



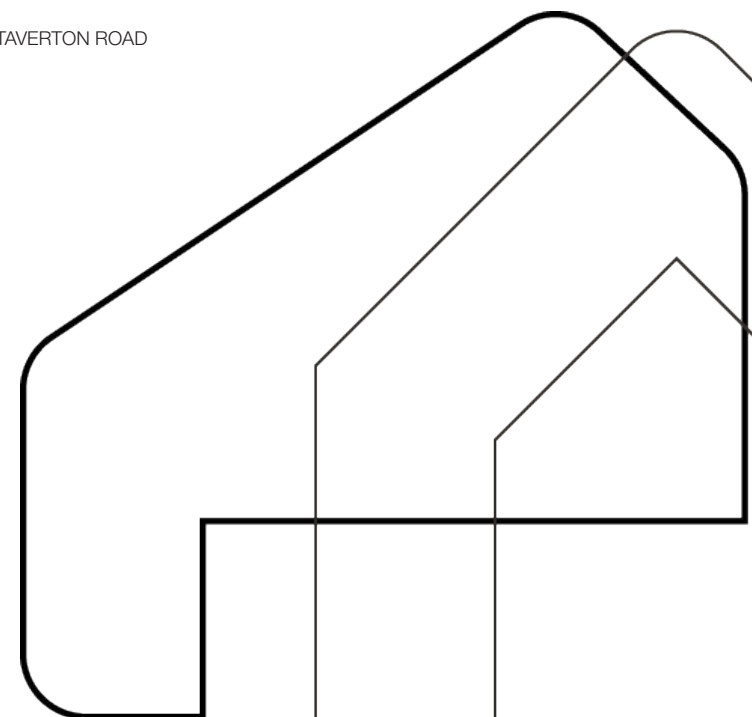
DESIGN AND ACCESS STATEMENT | MAY 2025 |

IN SUPPORT OF

INTERNAL RECONFIGURATION &
REAR EXTENSION

AT

164 STAVERTON ROAD



1.0 INTRODUCTION

It is our client's intention to adapt and extend the rear of their residential property at 164 Staverton Road.

The current spatial configuration features two levels of accommodation accessed by a canopied front door situated beyond a large driveway, with ample space for 3 parked cars.

The existing Ground Floor plan incorporates a double aspect living and dining room, which provides views across the front and rear gardens, a kitchen with separate access to the rear, a small WC and reasonably sized bathroom.

The upper storey accessed by a stairwell adjacent to the front facade features a double aspect Master Bedroom, mirroring the footprint of the living and dining room below, and two further bedrooms, one offering views across the front driveway while the other providing an aspect of the rear garden.

Access to the rear garden is achieved via a wide side alleyway and offers substantial amenity space comprising a lawn and borders for planting of ornamental trees and shrubs.

The new proposal seeks to expand the footprint of the ground floor by introducing a rear extension. This will allow the rear of the property to be reconfigured into an open-plan living and dining arrangement commensurate with modern ideals and living standards.

This statement sets out principles of the scheme and indicates how the proposal attempts to meet local and national planning policies.



FIGURE 01 Photograph of the front facade of 164 Staverton Road

2.0 SITE LOCATION

164 Staverton Road is located in Reading, Berkshire, within the RG2 7JY postcode area and under the jurisdiction of Reading Borough Council

The property is situated in an exclusively residential street characterized by semi-detached and terraced houses and forms part of a wave of construction dating back to the 1930s.

3.0 REFERENCE DOCUMENTATION / PLANNING GUIDANCE

- National Planning Policy Framework
- Reading Borough Local Plan (Adopted 4th November 2019)
- Reading Borough Local Plan - Design Guide to House Extensions (Adopted March 2021)

4.0 PLANNING HISTORY

There are no current or past planning applications relating to the property on record.



● Denotes property location

FIGURE 2. AERIAL VIEW
164 Staverton Road
Reading

FIGURE 3. Aerial View
164 Staverton Road
Reading

5.0 WIDER CONTEXT

Staverton Road benefits from excellent transport links, making it a convenient location for residents. The property is well-served by local bus routes, providing easy access to Reading town centre and surrounding areas. Reading Station, a major railway hub, is approximately 40 minute walk or 12 minute car journey away, offering frequent services to London, Oxford, and other key destinations.

Additionally, the proximity to major roads such as the A33 and M4 motorway ensures efficient connectivity for drivers, facilitating travel to nearby towns and cities.

This combination of public transport and road access makes 164 Staverton Road a highly accessible and well-connected location.

FIGURE 4. AERIAL VIEW
164 Staverton Road
Reading

5.0 SITE ANALYSIS

164 Staverton Road comprises part of a wider collection of low density, residential, tree lined suburban streets, with widespread construction commencing in the 20th, during the interwar period.

Typically, many of the properties in the immediate vicinity are formed of the same distinctive typology and form part of a terrace, end terrace or semi detached pair.

Prominent features include two storey facades, fabricated in red brickwork with simple projected brick quoins. Some property owners have chosen to render their main facades, while retaining the quoins in brick to highlight the uniqueness of this feature.

Front entrances are usually distinguished by a projecting canopy held in place with decorative timber corbels allowing the small roof structure to cantilever over the doorway providing shade and cover from the elements.

Window sills on the front facade are generally minimal in both stature and projection, while many windows are now fabricated from white UPVC frames. There are, however still some examples of frames constructed from timber, in keeping with the original materiality.

