

WindsorPatania

Design + Access Statement

Date

26/07/2024

Project

181 Henley Road

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Introduction

This report is submitted in support the Householder Application with the aim of renovating an existing detached dwelling house (C3) to enhance the family house layout. The proposed design includes the creation of new bedrooms, en-suites, home office spaces, kitchen/dining and living area.

The plans also include a 4m rear extension at Lower Ground Floor and Ground Floor levels and a loft conversion including the erection of two dormer extensions on both sides of the roof. Furthermore the proposal will include the demolition and rebuilding of the existing outbuilding and the creation of a new platform to accommodate off-street parking.

Existing Lawful Use

According to the Council Planning History, the existing lawful use of the property is dwelling house (C3) .



Property Location



Property Location

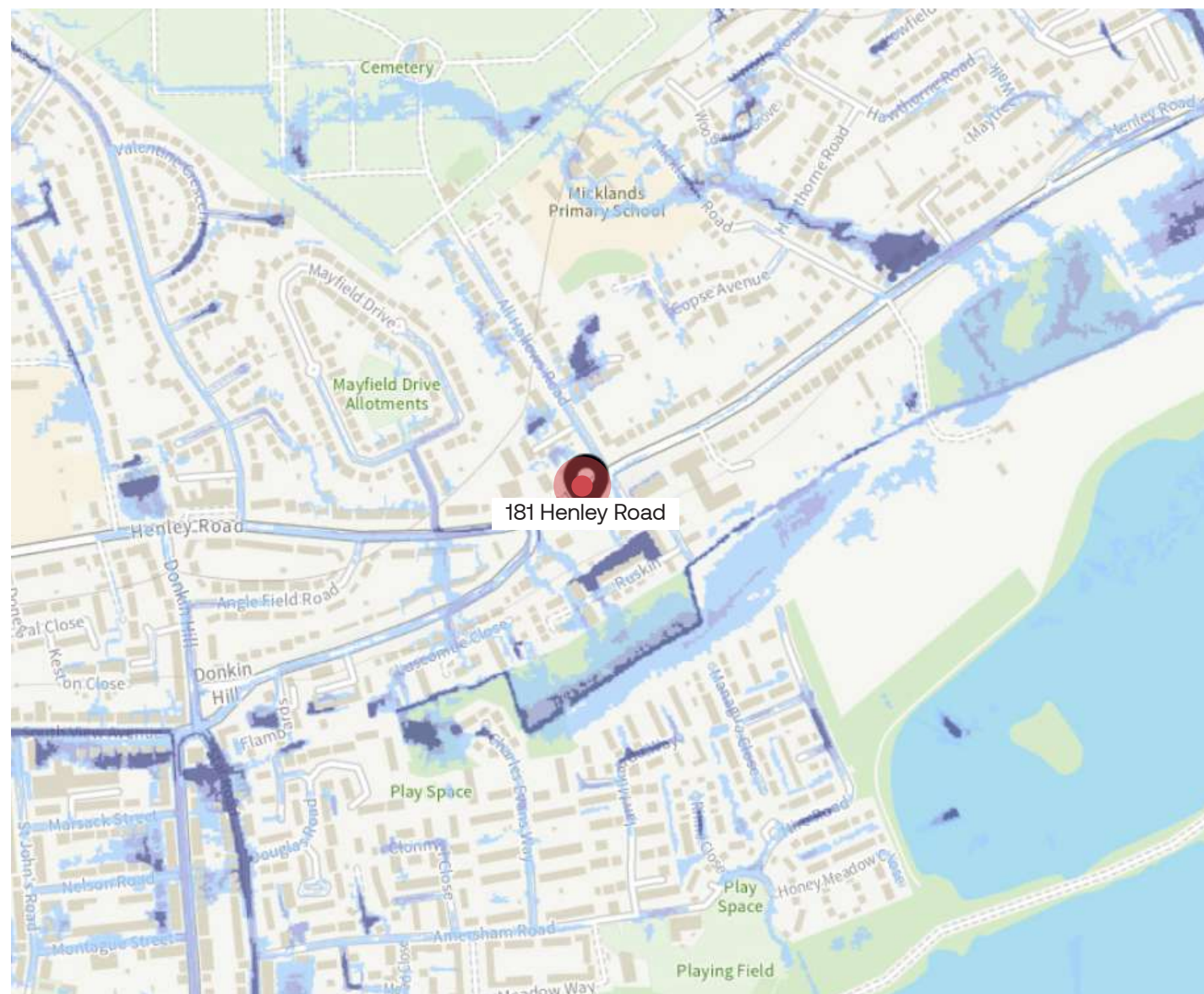


Flood Risk

As confirmed on the Reading Borough Council's website, the site is subject to very low risk of surface water flooding and very low risk of flooding from rivers and the sea. ([See link](#))

Legend

-  High risk
More than 3.3% chance each year
-  Medium risk
Between 1% and 3.3% chance each year
-  Low risk
Between 0.1% and 1% chance each year



Conservation Area

According to the information presented on the Reading Borough Council, the property is not a part of conservation area. ([See link](#))

The property is not a listed building. ([See link](#))

