

DESIGN & ACCESS STATEMENT

St Johns Lodge
Caversham, Reading



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1.1 INTRODUCTION

This Design & Access Statement has been prepared in support of the application for planning permission and listed building consent to erect a single storey rear extension at St Johns Lodge, Caversham along with minor repair works to the property. The house is Grade II listed and is located at the start of Star Road.

This statement has been compiled to set out the processes and considerations in the development of the proposals to provide a sensitive solution for the client's brief.



1.2 BRIEF

The brief for the project is to bring new life to the Grade 2 listed building through repair and minor alterations while adding architectural value through the intervention of a new extension.

The intervention is to provide additional living space and include Kitchen, Dining, and Snug which all open out onto the garden.

The design proposal is founded on three main principles:

1. Minimise impact and alterations to the existing fabric ensuring retention and accentuation of the existing historical features.
2. Opening up the property to the rear garden with a new extension.
3. Enhance and complement the existing rear elevation while ensuring the extension proposal remains subservient to the primary rear gable end.



2.1 SITE ANALYSIS

The site is located on Star Road, Caversham and is within walking distance of both Caversham and Reading town centres.

The surrounding area is predominately high density residential accommodation dating to a later period of construction. Located directly opposite the house are modern 3 storey flats (Surrounding Context - Picture 1). Brick terrace houses form the majority of properties further along Star Road - West view terrace dates back to the late 19th Century (Surrounding Context - Picture 3).

The plot (St Johns Lodge) was split by a previous owner and a detached house, now known as 4a Star Road (Surrounding Context - Picture 4), was built in 1997.

The property is screened from Star Road by a large number of mature trees, with parking set behind the tree line at the front of the house. There is a large garden to the rear of the property with a number of mature trees along the east and south boundaries.

The property also includes a small outbuilding to the rear of the property which is currently used as a store.



2.2 SURROUNDING CONTEXT



2.3 EXISTING BUILDING HISTORY

St Johns Lodge is a combination of three individual cottages, with the original central cottage dating back to the 17th Century. Two further extensions in the late 18th and early 19th centuries added the right and left hand cottages respectively.

Over the last 300 years St Johns Lodge has been developed and integrated to become a whole house. Over this time, the requirements and use of the building has changed drastically and a further update is required to bring it to the requirements of modern living.

Recent planning applications include:

Demolition of stables (current use storage and garage)

Ref: 940936 (1994) - Application granted

Two semi-detached three bedroom two storey houses with integral garages.

Ref: 960235 (1996) - Application refused

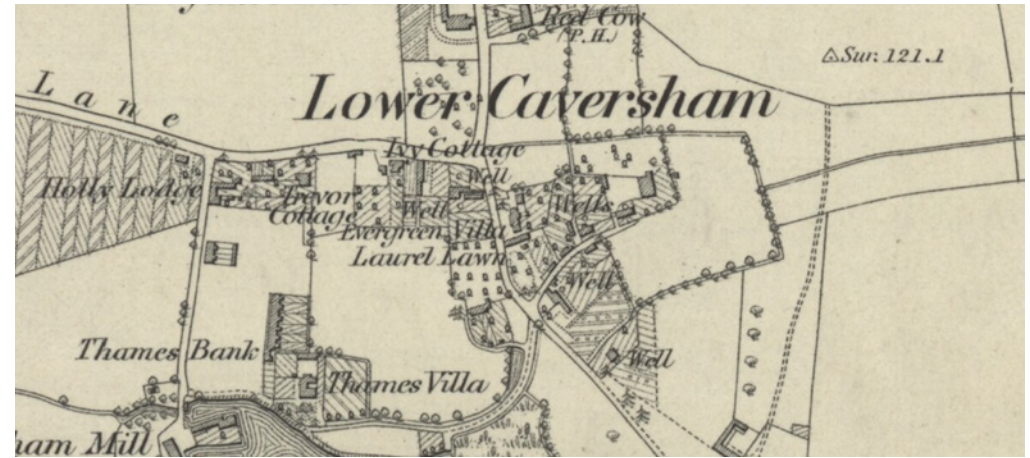
Two storey, three bedroom detached house with integral garage.

Ref: 970784 (1997) - Application granted

Conversion of existing store to shower room at the rear on the first floor.

Ref: 041188 (2004) - Application granted

The plot was redeveloped by the previous owner with the addition of a detached house, forming 4a Star Road in 1997.



Historic England listing, ref 1321890, from 22nd July 1976:

STAR ROAD 1. 5128 (East Side) Caversham No 4 (St John's Lodge) SU 7274 6/281A 22.7.76. II 2. C17 origins with later extensions. 3 cottages of varying heights and dates, rendered and pebbledashed fronts. 2 storeys with modern tiled roofs, old tiles to rear. Centre and right hand cottages 2 bays each. Centre probably C17 with 2 modern 3 light oriels on 1st floor and verandah porch on ground floor, central reeded doorway (interior with contemporary stud partitions). Right hand part probably late C18, glazing bar sashes on 1st floor with blind boxes, central porch on ground floor, now 2 window. Left hand part early C19, 1 bay. Rear some glazing bar sashes, exposed timberwork in 2 gables, and in gabled break.

2.4 EXISTING BUILDING

- The earliest section of the property is highlighted in Diagram 1, with the main frontage leading back to the east facing key timber frame gable end.
- The front entrance to the property is accessed underneath a timber frame porch into a tiled hallway. This main hallway has two living spaces leading off of it; the Living Room and current Office. A small corridor leads through to the existing kitchen which is a dark space due to having one small window.
- A further living area leads off of a corridor which runs the length of the rear of the property of which the date of construction is uncertain due to the flat roof construction above.
- All of the circulation space within the property is along the rear and contained within the more recent extension. All living spaces and bedrooms are located along the west elevation in the oldest parts of the house, which face the street (Star Road).
- The orientation of the living spaces is not ideal as this results in no living spaces taking advantage of the east/southerly sun and views across the garden. This has resulted in the spaces being deprived of natural sunlight and consequently quite dark.
- The first floor contains four bedrooms with the rear corridor connecting Bedroom 1 to the rest of the house.
- An outbuilding is located at the rear of the property and is used as a general store.

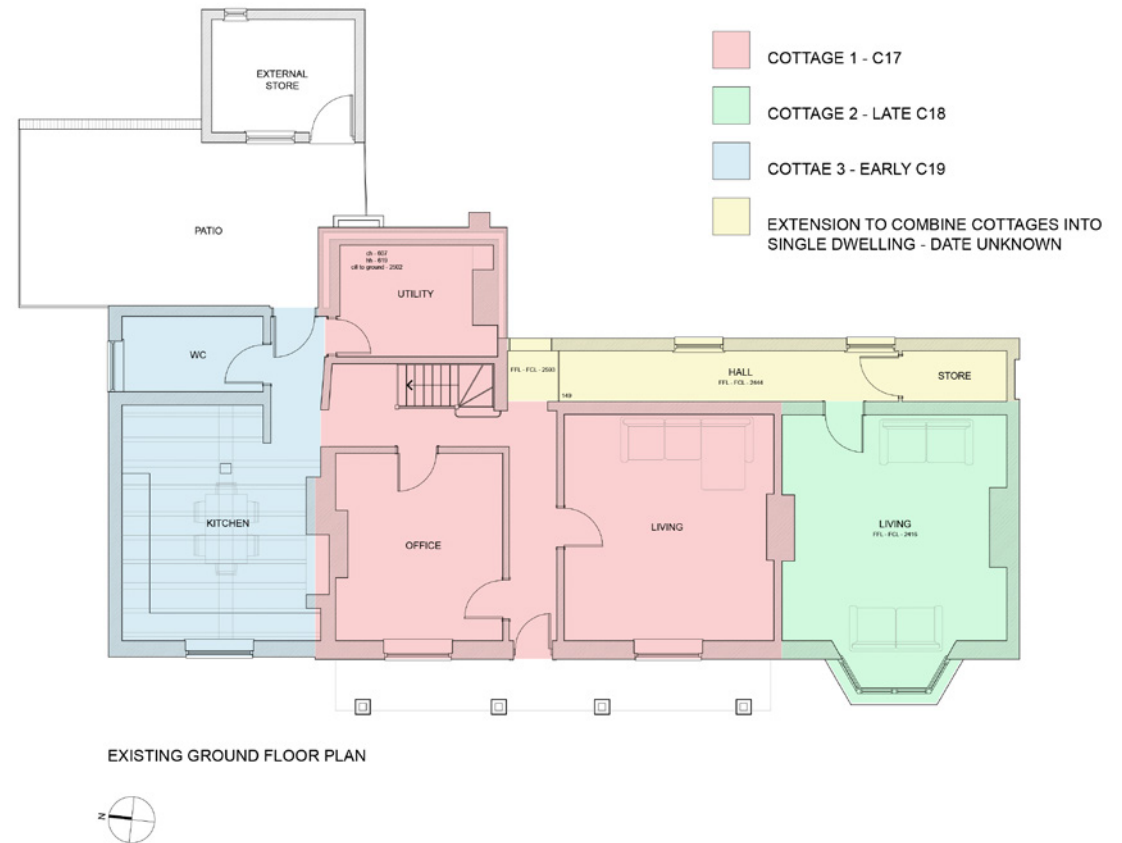
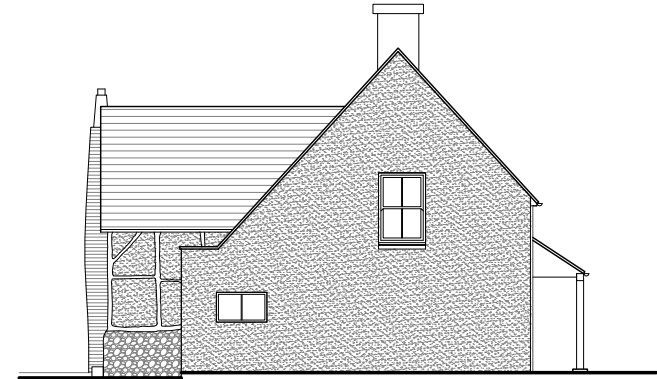


