

Design and Access Statement

2915 003P1 260626
110 Severn Way
Tilehurst, Reading
RG30 4HH



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INTRODUCTION

Hives Architects have been appointed by Mr S. Chapman to prepare drawings for the extension of 110 Severn Way, Tilehurst. This document is intended to be a largely visual guide to explain the design proposals and to present the scheme, in support of drawings also submitted.

The client is a builder, who hopes to complete most of the construction work himself. He looks after his child who has special needs and is looking to extend the property as it is currently too small for his family. He previously improved the neighbouring house, 108 Severn Way, where his family lived before they had the chance to move to number 110.

Hives were approached to offer advice on the client's own design, in the hope that we could refine his proposal and aid him in the planning process. Through development of the client's drawings, we are proposing an extension with a simplified material palette, considered elevational design, and greater visual connection to the existing house and wider street scene.

As a part of the process, we researched approved planning applications in the local area, with the aim of finding a point of reference for what was achievable at the client's property. Referenced throughout this document, PL/21/0492 is an approved scheme at 44 Severn Way, for a large side and rear extension. The outline of this project, in plan and elevation, is indicated in green dashed line on the drawings submitted along with this document.





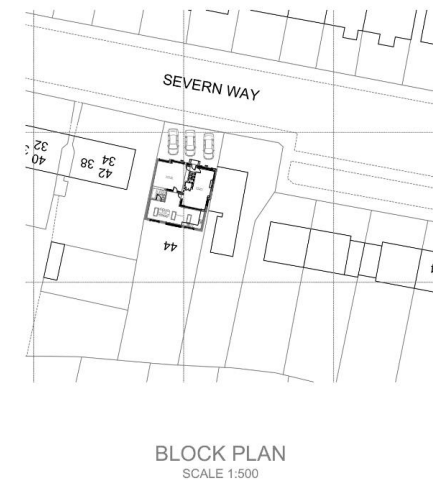
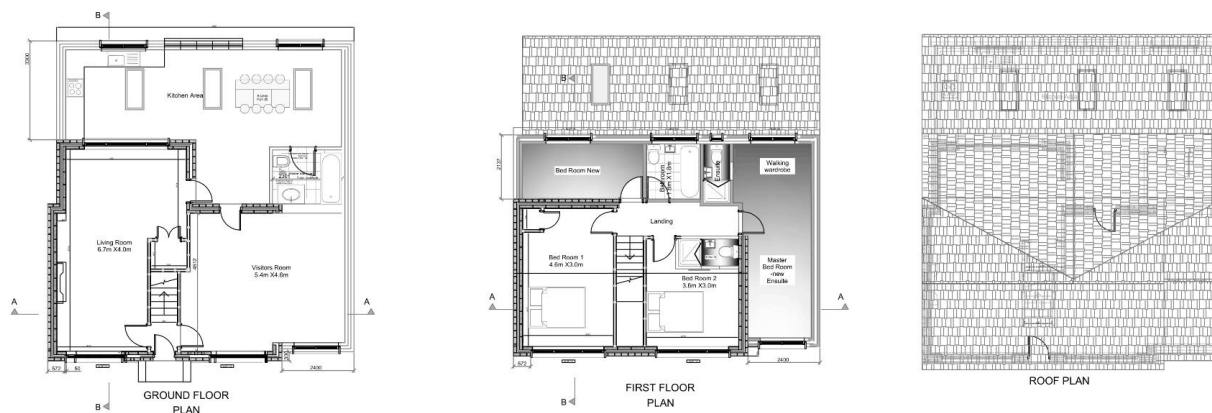
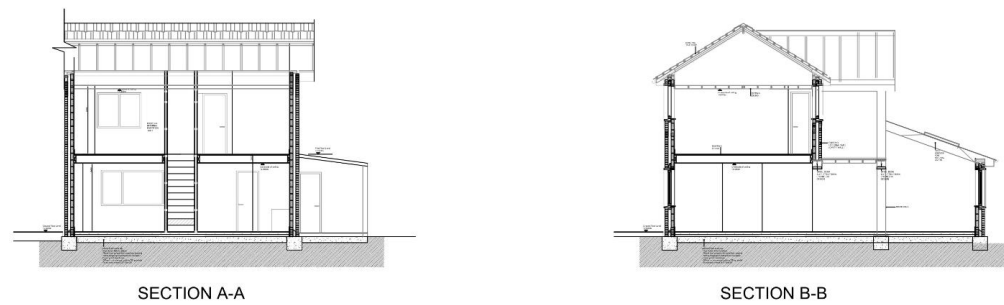
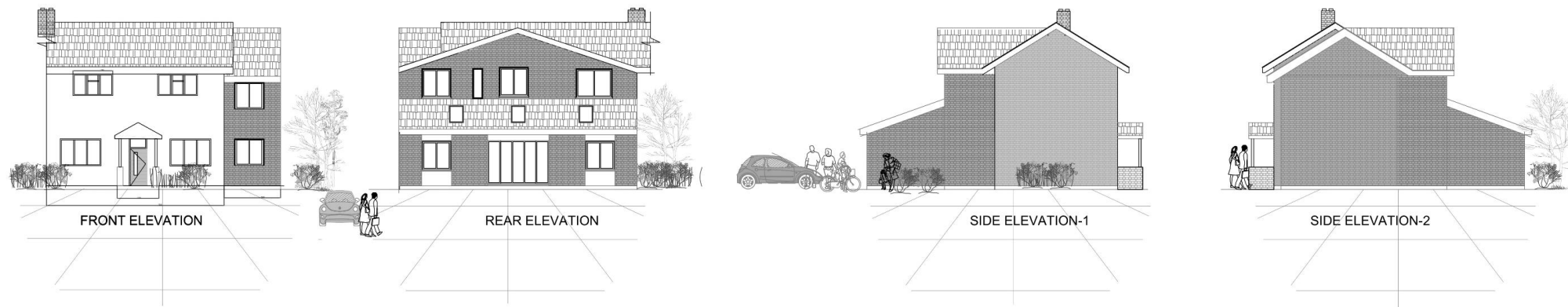
Planning permission was granted to a large wraparound part 2-storey extension at 44 Severn Way. The scheme takes up the full width of the plot, where our proposal allows 2m to the neighbour, and 1m to the boundary.