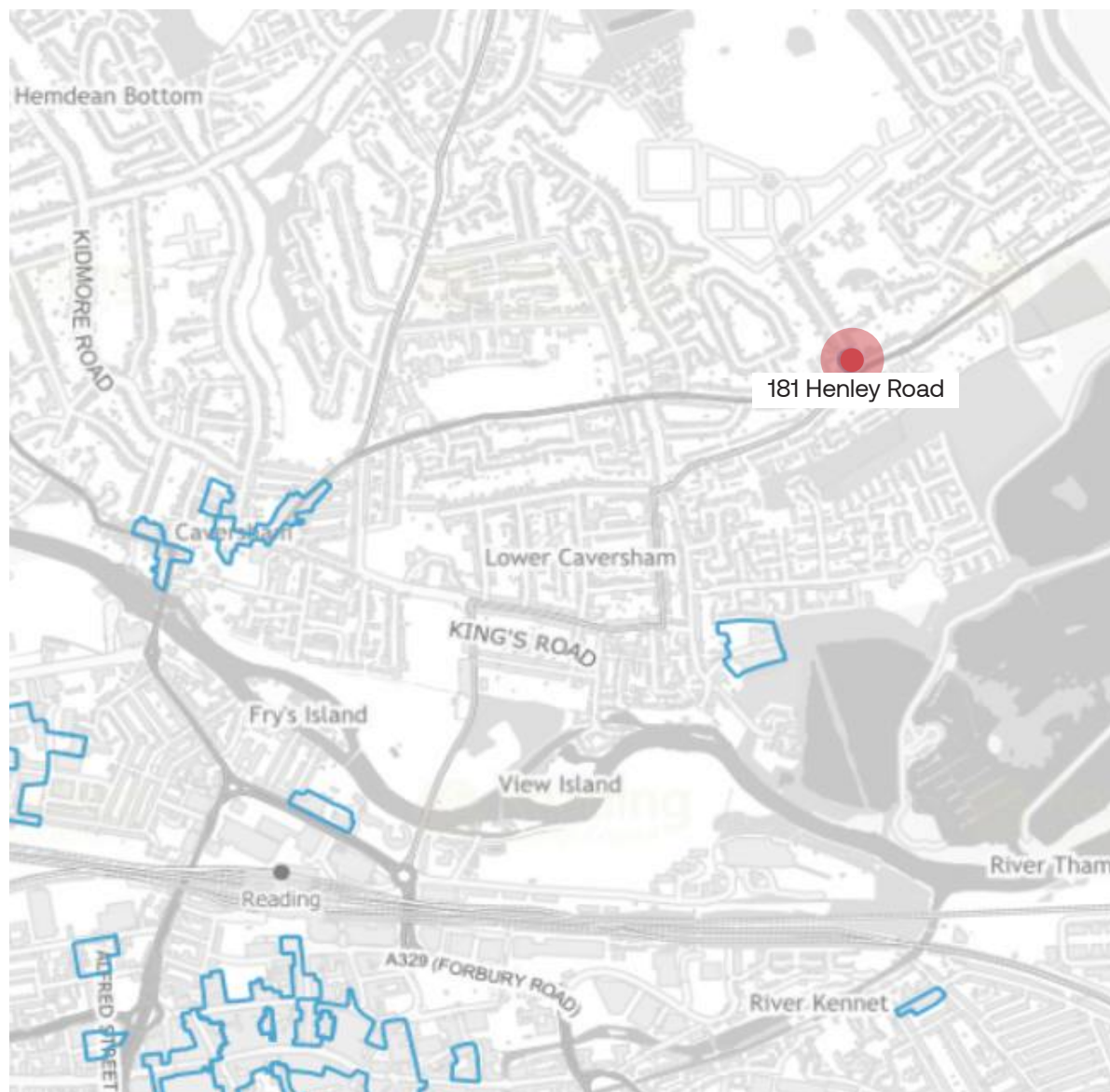
 Conservation area



Article 4 Direction

Within Reading Borough Town Centre, Article 4 Directions have been made to further protect properties within the city's Conservation Areas.

The property is not subject to the Article 4 directions. ([See link](#))



Local Plan – Principle of development

Please, find attached some relevant extracts from the Reading Borough area Local Plan. ([See link](#))



Density and Mix

H2: DENSITY AND MIX

The appropriate density of residential development will be informed by:

- the character and mix of uses of the area in which it is located, including the housing mix, and including consideration of any nearby heritage assets or important landscape or townscape areas;
- its current and future level of accessibility by walking, cycling and public transport;
- the need to achieve high quality design;
- the need to maximise the efficiency of land use; and
- the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.

Indicative densities for different types of area are set out in figure 4.5, but the criteria above may indicate that a different density is appropriate. Residential development capacity figures within the site allocation policies are often based on these densities, but

the capacity of each site will likewise depend on various factors that need to be addressed at application stage, including detailed design and layout, and may differ from the range set out in the allocation. Net densities of below 30 dwellings per hectare will not be acceptable.

Wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6, in particular for family homes of three or more bedrooms. As a minimum, on new developments for 10 or more dwellings outside the central area and defined district and local centres, planning decisions will ensure that over 50% of dwellings will be of 3 bedrooms or more, having regard to all other material considerations.

Residential proposals for ten houses or more (excluding houses that are to be provided as affordable homes) will consider making appropriate provision for plots as self- or custom-build wherever viable and achievable, based on the number of entries on the self-build register. The provision of self-build plots will be secured through legal agreement. Any plots that have not been sold after 12 months of appropriate marketing will revert to the developer to build.

House Extensions and Ancillary Accommodation

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

An extension to a house or other householder development will be acceptable where it:

- Respects the character and appearance of the house in terms of scale, location, materials and design;
- Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line;
- Does not present an overbearing impact on neighbours or a large blank façade to public areas; and
- Does not result in a loss of biodiversity within gardens.

In addition to the above, ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately.

4.4.73 It is important to read this policy in conjunction with Policy CC8 on safeguarding amenity, as most of the planning issues associated with house extensions relate to impacts on neighbours. Policies on private outdoor space (H10), loss of trees (EN14) and the Council's SPG on House Extensions are also relevant. The policy relates to all types of extension and ancillary accommodation, such as porches, dormer windows and ancillary buildings (e.g. garages and sheds).

4.4.74 Reading is a dense urban area, and there is limited land for new housing development. When household needs change, particularly through growing families, the ability to extend a house can give an alternative to moving to a larger property, often in a less accessible location, or out of the Borough. Such a movement of families can act against creating mixed communities. Therefore, it is important to ensure that, where a household wishes to stay in an existing house, there is as much flexibility as possible to do so. However, extensions can cause undesirable planning issues, and these must be addressed in policy.

4.4.75 Extensions to the side and front of houses are particularly visible, although rear extensions may also be visible from streets, public spaces and footpaths. In those cases, it is important to reflect the character of the street and ensure that an extension is not visually dominant in a way that detracts from its surroundings. Extensions should reflect the building line, or, preferably, be set back from the building line. They should also ensure that, where gaps between dwellings are a key part of the character of the street, they are retained. Some types of additions, for example box-shaped dormer windows facing the highway, are unlikely to be acceptable under the terms of this policy.

4.4.76 A number of demographic trends are also at work in Reading, including an ageing population, as well as less traditional household arrangements. The provision of ancillary accommodation,

Local Plan – Principle of development

Please, find attached some relevant extracts from the Reading Borough area Local Plan. ([See link](#))



Private and Communal Outdoor Space

H10: PRIVATE AND COMMUNAL OUTDOOR SPACE

Dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens.

The design of outdoor areas will respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.

Car and Cycle Parking and Electric Vehicle Charging

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

Development should make the following provision for electric vehicle charging points:

- All new houses with dedicated off-street parking should provide charging points;
- Within communal car parks for residential or non-residential developments of at least 10 spaces, 10% of spaces should provide an active charging point.

Development of Private Residential Gardens

H11: DEVELOPMENT OF PRIVATE RESIDENTIAL GARDENS

Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will be acceptable where:

- 1) *The proposal makes a positive contribution to the character of the area in terms of:*
 - The relationship of the existing built form and spaces around buildings within the surrounding area;
 - A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and existing pattern of openings and boundary treatments on the site frontage;
 - Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges, etc;
 - Compatibility with the general building height within the surrounding area;
 - The materials and elevational detail. These should be high quality, and where appropriate distinctive and/or complementary;
 - The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.
- 2) *The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;*
- 3) *The proposal includes access, which meets appropriate highway standards;*
- 4) *The proposal does not lead to tandem development⁶⁹;*
- 5) *The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures;*
- 6) *The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants;*
- 7) *The emphasis is on the provision of family-sized housing;*
- 8) *The development provides biodiversity net gain wherever possible, and would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent green space are deemed to make an important contribution to biodiversity and contribute to the green network; and*
- 9) *The proposal does not prejudice the satisfactory development of a wider area.*

Existing pictures



Existing pictures



The Proposal

The current proposal seeks to improve the layout of the existing family house by extending the building and more rooms for the family.

With this in mind, the application proposes the following:

1. Internal layout improvements
2. 4m rear extension at Lower Ground Floor and Ground Floor levels
3. Loft conversion and erection of two dormer extensions to both sides of the roof
4. Enlargement (demolition and rebuilding) of the existing outbuild for storage purposes
5. New platform to the front of the property to accommodate off-street car parking



Schedule of Accommodation

Bedroom 1: 11.80 m²
 Bedroom 2: 17.00 m²
 Bedroom 3: 12.10 m²
 Bedroom 4: 13.20 m²
 Bedroom 5: 19.00 m²
 Bedroom 6: 17.30 m²

Office : 15.30 m²
 Office 1: 15.80 m²
 Office 2: 7.30 m²

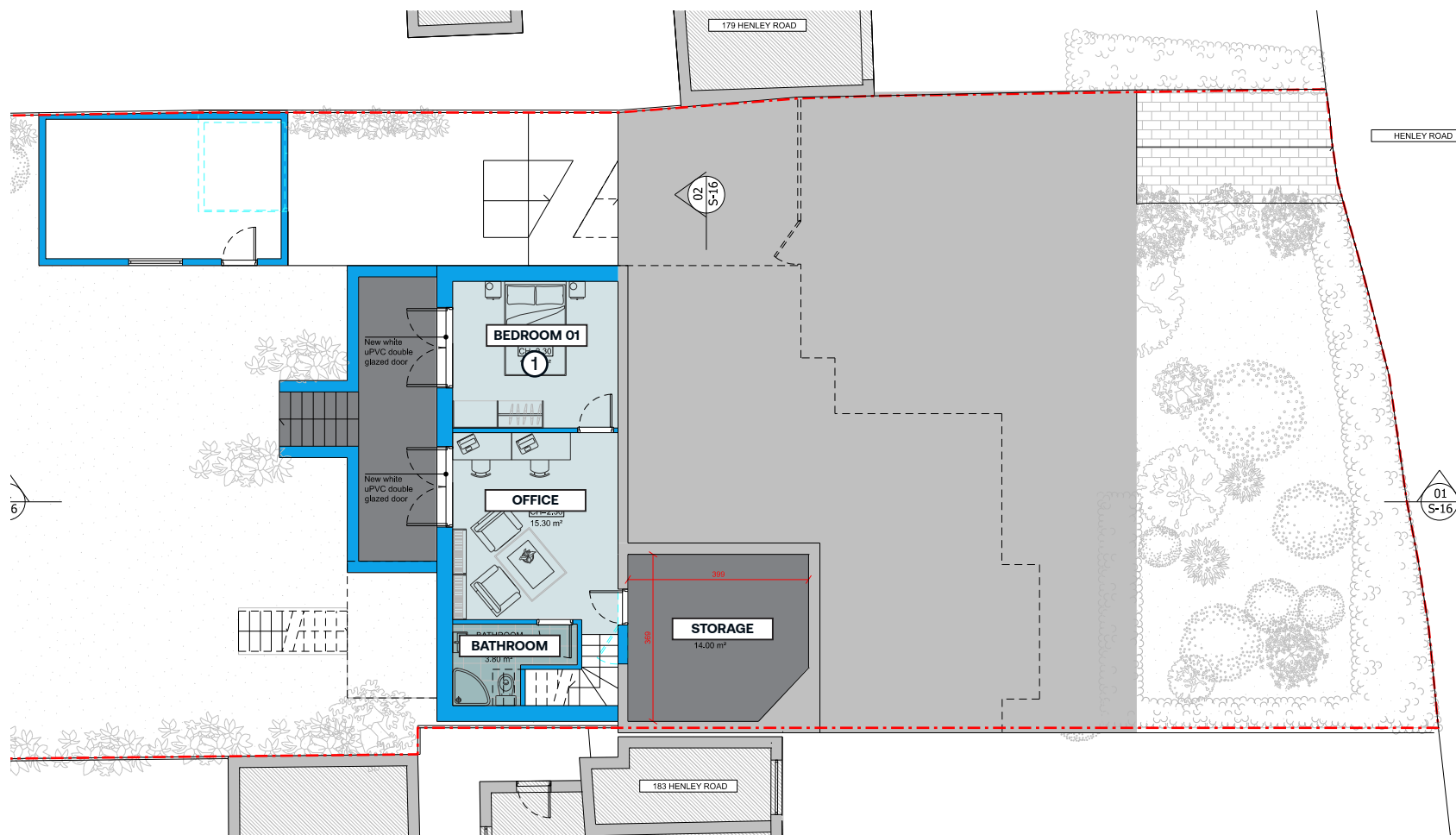
Kitchen/Dining: 22.20 m²
 Living Room: 12.20 m²

Shared Bathroom 1: 3.80 m²
 Shared Bathroom 2: 4.80 m²
 Shared Bathroom 3: 3.80 m²
 WC: 1.70 m²
 En-Suite 1: 4.50 m²

Storage: 16.00 m²

Legend

- Communal areas
- Bathrooms
- Corridors and stairs
- Bedrooms
- Garden
- Utilities and services
- ① Number of room occupants



Lower Ground Floor Plan

Schedule of Accommodation

Bedroom 1: 11.80 m²
 Bedroom 2: 17.00 m²
 Bedroom 3: 12.10 m²
 Bedroom 4: 13.20 m²
 Bedroom 5: 19.00 m²
 Bedroom 6: 17.30 m²