Diagram 1



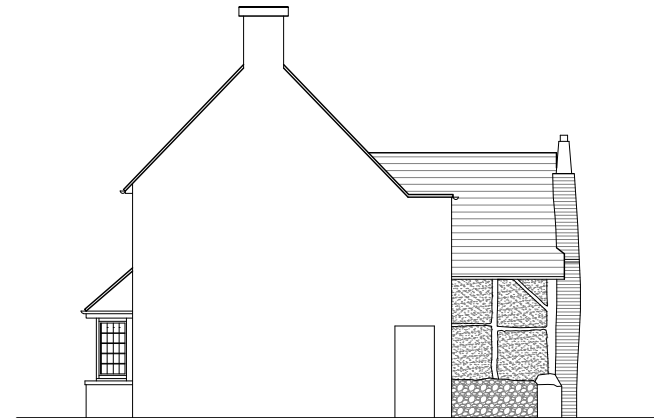
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

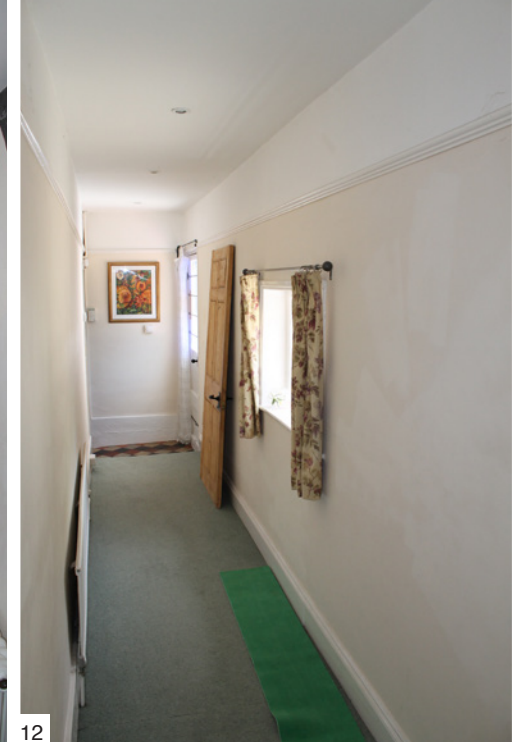


EXISTING SIDE ELEVATION

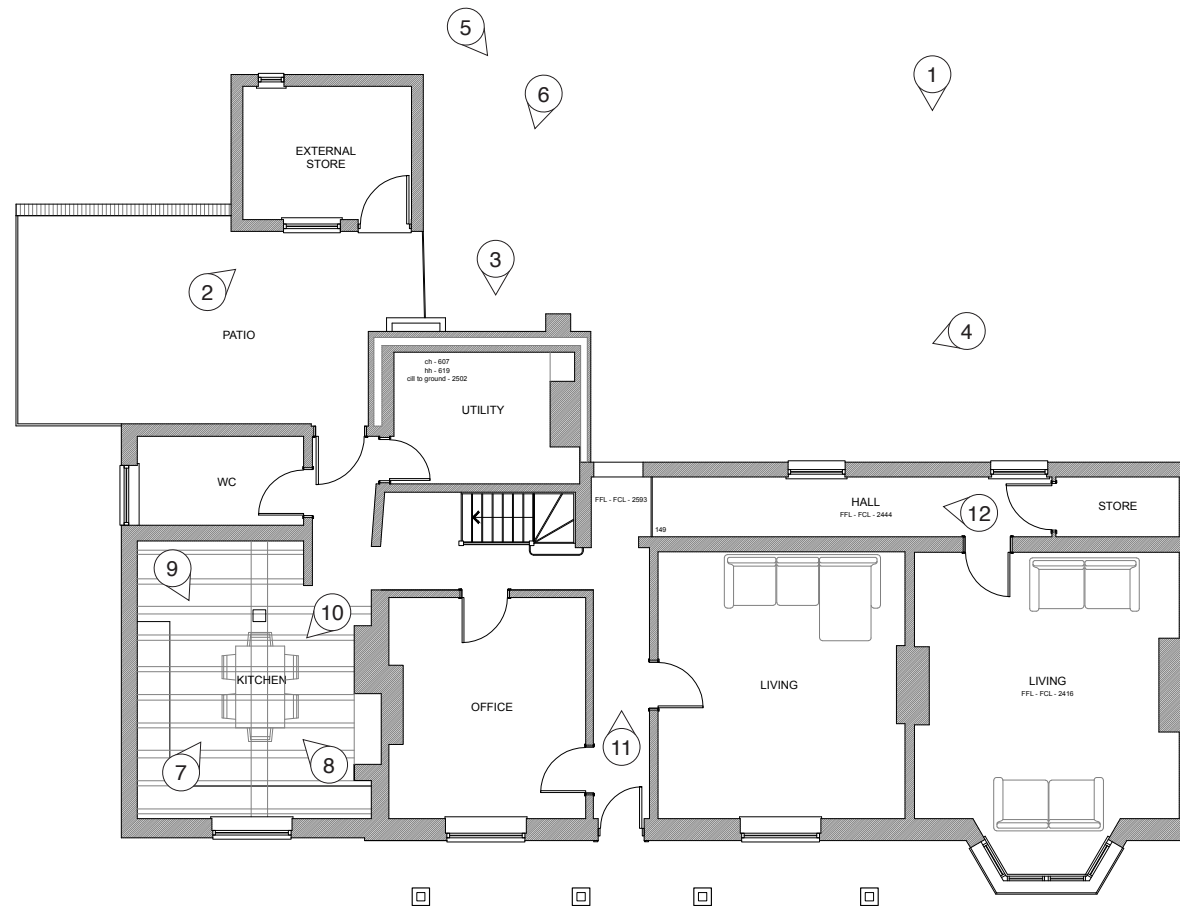
2.6 PHOTOS - EXTERNAL



2.7 PHOTOS - INTERNAL



2.7 PHOTOS - REFERENCE



EXISTING GROUND FLOOR PLAN

3.1 DESIGN APPROACH

This proposal includes minor alterations to the existing property and the provision of a new intervention to bring light into some of the existing spaces through the corridor route, whilst also providing a new extension to the living spaces. The extension is intended to provide a modern, light and open plan living space with kitchen, dining area and snug, to complement the existing house whilst also accommodating modern family life. All of which has been considered while retaining and respecting the heritage and history of the property.

The design proposal is founded on three main principles:

1. Minimise impact and alterations to the existing fabric ensuring retention and accentuation of the existing historical features.
2. Opening up the property to the rear garden with a new extension.
3. Enhance and complement the existing rear elevation while ensuring the extension proposal remains subservient to the primary rear gable end.

