

43 Brooklyn Drive Design & Access Statement

43 Brooklyn Drive, Emmer Green, Reading, Berkshire, RG4 8SR



1.0 INTRODUCTION

2.0 SITE CONTEXT

3.0 EXISTING DWELLING

4.0 RELEVANT PLANNING POLICY

5.0 PROPOSAL

 5.1 Area & Volume

 5.2 Landscaping and Access

 5.3 Proposed Materials

 5.4 Sustainability

6.0 CONCLUSION

7.0 APPENDIX

43 Brooklyn Drive

1 INTRODUCTION

This Design and Access Statement has been prepared in support of a householder planning application to Reading Borough Council for the proposed alterations and extensions to a detached house in Brooklyn Drive, Emmer Green.

This statement considers the site and the context of the dwelling and sets out the design development and its rationale. Consideration is also given to the relevant planning policy. The proposal seeks to alter and extend the existing house to provide modern living accommodation and additional bedrooms to meet the needs of a growing family with an improved internal layout.

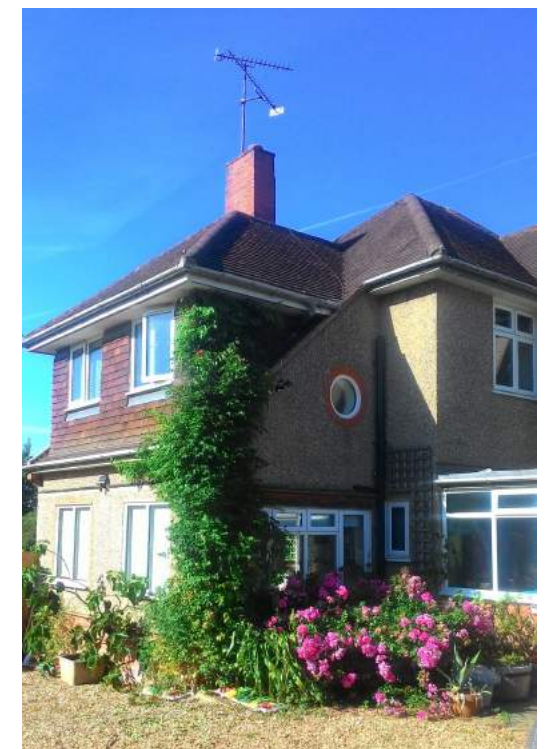
This document is provided to illustrate the thought behind the scheme and the design process which has led to the current proposal for the property on 43 Brooklyn Drive, RG4 8SR.



Access from Brooklyn Drive



South-East Elevation



South-West Elevation



Materials



Rear Elevation

2 SITE CONTEXT

Situated to the North of Reading, the dwelling case of study is located within a quiet residential area by the Reading Golf Club in Emmer Green. Brooklyn Drive gives access to a group of traditional style detached houses that sit in large plots interspersed with mature trees and vegetation.

The group of houses that encompass the dwelling are of similar size, construction style and form. However, it is noticeable that many of the surrounding dwellings have been extended or reburbished over the last years.

The site has a main entrance that leads to an area of hard-landscaping for drop-off and access. The house sits close to the road on a large plot with its front elevation facing South, creating a spacious entrance garden to the front and a large green area to the rear. The dwelling is partially screened from view from the main road due to low level vegetation, bushes and several trees, being only visible through the entrance opening.

Mature trees, dense planting and timber fencing define the extremities of the site to the road side and neighbouring residences.

The proposed extension has been carefully designed so that it would not have an adverse impact on the character of the surrounding environment.