Office : 15.30 m²
 Office 1: 15.80 m²
 Office 2: 7.30 m²

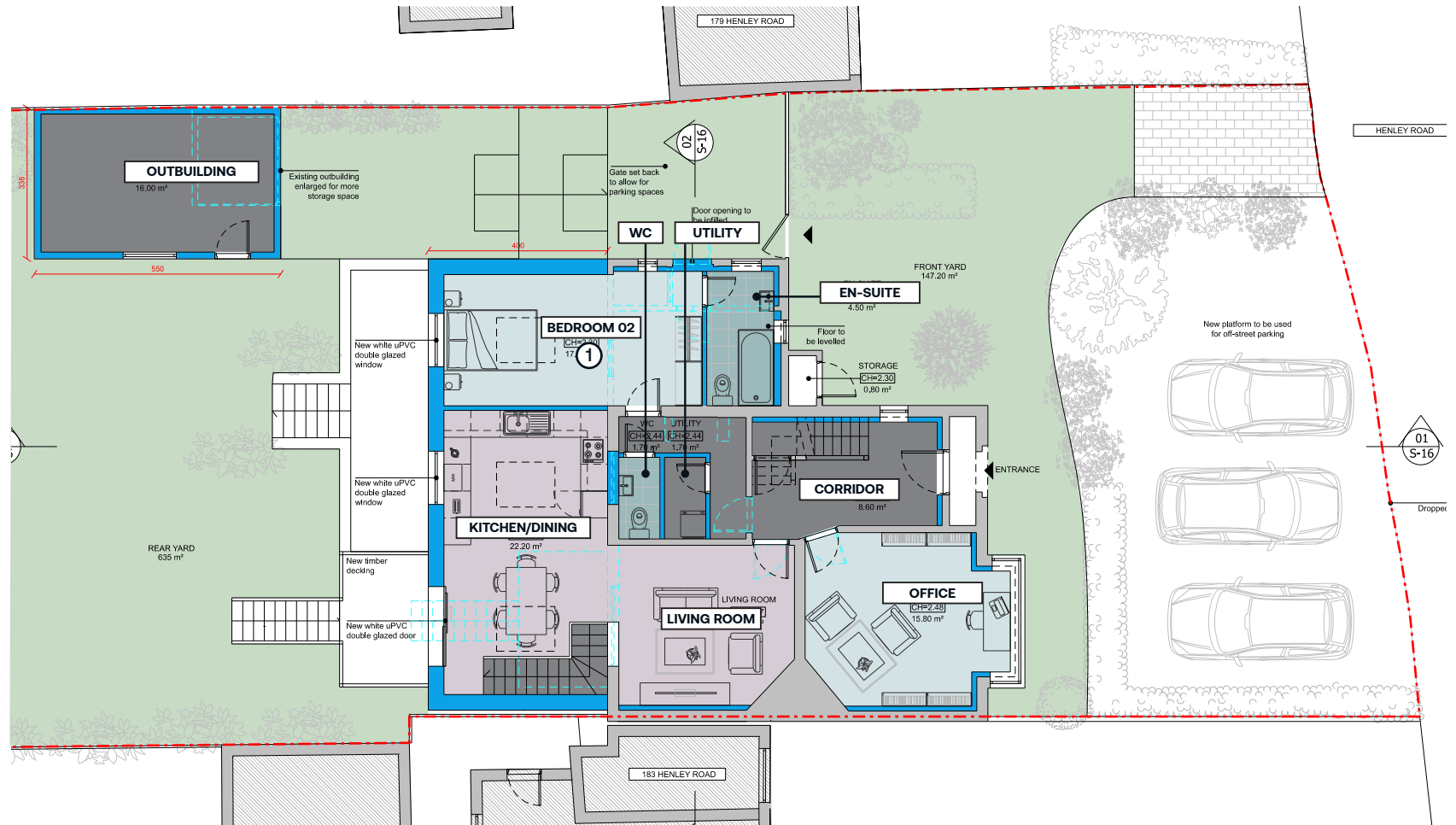
Kitchen/Dining: 22.20 m²
 Living Room: 12.20 m²

Shared Bathroom 1: 3.80 m²
 Shared Bathroom 2: 4.80 m²
 Shared Bathroom 3: 3.80 m²
 WC: 1.70 m²
 En-Suite 1: 4.50 m²

Storage: 16.00 m²

Legend

- Communal areas
- Bathrooms
- Corridors and stairs
- Bedrooms
- Garden
- Utilities and services
- ① Number of room occupants



Ground Floor Plan

Schedule of Accommodation

Bedroom 1: 11.80 m²
 Bedroom 2: 17.00 m²
 Bedroom 3: 12.10 m²
 Bedroom 4: 13.20 m²
 Bedroom 5: 19.00 m²
 Bedroom 6: 17.30 m²

Office : 15.30 m²
 Office 1: 15.80 m²
 Office 2: 7.30 m²

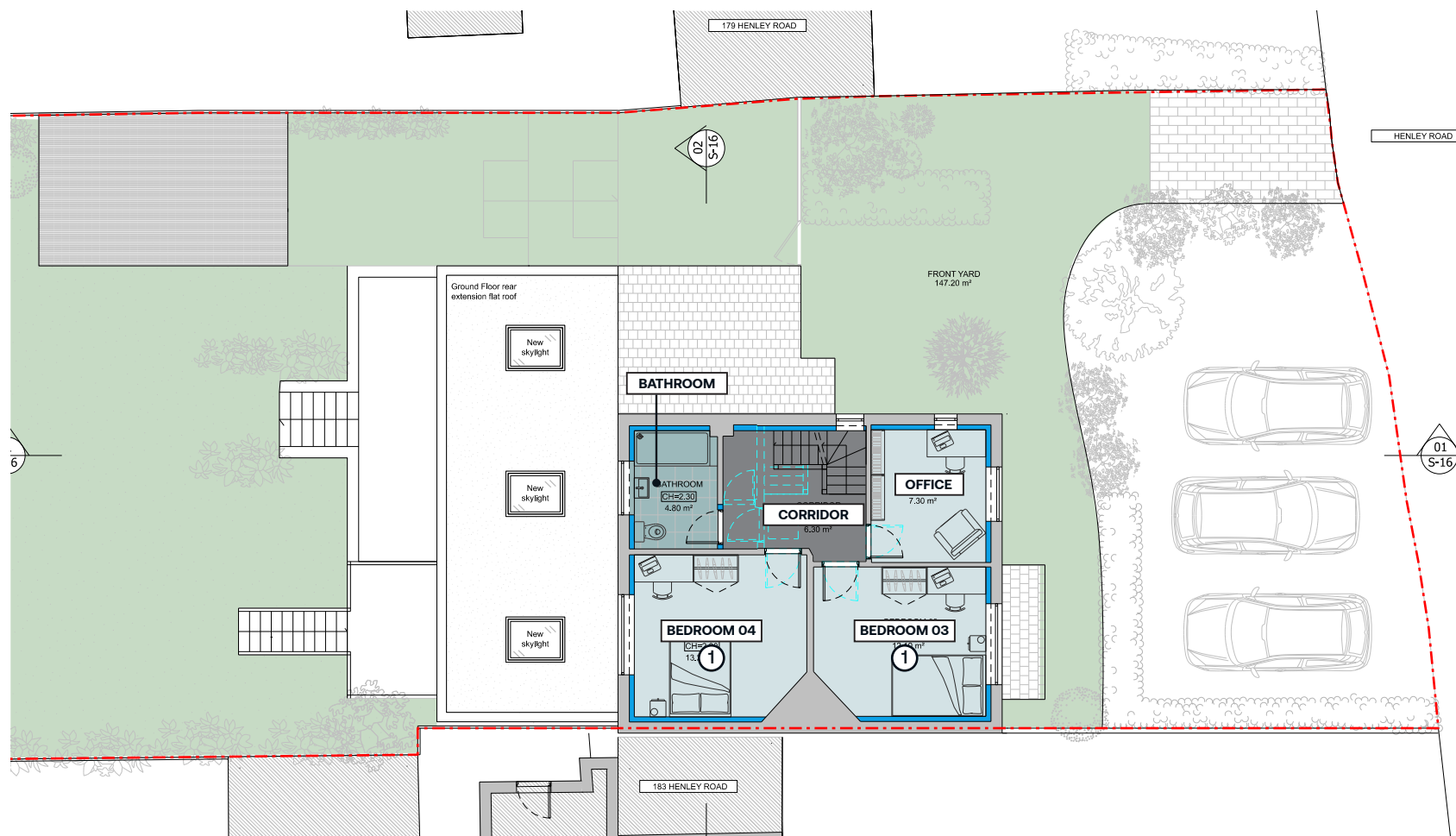
Kitchen/Dining: 22.20 m²
 Living Room: 12.20 m²