Roof planes are generally pitched, incorporating shallow eaves which house the necessary down-pipes and guttering, while large brick chimneys, although simple in form, prove to be a distinctive feature when viewed from street level due to the height at which they project from their adjoining roof ridge lines.

There are no properties in the immediate vicinity of this typology higher than two physical storeys, however, further afield there are a series of four storey residential blocks accessed via Burdet Ct and Bamburgh Close. These appear to be constructed after the second world war and formed of a prefabricated system of interlocking render and weatherboard panels and dark brick in fills.

Aerial views indicate a wide variety of rear extensions including larger single storey flat roof constructions and numerous conservatory style volumes.

The only other example of a different style or typology relates to the building which occupies Read School for Girls. Situated to the west of Staverton road, this three storey brick construction, features a flat roof and distinctive blue window frames, can be seen in glimpses through gaps in houses from Staverton Road.

The house in question is an end of terrace and occupies a parallel plot before Staverton Road start to turn. Setback from the main thoroughfare and in keeping with the general street pattern, the property's front facade offers views across the driveway and streets-cape beyond.



FIGURE 05 View of the earlier side extension from the front of the property facing east



FIGURE 06 View from the rear of the property illustrating the distinctive pitched roofs which provided inspiration for the extension's facade

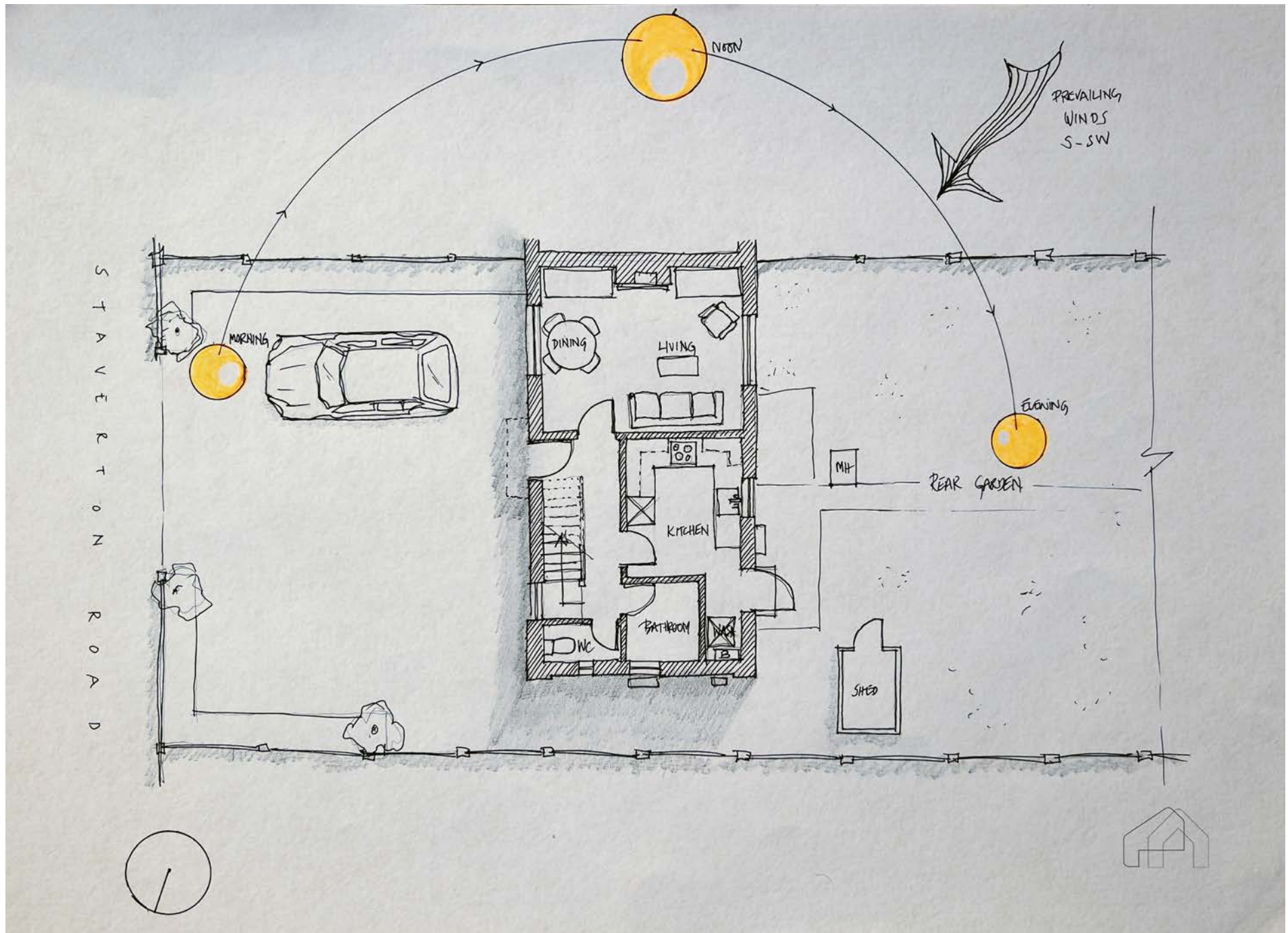


FIGURE 07 Site Analysis Sketch.



5.0 SITE ANALYSIS (CONT)

Its rectangular driveway is bordered by small ornamental trees and provides parking for a number of vehicles. The property's front garden delineated by a modern, grey composite fence, which runs along the adjacent alleyway to the north, providing access to the rear garden.

