

49 Watmore Lane

DESIGN & ACCESS STATEMENT

HOUSEHOLDER PLANNING APPLICATION

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1. Introduction

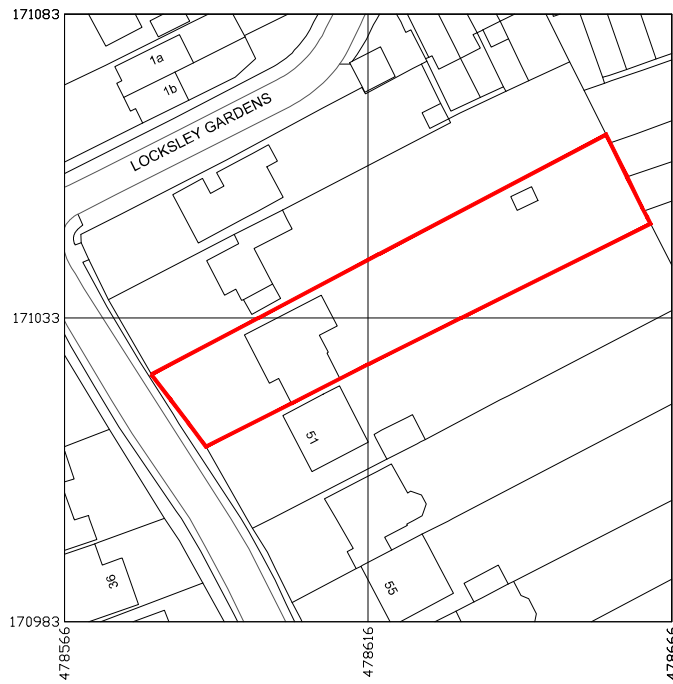
This Design Statement has been produced by JETArch Design on behalf of Mr & Mrs Jupp.

This Statement has been prepared by JETArch Design Ltd in support of a Householder Planning Application for extensions to 49 Watmore Lane to adapt the property for a growing family.

The existing property consists of a bungalow chalet that has a large front dormer to the property which is typical of a few other properties on the road, however it is not reflective of the two adjacent properties which are heavily influenced by front gables. These types of properties are notoriously hard to adapt to contemporary living for expanding families as the existing dormers can be unsightly. The existing property therefore has no architectural merit and is a typical example of extensions upon extensions which create an unbalanced and unconsidered external aesthetic.

The proposal is for a small front extension with a first floor extension over the existing garage to create a new master suite. There are then internal alterations at the ground floor to open up the kitchen dining room.

The proposal will create a considered redesign of the property to allow it to be altered for a growing family and function for 21st century living. The existing floor plan is completely disjointed and dark which forces segregated living with a negative impact on wellbeing. By opening up the floor plans the family can enjoy and share the spaces together.



Produced on 10 October 2024 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
 This map shows the area bounded by 478566 170983, 478666 170983, 478666 171083, 478566 171083, 478566 170983
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 SITE BOUNDARY

Figure 1. Site Location Plan

2. Site Description

The site is set within the settlement boundaries of Winnersh and as such benefits from a presumption in favour of development. The proposal looks to adapt the existing property for a growing family from a 20th century cold and outdated to one more suited for sustainable family living.

The existing property is a 4 bed bungalow chalet with attached garage, reasonably sized front driveway and garden. There is existing access off Watmore Lane. Late 20th century dormers were added to the front and rear in a cost effective way of previously adapting the property. This however, has resulted in an unsightly box to the front elevation which dominates the character of the property in a negative way.

Either side of the site are two properties, one also a bungalow chalet and the other a two storey property. Both properties are defined by a front gable with number 47 Watmore Lane having a more traditional and acceptable L shaped roof.

There is a large mix of roof forms and sizes of properties down Watmore Lane, specifically adjacent to the site, which means the road does not have an overarching architectural typology. Most of the properties have a decent sized set back from the road with mature hedging to create defensible space.