Shared Bathroom 1: 3.80 m²
 Shared Bathroom 2: 4.80 m²
 Shared Bathroom 3: 3.80 m²
 WC: 1.70 m²
 En-Suite 1: 4.50 m²

Storage: 16.00 m²

Legend

- Communal areas
- Bathrooms
- Corridors and stairs
- Bedrooms
- Garden
- Utilities and services
- ① Number of room occupants



First Floor Plan

Schedule of Accommodation

Bedroom 1: 11.80 m²
 Bedroom 2: 17.00 m²
 Bedroom 3: 12.10 m²
 Bedroom 4: 13.20 m²
 Bedroom 5: 19.00 m²
 Bedroom 6: 17.30 m²

Office : 15.30 m²
 Office 1: 15.80 m²
 Office 2: 7.30 m²

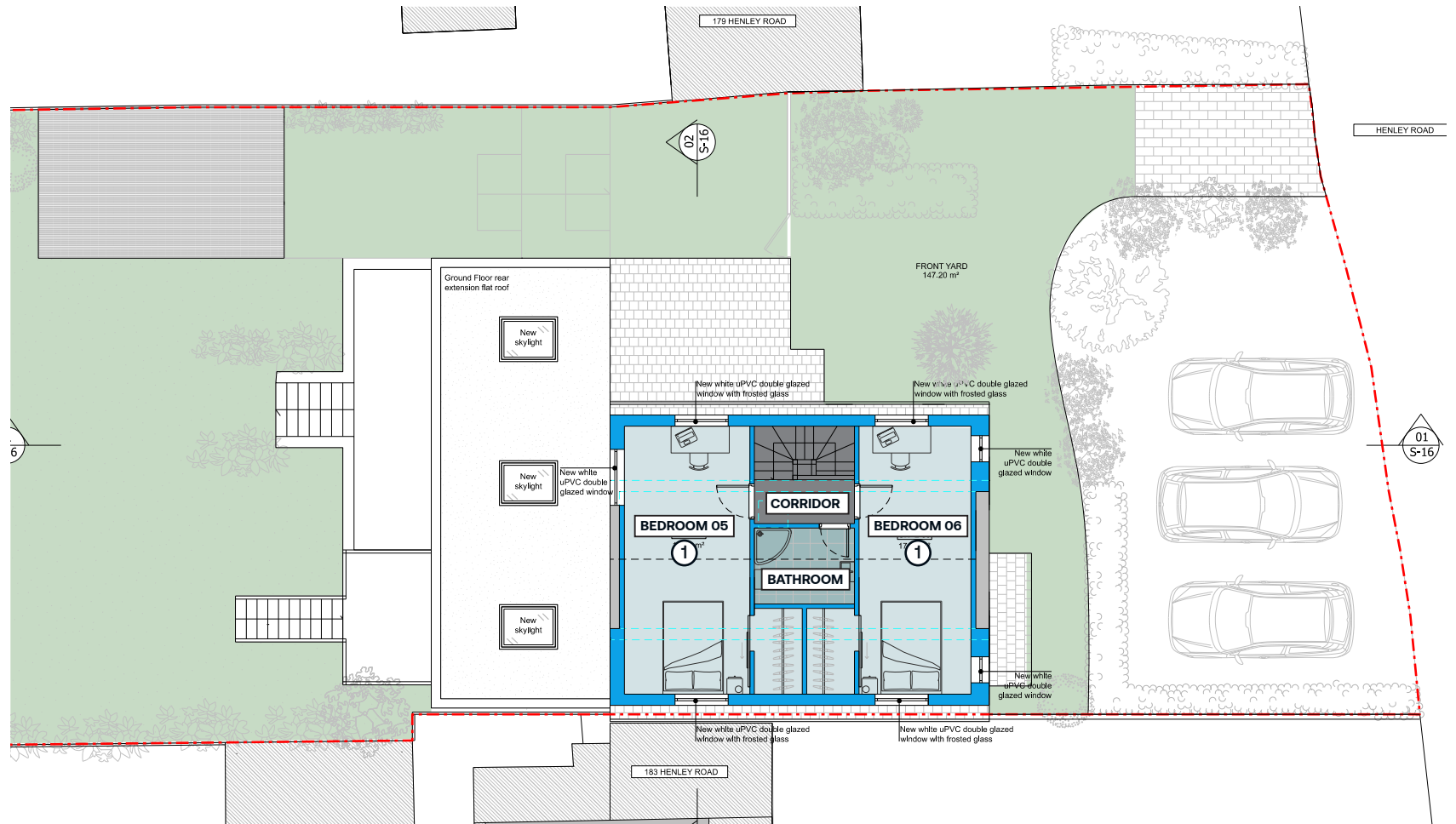
Kitchen/Dining: 22.20 m²
 Living Room: 12.20 m²

Shared Bathroom 1: 3.80 m²
 Shared Bathroom 2: 4.80 m²
 Shared Bathroom 3: 3.80 m²
 WC: 1.70 m²
 En-Suite 1: 4.50 m²

Storage: 16.00 m²

Legend

- Communal areas
- Bathrooms
- Corridors and stairs
- Bedrooms
- Garden
- Utilities and services
- ① Number of room occupants



Loft Plan

Bins and Bikes

Total: 3no. Bins

Total: 6no. Bikes

Promoting Green Mobility

A bikes enclosure hosting up to 6no. bikes are located at the rear of the property in a secure area under the surveillance of a security camera.