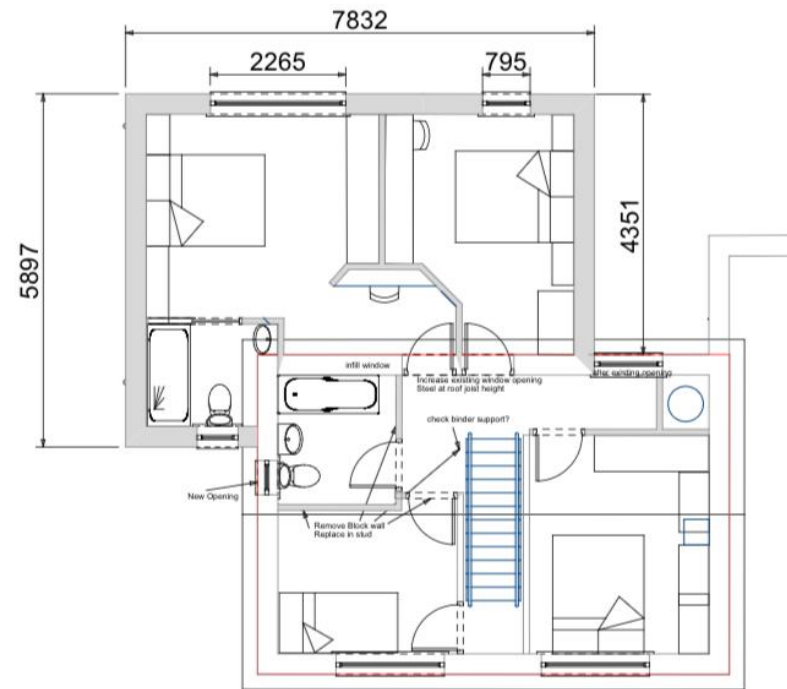
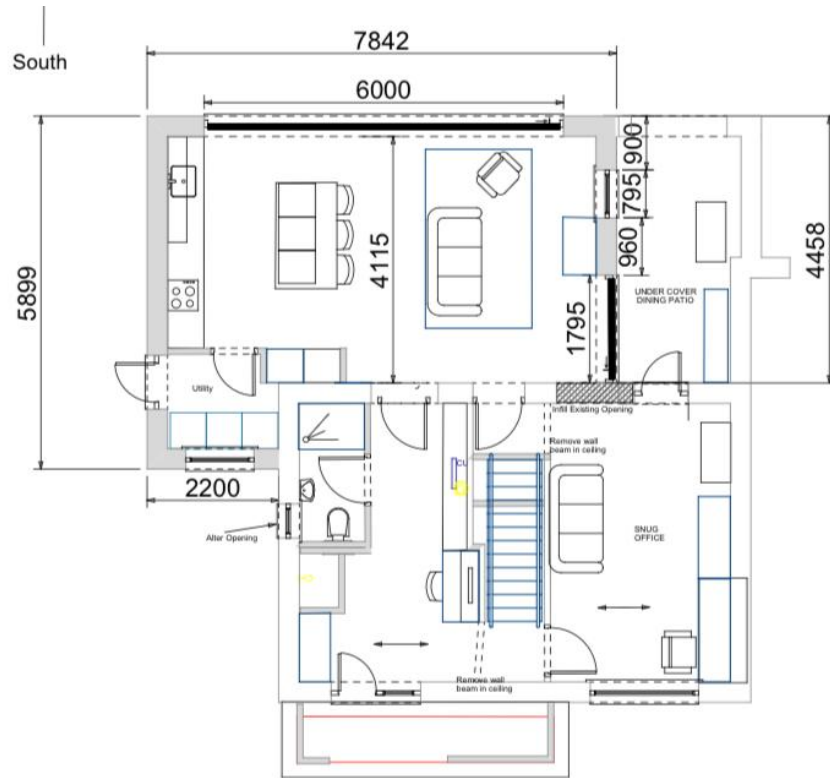
The roof pitch across the rear elevation is shallow, not matching the pitch of the existing house. We hope that due to this decision being approved, our flat roof can receive approval.

Minimal space is left between the extension and the neighbouring property. Our proposal leaves a 2m gap to the neighbour.

The extension extends 5.4m from the existing house, compared to our proposal extending 4.4m.

The side extension almost matches the height of the existing house. Our proposal is 1.5m below the ridge of the existing house.





DRAWINGS FROM CLIENT

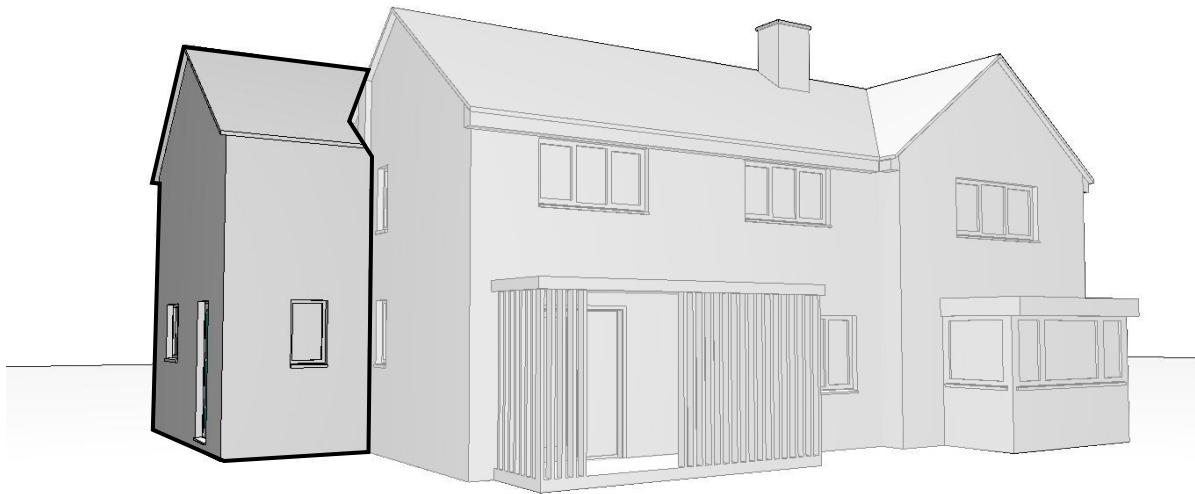
The client had already engaged a structural engineer and prepared drawings for a 2-storey wraparound extension.

