

THE WARREN/CAVERSHAM/ RG47TQ

DESIGN STATEMENT



Design Statement

Date: May 2024

Ref: 1011-DAS-01

Rev: 1

Site address:

The Warren, Caversham,
Reading, RG47TQ



COLONYARCHITECTS.COM

A collaborative of architects and
designers with an agenda.

The Wine Store, Brewery Court,
Theale, Reading RG75AJ

+44 (0)1183800328

design@colonyarchitects.com



CONTENTS

01 INTRODUCTION.....	04
02 SITE ANALYSIS.....	05
03 EXISTING SCHEME.....	10
04 DESIGN STATEMENT.....	13

01 INTRODUCTION

INTRODUCTION

This feasibility study has been prepared for and on behalf of the client, by Colony Architect. It explores options for the extension of the existing building on the site, under permitted development rights.

Location

The site is located on Warren Creek, Caversham, to the north of Reading town centre.

The site address is:

The Warren, Caversham, Reading, RG47TQ

Client aspiration

After 15 months in the application process, the clients are now looking to proceed as quickly as possible with something that creates a home that is more appropriately sized for them and their 2 boys.

Extending under permitted development is a highly credible option with significant benefits

The clients are keen for the property changes to enhance the area and the plot. They are ready to discuss styling, materials and positioning with the intent of creating something that the planners find appealing and that enhances the area.

PLANNING POLICY

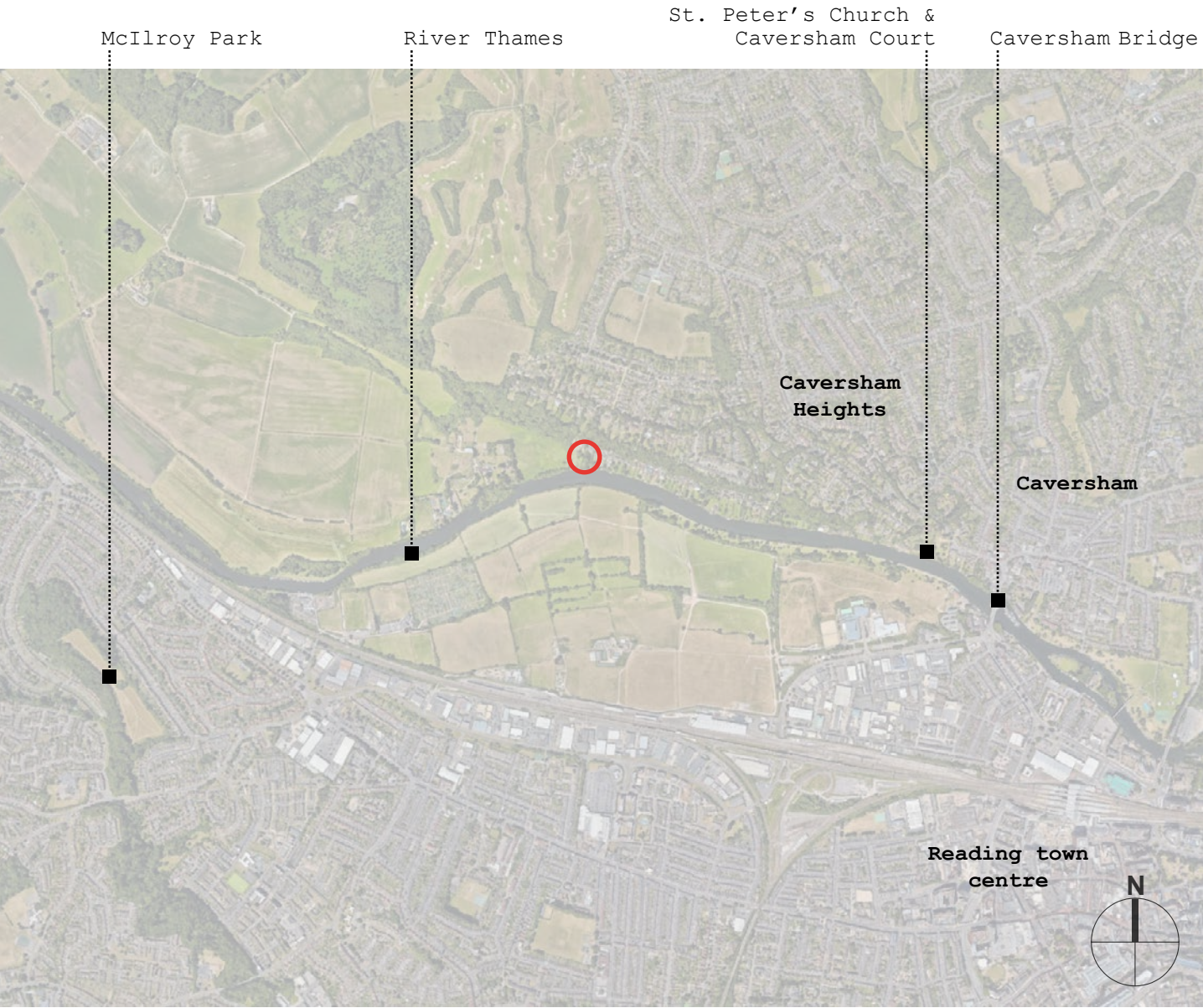
In addition to standard planning policy, the following are relevant to the site:

Policy EN11 - protection / enhancement of Reading's waterscape.

Policy EN18 - Flooding and sustainable drainage systems

Policy EN12 - Biodiversity and the Green Network

This is not an exhaustive list



02 SITE ANALYSIS

SITE PARAMETERS

Site Area: 0.21ha

Shape: The site is broadly rectangular. It is bound by 'the Warren' to the north, the River Thames to the south, and by adjacent properties to the east and west.

Dimension: The site is 110m long and between 10-30m wide.

Topography: A level change of around 6.65m from the Warren at +43.90, lowest at the River Thames, + 37.25m. The site drops steeply to the creek, with retaining structures supporting the concrete driveway. Beyond the creek, the site is more level.

Trees: There are a number of mature trees on the site, including 3no. TPO'd trees - T3 Oak, T5 Ash leaf maple and T7 Ash.

The TPO group designated W21 is located near to the south-east corner of the site. Non of the trees have trunks within the site boundary. This ground consists of a mix of Sycamore, hawthorn, willow and ash.

Access: Both vehicle and pedestrian access into the site is from 'the Warren'. Access is via a concrete ramp to a garage/parking area.

Creek and existing bridge: The site is divided in half by the 'creek', with a 2.6m wide wooden bridge connecting the two halves. The bridge is sufficient for vehicular access.

Buildings: There is a 2 bed dwelling on the site, a garage with stores, a log store and workshop, and a further store. The main dwelling is a mix of brick and timber. The total gross internal area of the existing buildings is 161sqm, with the main dwelling being 93sqm.

Building Levels: The existing building is raised up on a 700mm plinth above waterside level. The garden around the dwelling is approximately +37.3m. The eaves are at +40.23m, and the ridge is at +42.28m.

Visibility: The house isn't visible from the homes at Waimarie to the west, The Creek to the east and The Warren due to large obscuring trees. It is visible from the opposite side of the River Thames.

The site is not visible from Caversham Bridge or Caversham Court. Pre-application advice stated that the application site is within two viewing corridors highlighted within Policy EN5 - Protection of Significant Views with Heritage Interest. As shown in the previous

application, the plot cannot be seen from either location.

Building Line: There line of the buildings along Warren Road is not consistent.

FLOODING

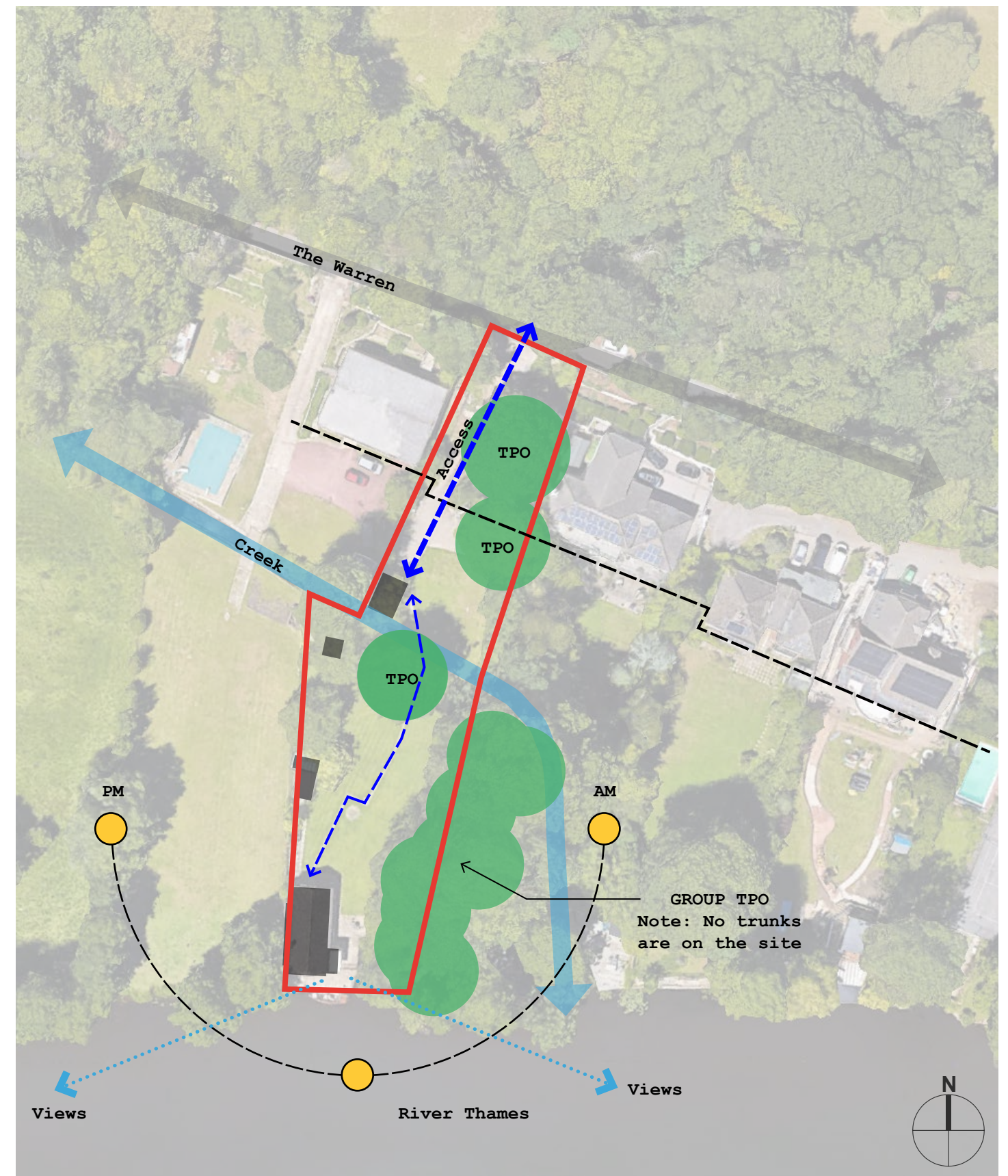
Flooding: The site lies within Flood Zone 3. The 1 in 100 year + 35% for climate change floor level is +39.13m. The client has increased this by 300mm to 39.430m AOD.

A meeting was held with the engineer on the 23rd April 2024. Main summary of notes:

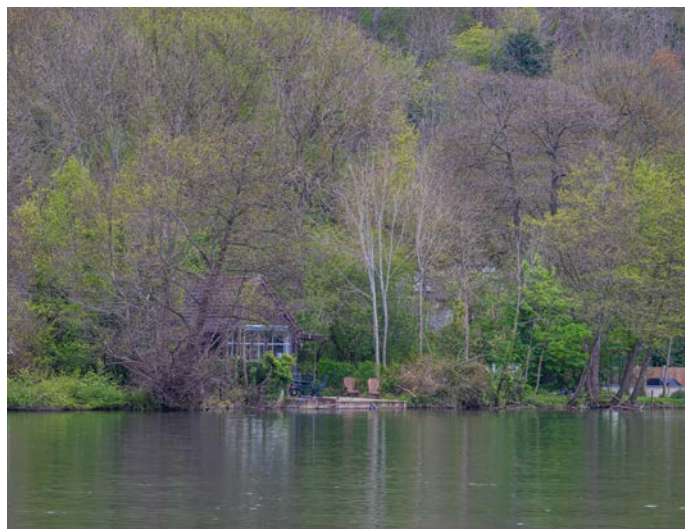
1. Flood level +39.52m
2. Loft for safe refuge
3. Remove the existing out buildings
4. Voided floor
5. Flood-proof doors/windows
6. Improve tanking, to make the building water tight
7. Try and put bedrooms upstairs
8. Flood warning alarm system - Audio-visual alarm, triggered on a level breach.

OPPORTUNITIES

- A family sized home in keeping with all other plots on the Warren.
- Safer during high water as there is a first floor.
- Better water absorption through removal of concrete drive and paths.
- A design with finishes the planners feel enhances the river street scene.
- Materials and massing which reflects the existing building.
- An opportunity to force improved flood water flow through the removal of existing out buildings.