Promoting Recycling

The bins are located at the front of the property along the Henley road with easy access from the main road. They'll be located within dedicated bins enclosures.

2no. 140L Recycling bins

1no. 140L General Waste bin



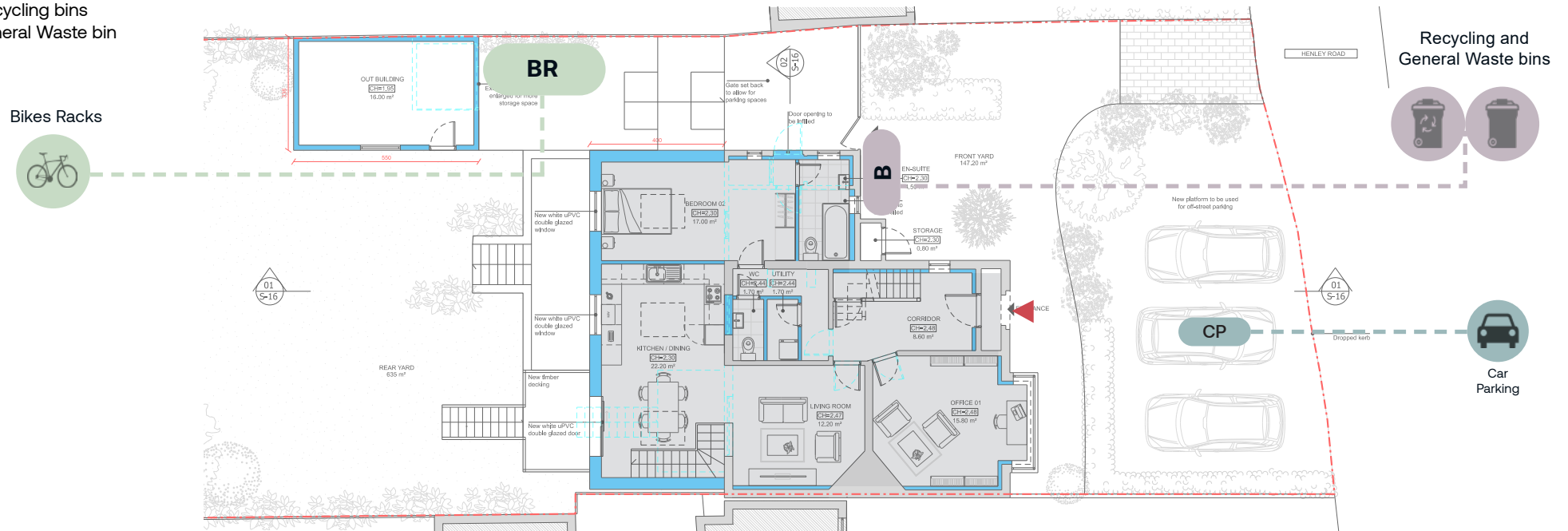
The new parking area will consist of 3 no.parking spaces.



All bins to be positioned within dedicated bins enclosure.



All bikes to be positioned within dedicated enclosures.



Proposed ground floor plan

Security

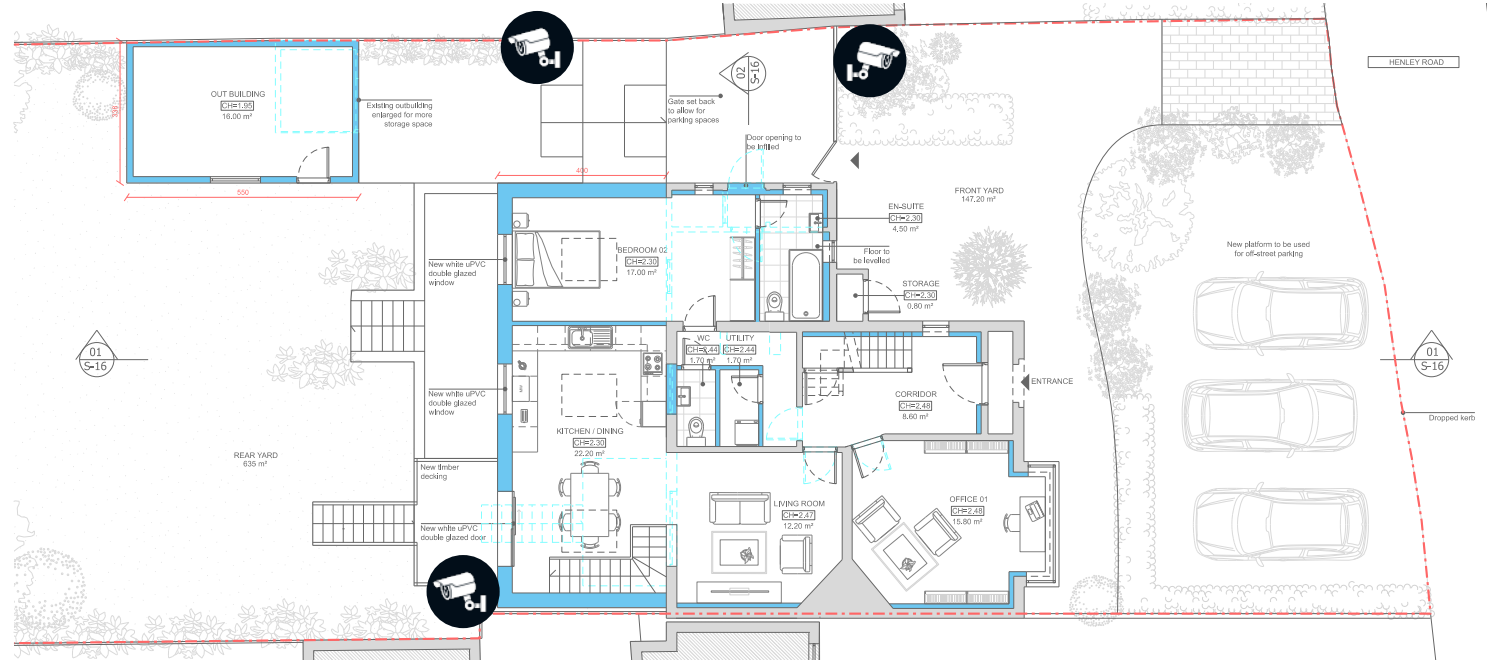
Keeping it safe

All the accesses of the property are provided with security cameras and motion sensor alarms to work as a deterrent and improve the safety of the occupants.

In the rearyard, an outdoor surveillance cameras with wifi and 24 hour recording are proposed to be installed.