The rear garden is formed as a natural continuation of the plot, with a slight taper to the northern boundary. It features an extended lawn and borders aligned with each boundary.

The rear boundary sits 48m from the property's rear facade and backs onto the playing fields of the school beyond. The presence of larger mature trees and shrubs adjacent to the boundaries at the end of the garden inhibit direct views from the upper storeys of the school building, aiding privacy.

6.0 ECOLOGICAL FEATURES

There are no local ecological features affected or disturbed by the intended works to the best of our knowledge.

7.0 SITE VIEWS

The rear garden is completely obscured from street level and views from the existing windows into neighbouring properties rear gardens are partially obstructed by a timber fence, delineating the boundaries and the presence of foliage shrouds the northern and southern boundaries.



FIGURE 08 Aerial view of existing property facing North



FIGURE 09 Aerial view of existing property facing South



FIGURE 10 Aerial view of existing property facing East

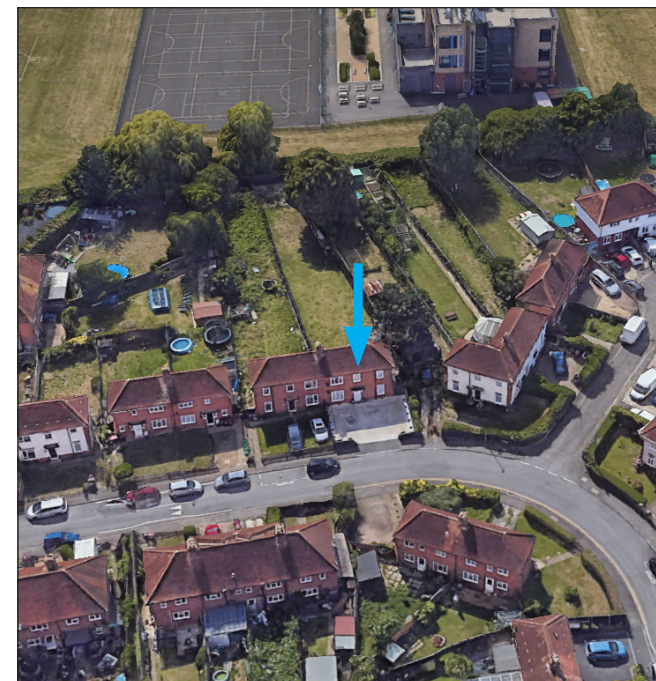


FIGURE 11 Aerial view of existing property facing West



FIGURE 12 View to the west from the back of the property illustrating the extents of the rear garden

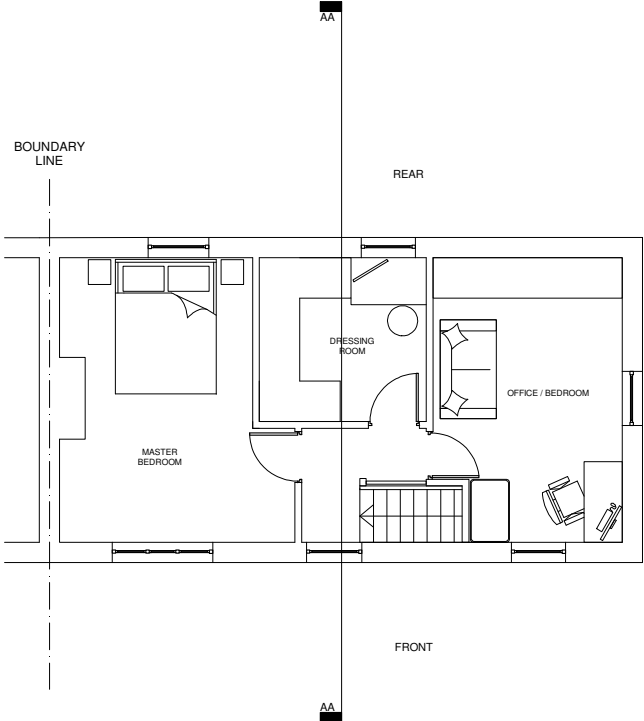
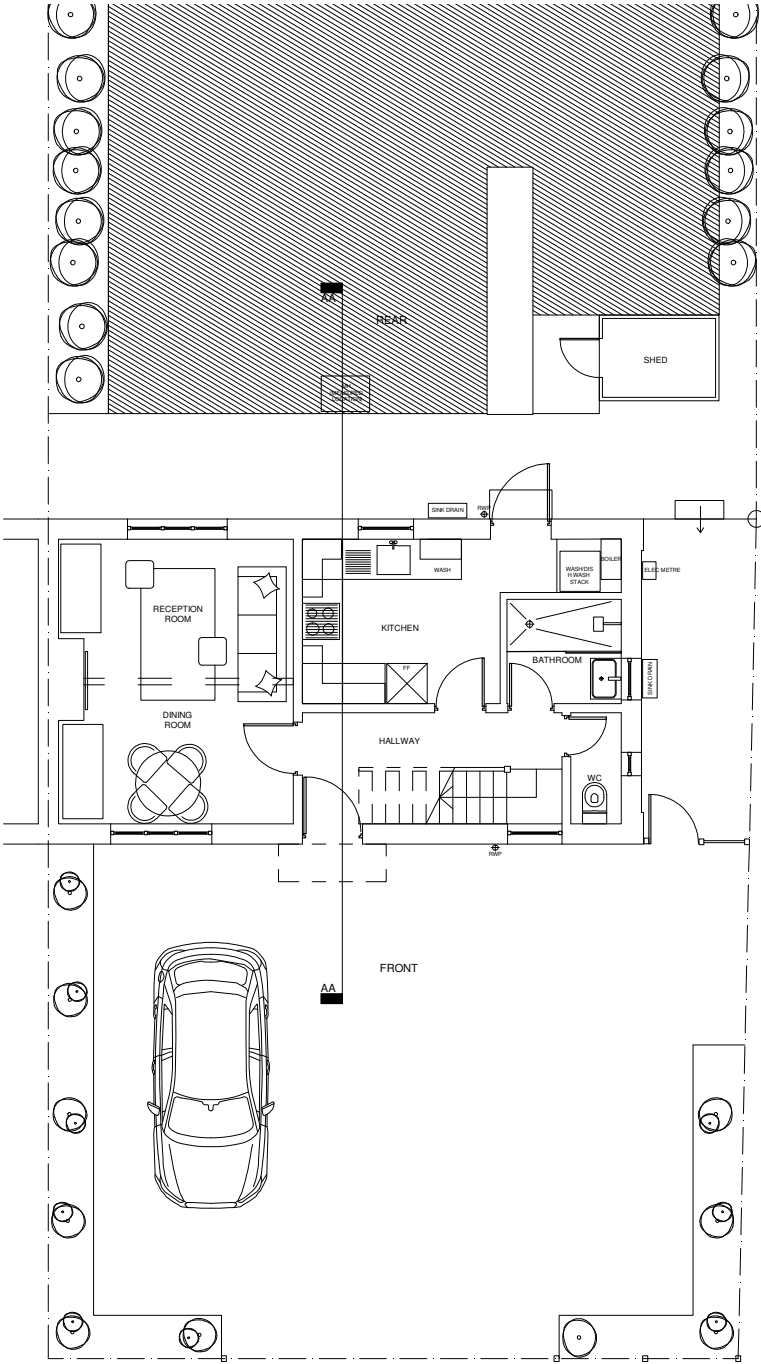


