

Design & Access Statement

29 Fernbrook Road,
Caversham,
Reading
RG4 7HG

March 2024



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1.0 Introduction

This statement has been prepared in support of the householder planning application for the double storey rear extension and first floor side extension at 29 Fernbrook Road, Caversham, Reading RG4 7HG.

This statement sets out the development process that has led to the current proposals, and the rationale behind the scheme.

No. 29 is a two storey detached property located at the end of the Fernbrook Road cul-de-sac in Caversham. The property is set back from the road with a timber gate adjacent to a tall beech hedge, with a gravel driveway. The garden extends primarily to the east within a trapezoidal plot.

The material palette of the existing property consists of red/brown facing brickwork, upvc windows and brown clay roof tiles. The plot is approximately 0.11 hectares and is not located within a Conservation Area, Green Belt or AONB. The property is located in Flood Zone 1 with low flood risk.

The brief for the project was to improve the existing accommodation provision which is not suited to modern living. An open plan and social space is desired by the clients with an improved connection to the garden, alongside additional bedrooms and bathroom space at first floor level.

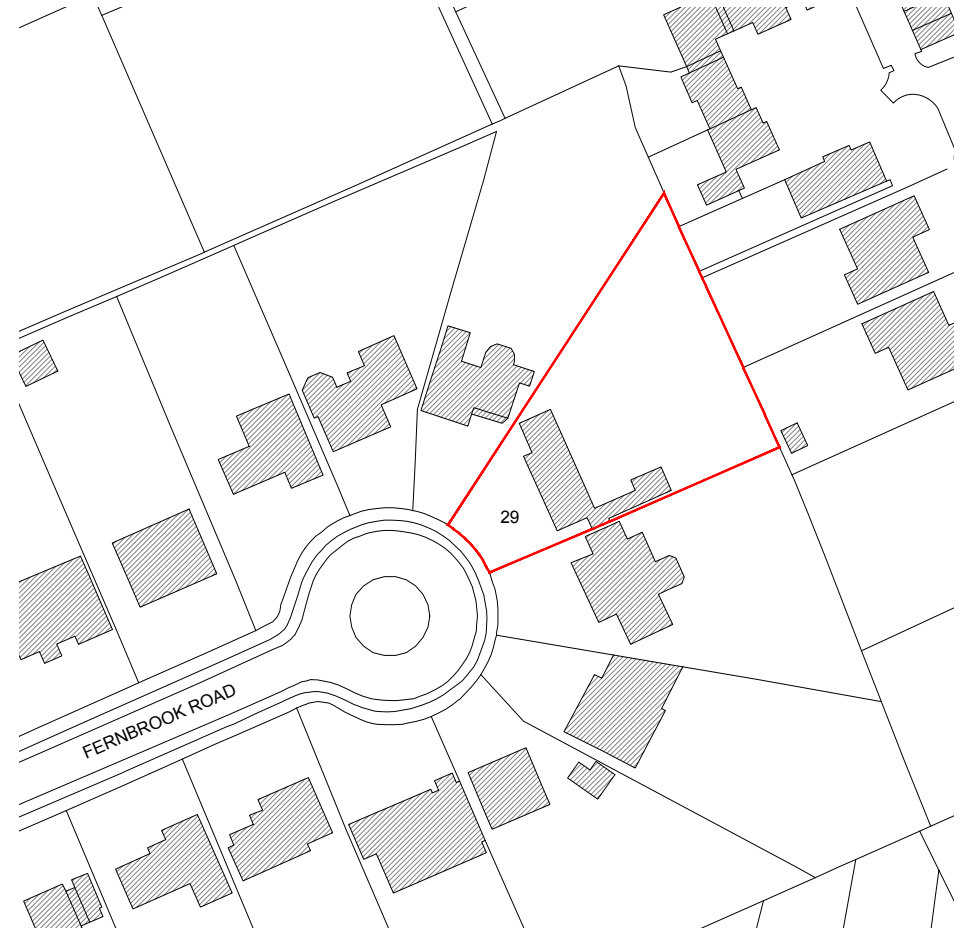


Fig. 01 Location Plan (NTS)

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2.0 Brief & Proposal

The current owners recently purchased the property for this to become their long term home. The intention for the proposals is to extend and rationalise the rear of the property to provide the desired accommodation for the owners, whilst updating and improving the appearance of the existing property.

The brief was to alter the property to provide a layout suited to modern living with a kitchen, living & dining space overlooking the garden, alongside requirements such as an enlarged Utility Room. The existing kitchen is extremely small for the size of the property and the adjacent stores occupy prime south facing space within the garden. Two additional bedrooms are added at first floor level alongside improvements to the existing bedroom provision including a Master Suite.

This proposal has several elements within the overall design which, in combination, deliver the requirements of the brief and a sympathetic, high quality, subservient design. The only aspect of the proposal visible from the street is the first floor side extension over the existing garage.

The provision of a double storey rear extension allows for both the open plan space at ground floor level with the additional bedroom accommodation above. This allows for the existing Dining Room and Hall to be combined, with a repositioned staircase and more generous entrance hall.