CCTV Cameras location

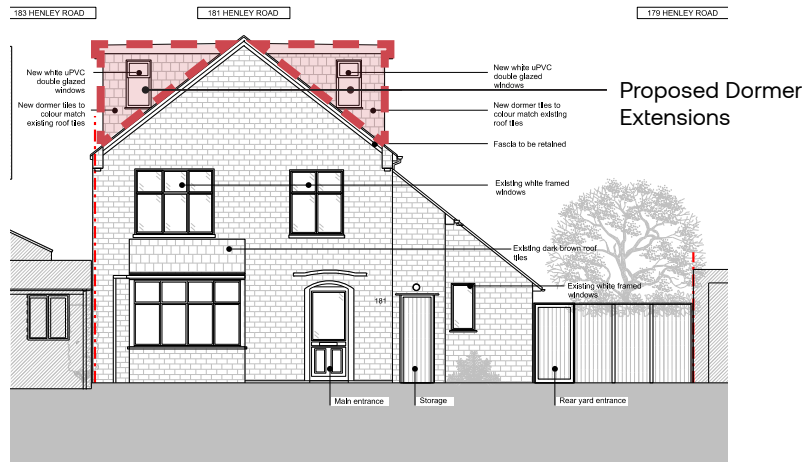


Proposed ground floor plan

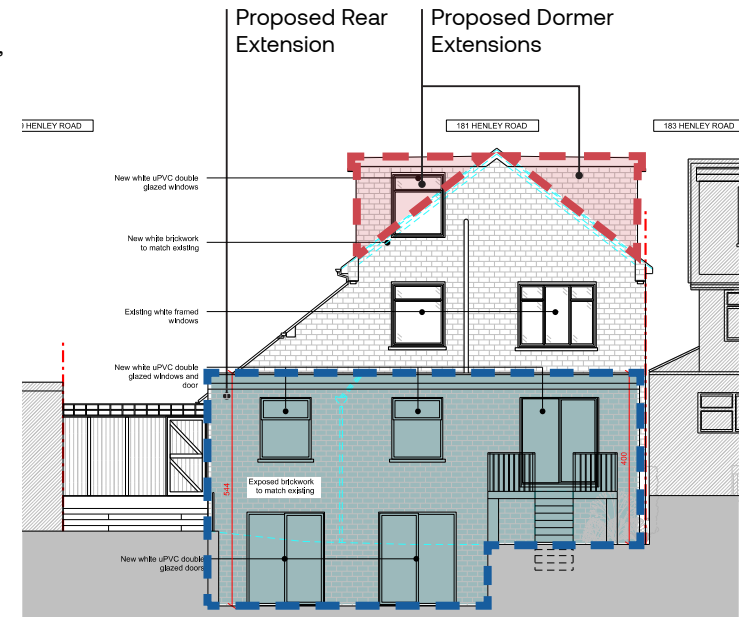
Design Guidelines

The extensions are designed to blend with the main building.

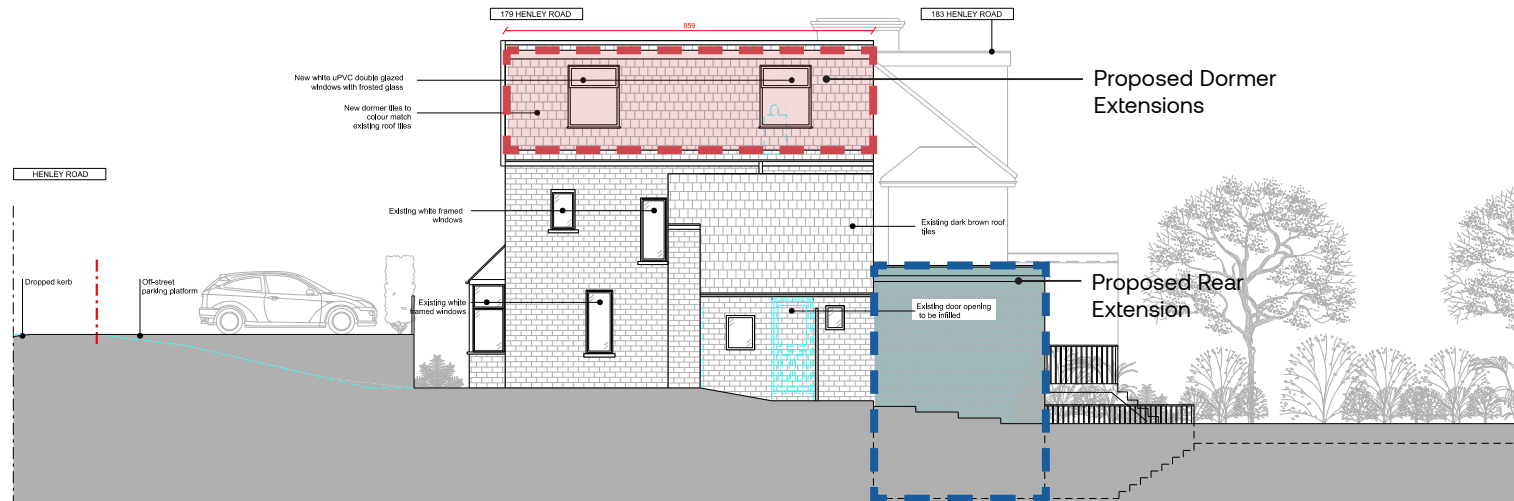
Because of its position and dimensions, the proposed extensions are not going to cause a loss of light to the neighbours' properties.