FIGURE 13 View to the east towards the rear facade of 164 Staverton Road





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164 STAVERTON ROAD

164 STAVERTON ROAD

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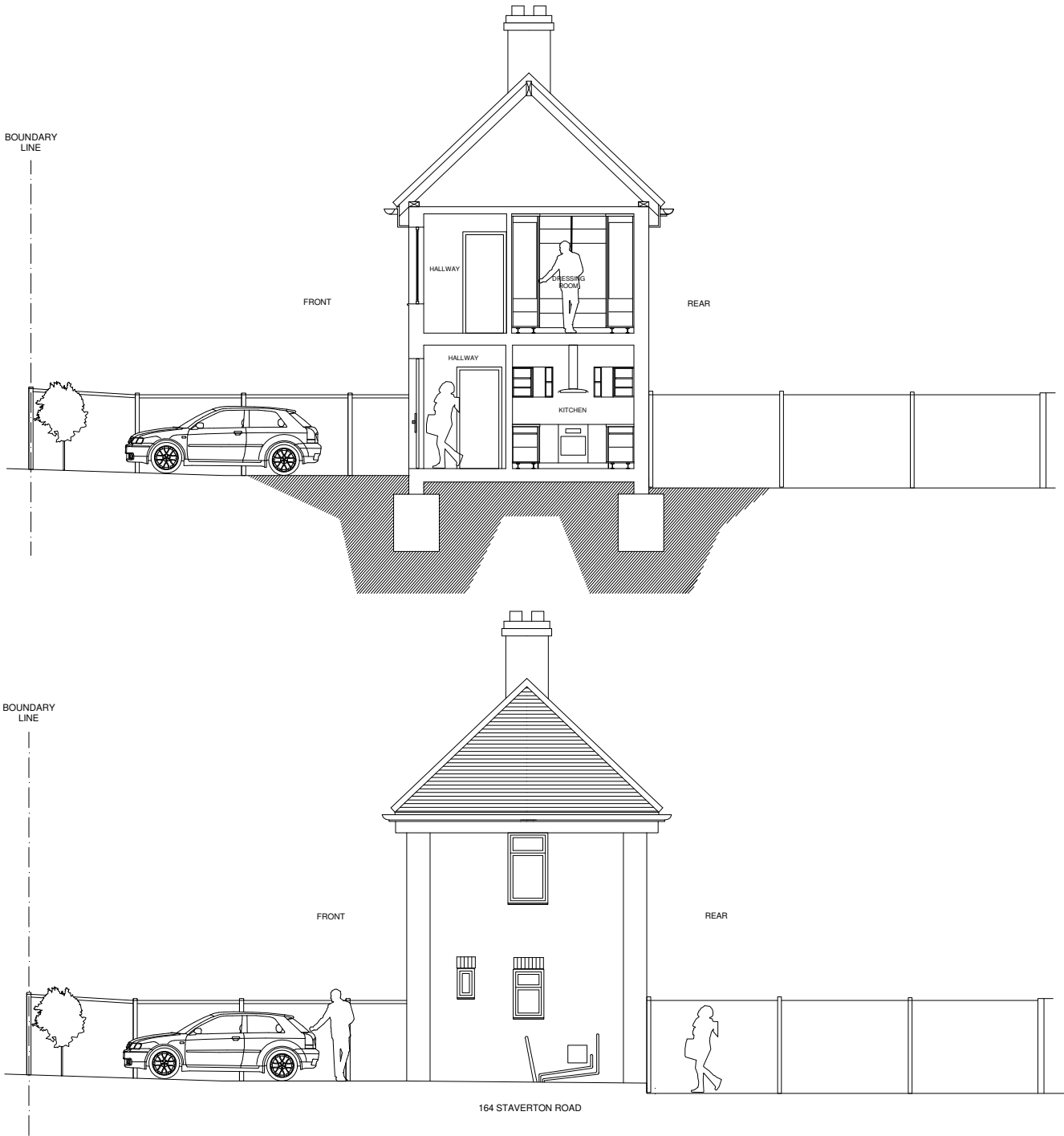