Existing Location Plan

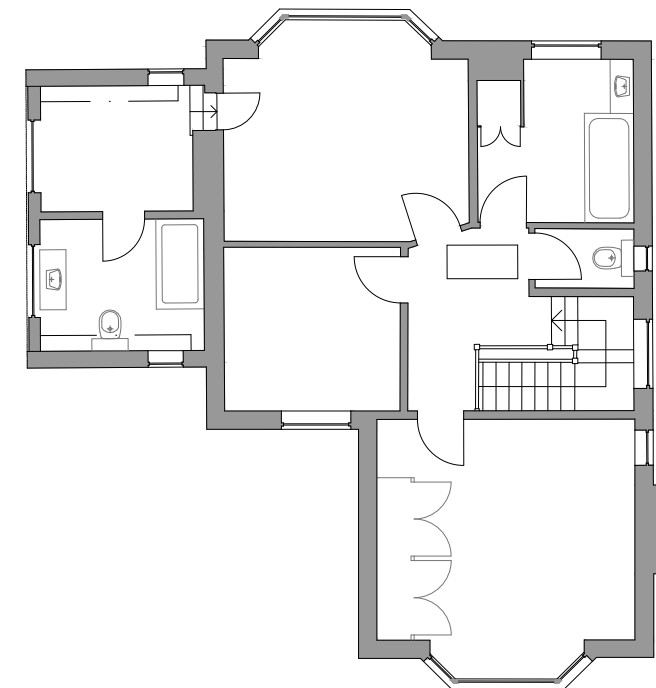
3 EXISTING DWELLING

The existing dwelling is a two-storey detached house built in traditional style with its main facade orientated South. The house sits approximately 9m away from the road, leaving enough space for outdoor parking spaces. In addition, there are some outbuildings and minor constructions within the property such as a shed, a car port and a garage.

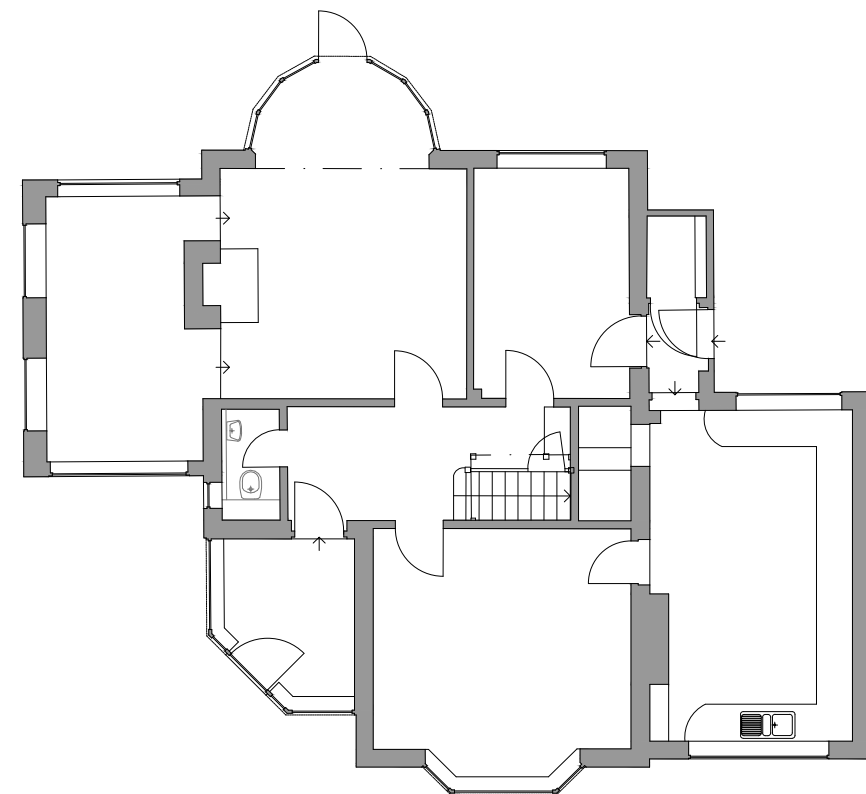
The external walls of the house are finished in a mixture of pebble dash and cladding tiles. A plinth in exposed red brickwork creates a base for the house. Double glazed UPVC windows are used extensively. The pitched roof is covered with plain clay tiles and the entrance presents flat lead roof.

The internal spaces are currently connected with the rear garden through a door within an existing glazed extension to the North of the property.

Overall, the proposal aims to make the most of the existing arrangement, therefore minor changes have been proposed to the internal layout at first floor level and the staircase has been kept in the same location.



Existing First Floor Plan



Existing Ground Floor Plan

4 RELEVANT PLANNING POLICY

Reading Borough Local Development Framework and the Council's Supplementary Planning Guidance on House Extensions provides some useful guidance on how extensions can be designed to accord with the principles of the policy.

As a general rule, an extension to a house will be acceptable where it:

- Respects the character of the house in terms of scale, location, materials and design;
- Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line; and
- Does not present a large blank façade to public areas.

Policy DM4 highlights the need to ensure proposals do not have a detrimental impact to the living environment of existing or new residents taking into account issues such as:

- Privacy and overlooking,
- Access to sunlight and daylight,
- Visual dominance and overbearing effects of a development,
- Noise and disturbance,
- Crime and safety.

Policy DM9 emphasises the need to respect the character of the house in terms of scale, location, materials and design, plus the character and pattern of neighbouring properties.

Additionally, Policy DM10: Private and Communal Outdoor Space explains that house extensions should not reduce the amount of amenity space for the property to an unacceptable degree.

