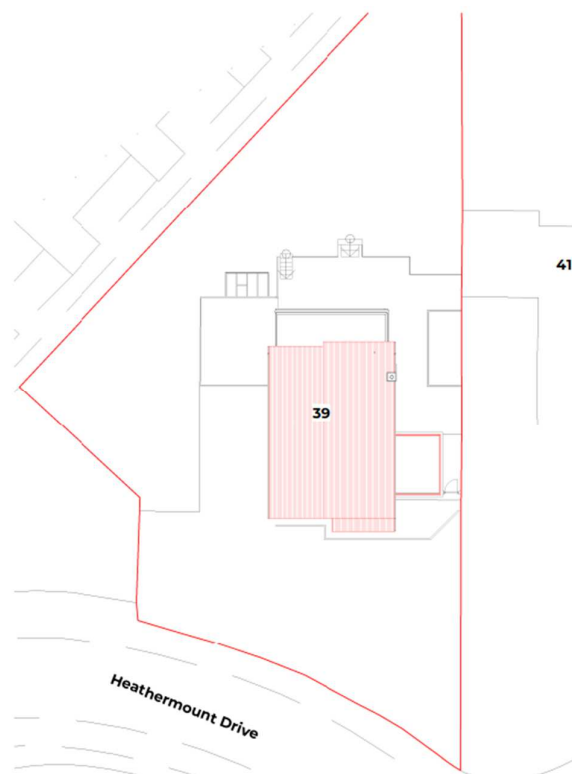


C5044

39 Heathermount Drive, Crowthorne, RG45 6HJ

Planning, Design and Access Statement – v1

HOUSEHOLDER PLANNING APPLICATION



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0118 962 7999 www.createhomedesign.co.uk

Create Home Design and Michael Aubrey Structural Engineers
are trading names of Michael Aubrey Barrow Ltd.

Registered in England & Wales No.14156681.
Registered Address: 6 Ivanhoe Road, Hogwood Business Park,
Finchampstead, Wokingham, Berkshire RG40 4QQ
VAT Registration No. 429 9695 30.

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Introduction:

This statement has been prepared on behalf of our client, who is seeking full planning permission for a new roof, retrofitting of the existing building fabric, and partial garage conversion.

The Design and Access Statement has been prepared in accordance with the guidance published by CABE, the Commission for Architecture and the Built Environment.

Site Location & Context

The application site is 39 Heathermount Drive, located in Crowthorne, Bracknell. The location benefits from its' close proximity to transport links such as the Ellis Road Bus Stop (0.4 miles away), Crowthorne Train station (1.1 miles away), and Junction 4 of the M3 Motorway (5.4 Miles).

The site is located towards the end of a leafy residential area, where large detached 1970s houses offer ample space and comfort for residents. The houses are characterised by tall weatherboarded gable walls, dormer windows, brick-faced ground storeys, and sizeable picture windows, adding to the spacious feel of the area.

Existing Site Information

The site is located along a quiet road and is a broadly triangular plot of land. The front of the site is approximately 22m wide, and the rear of the site is approximately 6.5m wide. The site is 30m wide at the widest point. The overall site area is approximately 962 sqm (0.09 hectares). The site is largely enclosed by close-boarded fencing, hedgerows, and some trees, enhancing the feeling of privacy and green-ness. The house is strategically set back from the road and built at a lower level, is screened from view by mature trees.

The existing dwelling, centrally located on the site, is approximately 4.6m from the closest boundary. Access, currently situated to the east of the site off Heathermount Drive, leads to a spacious paved drive to the front of the property. This long and narrow drive offers ample parking space. However, it's important to note that there is no turning space on the existing drive. To the rear of the house is a raised patio, which leads into the garden.



Front Elevation (north-east)



Rear Elevation (south-west)

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View from Heathermount Drive



View from Driveway

Planning History

There is no evidence of historical planning applications or redevelopments of the existing property since the initial development.

No external advice has been sought ahead of this proposal.

