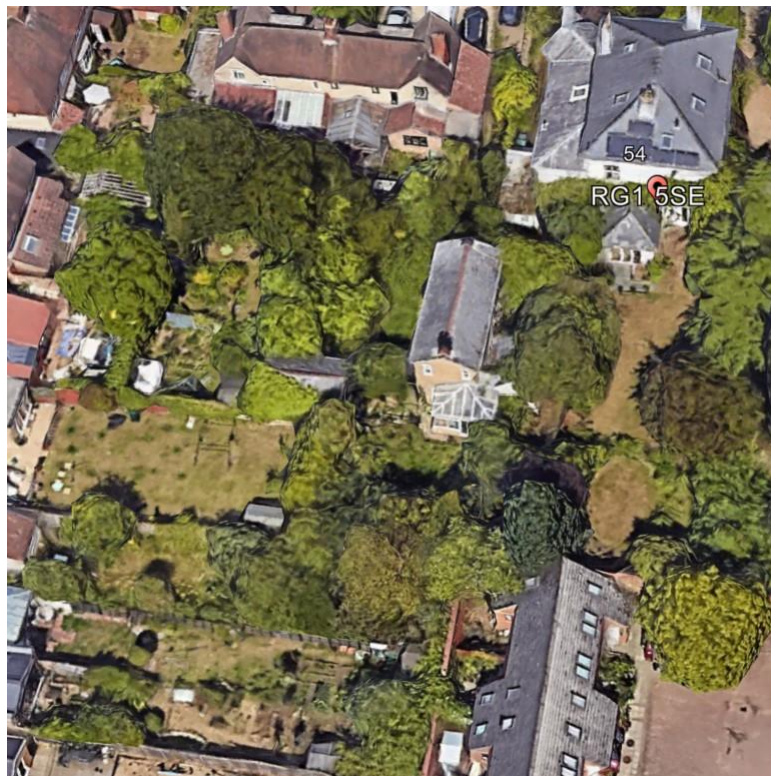

DESIGN AND ACCESS STATEMENT

54, Eastern Ave.,
Reading, West Berks, RG1 5SE.



Prepared for: Julliet Jeremy

Prepared by: Christopher Stone BA(hons)

EXECUTIVE SUMMARY

1.Objective.

1.1 It is the objective of the document to explain the proposal for the planning permission for a two storey rear extension, and a single storey side extension at 54, Eastern Ave., Reading, West Berks, RG1 5SE.

2. Site and context.

2.1 , 54, Eastern Ave.,Reading, West Berks, RG1 5SE. is a three bedroomed detached cottage situated in Reading.

2.2 It is situated on a generous plot, to the rear of large Victorian/Edwardian houses.

2.3 The cottage is set back from the road and has a drop curb and shingle drive to the front with parking for 2 cars and is accessed through a gate into the garden.



Fig.1 Front elevation



Fig 2. Side elevation

2.4 The road consists of a mix of large detached and semi-detached houses on good sized plots.

2.5 The road is a typical leafy suburban avenue.

3. Heritage.

3.1 The property is not listed but is in a conservation area.

4. The Property.

4.1 The cottage is built from solid brick construction and at some stage has been unsympathetically rendered.

4.2 The original cottage dates from the 1880s.

4.3 The cottage retains many of its original features both inside and out, despite the render covering the original brickwork.

4.4 The garden is laid to lawn with beds around the perimeter. The boundaries are well stocked with taller established mature plants which provide screening.

4.5 The property is a beautiful building and is set in a quite magical setting for a city center. However, the property is in need of complete refurbishment.

5. The Proposal

5.1 Planning permission is sought for a for a two storey rear extension, and a single storey side extension.

5.1.1 The proposal removes an ugly 1980s conservatory which is energy inefficient, freezing cold in the winter and too hot in the summer, and replaces it with a orangery style extension which is opened up into the tiny almost unusable dining area and creates a nice spacious living area leading onto the garden.

5.1.2 This single storey side extension benefits from bi fold doors opening onto the garden and a roof lantern.

5.2 Additionally, the proposal is for a small two storey rear extension which enlarges the kitchen on the ground floor making a more usable space and on the first floor providing a small upstairs bathroom to service the three bedrooms.