Figure 2. Google Earth Image of The Site



Figure 3. Front elevation

3. Proposed Development

The proposal will create a new first floor extension over the garage to create an additional bedroom with ensuite. The ground floor will be opened up to create an open plan kitchen/dining space which allows light to penetrate into the centre of the property.

The front elevation will be altered to create a homogeneous design that avoids the look of ill-considered extensions upon extensions. It is therefore accepted that the extension does not appear subservient to the original dwelling, however there is precedence for this when the overall design is fully considered and aesthetically superior to bolt on extensions.

The flat roof of the front dormer will be replaced with a sloping roof which reintroduces more tiles to the existing roof. This rebalances the front elevation and replaces the outdated felt roof. The tiling will then be replaced with grey/slate effect tiles that will juxtapose the existing painted white brickwork. This roof form will be echoed on the new extension. The old tiling hanging will then be replaced with a mid toned timber cladding which will continue across the gable at first floor creating a contemporary look and tying in the extension to the existing property. The windows at first floor to the front dormer will then be redesigned to balance the elevation.

One of the front bay windows will be removed to balance the new two storey gable against the existing front elevation. A new porch over the front door will then reflect the form of the new gable.

Section 4.11 of the Wokingham Borough Council Design Guide SPD covers alterations and extensions to residential properties. It requires extensions to be well designed, respond positively to the original building, contribute positively to the local character, and relate well to neighbouring properties.

There is a regular pattern and building forms to Watmore Lane which includes large set backs, wide properties and gable features which the new design proposes. The proposed two storey side extension therefore does not unbalance the rhythm of the frontages.

Section 4.11 states that extensions should be clearly subservient to the form and scale of the original building in most situations, however it acknowledges that there are exceptions where it is more appropriate to design a seamless continuation. As stated previously, if any new



Grey/Slate effect roof Tile



Timber Cladding



White Painted Brick

extensions were to be subservient to the original dwelling then this would not enable the property to be adapted in a well designed way nor enable it to comply with building regulations. Therefore the design falls in line with this exception where it is more acceptable to have a well considered, homogenous design.

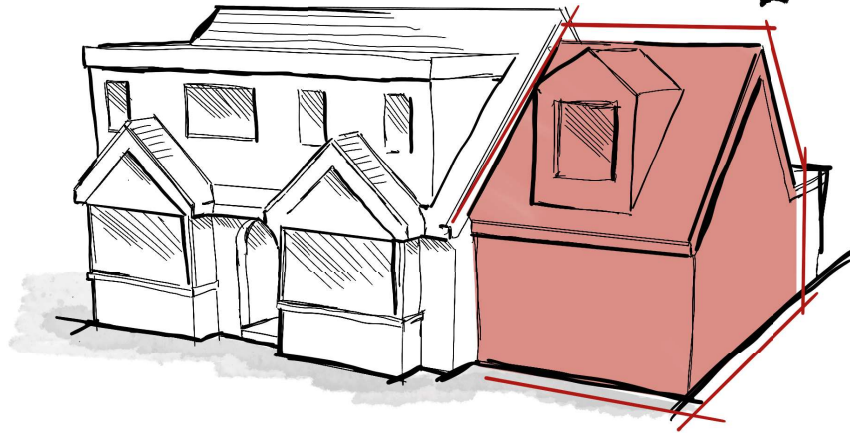
Through the previous adaptations of the property, the dwelling has no architectural merit. The front façade is dominated by an overlarge boxy dormer which is not of good design. Therefore the new extension should not compliment the existing building but allow for it to be adapted to a better considered design that adds positively to the street scene by undoing past mistakes.

The roof form of the proposed extension contrasts the existing roof form by turning this 90 degrees to create a gable frontage that better reflects the adjacent properties. The roofs of neighbouring properties are higher than that of 49 Watmore Lane.

