

Ref: 15038.9.1_DAS_17.09.13
Date: 08/09/2017

Document Title: **DESIGN & ACCESS STATEMENT**

Project: **HOUSE ALTERATIONS & EXTENSION**

Site Address: **19 CHRISTCHURCH GARDENS, READING, RG2 7AH**

Client: **MRS PEGGY NEWTON**



Fig.1: View of 19 Christchurch Gardens 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 for alterations and extension to 19 Christchurch Gardens in Reading. The development involves the demolition of a single-storey utility room and double garage rear extension, followed by the construction/replacement of dormer windows on the Second Floor, and a part 1-storey and part 1.5-storey rear extension. The rear extension providing a garden room, utility room, a replacement garage, a home office and purpose-built storage to accommodate the growing needs of the applicant's large family.

Office address: Watlington House, 44 Watlington Street, Reading, RG1 4RJ. Telephone: 0118 375 0252

Registered address: 51 Blenheim Road, Reading, Berkshire RG1 5NG.

Company Registration Number: 9269794. VAT Registration Number: 220796608

Director: Christopher Weston BA(Hons) DipArch ARB, RIBA

This statement is to be read in conjunction with Weston & Co Architects drawings: 15038-PL-1, 15038-PL-2, 15038-PL-3, 15038-PL-4, 15038-PL-5, 15038-PL-6, 15038-PL-7A, 15038-PL-8, 15038-PL-9A, 15038-PL -10, 15038-PL-11.

2.0 The Site Location & Context

The application site is located within Reading Borough Council's 'Christchurch Conservation Area' on the corner plot between Christchurch Gardens and Glebe Road. The application site is one-mile south from Reading town centre and 100 metres south west from the Grade II* listed Christ Church.

Local context surrounding the site is predominantly a mix of residential uses, including single family houses, flats and some houses in multiple occupation on the surrounding streets. The site also benefits from a wide range of local amenities within 200 metres, these include: a pharmacy, convenience stores, hot food take-aways, café, launderette, local GP, schools and religious institutions.

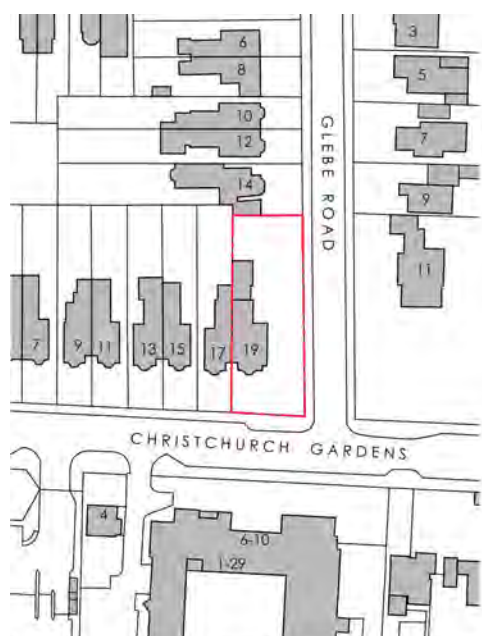


Fig.2: Location plan extract from drawing number 15038-PL-1.
Application site highlighted by red line

19 Christchurch Gardens was originally built as a dwelling house in the 1890s and it has remained a single dwelling since. A more recent utility room and garage extension exist to the rear of the house, with vehicle access from Glebe Road.

The proposed alterations and extension to the building are to cater for the applicant's large family and modern family life. The existing utility room and garage are not currently fit for purpose, the existing utility room is not of sound construction and the garage is not large enough to accommodate modern family sized vehicles.



Fig.2: View of 19 Christchurch Gardens from Glebe Street



Fig.3: Interior view of existing utility room

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 301.7 sq.m including the Garage, the scheme proposes to provide a G.I.A. of 365.9 sq.m. The proposed 64.2 sq.m net gain in G.I.A is provided by the proposed 1-storey and 1.5-storey rear extensions to the rear of the building. The proposed floor area accommodates a Garden Room, Utility/Boot Room, Garage, Home Office and Storage.

Under the "Rear Extensions" heading of Reading Borough Council's 'Design Guide to House Extensions' it's advised to seek further guidance about space around dwellings when proposing an extension longer than 4 metres from the back of the original house. Said guidance has been absorbed by Reading Borough Council's 'Sites and Detailed Policies Document' DM10, point 5.6.10., to which our proposed scheme complies.

The existing gross external area of the house is 345 sq.m with a surrounding usable private outdoor area of 594 sq.m whilst the proposed gross external area of the house is 421.9 sq.m, with a surrounding usable private outdoor area of 550.6 sq.m. Moreover, the existing footprint of the dwelling is 165.6 sqm with an existing plot coverage of 21% of the plot, the proposed footprint is 202.6 sqm translating into a plot coverage of 26%. This level of plot coverage is congruous with neighbouring plots on Christchurch Gardens.

The existing car parking provision at the rear of the property will be retained using the same access, the driveway is proposed to be extended allowing sufficient space for a car to turn around within the site and join the road facing forwards. The proposed addition of the turning head will significantly improve highway safety, particularly for foot traffic on Glebe Road.

5.0 Layout

The proposed layout of the extension is designed to create a new Garden Room open to the Kitchen and connected to the rear Terrace and Rear Garden. Internally, the Garden Room will be connected to the proposed Hall, which can be also accessed from the Rear Garden, and provides access to the Utility/Boot room, Garage, Storage and the 1.5-storey extension's First Floor accommodation.

The proposed extension's First Floor accommodates within the roof a Home Office and further purpose-built Storage room.

6.0 Scale

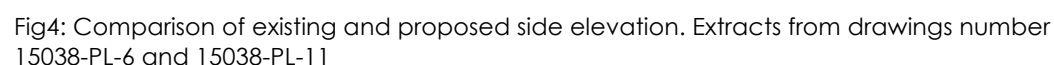
There is no material change in scale proposed.

The proposed (1-storey and 1.5-storey) extensions are designed to be subservient to the house and surrounding dwellings.

7.0 Landscaping

The scheme proposes minimal alterations to landscaping of the site associated with the enlargement of the driveway.

The alterations are proposed to the rear and side of the property. The proposed 1-storey and 1.5-storey extension is designed to be in keeping with the house, using pitched roofs with natural slates and facing brickwork walls to match existing. The proposed alterations and new extension design takes many references from the original features of the house, including brick detailing and window styles. We suggest that a more harmonious appearance to the house will be created than currently exists resulting in a visual enhancement to the building.



A new glazed bay window is proposed to serve the Garden Room to provide access to the Terrace and Rear Garden, whilst also framing views of the Christ Church spire. New dormer windows are proposed on the side elevation for second floor Bedroom 3 and its Shower Room, improving the current layout.

We suggest that the proposed alterations and extension present a significant visual enhancement to the side and rear of the house, improving the Glebe Road street elevation and contributing positively to the conservation area.

The front (Christchurch Gardens) elevation remains unchanged.

9.0 Access

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

It is proposed to widen the vehicular access to the application site on Glebe Road in order to improve highway safety.