Design development has covered a number of options, each reviewed to ensure that the extension position, size and scale are all in proportion with the rest of the property. A key consideration has been to ensure that the timber frame gable end remains the highlight of the elevation, with the extension sitting back from this.

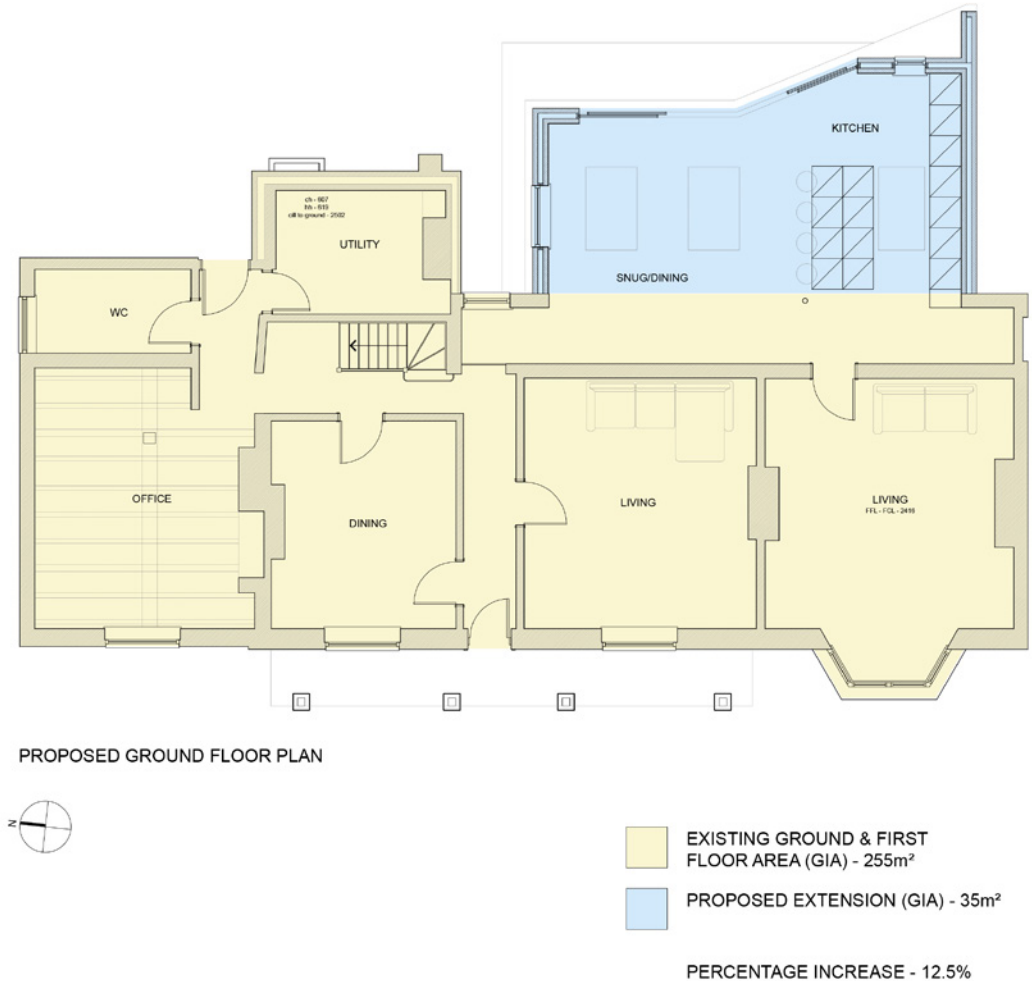


The proposal sites the extension away from the gable end, to the south west corner of the property, with a clear gap between the new intervention and the gable end. Glazing on the north face of the extension provides a key view from the kitchen to the side of the gable end so to draw attention to this historical feature.

The extension connects to the property through the rear corridor, which as previously stated, appears to be a recent addition. This therefore minimises any loss of historic fabric by creating the openings through this wall over any other.

The height of the extension has been set so that it forms a balanced relationship between the gable end ensuring it remains subservient. The rear elevation of the extension is also staggered in order to maximise internal space whilst maintaining clear views of the gabled end from all points in the garden. This again helps to keep the extension subservient to the existing features.

Refurbishment of the existing interior will give the existing rooms new purpose within daily family life.





