



ABSOLUTE ARCHITECTURE

Design and Access Statement

Project No: 193 Brittain. 1 Hay Road, One and a half storey side extension and single storey rear extension
Address: 1 Hay Road, Reading, RG1 6ER
Date: 1st November 2016
Authority: Reading Borough Council

Introduction

This statement has been prepared by Absolute Architecture on behalf of the applicants Simon and Hayley Brittain.

The purpose of this statement is to explain:

“the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with” having regard to current Government advice.

This statement should be read in conjunction with the plans and supporting documents that have been submitted with the planning application.



1 Hay Road, north west elevation viewed from the road.

Introduction

1 Hay Road is a detached one and a half storey dwelling dating from the 1970's. The property is situated on a corner site amongst similar properties in a predominantly residential area. There are gardens to the front, side and rear. An existing garage to the rear is accessed from Hay Road. No. 3 Hay Road is the neighbouring property to the south and 145 St Saviour's Road 145 lies to the east.

The property is of typical late 20th century design, combining brickwork, white cladding and profiled concrete roof tiles. There is nothing of particular architectural merit to note and the property is in need of modernisation.

The applicants wish to extend and improve the property to create a long-term family home. This application is for a one and a half storey side extension, combined with a single storey rear extension and a front porch. An existing conservatory is to be demolished. The application also includes general aesthetic upgrades to the property, including rendering of the facades and replacement windows.

Policy

Planning policies and guidance considered to be relevant to the application are:

- National Planning Policy Framework 2012
- Reading Borough LDF Core Strategy (Adopted January 2008)
- Sites and Detailed policies document – (Adopted October 2012)
 - DM4 Safeguarding Amenity
 - DM9 House extensions and Ancillary Accommodation
- Supplementary Planning Guidance/Documents
 - SPG – A Design Guide to House Extensions

The property lies within settlement boundary therefore the principle of development is likely to be acceptable. It is anticipated that the main issues that would need to be considered in a planning application are:

- The impact of the development on the scale and character of the area
- The impact of the development on neighbouring amenities.
- Parking provision and Highways

The Proposals

Scale, layout and appearance

The existing dwelling has a large side garden that is under utilised. The proposal is to extend into this area to add space without compromising existing outlooks and more attractive amenity space. The building will be extended to the side with a pitched form and ridge height that matches the existing building. Two dormer windows are added to the front and rear elevations to improve workable head heights internally. The extension will provide an extended hallway, a utility room and a larger open plan kitchen dining room. At first floor level a bedroom and en-suite bathroom will be added.

A single storey rear extension will appear as a subservient addition to the property, providing a family living space of improved dimensions.

Gardens will be landscaped and the boundary fence will be replaced at the rear with a close board fence of a similar height (1.8m) to the existing fence. A contemporary timber trellis is to be installed in front of a large expanse of neighbour wall on the east boundary.

The building will be rendered throughout with timber cladding applied in key areas to provide detail and architectural interest. Roofs will be surfaced in a tile to match existing. Windows and doors will be replaced throughout in grey aluminium. Fascias and guttering will also be replaced in a grey to match.

Impact on the Host Dwelling

The proposed alterations and improvements will enhance a dwelling that is of a tired and unremarkable appearance. The extensions when rendered in with the existing building will appear as a seamless addition.

It is noted that Council design guidance recommends that extensions are of a subservient design with a ridge height lower than the main house. In this situation the house is relatively small in proportion to the plot. The extensions won't over dominate the host dwelling, rather appearing as if the host dwelling was always a larger building. Reducing the ridge height of the extension would result in unworkable internal room dimensions.

Adequate amenity space (100sqm +) will be retained to the rear of the dwelling. No trees or hedges are affected by the proposals.

Impact on amenity of adjacent properties

The extensions, being located on a corner site are unlikely to impact adversely on neighbouring buildings. There is good separation to the rear and the side.

Parking and access

The existing parking arrangement comprising 2 off street spaces in the form of a garage and driveway to the rear will be unaffected by the development. 2 off street parking spaces meets council requirements for a 4 bedroom property.

Summary

The principal of an extension within settlement boundary should be considered acceptable. This application is for extensions that are proportionate to the dwelling and the larger than average corner plot on which it is situated. The appearance of the existing property will be greatly enhanced by the proposed renovations. There is good separation to neighbouring properties and the proposals are unlikely to result in any adverse impact.



1 Hay Road south west elevation, conservatory to be demolished.



West elevation and garden to the side where the proposed extension is to be located



View from the rear garden looking east.



Looking South towards 1 Hay Road



Looking South-west towards 1 Hay Road



Looking North-east towards 1 Hay Road