The proposals were refined to carefully balance the modern flat roof rear extension, required for solar panels, with a pitched roof facing the front, to allow subservience and to better fit into the street character.

DESIGN DEVELOPMENT

110 Severn Way,
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FINAL PROPOSAL

ROOF DEVELOPMENT

We explored several options for the roof form of the rear extension. Many of these options caused the extension to appear bulky, and potential roof drainage issues arose through the creation of box valley gutters.

We propose a pitched roof at the front of the extension, matching the materials and pitch of the existing house. At the rear of the extension, we propose a flat roof with a 150mm parapet upstand, which is strongly favoured due to the 6 solar panels the client wishes to relocate. It would allow ease of installation and maintenance to the panels.

DESIGN DEVELOPMENT

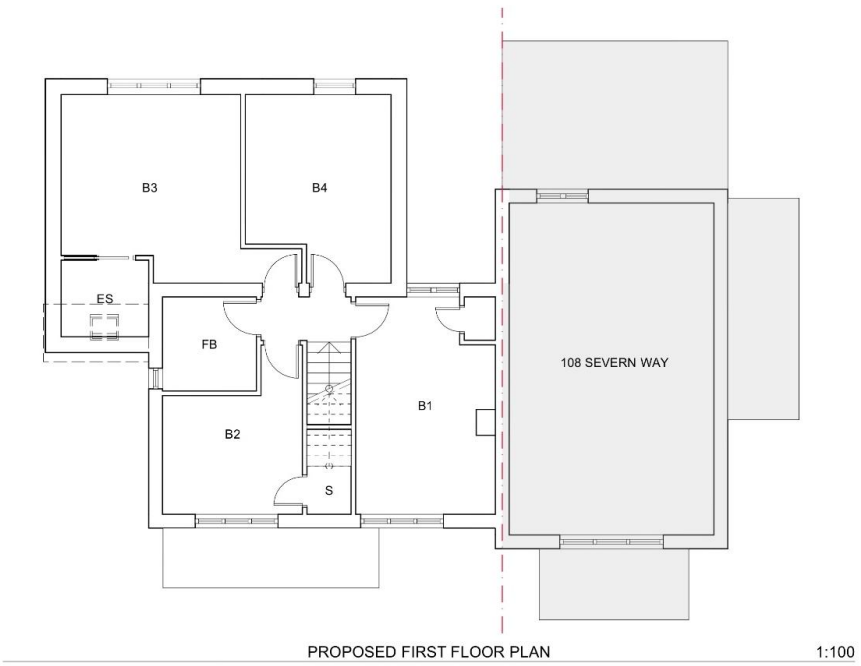
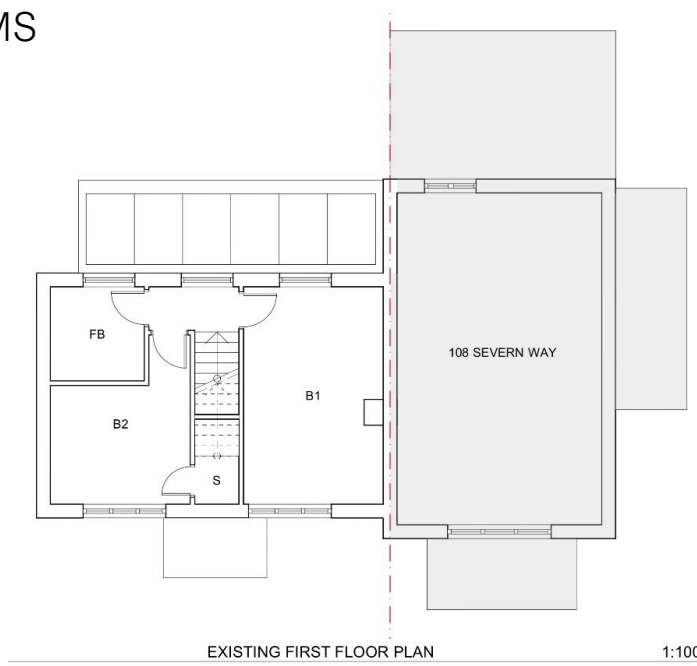
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NOT ENOUGH BEDROOMS
TO ACCOMMODATE THE
FAMILY'S NEEDS