02 SITE PHOTOGRAPHS



02 LOCAL CHARACTER



02 VISIBILITY

VIEWS OF THE SITE

The consistency of the river street scene is family houses inconsistently positioned from the road. Whilst a position approximately 30m back from the water is most common, there are examples of houses both further back and closer... including houses and boat sheds on the waters edge.

Visibility from key locations

The site is not visibility from either Caversham Bridge or from Caversham Court. This is because the site is obscured by the curve in the river's course, extensive mature trees along the waterfront, and existing buildings.

Whist the area can be seen from McIlroy Park, no part of the plot can be seen from McIlroy Park as it is totally concealed by large trees south of the river

Along the River Thames

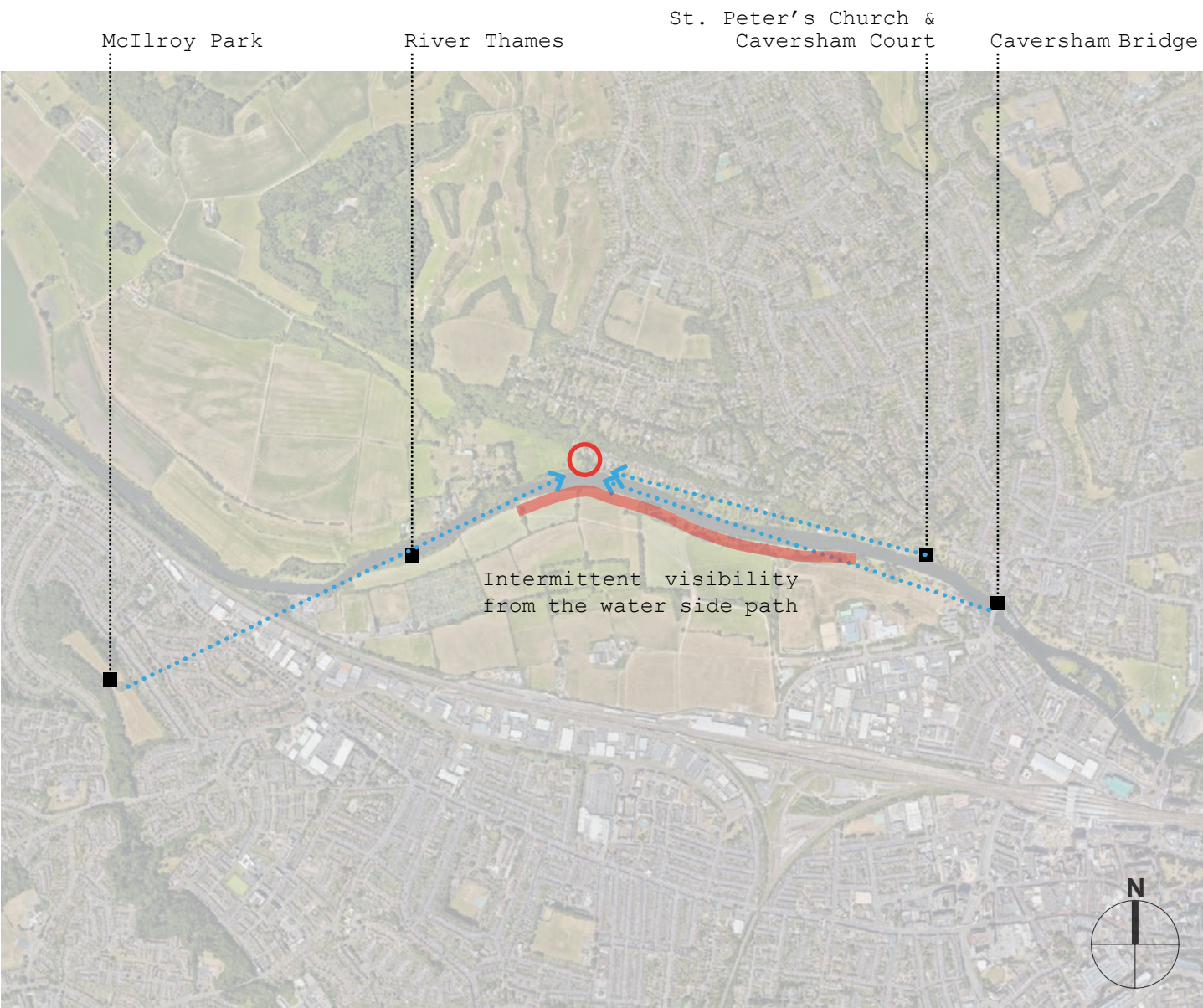
There are intermittent views of the site along the southern bank of the River Thames.