5.2.1 The downstairs shower and toilet is retained for visitors, but the proposal allows the space to be opened up under the stairs to provide some utility space.

5.2.2 The existing kitchen area will be vaulted to make it feel larger and brighter and to reveal the old timbers.

5.2.3 The kitchen will benefit from a small set of French doors will open out onto the small courtyard.

6. Amount of development

6.1

GF Existing - 57m² GF Proposed - 71m² Increase GF = 14m²

FF Existing - 36m² FF Proposed – 41m² Increase FF = 5m²

Total increase in floor area = 19m²

7. Design

7.1.1 The design is sympathetic to the original cottage in both form and use of material palette.

7.1.2 The single storey extension is face brick with detail brickwork around the parapet and has a clean look without the need for unsightly gutters and fascias.

7.1.3 The flat roof behind the parapet contains a roof lantern.

7.1.4 This single storey extension benefits from two small sets of bifold doors.

7.1.5 The design of the small two storey rear extension works neatly onto the side of the kitchen with its simple form and material palette to match the existing.

7.1.6 The second storey element has been carefully stepped back from the boundary to minimize the impact on the neighbours. It has a small window which is obscured glass.

7.1.7 The roof of this second storey is hipped to even further reduce the impact and blends seamlessly into the existing roof with its matching material palette

7.1.8 The kitchen will benefit from a small fixed velux window providing extra light.

8. Access

8.1 There is no negative effect on access.

8.2 There is no negative effect on parking on the drive.

9. Environmental considerations

9.1 Environmental

9.1.1 There is no negative environmental impact of the new proposal.

9.1.2 The client will be installing a heat pump under the government scheme as part of the project.

9.1.3 The proposal includes solar panels on the south facing roof pitch.

9.2 Flood risk assessment

No parts of the site are within zones high to very low of the Environment Agency Flood Risk Assessment Map. The proposed alterations would have no impact on the likelihood of this or neighbouring sites to be flooded. New soak-aways would be installed to meet the requirements of approved document H.

9.3 Trees

There are no tree protection orders on the proposed site, however there is a yew hedge which has been retained and referenced on the drawings, as it is mentioned in a recent environmental report by the council.

9.4 Biodiversity

The biodiversity of the area has been taken very seriously at all design stages.

10. Planning considerations

10.1 Light

Sun analysis has been run on the summer solstice and shown in the drawing pack. From this it can be seen that because of the orientation of the existing cottage and the position of the extensions that there is no significant shadowing or loss of light to the neighbouring properties.

10.2 Planning history

10.2.1 Recent Planning history of site-

No relevant

Planning policy considered: -

CS 14

Design Principles

New development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. Good design relates not only to the appearance of a development, but the way in which it functions. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place.

Development proposals will be expected to:

Create safe environments, addressing crime prevention and community safety. Make good provision for access by all transport modes.

Ensure environments are accessible to all and give priority to pedestrian and cycle access providing linkages and integration with surrounding uses and open spaces.

Make efficient use of land whilst respecting the density, character, landscape and biodiversity of the surrounding area.

Consider opportunities for a mix of uses, buildings and landscaping.

Consider opportunities for public art.

Conserve and enhance the historic and cultural assets of West Berkshire.

Provide, conserve and enhance biodiversity and create linkages between green spaces and wildlife corridors.

Make a clear distinction between public and private spaces and enhance the public realm.

Consider opportunities for including Home Zones(71) where practicable.

All development proposals will be expected to seek to minimise carbon dioxide emissions through sustainable design and construction, energy efficiency, and the incorporation of renewable energy technology as appropriate and in accordance with Policy CS15: Sustainable Construction and Energy Efficiency

12. Achieving well-designed and beautiful places
Paragraphs 131 to 141

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

132. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

133. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

134. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

135. Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

11. Conclusion

The design and materials palette of the proposal is complimentary to the character of the site and area.

The material palette enhances the form of the extensions and shows architectural integrity.

There is no negative impact on the appearance of the site.

The impact on neighbour amenity is not considered negative and the size and volume of the proposal will not cause any overbearing effect or loss of light, particularly in view of the orientation of the building in relation to the nearest buildings.

Relevant policies are complied with.

Overall, the impact of the proposed development is positive.