ONE SMALL FAMILY
BATHROOM

SOLAR PANELS PACKED
ONTO A SMALL ROOF



TWO BEDROOMS ADDED IN
REAR EXTENSION

ENSUITE ADDED IN
BEDROOM 3

SOLAR PANELS RELOCATED
TO NEW FLAT ROOF, WITH
SPACE AROUND FOR
MAINTENANCE

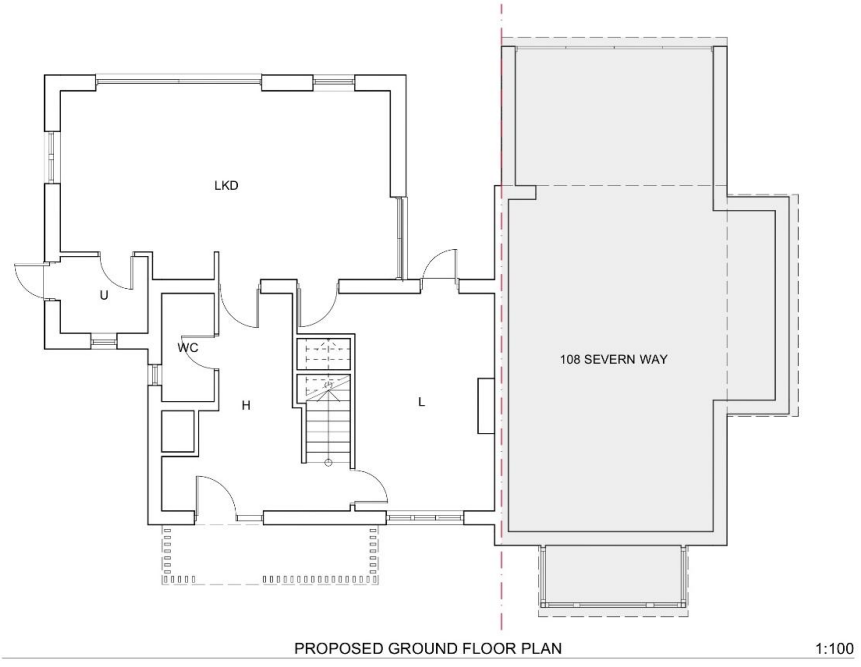
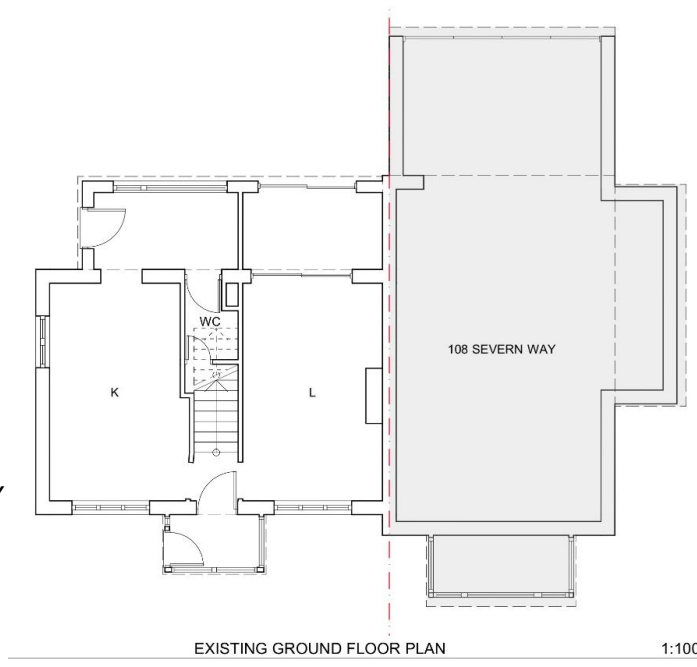
LIVING SPACES
DISCONNECTED FROM
LARGE BACK GARDEN

