

DESIGN AND ACCESS STATEMENT

Proposed single storey side and rear extension. Existing entrance to be replaced by a window

At 17 Champion Road, Reading, RG4 8EL



INTRODUCTION

The proposal consists of a one storey side and rear extension providing a side access to the house, so the existing entrance will be converted to a window, to match the existing in size and appearance.

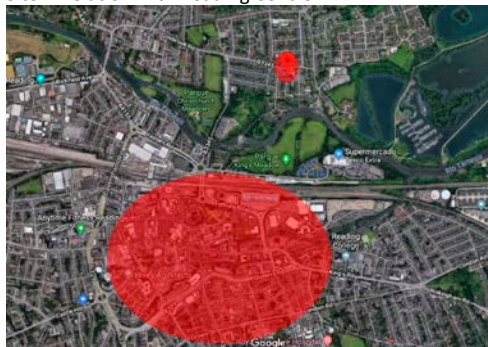
The building sits within a terraced house block from number 17 to number 27 at Champion Road, Reading.

The building currently consists of a kitchen, a family bathroom, a dining room and a living room on the ground floor, and three bedrooms on the first floor. This proposal would combine the kitchen and the dining room into a lounge by changing the position of kitchen and bathroom.

SITE LOCATION AND DESCRIPTION

The site is located on the north east of Reading, within Lower Caversham planning policy designation. It is approximately 10 minutes walk from Reading Central Area and within easy reach from Reading Central Station.

Site in relation with Reading Centre



Aerial of the site showing Champion Road

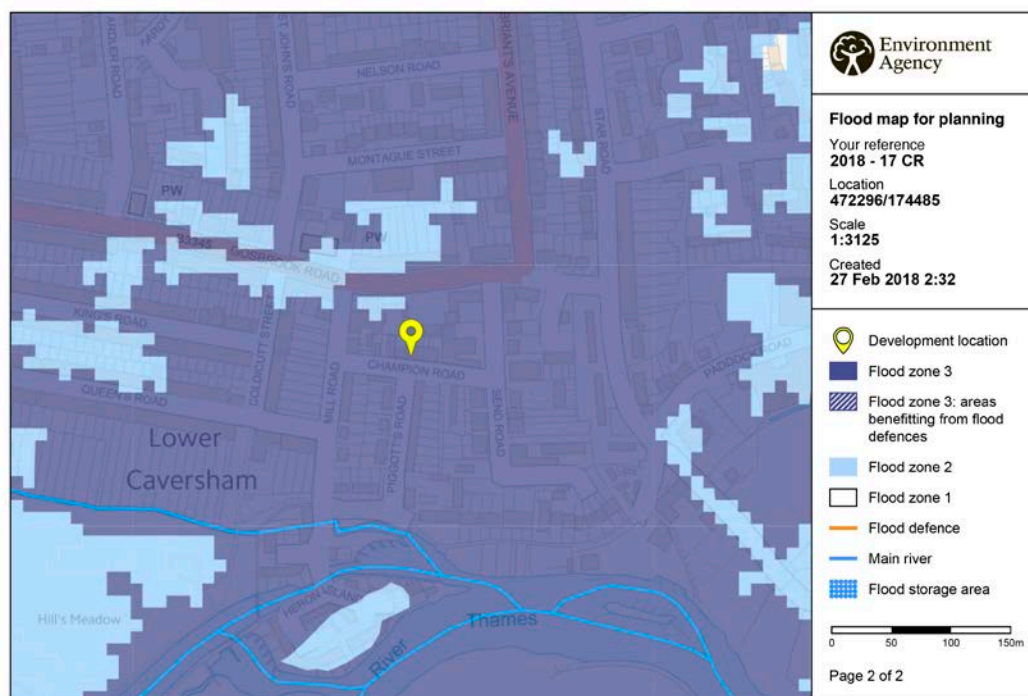


Terraced and semi-detached houses bound the house. The property is part of the terraced houses block from number 17 to 27, of which 21 and 27 obtained planning permission in the past for similar extensions: 21 Champion Road, Planning Application 1601006 for a single storey rear extension, and 27 Champion Road, Planning Application 131574, for a single storey side extension.

The property has a large rear garden and a small one at the front, which is mainly used as a bin store.

FLOOD RISK

Flood map shows that the site is located in flood zone 3, an area with a high flooding risk.



The normal level of the Thames at Reading in average weather conditions is between 6.62m and 6.79m. It has been between these levels for at least 151 days in the past year.(Ref "River Levels" on the 8th April 2018)

The usual range of the Thames at Reading in more extreme weather conditions is between 6.58m and 7.00m. It has been between these levels for 90% of the time since monitoring began.

The most recent high is 7.30m, reached on Friday 10th January 2014 at 4:30am.

The highest level ever recorded at the Thames at Reading is 7.41m, reached on Saturday 4th January 2003 at 5:15pm.

Despite being in flood zone 3 it has been more than 15 years since the Thames reached its highest level.

THE PROPOSAL

The main objective is to redesign the kitchen and dining room areas to provide an open plan living space by providing a side access to the house. This access will also allow the owners to have more privacy in their living room, where the entrance currently is.

In order to enlarge this space and provide a more efficient layout, we propose to move the bathroom closer to the proposed entrance, and to create a new utility space.

This will allow for a large lounge area looking out the rear garden through French doors and a large window, matching existing ones. Currently, this view is blocked by the bathroom and the natural light is limited.

As a result of the compromised headroom where the existing kitchen is (2200mm), 3 spaces emerge in the lounge: cooking, breakfast, and dinner area, without the need to separate the elements.

The front elevation will follow the logic of 27 Champion Road (at the other end of the terrace block) by having a side extension, which provides the main access to the house. In order to keep the existing appearance as untouched as possible, the existing entrance will become a window matching the existing ones in size and appearance.

The roof will be flat and more natural light will be drawn into the house by new rooflights.

Proposed street elevation



DOCUMENTS SUBMITTED WITH THE APPLICATION

Documents

2018 001 Design and access statement

Community Infrastructure Levy (CIL)
Planning Form via Planning Portal
Drawings
2018 001 Block Plan and Site Location Plan
2018 002 Existing GA Plans
2018 003 Existing Elevations
2018 004 Proposed GA Plans
2018 005 Proposed Elevations