



234_DESIGN AND ACCES STATEMENT

208 HENLEY ROAD | BERKSHIRE | RG4 6LR

Assessment: Area and Character

208 Henley Road is a detached, double-storey dwelling set back from the main road. While its historic period aligns with neighbouring properties, its unique proportions and architectural style distinguish it from nearby homes. The property features 3 bedrooms and 2 reception rooms, and is surrounded by a substantial garden of approximately 895 square meters, receiving ample sunlight due to its South West orientation.

Design and Access: Design Overview

Use

The street comprises various two-story homes with differing styles, including red buff brickwork and rendered facades. 208 Henley Road stands out due to its unique period style, featuring red buff brickwork and concrete roofing tiles that blend well with the local context.

Our proposal includes:

- A two-story rear and side extension
- A single-story rear/side extension housing a utility room
- A loft conversion for additional guest bedrooms

Positioned back from the road, the design minimises potential overlooking of neighbouring properties, particularly No. 206 & 210 Henley Road. New windows are proposed on the front and west elevations, while flank wall windows for bathrooms will have obscured glazing to maintain privacy. The west elevation avoids new window installations to ensure privacy for No. 206. The loft conversion mirrors the existing roof's pitch, extending upwards by approximately 600mm. To reduce visual mass, hipped roofs are maintained, and rear dormers will have pitched roofs matching the existing dwelling's appearance.

Amount

The proposed upper storey extension will not extend beyond the existing single-storey extension, maintaining its 6.2m length. The double-storey extension will be built on top of the existing garage, preserving the existing roof pitch with a hipped end. Additionally, an infill double-storey rear extension is proposed, maintaining the existing length of 6.2m with an additional width of 3.8m.

Scale

The dwelling's scale blends with nearby two-story homes, reaching an approximate height of 5.9 meters above ground level. The ridge height will rise by around 0.6 meters for the loft extension, consistent with local dwelling heights.

Landscaping

The front and rear gardens will be retained as existing. We propose removing two trees (T10 and T29) due to their proximity to the new extension and the damage they are causing to the neighbouring property at No. 210 Henley Road. We acknowledge that T11 is subject to a TPO and will not be affected by the development. All other trees on the property will be maintained. A

new fence is proposed for the rear garden, matching the existing fencing and comprising a 2.1m high timber fence with concrete posts.

Appearance

The new extensions will incorporate sustainable practices using red buff brickwork, cement render walls, and concrete roofing tiles that match the existing structure. Energy-efficient double-glazed aluminium casement windows and sliding doors will be installed.

Sustainability

Our vision for 208 Henley Road is to create a green and sustainable dwelling that aligns with Reading's planning policies for householder applications and The Better Homes Standard. Our design not only meets but exceeds these standards, aiming to minimise energy consumption and carbon emissions. Key sustainability features include:

Energy Efficiency: High levels of insulation in walls, roofs, and floors to prevent heat loss and improve thermal performance. Installation of energy-efficient windows and doors with low-emissivity glazing and proper seals to minimise air leakage.

Heating and Cooling Systems: An energy-efficient heating and cooling system, including advanced technologies such as ground source heat pumps, to provide efficient heating and hot water.

Renewable Energy Integration: Solar panels and battery storage (39kW, 3 Tesla Powerwalls) will be installed on the loft flat roofing area to generate clean, renewable electricity on-site and export at peak times, reducing reliance on traditional grid power.

Ventilation and Air Quality: Mechanical ventilation systems with heat recovery to ensure a constant supply of fresh air while recovering heat from outgoing air, reducing energy demand for heating and cooling.

Water Efficiency: Installation of water-efficient fixtures and fittings, including low-flow toilets, faucets, and showerheads, along with rainwater harvesting systems for non-potable uses such as garden irrigation.

Sustainable Materials: Use of sustainable and responsibly sourced materials with low embodied carbon and high durability, promoting resource efficiency and minimizing environmental impact.

Waste Management: Implementation of proper waste management practices during construction, including recycling and responsible disposal of construction waste to minimise environmental impact and contribute to a circular economy.

Biodiversity and Landscaping: Biodiversity enhancement strategies, such as green roofs, bird boxes, and native planting schemes, to support local ecosystems and enhance the site's ecological value.

Policy Compliance

The design, scale, and setting of the proposal have been crafted in accordance with Reading's development plan policies and supplementary planning guidance, including:

- Reading Borough Council Local Plan (2021):
- DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT Adopted, March 2021
- H2: Housing development sites
- CC1: Presumption in favour of sustainable development
- CC2: Sustainable design and construction
- EN12: Biodiversity and the green network
- National Planning Policy Framework (NPPF, 2021):

Emphasis on sustainable development High-quality design and a good standard of amenity for all existing and future occupants of land and buildings. We have ensured the proposal is sensitive to the neighbouring dwellings while providing a valuable addition to the area and the property. The existing driveway access arrangements will remain unchanged.

In summary, the proposal for 208 Henley Road aims to create a sustainable and green dwelling, in perfect alignment with Reading's planning policies and The Better Homes Standard. This approach benefits the environment and offers a healthier, more comfortable living space for future occupants.