SMALL, POORLY BUILT
PORCH

SMALL ENTRANCE HALL
AT FOOT OF STAIRS

NO DESIGNATED UTILITY
ROOM

NO STUDY SPACE



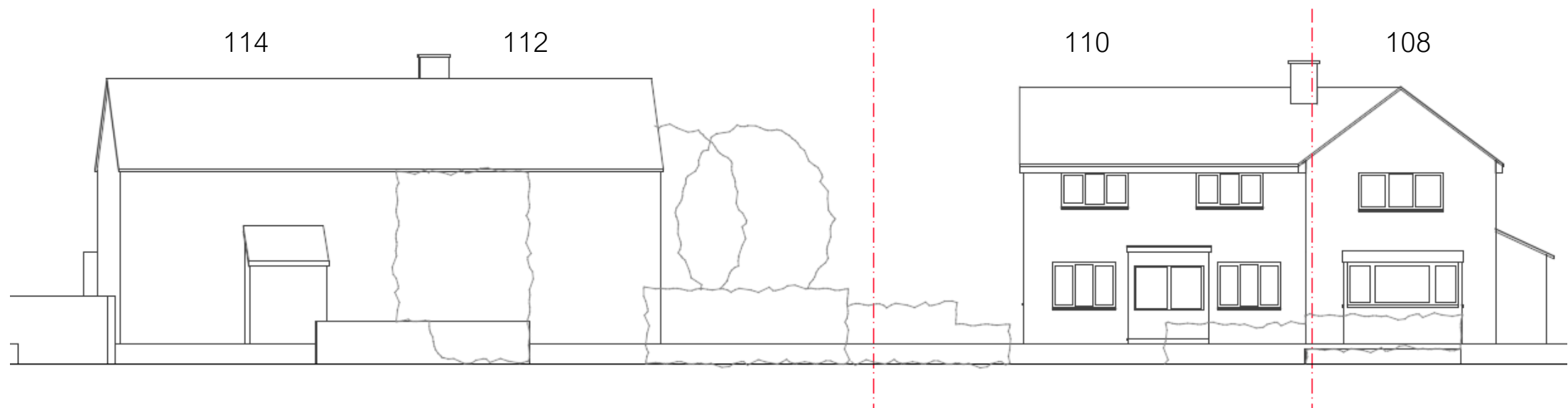
LIVING ROOM AND KITCHEN
POSITIONED WITH CLEAR
VIEWS TO THE GARDEN, AND
ACCESS TO SOUTH SUNLIGHT