FIGURE 15 View to the north from the rear garden - illustrating the taperig boundary fence and garden office.



FIGURE 16 View to the south from the rear garden

9.0 WIDER LOCAL CONTEXT

The property is located within the Church ward, which is part of the Reading Borough Council. This ward is known for its community oriented atmosphere and access to various amenities. Residents of Staverton Road enjoy proximity to several local schools, including Whitley Park Primary and Nursery School and the aforementioned Reading Girls' School, which are within walking distance.

Green spaces and long gardens are also commonplace throughout the area, with several parks and open spaces nearby, providing opportunities for outdoor activities and relaxation.

This ensures that the local area is a particularly attractive proposition for families with children.

The wider area also offers a range of recreational and leisure facilities. The local community benefits from various shops, restaurants, and pubs, contributing to a lively and engaging neighbourhood atmosphere. Overall, the location of 164 Staverton Road combines the benefits of suburban living with the convenience of urban amenities, making it a desirable place to live.

9.0 BUILDING USE

The property will retain it's current use as a single residential dwelling, with the proposed alterations exclusively focused on rear / side garden and main roof structure.

10.0 PRE APPLICATION ADVICE

No pre-application advice was sort prior to this planning submission.

11.0 EXTERNAL ALTERATIONS

After a series of detailed discussions to determine the client's full brief, the design team commenced sketch proposals focused on a number of key criteria;

- To assess a variety of options related to a general internal reconfiguration of the ground living accommodation to include an open plan, living and dining space complete with fully appointed kitchen. These spaces should provide flexibility and functionality, with direct access to the rear garden.
- Resolve the disjointed relationship between the existing internal layout and the rear garden. Thus providing greater interconnectivity and smooth level transition to an external terrace, which has the potential to be viewed as flexible family orientated extension to the living and dining area during clement weather.
- Explore the opportunity to introduce greater levels of ambient light into centre of the plan, avoiding long dark habitable spaces.
- Any planned alterations would respect the local built fabric and local area's planning guidelines, with proportionate and respectful additions employing good quality materials.

The subsequent application for planning approval focuses on changes to extend the rear of the property, while the proposal also seeks to render the remaining rear, side and front facade.

GROUND FLOOR EXTENSION

The new proposal seeks to enlarge the ground floor footprint of the property to facilitate a family centred, open plan, living arrangement.

This will include the provision of a generously proportioned living and dining area maximising views towards the garden and the relocation of the kitchen to facilitate easy access and a strong visual connection to the aforementioned reception spaces.

To facilitate these alterations, the proposal seeks to remove the existing lower portion of the rear facade which currently encloses the existing kitchen and living rooms. The proposal then seeks to introduce a ground floor projection towards the rear boundary (6m deep).

Here the design team ensured that there was an emphasis on retaining the generous side access and that the newly proposed extension would not hinder opportunities for planting of borders along the boundary.

INTERNAL LAYOUT

The proposed extension will house an enlarged rear reception, with facilities for food preparation, dining and socialising as part of a unified open plan spatial arrangement.

With the expansion of the ground floor footprint, four new independent spaces will be created, the first of which, a much needed utility room, which will house a washing machine, dryer and sink area.

The newly created rear room will become a multifunctional, open plan space providing seated dining space for 8 people, a fully appointed kitchen and modest reception space, all with views across the rear garden. This new space is designed to play a pivotal role as the heart of the home, given its newfound proximity to the primary entertaining spaces at the rear of the property.

To the right (north) of the plan, a new circulation route is introduced to accommodate a discreet and independent access to the existing new utility room, from the side alleyway, allowing muddy boots, shoes and the family pet to be stored or cleaned before entering the main reception spaces.

The existing living dining room will now take the form of a play / family room, providing a visual connection to the kitchen.

The new central circulation route also facilitates access to the proposed reception spaces from the front entrance, providing greater connectivity and ample space for shallow furniture / storage.

It is proposed that this updated and expanded layout will serve to reinvigorate the currently under used rear garden, providing both a strong visual and physical connection between internal and exterior spaces.

GLAZING / WALLS

Within the newly created rear facade, one large aperture is introduced at ground level. Within the large opening, full height, sliding glazing units are proposed to provide an unrestricted view across the rear gardens from the open plan kitchen, living and dining area.

The frames for these apertures will be constructed from slim profile, powder coated aluminium frames, integrated with high quality thermally efficient double glazing.

All the new walls will be formed of masonry and finished with simple, high-quality silicon-based render, to compliment the tonality of the existing brick retained on the upper rear facade.

GROUND FLOOR ROOF

The roof of the proposed ground floor extension is formed of a single ply flat roof, with a fall towards the garden.