The bank-side path directly opposite the site is overgrown with trees and hedgerow, allowing only glimpsed views of the site.

Long views from waterside path are possible from the east and west. There are extensive Again, these views are limited due to the curve in the river's course, and

extensive mature trees along the water's edge.

In both cases, the existing buildings on the site are partially hidden within the silhouette of the site's topography and the mature tree setting.



02 VISIBILITY CONT.

CAVERSHAM BRIDGE

The site is not visible from Caversham Bridge



Approximate position of the site



Approximate position of the site

CAVERSHAM COURT

The site is not visible from Caversham Court



Approximate position of the site

04 DESIGN STATEMENT

This application seeks to extend the existing dwelling to create a family home, whilst also improving the safety of the building through the introduction of a first floor.

These works will be carried out under Permitted Development rights, with a summary of the proposed changes given below.

Entrance and Proposed Porch

The existing entrance into the dwelling is poorly located, tucked away to one side through a narrow door. It opens onto the existing kitchen.

The proposal seeks to relocate the entrance closer to the centre of the plan, and create a new entrance hallway, from which living areas are accessed.

The proposed porch is less than 3sqm in area, and less than 3m tall.

Steps provide access from the ground level into the building.

Ground Floor and side extension

The ground floor has been rearranged to take into account the new entrance position and also the addition of a staircase up to the first floor.

The main living accommodation is still located to the south, where it overlooks the River Thames.

A side extension is provided to increase the available floor area for the living space.

The existing building is 6.3m wide (not taking into account the brick lean-to). At 3.15m, the proposed extension is half the width of the main dwelling.

This side extension provides additional area for the residents, increasing the living / dining / kitchen area, and providing a snug and study.

The proposed extension has a pitched roof. The eaves are the same height as the existing eaves, and the ridge is 4m above the ground level.

A small shadow gap detail provides separation between the existing dwelling and the extension, and also acts as a drainage gutter.

Dormers and First Floor

The addition of a first floor provides a new master bedroom with en-suite, two further double bedrooms and a family bathroom.

This first floor accommodation is located above the proposed flood level established in the analysis section of this document. This greatly improves the safety of the dwelling, particular at night.

To provide the necessary headroom, dormers have been introduced to the existing pitched roof.

The dormers are set back more than 0.2m from the eaves and do not touch any other part of the existing building. The flat roof of the dormers are set below the existing ridge-line.

Materials

The materials selected will reflect the existing dwelling's mix of brick and vertical timber cladding. Where new materials are introduced, they will reflect the local vernacular.

The side extension utilises the material pallets of the existing structure - a red brick plinth base, with vertical timber cladding above.

The dormers are finished in a metal cladding - a common material used for dormers and roofs in the area.

The porch shall be finished in metal cladding, to match that proposed for the dormers.

Demolition

The existing out-buildings on the site shall be demolished to mitigate against the increase in footprint of the main dwelling. Only the dwelling and the garage structural shall be retained.

05 GROSS INTERNAL AREAS

INTRODUCTION

The tables below provides both the existing, proposed and demolished Gross Internal Areas (GIA).

Existing GIA		Proposed GIA		Demolished GIA	
Main Dwelling	93sqm	Main Dwelling	93sqm	Store	9.3sqm
Garage / Shed	38sqm	Porch	2sqm	Log Store / Workshop	21sqm
Store	9.3sqm	Side Extension	39sqm		
Log Store / Workshop	21sqm	First Floor	66sqm		
		Garage / Shed	38sqm		
<u>Total Existing GIA Area</u>		<u>Total Proposed GIA Area</u>	<u>238sqm</u>	<u>Total Demolished GIA Area</u>	<u>30.3sqm</u>

SUMMARY

Difference in GIA Area	
Ground floor increase in GIA	10.7sqm
Overall increase in GIA	76.7sqm

There is only a marginal increase in ground floor GIA between existing and proposed.

The majority of the increase in GIA results from the creation of a new first floor.



COLONYARCHITECTS.COM

A collaborative of architects and
designers with an agenda.

The Wine Store, Brewery Court,
Theale, Reading RG75AJ

+44 (0)1183800328

design@colonyarchitects.com

