

DESIGN AND ACCESS

In connection with Householder Application

for

Alteration and Extension
of

21 Highdown Hill Road
Emmer Green
Reading
RG4 8QR

for

Ms D Frampton and Mr A Head



Robert Rigby Architects Ltd.

42 Portman Road

Reading

RG30 1EA

Tel: 01189594932

Email: - Enquiries@rigbyarchitects.com

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Design and Access Statement

1.0 Introduction:

- 1.1 This Design and Access Statement (DAS) accompanies a Householder Planning Application for a single storey rear extension to the kitchen area at 21 Highdown Hill Road, Emmer Green, Reading RG4 8QR.

21 Highdown Hill Road is a detached 2 storey dwelling of traditional construction with face brickwork and white painted render external walls and a plain clay tile roof.

2.0 Location and Site:



Location

2.0 Context:

- 2.1 The site is located on the east side of Highdown Hill Road Reading and comprises a substantial detached dwelling.
- 2.2 *Site layout:* The property site area is appx 0.05 HA

3.0 Design Principles and Concepts:

3.1 Proposals and layout

The scope of works comprise the construction of a new single storey rear extension within the existing footprint recess created as a result of the previous 2007 two storey extension.

The Accommodation comprises an extended Kitchen with Family Breakfast Area with a direct link to the existing Living Room.

3.2 Amount

<i>Proposed</i>	Overall gross external floor area:	18.66 sq M
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3.3 Use Category

Residential Dwelling (C3).

3.4 Scale

The scale of the proposed single storey rear extension is within the parameters of permitted development and is designed to be in keeping with the style and proportion of the existing building and similar in context to the previous larger 2 storey extension (Approval ref 07/00235/FUL/AS1 dated 4th May 2007) and to the adjacent properties.

3.5 Planning Matters

The property has been previously extended in accordance with the design details granted approval in 2007 (Planning ref: 07/00235) which constituted internal alterations and a 2 storey rear extension.

3.6 Landscaping

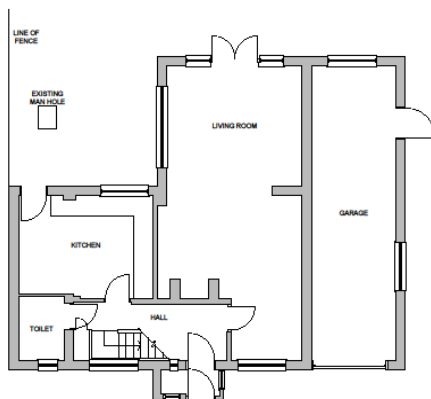
Soft landscaping:

It is not intended to make any major material change to the existing established garden landscaping, other than alteration and extension of the rear patio hard landscaping to co-ordinate with the new extension.

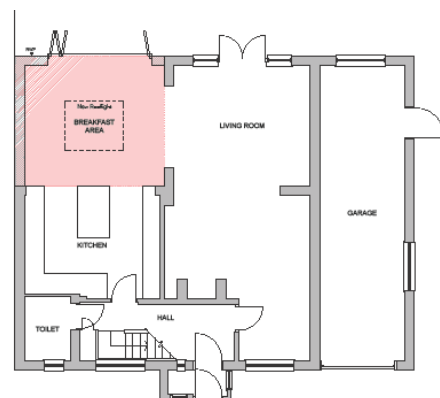
Hard landscaping:

There are no proposed alterations to the existing hard landscaping, driveway or access paths. The rear patio area will be adjusted to accommodate the proposed extension.

3.7 Design and Appearance



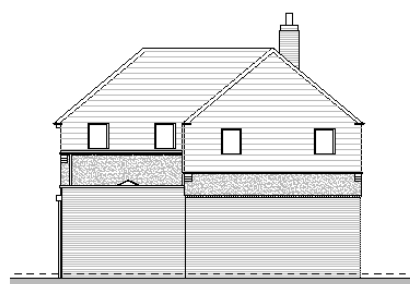
Existing Floor Plan



Proposed Floor Plan



Proposed Rear Elevation



Proposed Side Elevation

The proposed extension will be constructed in red brown face brickwork to match the existing building. The new flat roof will be concealed behind a brickwork parapet and comprise of a grey single ply membrane finish with a central aluminium framed glazed rooflight.

Materials / Finishes will be as follows:-

- External joinery will be aluminium colour coated bi-fold doors and frame
- Rainwater goods will be black Upvc.
- Boundary fencing will remain as existing.

3.7 Sustainability & Environmental Impact

In terms of sustainability, the proposals represent a small single storey extension to an existing building located within an existing settlement. This therefore provides limited opportunity for sustainability, due to the scope of work proposed.

The proposed new construction will adopt high standards of construction commensurate with current statutory legislation. Sustainable materials will be specified where practicable or appropriate.

3.8 Ecology

The proposals, due to the size, location and design, have no adverse impact on any ecological issues.

4.0 Access:

4.1 Pedestrian & Vehicular Access

Both Pedestrian and Vehicular access will remain unchanged.

4.2 Public Transport

The area is well served by public transport links

4.4 Refuse

On site refuse storage will be remain as existing provision.