The proposed lower section of the rear flat roof, incorporates 3 fixed roof-lights, which delineate each zone of the accommodation below. Designed to introduce warm ambient daylight deeper into the plan and a vista towards the sky from the kitchen and dining and reception areas.

A new concealed gutter will be installed with a side down pipe discharging into a relocated rear manhole, avoiding the requirement for visible down pipes affixed to the rear facade.

It is also important to both the client and the design team to ensure that existing materials can be reused where possible, respecting the unique nature of the buildings original construction and minimising wastage.

FRONT FACADE

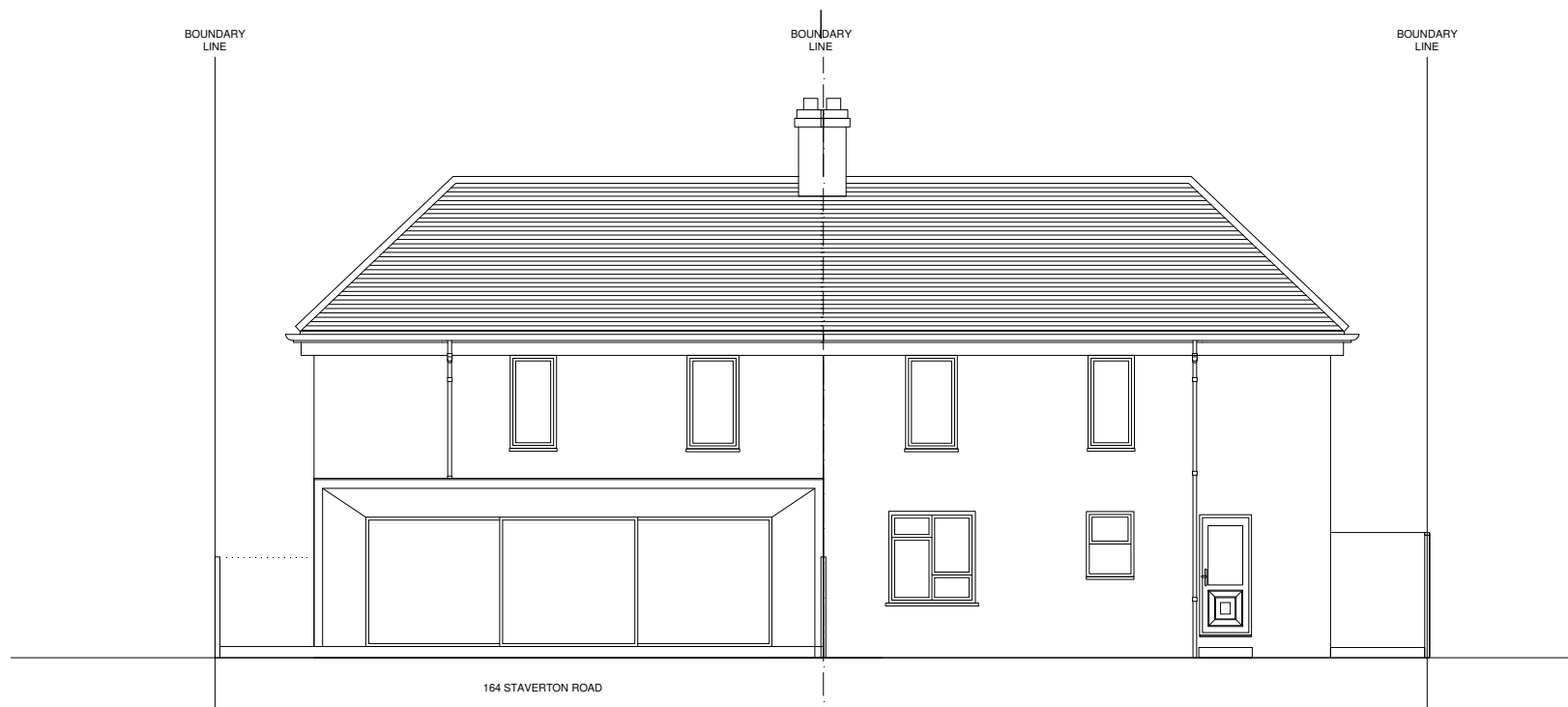
The only intended changes planned to the property's principal facade is the application of a pre-pigmented render, as per annotation on the drawings.

