

DESIGN AND ACCESS

In connection with an Application

for

Alterations and Extension
to

**6 Chatsworth Close
Caversham Park Village
Reading
RG4 6RS**

for

Mr & Mrs J Wigmore



Robert Rigby Architects Ltd.

42 Portman Road

Reading

RG30 1EA

Tel: 01189594932

Email:- Enquiries@rigbyarchitects.com

September 2016

Design and Access Statement

1.0 Introduction:

- 1.1 This Design and Access Statement (DAS) accompanies a householder planning application for the proposed demolition of the existing single storey side garage extension at 6 Chatsworth Close Caversham Village, Reading RG4 6RS and the construction of a new single storey side extension.

2.0 Context:

- 2.1 6 Chatsworth Close comprises a two storey link-detached residential dwelling; constructed circa mid 20th century and set in a development of similar residential buildings forming part of northern edge of Caversham Park Village.

The existing building is of a traditional loadbearing brickwork construction with face brickwork at ground and first floor level with part UPVC panelling at first floor level. The main roof is of interlocking concrete tiles. The existing garage is of single skin uninsulated loadbearing brickwork construction with a timber joisted flat roof finished with composite timber sheeting and 3 layer bituminous felt roof finish to falls. Window frames and external joinery are white UPVC.

The building is set within an open landscaped site area of varying undulating levels and is bounded by a public footpath on the southern and eastern boundaries. The layout is such that the front elevation of the building faces eastwards with a pedestrian accessed approach only. Vehicular parking and existing garage access is gained from the rear via Chatsworth Close.

There is existing off Road parking for a minimum of 2 no Vehicles (excluding the garage which is currently used for the purposes of storage and utility).i

- 2.2 *Site layout:* The property site area is appx 0.037 HA



Front Elevation



Rear Elevation



Rear Entrance (Via rear garden)



Side Garage

3.0 Design Principles and Concepts:

3.1 Proposals and layout

The scope of works proposed in the application comprises the demolition of the existing single skin, single storey Garage and rear entrance link and its replacement with a new single storey side extension to provide extended and rationalised internal living accommodation and a Home office together with a secure external store.

3.2 Amount

Existing 2 storey Dwelling and Garage overall gross floor area:	128.12 sq M
Proposed 2 storey extended Dwelling overall gross floor area:	150.40 sq M
Existing Garage and Link floor area:-	21.46 sq M
Proposed new Extension Floor Area:	41.51 sq M
Overall gross external increase in floor Area:-	22.28 sq M

3.3 Use Category

There is no change to the current usage category of the existing dwelling (C3).

3.4 Scale

The scale of the existing building is not adversely affected by the proposals. The reconstructed single store side extension, although increased in floor area and incorporating a pitch roof remains in keeping with the existing building aesthetic and will remain subservient to the main house.

3.5 Planning Matters

There have been no previous alterations to the property.

There have been similar extensions undertaken on adjacent buildings:-

- No 1 Chatsworth Close- Single Storey Granny Annex
App no 010269
- No 1 Chatsworth Close- Single Storey Front/Side Extension
App no 920534



Extensions to no 1 Chatsworth Close

- No 5 Chatsworth Close- Single Storey Side/Rear Extension App no 030372

3.6 Landscaping

Soft landscaping:

There are no works proposed to the front or rear garden areas to the building other than minor re-grading to co-ordinate with the proposed extension. It is proposed to re-grade the side garden area to achieve a level lawn area extending to the new extension external walls which are designed to act as retaining walls. The existing retaining wall to the side of the driveway is to be reconstructed to match the extension.

Hard landscaping:

It is not proposed to make any changes to the hard landscaping other than a re-alignment / replacement of the pathway set around the extension and forming also the access to the bin store and storage shed.

3.7 Design and Appearance

The proposed extension will be constructed in face brickwork with interlocking concrete tile roof, both materials to match the existing house.

External joinery will be white Upvc to match the existing.

Rainwater goods will be black Upvc to match existing.

New external retaining walls will also be finished in face brickwork to match the existing building.

The extension design incorporates a pitch roof design finished in interlocking tiles to match the original building. The external store is accessed from the existing driveway.

3.6 Sustainability & Environmental Impact

In terms of sustainability, the proposals represent an 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 existing building construction, its orientation etc.

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

3.7 Ecology

The demolition and construction area is restricted to the existing single storey garage building which incorporates flat joisted internally exposed uninsulated roof structure. There is no evidence of any bat habitation.

4.0 Access:

4.1 Pedestrian Access

Pedestrian access, both to the front entrance and rear side gate remain unaltered.

4.2 Vehicular Access

Vehicular access will be maintained as existing. There is off-road hardstanding at the rear of the site (off Chatsworth Drive) for 2 no Vehicles.

4.3 Public Transport

The area is well served by public transport links, with frequent services running via Lowfield Road

4.4 Refuse

On site refuse storage will remain in a similar location to the existing provision, to the side of the new extension.

4.5 Emergency Access

Emergency access will remain as existing.