Policy DM11 includes reference to high quality materials and elevational details, which where appropriate should be distinctive and/or complementary; there may be instances where the existing prevailing vernacular is poor and a contrasting contemporary style would be an improvement. There will be instances, therefore, where a modern innovative design that complements the surrounding area will be acceptable.

According to the revised Parking Standards, the site falls within Zone 3, Secondary core area. The dwelling will become a five bedroom dwelling and therefore the parking provision has been reviewed to confirm it should be allowed for 2 parking spaces to meet the required standard.

43 Brooklyn Drive

5 PROPOSAL

The proposal seeks to alter and extend the existing house to provide living accommodation to meet the needs of a growing family with improved internal layout and at the same time create a building that reacts directly to its site context and its surrounding area.

The client's brief is to create a well-designed single storey extension that provides an open plan kitchen-dining-living at ground floor level and a two-storey extension to the side to accommodate two double bedrooms, one of them with ensuite, on the first floor.

The proposal aims to open up the ground floor layout and provide a clear structure of spaces efficiently connected. Large sliding doors towards the garden have the potential to open up the internal space to become semi-external.

The single storey extension to the rear presents a flat roof and large openings to benefit from natural light and views to the extensive garden, thus offering a contemporary design.

The side extension sits on top of the existing single storey volume that contains the kitchen. This additional space will allow for two double bedrooms on the first floor. A rooflight in the landing will bring natural light to the circulation space.

As part of the brief, the entrance has been redesigned to offer a more usable space with a contemporary look that matches with the design on the rear elevation. A rooflight has been also included to provide more natural light.

Landscape elements at the front and vehicular access will remain unchanged. The landscape to the rear has been designed so it supplements the proposed extension and provides an outdoor dining and seating area.

It is intended that the proposed extensions and alterations will be in keeping with the character of the existing dwelling providing a balanced and well-composed building, both respectful to the original and to its surrounding context.



Rooflight



Slot window



Rooflight



Open Plan. Image for reference

5.1 AREA & VOLUME

Existing Dwelling

_Ground Floor Plan (GEA)= 117 m²
_First Floor Plan (GEA)= 84 m²
Total= 201 m²

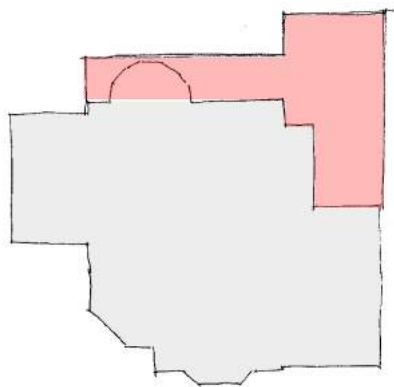
Footprint area= 117 m²

Proposed Dwelling

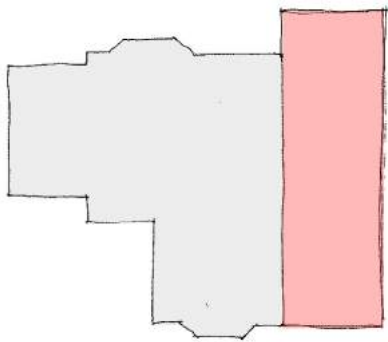
_Ground Floor Plan (GEA)= 150 m²
_First Floor Plan (GEA)= 126 m²
Total= 276 m²

Footprint area= 150 m²

The GEA difference between the existing dwelling and the proposed is 75 m² , therefore the house GEA will be increased in a 37%.



Proposed ground floor plan with extension in red.



Proposed first floor plan with extension in red.

5.2 LANDSCAPING AND ACCESS

The existing vehicular access from Brooklyn Drive remains unchanged and the hard landscaping area will be retained for parking purposes. The land presents dense vegetation however the proposal has been designed so that no trees will need to be removed.

In the adjacent property to the East, there are a few mature trees along the boundary line that are within falling distance of the proposed development. These trees are not protected by a tree preservation order or located within a conservation area.

In addition to the existing planting, the hard landscaping will be reconfigured to the rear to provide an outdoor dining area and soften the difference on the ground levels.

The principal access to the dwelling remains in the same location to maintain the existing volumes and easy access from the parking area. A secondary access has been proposed to the side, hidden from public view.



Proposed rear view

5.3 PROPOSED MATERIALS

The house is currently finished in pebble dash, which over the years has been losing its quality and it offers now a detrimental look. It is the client's intention to redecorate the house externally and offer a more attractive building with modern and durable materials therefore, the proposal aims to remove the pebble dash and apply new render finish. This will unify the two constructions into one cohesive element.