PROPOSED
ELEVATION
164 Staverton Road
Rear Facade

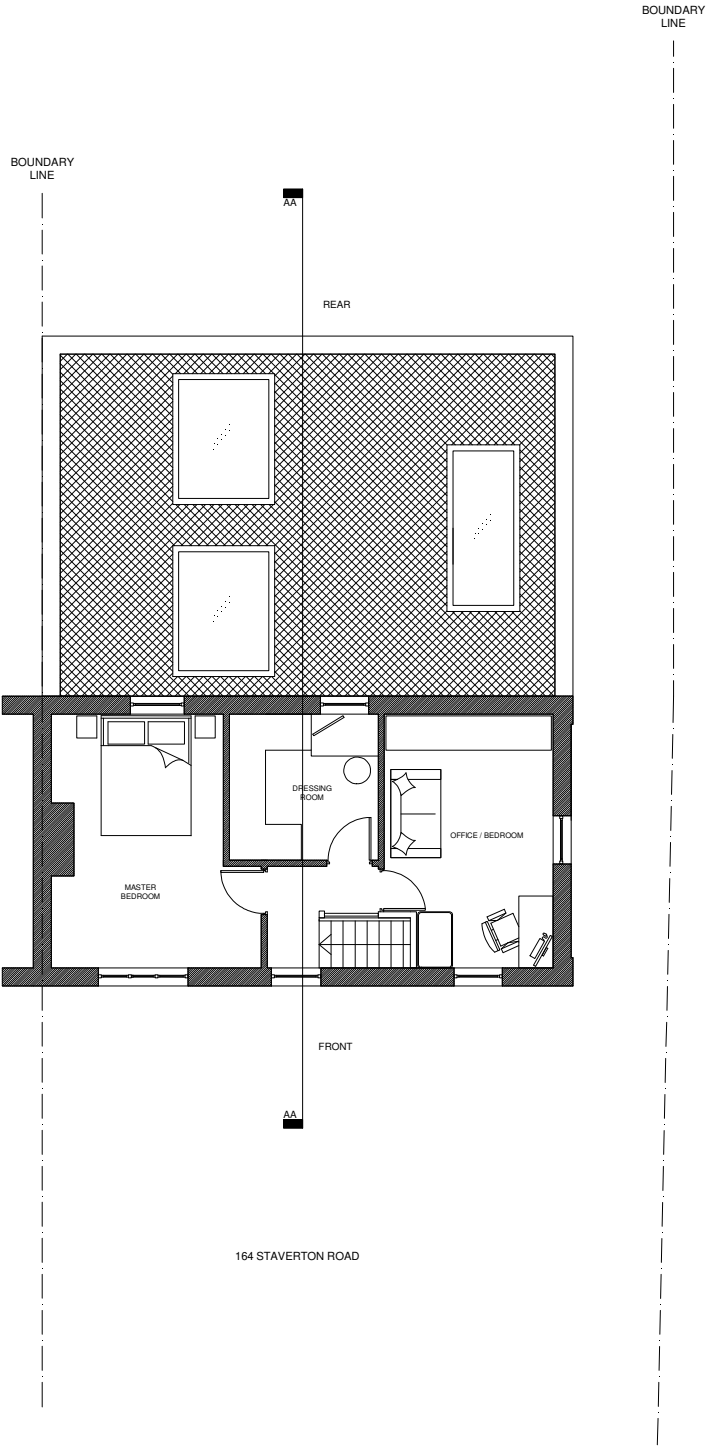
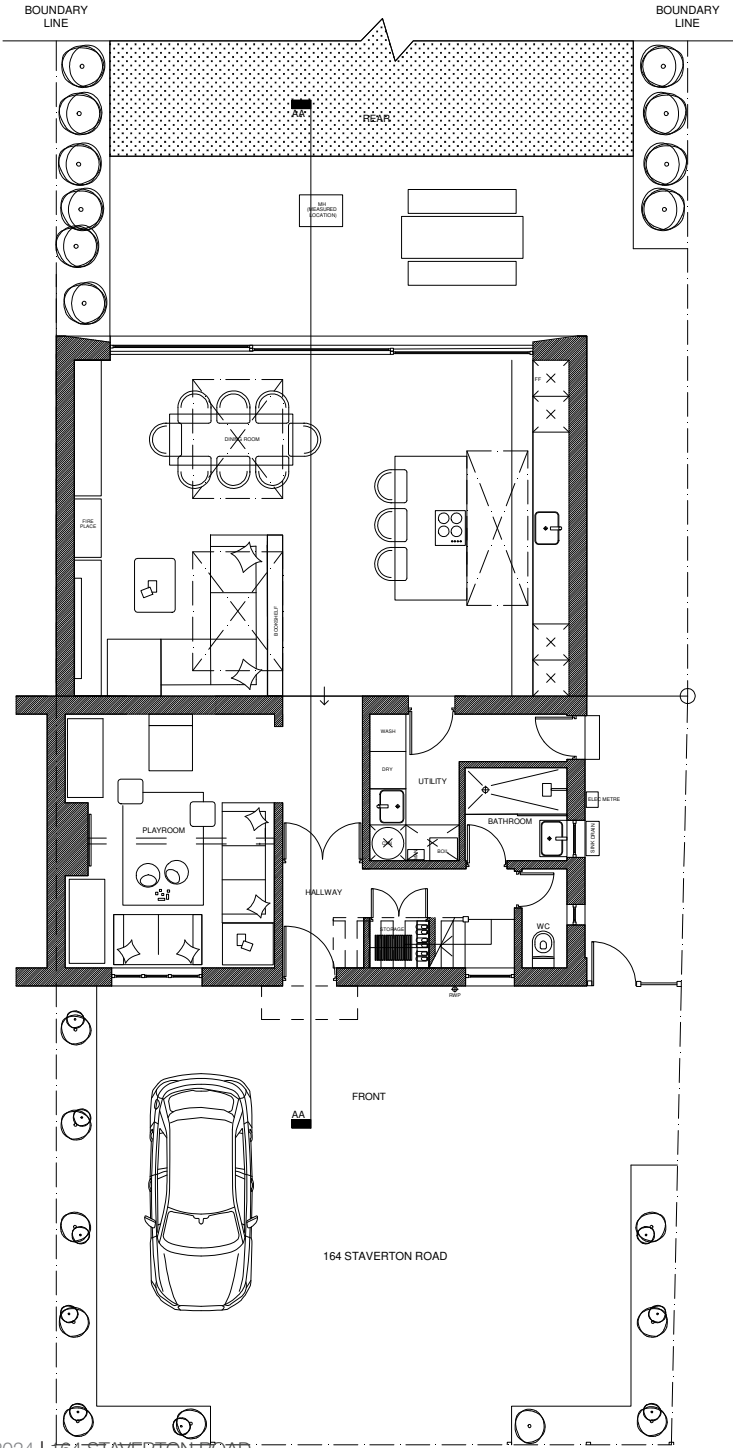
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PROPOSED
ELEVATION
164 Staverton Road-
Side Facade