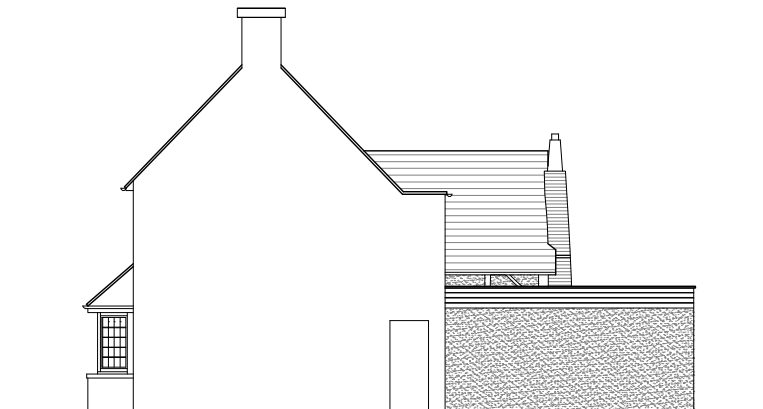
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

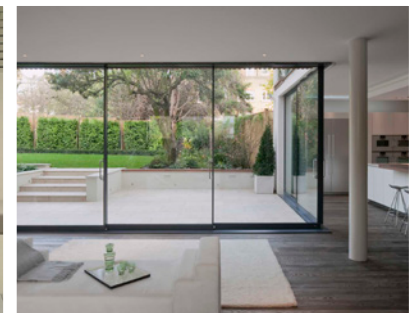
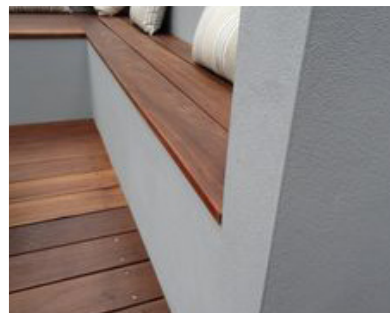
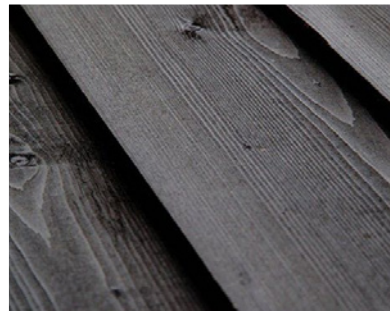
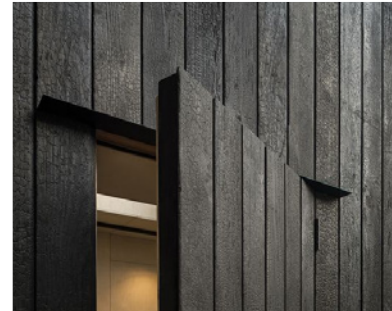
3.3 MATERIALITY

The material palette has been selected to match, complement and enhance the existing building.

The extension has been designed so that it subservient to the historic gable end and has not attempted to copy or imitate the original building. The extension is making a clear architectural statement that this is the next stage of development and this is reflected in the material palette.

The existing gable end is predominately black timber and white render. These materials are used in the extension to create a bond with the existing building but have been used sparingly so that it does not create a heavy and dominant mass on the site.

Large panel - slim profile glazing has been used to create the majority of the rear elevation. This has been specified to give the extension a lightness and transparency so that the historic gable end remains as the sites primary feature.



3.4 ACCESS

St Johns Lodge currently provides level access from the front of the main entrance and benefits from a ground floor wc. Level access is to be provided into the extension from the exterior, however due to the property being a listed building, no further changes are intended to be made.

3.5 SUSTAINABILITY

The use of modern insulation and double glazed units with Low-E coating and argon filled cavity will minimise the requirement for space heating therefore enhancing the property and allowing it to continue in use as a 21st century family home.

Solar shading louvres over the sliding doors are provided to protect the space from overheating.

4.1 CONCLUSION

The proposals cause no harm to the significance of the listed building and the scheme offers modest benefits which will ensure a continued use of the dwelling as a family home whilst retaining the character of the original property. The new extension has not attempted to copy or imitate the original building and is making a clear architectural statement that this is the next stage of development.

The repair and refurbishment works to St Johns Lodge will be of a high quality and will bring the building up to modern standards of performance and functionality, securing its use for future generations.