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Design and Access Statement



Proposed two storey rear extension,
loft conversion and alterations at:

121 Highgrove Street
Reading
RG1 5EJ

January 2016
2651-105-B DAS

Context

1.0 Physical Context

- 1.1 No .121 Highgrove Street is located at the southern end of Highgrove Street, near Christchurch Road.
- 1.2 There are a number of different house styles on Highgrove Street which is predominantly two storey with pitched roof, including some dormers and accommodation at second floor level.
- 1.3 The property is a semi-detached family home.
- 1.4 The property has a good sized rear garden of approx 17m x 6.5m, and it is set back from the street.



Highgrove Street

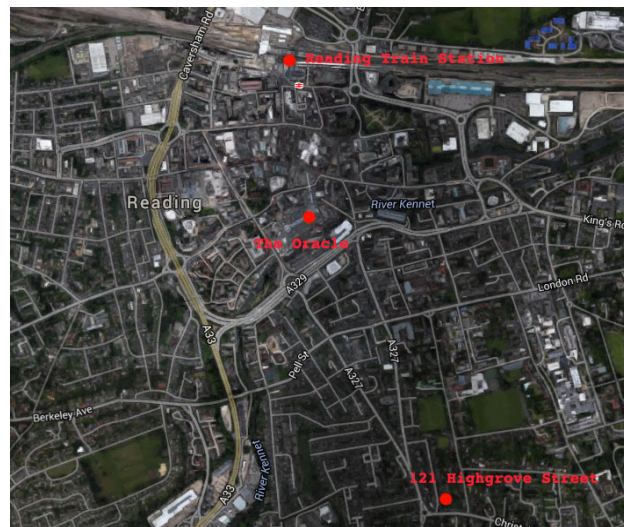


Opposite 121 Highgrove Street- rear of Surety House



Rear garden at 121 Highgrove Street

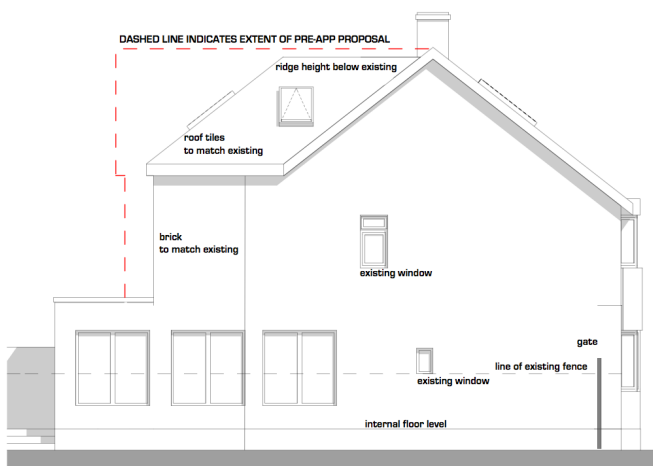
- 1.5 The property is in close proximity to the town centre and is within walking distance from many local amenities.



Aerial view of site in context of Reading Town Centre

2 Planning Context

- 2.1 Proposals were submitted to the council under pre application reference 151831/PREAPP. The planning response raised some concerns over the scale, height and appearance of the proposals.
- 2.2 These concerns have been addressed as detailed below.
- 2.3 The raised patio area has been omitted so as not to cause loss of amenity to nr. 119.
- 2.4 The scale and height of the rear extension have been reduced in order to appear more subservient to the main house, with a hipped roof rather than gable end facing the rear garden.
- 2.5 The roof of the extension has been dropped by 200mm below the existing ridge height



Side elevation showing the scaled back proposals

- 2.6 This results in the proposal no longer resembling a 3 storey high extension from the rear.
- 2.7 The windows have been adjusted to be in keeping with the adjoining property, with rooflights in the sloping parts of the roof.
- 2.8 The first floor extension has been reduced so as not to impact on the neighbouring property. The plans indicate the 45 degree line from the adjacent window and the extension is within this guide to establish that there is no unacceptable loss of amenity.

- 2.9 New side windows can be obscure glazed and if there is a concern about overlooking, although new side windows are only proposed at ground floor level. Existing windows are retained at ground and first floor
- 2.10 The pre application confirms that there is scope for extension subject to addressing the planner's concerns, and we believe the current proposal adequately addresses any issues raised by the planners

Design

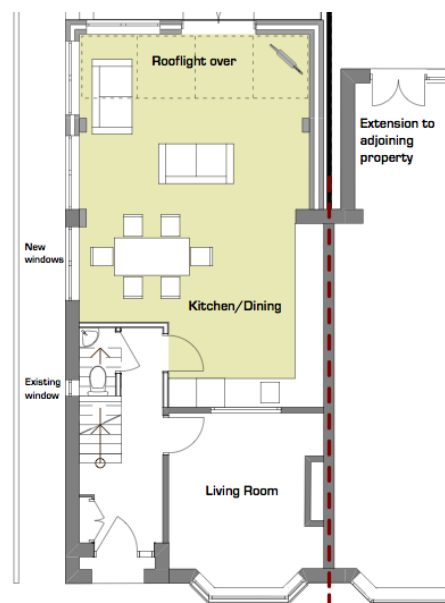
3.0 Use

- 3.1 The use of the property will remain as a residential dwelling in single occupancy (C3)

4.0 Amount

- 4.1 The current property has 3 bedrooms with a floor area of approximately 80m².
- 4.2 The proposal is for a two storey rear extension and loft conversion, resulting in a 4 bedroom property with a floor area of approximately 130m².

5 Layout

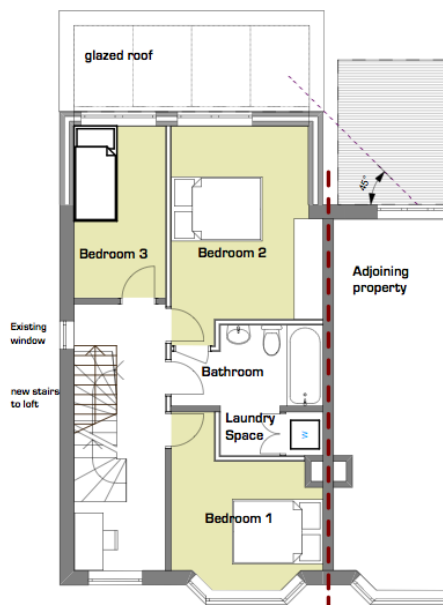


Ground floor plan with open plan family room highlighted

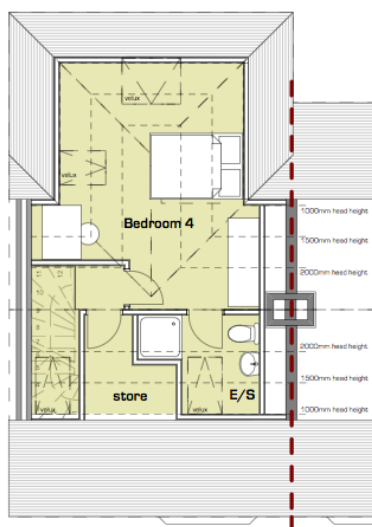
5.1 The ground floor layout has been extended and opened up to the garden to form a family kitchen, dining area and lounge.

The living room to the front will remain as a formal reception room.

5.2 To the first floor, the layout has been revised to achieve a large master bedroom, a smaller double bedroom and a single bedroom to the rear, rather than the front of the house. bedroom. These rooms will suit the needs of the family with growing children.



First floor plan with bedrooms highlighted



Loft plan with additional space including bedroom highlighted

5.3 The loft will be converted to form a large guest bedroom with storage and an en suite.

5.4 The proposed layout offers more space and flexibility for the family's requirements, and it is proposed that as part of the development the heating and ventilation strategy for the building will be reviewed and updated to reduce its carbon footprint.

6 Scale

6.1 The proposal is to respect the scale of the existing property while still achieving the space required.

6.2 The hipped roof will be converted to a gable which will create more usable space to the loft.

6.3 To the rear, the two storey extension has a hipped roof which allows usable space in the loft. In order to achieve this the eaves need to be higher than the existing. However, the rear extension still appears subservient and has the appearance of a two storey rear extension.

6.4 The extension steps back on the first floor to minimise impact on the neighbouring properties, and the extent of the first floor extension determined by the 45degree angle from the center of the nearest window as shown on plan.



Rear Elevation as proposed, with hipped roof to minimize impact

7 Appearance

- 7.1 The extension will be constructed in brick and tiled roof to match the existing.
- 7.2 The proposals respect the language of the neighbouring properties while creating a well proportioned façade to the rear.
- 7.3 To the front of the property the elevation will remain largely unchanged with the only visible alteration being the adjustments to the roof and the addition of two rooflights.
- 7.4 Overall, the proposals are sympathetic to the original property and the neighbours amenity.
- 7.5 The ridge height will remain as existing.

8. Access

- 8.1 There is currently no vehicular access to the property and this remains unchanged, parking is on street.
- 8.2 Pedestrian access will also remain unchanged. The proposals will allow a larger, more usable ground floor space and better access to the garden, although a stepped access will remain at the front.
- 8.3 The proposals include the addition of a ground floor WC which improves accessibility to ambulant disabled.
- 8.4 Access to first floor remains unchanged, with new stairs added to the second floor/ converted loft