The pitched roof over the proposed extensions will be finished with clay roof tiles to match the existing and the proposed volumes with flat roof will be covered with vegetation to create a green roof.

The windows will be double glazed UPVC windows and the proportions and style have been carefully considered to match the existing on the elevation facing Brooklyn Drive. However, a more open approach has been decided to the rear of the house with aluminium sliding doors maximising the views to the garden and slot windows located in strategic corners to direct the views.

As noted, the concept at the rear of the property, hidden from public view, follows a contemporary style with larger fenestration.

5.4 SUSTAINABILITY

Whilst all new build areas will comply with the current building regulations, the existing building will be largely retained and upgraded where necessary. Modern construction technologies and designs will be utilised to minimise CO2 emissions.

The new extensions will be highly insulated and built to minimise heat loss; double glazed UPVC windows will further reduce energy loss. Due to the proposed open space and large openings to the rear, natural daylight will be improved and the energy used for artificial lighting will be reduced.

As a result, the proposed design will provide significant improvements in energy efficiency in comparison to the existing construction.



Clay Roof tiles



Green roof



Render



Sliding doors

7 CONCLUSION

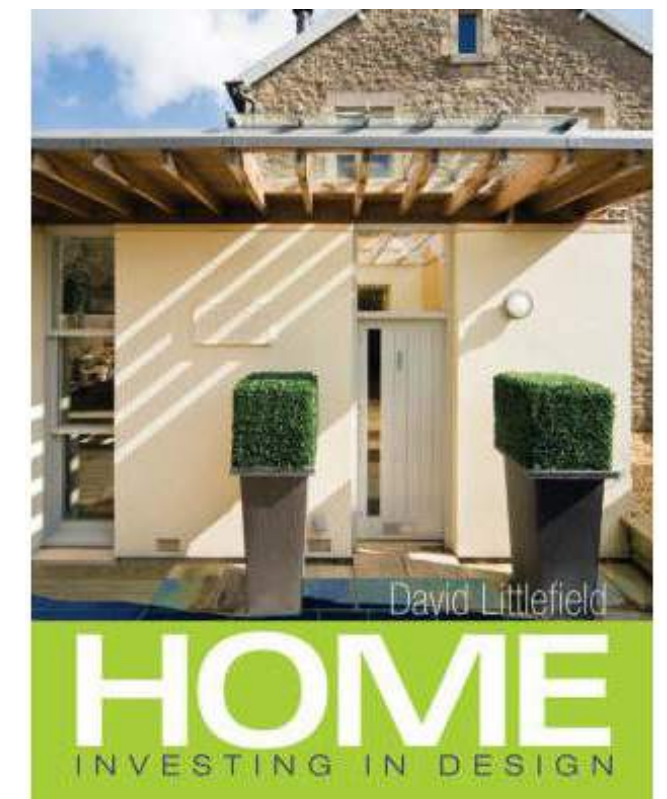
The massing and positioning of the proposed extensions have been thoroughly considered. It is proposed that the scale and design of the extensions will complement the existing site, building and its setting. The proposed scale and architectural design are in keeping with the existing building and it is therefore our view that the proposed extension will neither result in a disproportionate addition nor will it distort the rhythm along Brooklyn Drive.

It is therefore our view that the proposals put forward do not have an adverse effect on the area's character or on the amenity of nearby properties.

8 APPENDIX _ SPRATLEY STUDIOS

Spratley Studios is a practice of creative architects and designers, founded by Jeremy Spratley in 2003. While our projects are diverse, our values and thought-processes remain consistent: architecture should simultaneously respond to both physical context, a sense of place, and to the emotional and rational context established by a client's aspirations - the brief.

The practice has been shortlisted and won numerous regional and national architectural awards including, RIBA South Conservation Award; Commendation 2010, RIBA Ibstock Downland Prize; Conservation Extension Winner 2009, Grand Designs Award; Best Extension Finalist 2009, RIBA Ibstock Downland Prize; Best Small Project 2005, LABC Central Building Excellence Awards 2013; RIBA Architectural Excellence award 2016, The Ruskin School of Art; Best Small Commercial development and The Chilterns Conservation Board and the Chilterns Society Building Design Awards 2013. Our work has been published in various architectural publications including Building Design, the RIBA Oxfordshire Branch Leaflet and more recently in the publication "Home Investing in Design".



spratley^{studios}

Contact

Unit 7
Centenary Business Park
Station Road
Henley-on-Thames
RG9 1DS
0141 411 277