In the wider neighbourhood, several examples of development along Heathermount Drive are visible. Front, side, and rear extensions, which can be seen from the road, have been approved. Evidence of modern materials used to upgrade houses along Heathermount Drive can also be seen. Some examples are:

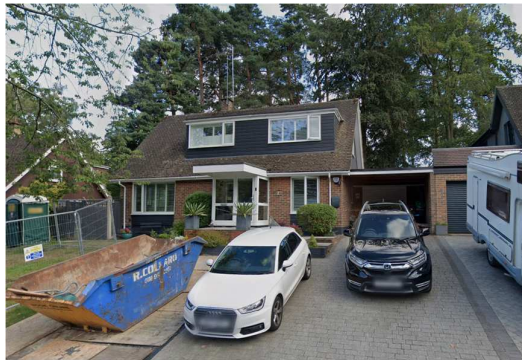
Approved: 44 Heathermount Drive

210248: Householder application for the proposed two storey rear extension with juliet balcony, solar panels and a first-floor dormer extension and single storey front extension to form porch with a pitched roof, conversion of existing garage to create habitable accommodation with internal alterations and changes to fenestration.



Approved: 46 Heathermount Drive

220580: Householder application for the proposed single storey rear extension and existing dormer on rear to be extended. Kerb to be dropped and extended to allow off road parking.



Approved: 50 Heathermount Drive

162225: Householder application for the proposed single storey rear extension, first floor rear dormer extension plus single storey front garage extension to dwelling.



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Approved: 51 Heathermount Drive

082323: Application for a certificate of lawful proposed use or development for first floor rear dormer extensions.



The Proposal

Proposed Development

The proposal is for a new roof, retrofitting the existing property, and a part garage conversion. The aim is to upgrade the existing property and to modernise the look, improve comfort and prolong the life of the building.



Proposed Front View

The property's footprint and the house's internal floor space are to remain as existing. Minimal changes to the internal layout are proposed to create more usable space for the client. A partial garage conversion is proposed to include utility space.

Appearance

It is proposed to redesign the external appearance of the building to help modernise the property:

- An off-white smooth render is proposed for all elevations.
- Three of the elevations are proposed to have natural composite timber cladding. The timber is to be a natural wood colour to complement the white render.
- A new roof will be added to the whole property to modernise the dwelling's appearance and replace the current leaking roof. The preferred roofing material is single-ply with standing seam detailing to mimic zinc roofing. The pitch of the roof will be increased to help modernise the property.

- Clerestory glazing and increased vaulted space in the main bedroom.
- Increased height to the garage, to accommodate utility room to match ground floor ceiling heights.
- All existing windows are to be upgraded to dark grey frames.
- All external doors will be upgraded to dark grey composite doors to match the proposed windows.



Proposed Rear View

Energy Retrofit Opportunities

Opportunities for upgrading the existing building fabric and systems include:

- Upgrading the first-floor wall fabric is also a priority to improve comfort and prolong the life of the building.
- External wall insulation to existing timber and cavity walls achieves a thermal upgrade and aesthetic update.
- Re-roof throughout with warm roof construction.
- Replacement windows and doors throughout to replace some of the failed glazing units, either triple or double glazed, to be confirmed.
- Upgrade external and garage doors to be better insulated.

The principles of Passivhaus and Enerphit retrofit have been adopted so that the whole building upgrade is approached holistically.

Access

The existing access to the site will be retained off Heathermount Drive. The driveway will remain as it is, with space for multiple cars to park. The garage will be reduced in size from a double to a single garage to make more internal usable space for the client.

Parking

There are no further habitable spaces being added to this property, in turn, no further car parking space is required. The existing number of spaces will be retained.

Landscaping

Where possible, the existing trees, plants, hedges, and grass will be retained. The existing amenity space will remain as it is.

Ecology

A preliminary roost assessment for Bats has ruled out the presence of bats at this property. The full report is attached to the application.

Waste and Recycling

The existing waste and recycling bins are located on the front drive and will remain as such. The bins are collected from the end of the drive on council-nominated collection days.

CIL Liability

There are no new dwellings nor net additional floor space of 100 square metres or more proposed for this property, therefore it is thought the proposed development is not liable for CIL.

Conclusion

Throughout this document and the associated drawings, the upgrading opportunities of existing materials to modernise the look of the dwelling and the energy retrofit opportunities will positively impact the existing property, and in so doing will contribute to the uplifting and regenerating the street scene.

The internal alterations are considered not to impact neighbouring properties along Heathermount Drive.

The development has also been designed to retain all trees, with the potential for additional landscaping to be incorporated within the scheme.

For the reasons detailed in this document, permissions should be granted for planning a new roof, retrofitting the existing property, and partial garage conversion.