ENLARGED PORCH, TO
FACILITATE BIKE/BUGGY
STORAGE

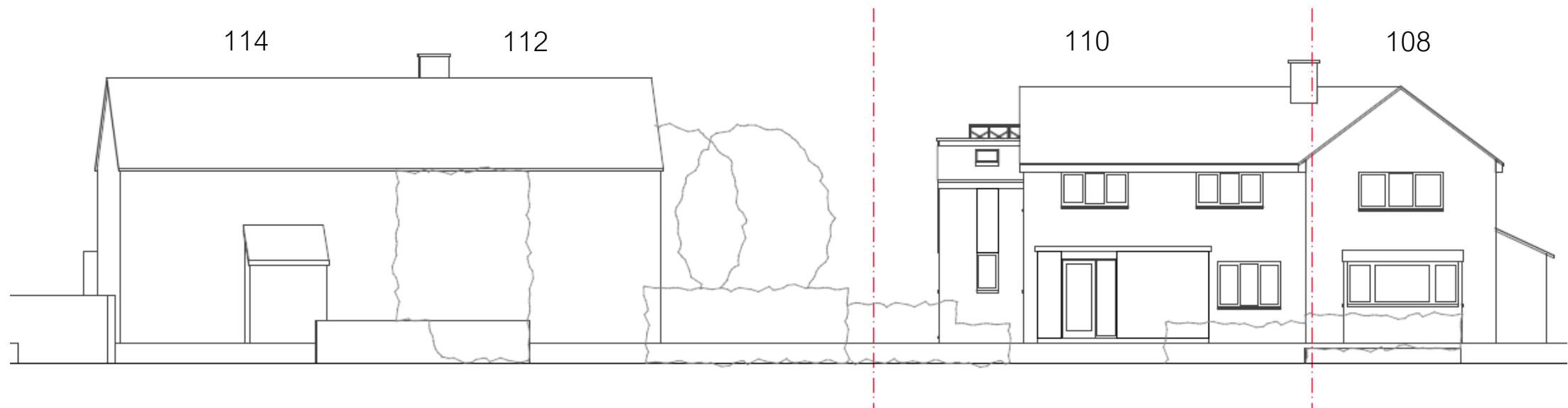
UTILITY ROOM OFF OF
KITCHEN

SPACIOUS ENTRANCE
HALLWAY

SMALL STUDY FOR HOME-
WORKING WITHIN HALL



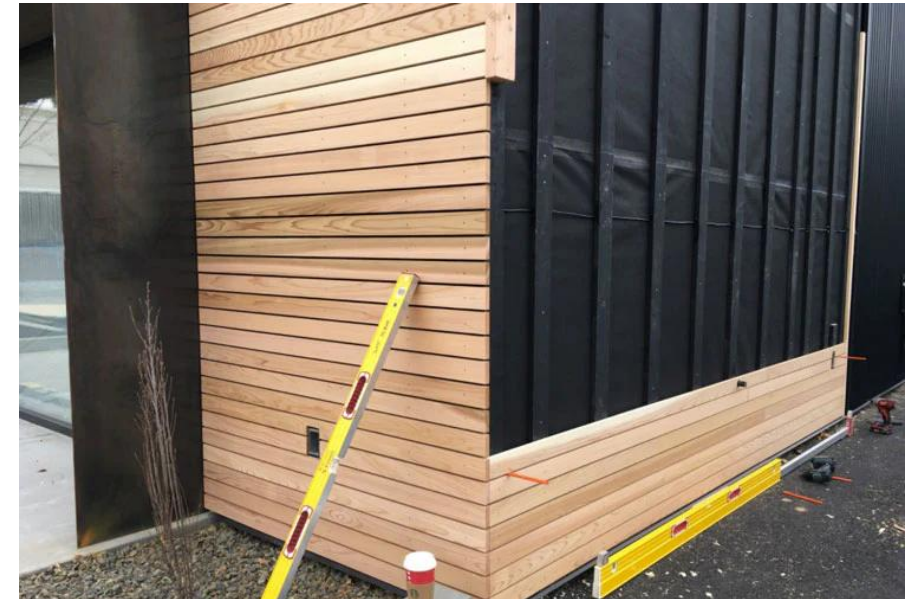
EXISTING STREET ELEVATION



PROPOSED STREET ELEVATION

Impact on the existing street elevation is minimal, with the proposed extension extending only 2.2m from the side of the existing house and set back from the road. The extension is subservient to the existing house, sitting 1.4m below the existing ridge, in line with guidance found in Reading Borough Council's Design Guide to House Extensions.

In comparison, the approved scheme at 44 Severn Way (PL/21/0492) extends 2.4m from the side of the existing house and almost matches its height, hence a greater impact on the street scene.



Proposed timber cladding construction

MATERIALS

Proposed materials would be Heather brick to match the existing house, and vertical light timber cladding on black breather membrane around the side and rear of the extension.

Windows and external door frames are to be dark grey/black to match the adjoining property, as are fascia and drainage fittings.

The porch/bike and buggy store would be built from an open timber structure.

Pitched roof to be tile to match existing, with a light grey single ply membrane used on the flat roof.

The proposal complements the existing house through the use of a similar palette of materials, while the inclusion of timber cladding, and use of dark window frames intend to improve the overall appearance of the building.