PROPOSED
GROUND / FIRST
FLOOR
PLAN
164 STAVERTON ROAD



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164 STAVERTON ROAD

SIDE ELEVATION / SCALE 1:100
SIDE ELEVATION / SCALE 1:100



164 STAVERTON ROAD

SECTION AA / SCALE 1:100

12.0 LANDSCAPING / AMENITY SPACE

To the rear of the property the proposal seeks to retain as much of the mature garden as possible, in addition to the outbuilding adjacent to the boundary fence at the rear of the property.

Our clients are keen to retain a balanced combination of lawned area / soft planting and patio, for entertaining, BBQs and gardening.

13.0 ACCESS, PARKING STORAGE REFUSE

The proposal make no alterations to the use of the existing pedestrian / vehicular entrances and as such require no amendments to local parking orders.

The proposal also will retain the separate refuse and recycling storage for the property.

14.0 CONCLUSION

The proposal seeks to construct a proportionate rear extension and which respects the integrity of the current built environment and local area context, yet provides a robust, practical and aesthetically appropriate solution, fulfilling the families need to expand.

The choice of high quality materials and subtle colour palette has been careful selected to compliment and accent the current building fabric.

The proposed adapted landscape will unify the property, maximising the available space and providing a more fluid transition from internal to external space.

We propose these changes will greatly improve the character and functionality of the property, creating a modern home with the adaptability to serve the family for many years to come.

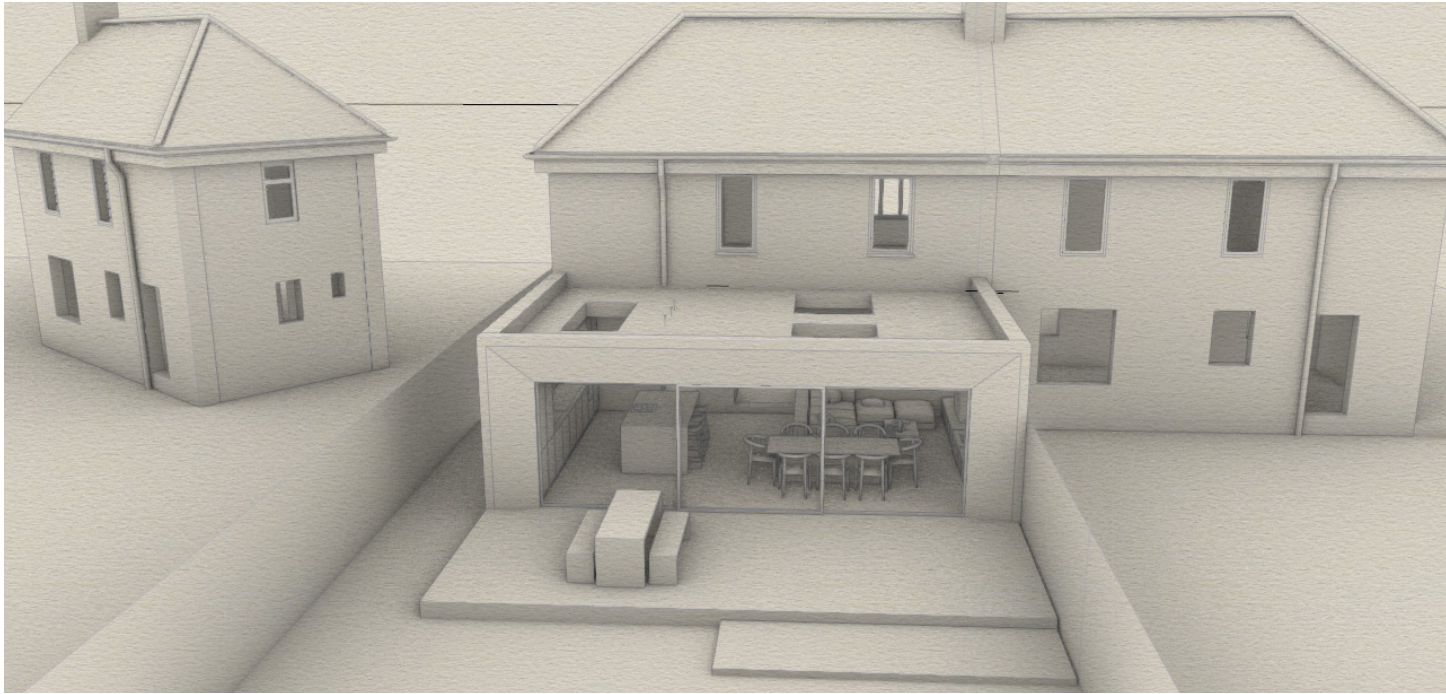


FIGURE 23 Early 3D visualisation illustrating the transition between internal space and the lowest tier of the terrace



FIGURE 24 3D visualisation illustrating the proposal for the updated rear facade and featuring ground floor extension.