Fig. 02 View of the front of the property (Estate Agent Image)



Fig. 03 View of the rear of the property (Estate Agent Image)

2.1 Planning Policy

Multiple properties along Fernbrook Road have been extended with large scale extensions over the past thirty years. Relevant recent planning approvals include:

20 Fernbrook Road - Ref 130871

'Addition of first floor extension, associated roof and ground floor rear extension' Approved August 2013

12 Fernbrook Road - Ref 151066

'Part two storey and single storey side extension' Approved August 2015

2 Fernbrook Road - Ref 161532

'Single storey side and rear extension. First floor rear extension' Approved October 2016.

22 Fernbrook Road - Ref 211051

'2 storey side extension and 1st floor rear extension' Approved August 2021

Relevant Local Planning Policy includes:

- CC7 Design & Public Realm
- CC8 Safeguarding Amenity
- H9 House Extensions and Ancillary Accommodation
- H10 Private and Communal Outdoor Space
- EN12 Biodiversity and The Green Network
- TR3 Access, Traffic and Highway-Related Matters
- TR5 Car and Cycle Parking and Electric Vehicle Charging

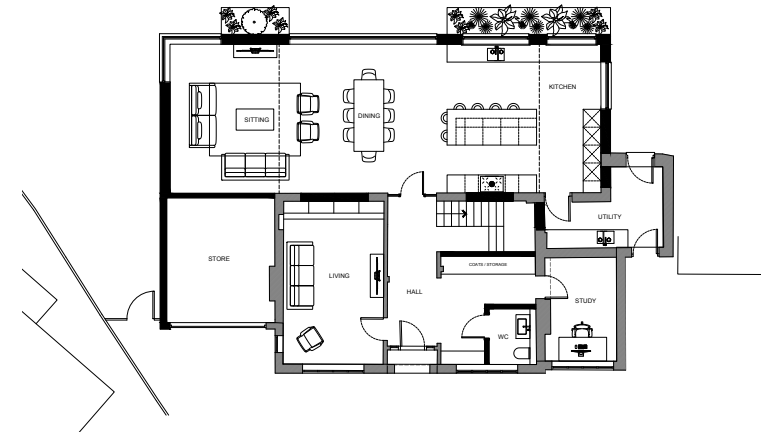


Fig. 04 Proposed Ground Floor Plan (NTS)

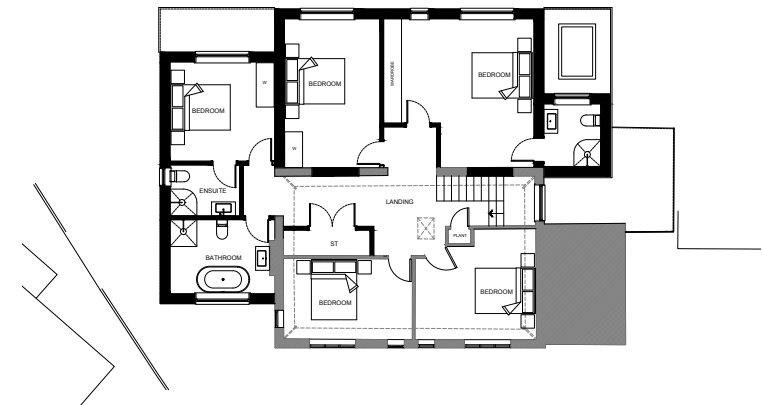


Fig. 05 Proposed First Floor Plan (NTS)

2.2 Form & Scale

The front elevation will remain relatively unchanged except for the first floor extension over the garage, which is set back already from the front elevation. This new volume will not be visible within the streetscene as it is fully concealed behind the existing beech hedge, and will only be apparent once directly in front of the property. A second small projection on the south elevation will be visible, but primarily in terms of its roof, set back over 5.5m from the street elevation.

The rear of the property has been designed to open the house to the garden with large expanses of glass looking out over the private garden space. Mature trees line the rear of the plot, with no concerns of overlooking to the neighbouring properties due to the wide angle of the plot. As the plot is east facing, there are minimal concerns of overheating in the summer months due to the extent of glazing.

The materials proposed for the extension are facing brickwork, aluminium windows and doors and clay roof tiles to match existing. Facing brickwork has been proposed as this will tie in with the materials of the main house, but will include a contemporary brick band detail above the ground floor windows and doors.

The extension roof is proposed as a dual pitched hipped roof to ensure this remains subservient to the main roof. All new roof elements are proposed to match the existing brown clay roof tiles for a seamless approach.



Fig. 06 Proposed Street Elevation (NTS)



Fig. 07 Proposed Rear Elevation (NTS)

2.3 Sustainability

The alterations to the property will provide an opportunity to upgrade the existing insulation provision using high performance insulation.

The new extension construction will be insulated to a high level to reduce heat loss. New windows will be double glazed and will have improved u-values. The glazing proposed will reduce the duration for which artificial lighting is required during the day by maximising the natural daylight available. All habitable rooms have access to natural daylight.

3.0 Summary

Careful consideration has been made during the design development of this scheme to provide a high quality proposal which sits sympathetically alongside, and is complementary to, the existing house whilst respecting the neighbouring properties.