Reference project of an open timber screen



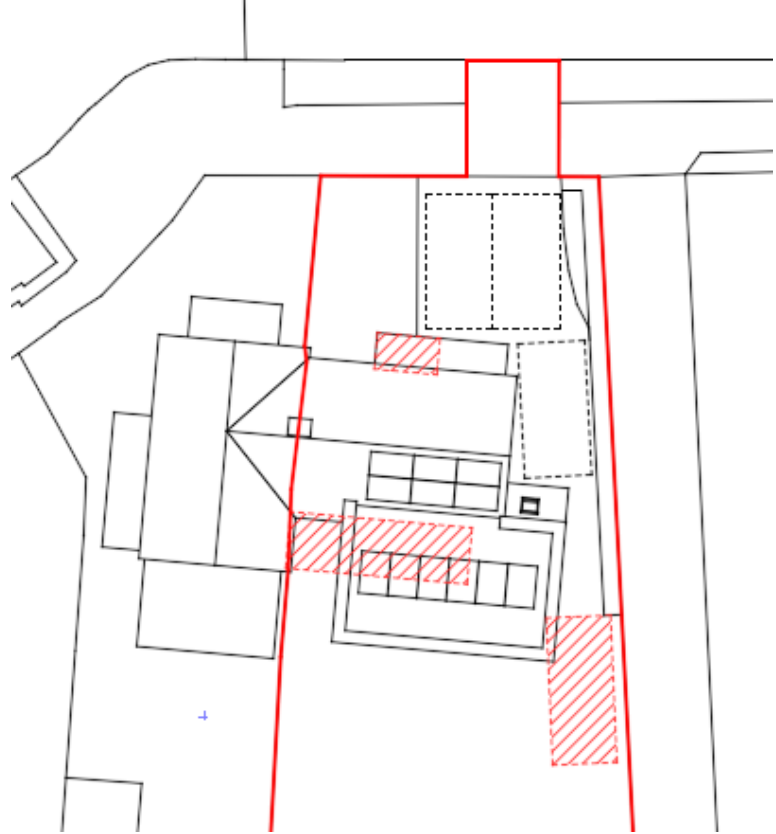
EXISTING REAR ELEVATION

SUSTAINABILITY

12 existing solar panels are to be repositioned, with 6 located on the existing roof, and 6 on the new flat roof of the extension. The client is keen to maintain these panels, as he is focused on living sustainably, and harnessing solar energy is a step towards achieving this.

The proposed flat roof will be beneficial for accommodating solar panels, largely due to the ease of installation and maintenance. The panels can be adjusted as necessary to ensure they are in an optimal position.

This aligns with Reading Borough Council’s commitment to working towards a carbon neutral Reading by 2030. The solar panels would be south facing, maximising sunlight exposure.



PROPOSED BLOCK PLAN

ACCESS

The proposal indicates 2 parking spaces at the front of the property, and one along the side of the house, similar to the existing parking arrangement.

The existing garage is set to be demolished, as it is too small to house a modern car. This is to be replaced with a shed at the end of the garden to provide storage space for bicycles and garden tools.

MATERIAL PALETTE MATCHES
EXISTING

ADDITION OF TIMBER TO
IMPROVE OVERALL
CHARACTER OF THE HOUSE

SIDE EXTENSION SET BACK
FROM FRONT ELEVATION

EXTENSION SUBSERVIENT TO
EXISTING HOUSE

COMMITMENT TO
SUSTAINABILITY THROUGH
INCLUSION OF SOLAR PANELS

EXTENSION WITHIN 45° OF
NEAREST NEIGHBOURING
WINDOW

2M GAP MAINTAINED TO
NEIGHBOUR

PITCHED ROOF ON FRONT
ELEVATION

PORCH PROTRUDES LESS
THAN NEIGHBOUR'S FRONT
EXTENSION





We have demonstrated carefully how our proposal compares with the approved scheme at 44 Severn Way (PL/21/0492) which is a large extension onto a similar house.

Our proposal is smaller in footprint, and considerably lower than the overall height of that proposal. Although our proposal includes a flat roof at the rear, a pitched roof area has been added to face the road, in order to maintain character. The proposals appear clearly subservient to the main house, particularly when seen from the street.

There is clear separating distance from both the neighbour and the other site boundary, and the pitched roof matches the pitch of the existing house. Therefore, we trust that our proposal will be approved. It is clearly better aligned with the existing property, in comparison to 44 Severn Way.

The partial flat roof is similar in principle to the extension at 44 Severn Way, which has a very shallow pitched roof, so also different from the main house. However, we have demonstrated commitment to maintaining visual connection to the existing roof through the addition of the pitched roof facing the street, at the same pitch and materials as existing.

The extensions aim to improve the overall appearance of the property and enlarge the house to accommodate the family more comfortably. Relocation of existing solar panels demonstrates the contribution towards reducing energy use from fossil fuels, aligning with Reading Borough Council's carbon zero goals.

Through comparison to the approved scheme at 44 Severn Way (PL/21/0492), we have shown how our proposal falls within planning policy, and trust that it can be approved under delegated powers.

CONCLUSION

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