Front Elevation



Rear Elevation



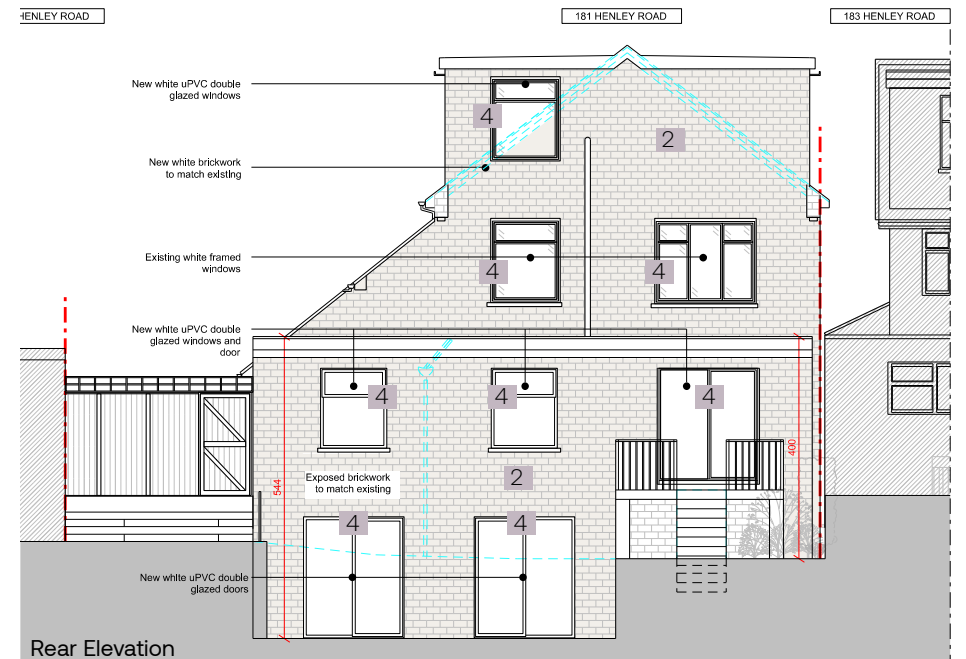
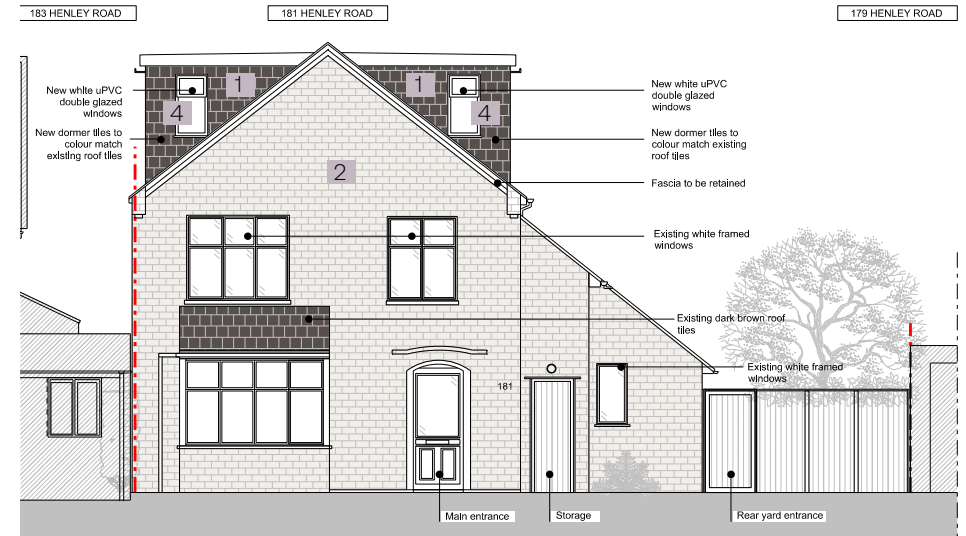
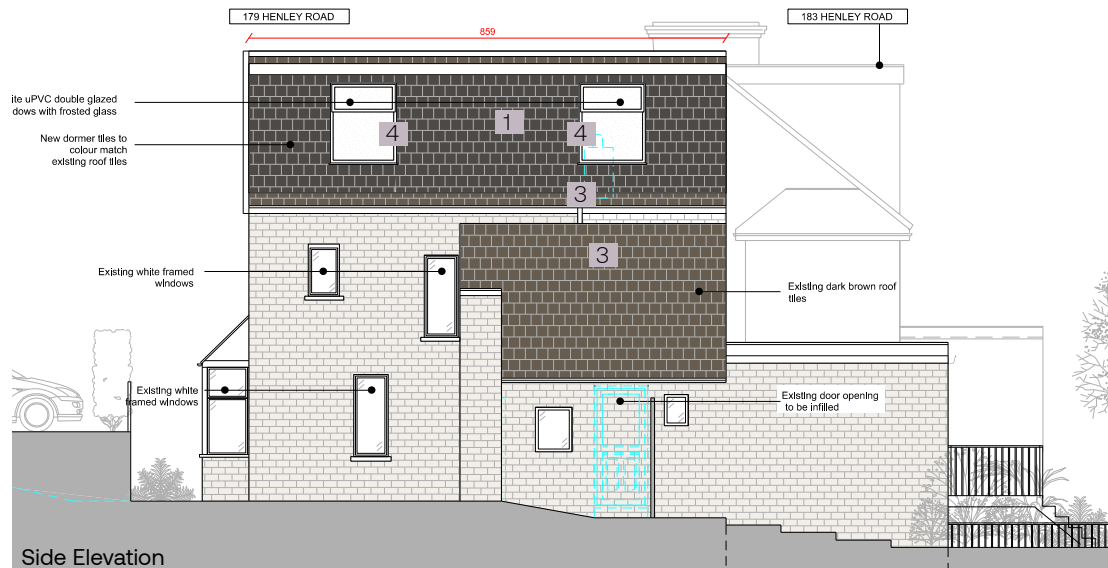
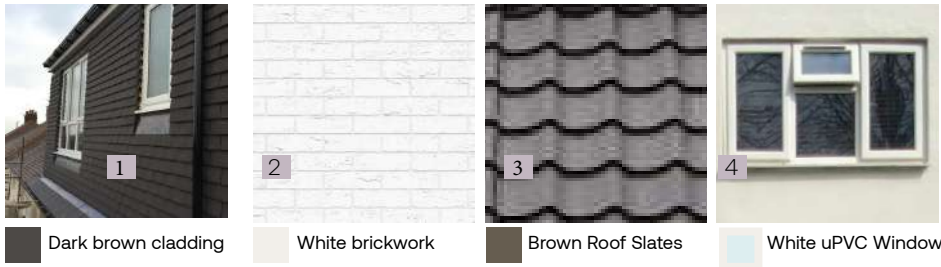
Materials Selection

The materials chosen for the exteriors are:

- White painted brickwork for the rear Ground Floor extension, to match with existing side and rear elevation
- Brown dormer tiles to match with existing roof
- The new windows and doors will have a white frame to match the existing ones
- Dark brown cladding on the dormer extensions to match the existing roof on the side elevation

These materials will give a sympathetic touch to the new volumes, all to improve the architectural quality of the building, creating an architectural element perfectly integrated with the context.

Windows will be in UPVC with double glazed glass to match the existing windows of the building and to improve both acoustic and thermal insulation.



Conclusion

The current Householder Application proposes the following:

1. Internal layout improvements
2. 4m rear extension at Lower Ground Floor and Ground Floor levels
3. Loft conversion and erection of two dormer extensions to both sides of the roof
4. Enlargement (demolition and rebuilding) of the existing outbuild for storage purposes
5. New platform to the front of the property to accommodate off-street car parking

The proposed development will optimise the use of the site by creating a good environment for the family members who will benefit from larger bedrooms, home office spaces and enlarged kitchen and dining area with improved view on the garden, all to create a comfortable environment for the occupants to live in.



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