

FRIEND AND COMPANY

Design and Access Statement

For
PROPOSED ALTERATIONS
104 Norcot Road
Tilehurst
Reading
RG30 6BT

August 2024

1. Introduction

This Design & Access Statement supports an application for 'Householder Planning Consent' for the proposed alterations at: 104 Norcot Road, Tilehurst, Reading RG30 6BT. To be read in conjunction with the Schedule of Drawings attached listing drawings: 001 Existing Topographical Drawing; 002 Existing Plan Ground Floor; 003 Existing Plan First Floor; 004 Existing Plan Roof; 005 Existing Section; 050 Location Plan; 502 Proposed Plan Ground Floor; 503 Proposed Plan First Floor; 504 Proposed Plan Roof; 505 Proposed Section; 512 Proposed Elevations; 513 Proposed Views.

2. Site and Surroundings

104 Norcot Road is a three bedroomed house built in 1970s whose site bridges Norcot Road and Sanctuary Close to rear located within the Tilehurst Ward of Reading Borough Council.

3. Proposal

The proposed alterations to the house consist of upgrading the ground floor Utility / WC and Kitchen including addition of a zero-carbon super green full width, single storey, rear extension deploying the latest in timber kit-build and carbon neutral technologies available to build a lightweight affordable all timber rear house extension. The addition of high-level ventilation openings in the new extension will enable the house to benefit from secure natural stacked-ventilation to cool the whole house in the summer months.

Existing shared bathroom provision on the first floor contains a very small shower, WC and basin with a separate ground floor WC containing a toilet with no basin. The existing arrangement offers very little space and it is incompatible with modern living standards. This proposal seeks to provide additional sanitary fixtures and fittings in a single, more spacious room on ground floor Utility / WC with a new shower to complement the existing shower on the first floor.

Existing kitchen to rear is very small and has poor provision of work surface. The proposal seeks to open up the kitchen to create a more spacious feel with improved circulation and a better relationship with the living / kitchen / dining room. The tall storage will be contained within more compact, modern units and the relationship with the open planning living space will be improved with addition of a glass sliding screen door between the lounge and the kitchen. Whilst the opportunity to open up the new kitchen dining room to the garden will turn the kitchen / dining room into a garden room with new views of the garden bringing more light into the heart of the main house.

4. Landscaping

Landscape alterations include addition of hard landscaping deck and step in front of the proposed new, single storey, rear extension sliding doors.

FRIEND AND COMPANY

5. Planning History

There are no previous planning applications related to this project. Though the following properties have had applications approved for large side and rear extensions:

Case Number: 130603/FUL

Address: 100 Norcot Road, Tilehurst, Reading RG30 6BT

Approval of a full width rear and flanking (side) extension increasing the ground floor footprint of the existing house by an additional 40%.

6. Design and Heritage Considerations

The key design issues to be considered are the impact on the area which was historically farmland that housing was sequentially added to in the 1950s and 1970s. These matters have been addressed in developing these proposals and we believe that the design would preserve the character and appearance of the existing 1970s house whilst improving its functionality. The character and scale of the building will remain unchanged as the existing pitched roof dominates both front and rear elevations and the proposed rear extension is subservient to the existing dwelling, respecting the original design and style. Neighbouring houses are obscured by the topography of the hill in which houses are detached and staggered confirming no effect on the local area and nearby properties many of which have been altered and extended and are double the footprint of 104 Norcot Road. Confirming the new rear extension does not present any new overlooking nor overshadowing of neighbouring properties as the garden borders are well established trees and shrubs of significant height, plus the proposed rear extension is only single storey.

7. Access

The existing pedestrian access will remain unchanged. There is no change to existing vehicular access to front and rear streets.

8. High Quality Design

Friend and Company Architects portfolio of completed work includes award-winning selfbuild housing as well as sensitive conversions of historic, often listed buildings. Each project, regardless of scale, is the result of detailed research into the context and local site characteristics offering opportunities to apply our masterful understanding of material technologies in the most sustainable and affordable way. We are adept at finding imaginative solutions to complex spatial problems, and have a particular interest in engineered solutions born of our expertise in systemised and kit-building methods of construction. Ideally we like to be closely involved when a project goes on site, retaining a continuous dialogue with contractors and sub-contractors helping to ensure precision in the highest quality of finishes.

We have a proven track record in designing and building high quality projects recognised by the following recent awards for housing:

AJ Architecture Awards 2023

Camden Design Awards Shortlisted 2022

NLA Don't Move Improve Awards Winner 2018

AJ RetroFit Awards Shortlisted 2018

Dezeen Awards Shortlisted 2018

FRIEND AND COMPANY

9. A Sustainable Practice in the Making

We strive to make our projects shining examples of sustainable practice as possible. Much of our work is founded around Climate Literacy and builds on Founding Director Adrian Friend's expertise and involvement in the RIBA Ethics and Sustainable Development Commission (2018) that contributed to the RIBA Plan of Work and the RIBA Sustainable Outputs Guide - a model of Climate Literacy in the Built Environment adopted by leading architects and interior designers globally. Many of the low carbon technologies we develop further as we deploy through our practice based research, much of which has been recognised and funded by UK research councils.

10. Planning Policy

Reading Borough Local Development Framework (Adopted 2015) and the Reading Borough Local Plan (Adopted 2019) have been reviewed as part of the design development as has the Design Guide to House Extensions Supplementary Planning Document (2021). Confirming design of the proposed house extension is a showcase of the latest carbon neutral timber kit building technologies to ensure Reading Borough Local Plan high quality innovative and sustainable policies listed below, are incorporated in a quality sustainable development that considers impact on the proposed dwelling and local amenity:

CC2: Sustainable Design and Construction

CC3: Adaption to Climate Change

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN12: Biodiversity and the Green Network

EN14: Trees, Hedges and Woodlands

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging