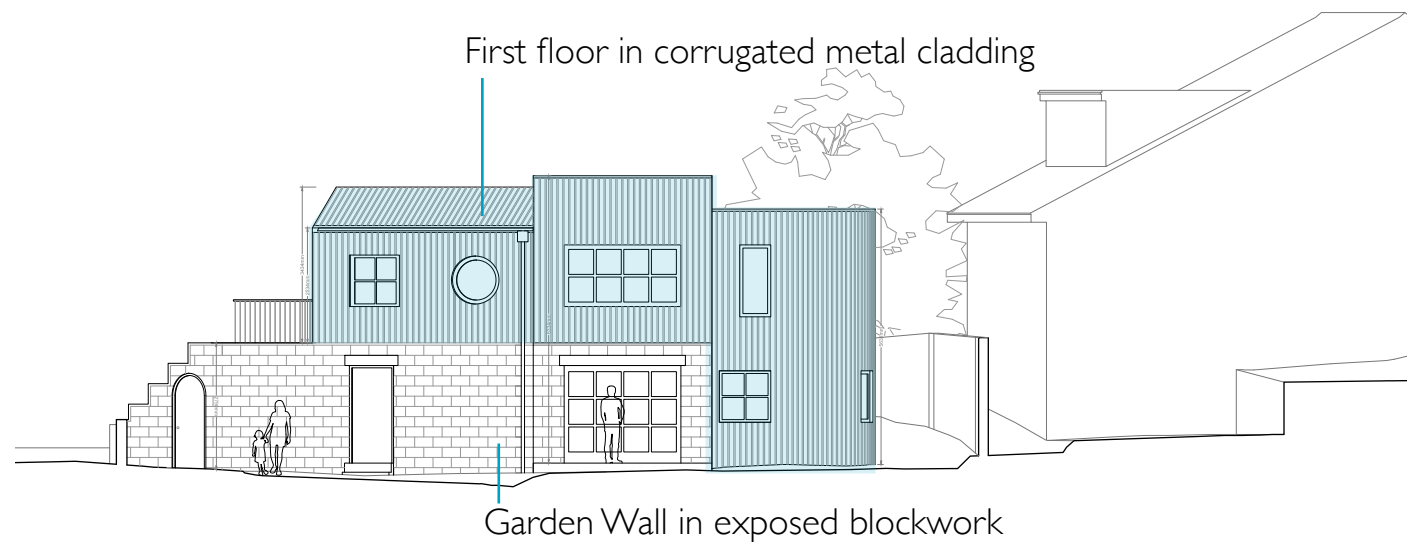


Maison Leguay by Moussafir Architectes

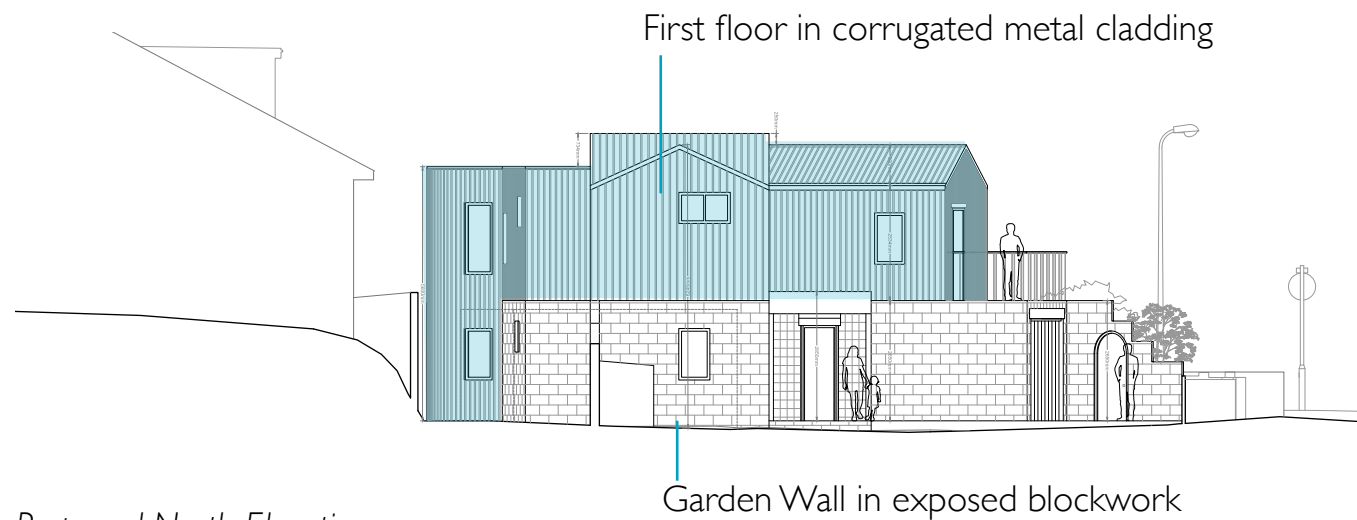


House in Suffolk by Nash Baker Architects

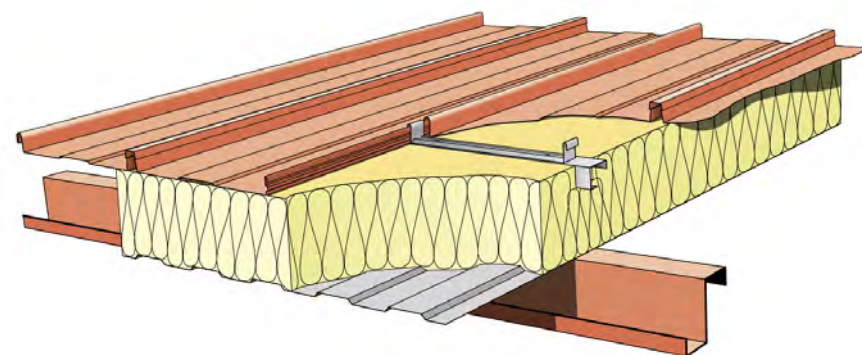
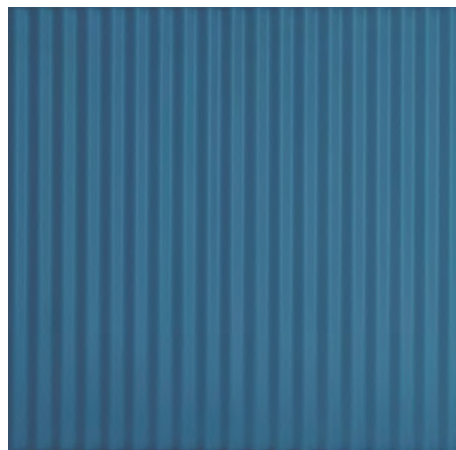
Materials



Proposed South Elevation



Proposed North Elevation



Example of metal cladding detail and wall buildup

Referencing the banding of materials from the neighbouring houses, vertical painted corrugated metal cladding is proposed as a durable finish for the first floor. This is combined with softer cedar window surrounds for the doors and windows.

The existing bungalow was once locally known as the 'blue house' due to its recognisable blue painted roof (recently painted over). Our proposal will reference this with its blue corrugated cladding, returning it to its original name.

Corrugated metal materials are extremely durable, aesthetically pleasing, are easily and economically applied and require little or no maintenance. A typical metal clad wall can last over 100 years.

Generally, metal cladding systems have relatively good sustainability credentials as a result of the opportunities for recycling. Metal cladding is completely recyclable as well as being very durable, thus lowering demand on resources and energy. Both of these factors reduce the environmental impact of metal cladding systems, and the growing recycling industry will help to continue to reduce this in future.

Metal cladding achieves good thermal performance and a consistently good air tightness standard.



Examples of neighbouring houses where bands of materials and colours on the elevations have been used to distinguish and frame the floors and levels

3D Views of Proposal on Site



South East view of proposal and neighbour at 34A Chapell Hill



South West view of proposal and neighbour at 34A Chapell Hill



North West view of proposal and neighbour at 101 Lower Elmstone Drive



West view of proposal and immediate neighbours



South view from the bottom of Chapel Hill Road