

Ref: 17013.9.1_DAS_18.01.16
Date: 16/01/2018

Document Title: **DESIGN & ACCESS STATEMENT**

Project: **HOUSE ALTERATIONS**

Site Address: **26 ALEXANDRA ROAD, READING. RG1 5PD**

Client: **MR & MRS BEALE**



Fig.1: View of 26 Alexandra Road from private front garden

1.0 Introduction

This Design and Access Statement is written as support for a Householder planning and demolition in a Conservation Area application with Reading Borough Council. The development comprises the demolition and replacement of a single-storey rear extension and conversion of the garage in order to improve the living accommodation.

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This statement is to be read in conjunction with the following Weston & Co Architects drawings:

17013-PL-1, 17013-PL-2A, 17013-PL-3, 17013-PL-4, 17013-PL-5, 17013-PL-6, 17013-PL-7, 17013-PL-8, 17013-PL-9, 17013-PL-10, 17013-PL-11, 17013-PL-12A, 17013-PL-13, 17013-PL-14, 17013-PL-15.

2.0 The Site Location & Context

The application site is located within the Reading Borough Council 'Alexandra Road Conservation Area' and one-mile south-east from Reading town centre.

Local surrounding context includes a mix of residential uses, including single family houses, flats and some houses in multiple occupation. Other uses nearby include: healthcare facilities, Royal Berkshire Hospital, religious institutions, offices and convenience shops.



Fig.2: Site location plan extract from drawing number 17013-PL-1

The proposed modifications to the property aim to cater for modern family life and enhance the appearance of the existing house.

This application follows on from the recent planning approval reference 171755 to return the property back to a single dwelling house from its previous use as 2no. self-contained flats.

3.0 Use

There are no proposed changes to the existing use as Dwelling House (C3a use class)

4.0 Amount

The existing building has a gross internal area (G.I.A.) of 298 sq.m including the Garage, Bike & Bin store, the scheme proposes no change to this G.I.A. The scheme proposes a Kitchen/Dining/Lounge room and Utility room within the same footprint as the existing rear extension and garage.

No changes are proposed to the existing car parking provision at the front of the property.

5.0 Layout

The layout of the ground floor is being modified to accommodate an open-plan Kitchen/Dining/Lounge area and utility room within the replacement extension and converted garage.

6.0 Scale

The proposed single-storey rear extension is designed to follow the building line of the existing rear extension. There is no material alteration in scale proposed.

7.0 Landscaping

The scheme proposes minimal alterations to landscaping of the site.

8.0 Appearance

The alterations are predominantly proposed to the rear of the property. The existing rear extension design and miss-matched combination of wall finish materials is detrimental to the appearance of the house and conservation area.

The proposed single-storey rear extension is designed with a contemporary appearance, built with linear brick of colour to match the original house stone. The proportions of the extension and parapet are congruous with the original house, whilst the windows and doors proposed are of modern proportions. We suggest this approach provides a sympathetic design which significantly enhances the appearance of the house.



Fig.3: View of rear of 26 Alexandra Road from back garden.



Fig.4: Proposed rear Elevation extract from drawing number 17013-PL-15.

Modern glazed doorsets and casement windows are proposed serving the new extension with vertical proportioned modules sympathetic to the appearance of the original sash windows.



Fig.5: Proposed East Elevation extract from drawing number 17013-PL-14.

There is a minor alteration proposed to the front elevation involving introducing a pair of windows to the existing garage doors allowing light into the new utility room. The doors have been proposed to be retained to cause minimal disturbance to the appearance from the street and conservation area.

9.0 Access

There are no material alterations proposed to the pedestrian or vehicular access to the application site.