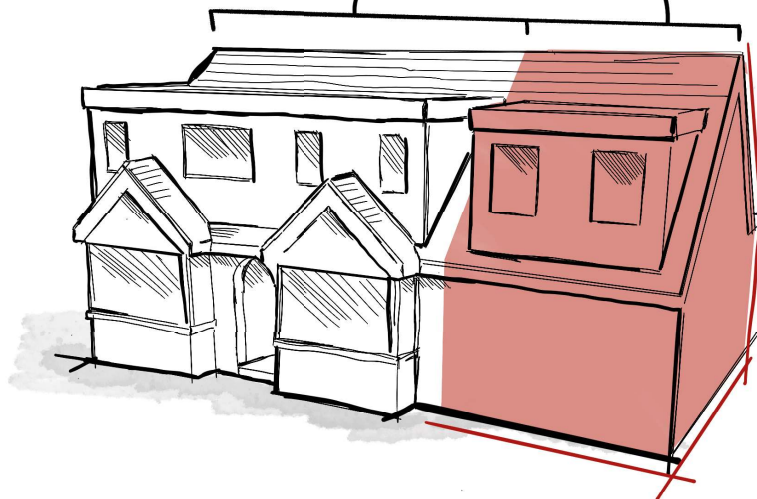
The materials chosen improve upon the quality of those on the existing building as they replace old tile hanging and felt flat roof coverings.

The two storey extension steps forward of the building line slightly to allow for the existing roof and dormer to connect into the walls and roof of the new extension. This means the extension is more buildable, but also it steps the elevation so it is not just a flat wide façade which would be out of keeping with the character of the street.

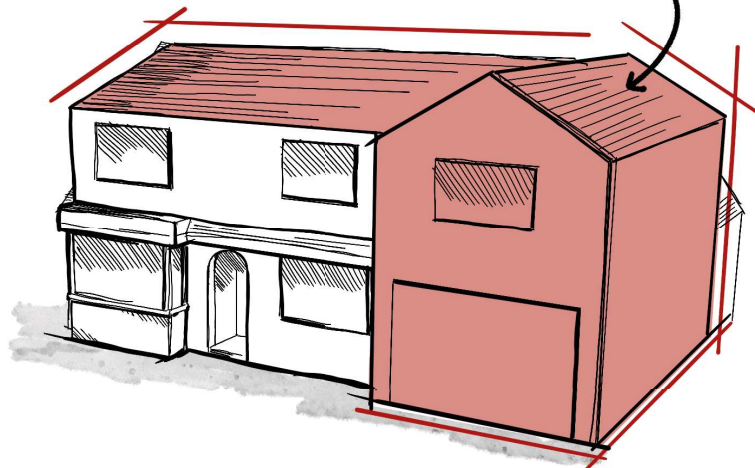
SUBSIDIARY ROOF TOO LOW TO COMPLY WITH
INTERNAL HEAD HEIGHTS.
INTERNAL SPACE IMPRACTICAL, DORMER TOO OVERBEARING.



PROPERTY LOOKS TOO WIDE AND UNBALANCED
DORMERS DO NOT WORK WITH EACH OTHER



GABLE DEFINES EXTENSION, GIVES ADEQUATE
HEAD HEIGHT, BALANCES PROPERTY WHILST
REFLECTING THE GABLE OF NO-47



4. Conclusion

It is accepted that the current proposal does not include an extension that is subservient to the host dwelling, however we hope that sections 2 and 3 demonstrate that the proposal should fall under the Borough Design Guide SPD exemption which allows for a far better considered and quality of design.

Adaptation of existing housing stock is a key government initiative that allows old properties to be updated for modern living in a sustainable way.

We hope that this Design and Access Statement along with its evaluation of local planning policy and design guides, shows that the proposal is well designed, responds positively to the original building, contributes to the local character and relates well to neighbouring properties.



FRONT ELEVATION

