

DOCUMENT TITLE: DESIGN AND ACCESS STATEMENT

SITE ADDRESS: BLUEHILL, BASINGSTOKE ROAD, THREE MILE CROSS, RG7 1AS

1.0 Introduction

The Design and Access Statement has been produced to support the planning application for a first-floor side and rear extension to Bluehill, Basingstoke Road, Three Mile Cross, RG71AS.

The proposed side and rear first floor extension aims to provide more additional bedrooms to the side and enlarging the existing master bedroom to accommodate a walk-in wardrobe and ensuite to accommodate the occupants at the dwelling.

2.0 Local Area



Figure 1 – Location of Bluehill, Basingstoke Road from Google Maps

The detached property was constructed in 1930 and is located on Basingstoke Road to the southeast of Reading. The building is constructed from Red Brick. There is a pre-cast concrete tile pitched roof covering with white uPVC windows and doors. See Figure 1.

3.0 Site Photographs



Front Elevation for Bluehill



Rear Elevation of Bluehill



Neighbours Frankforte Construction

4.0 Site Analysis

Bluehill is a detached house, two storeys dwelling with the living/dining room, kitchen and WC at ground floor level, and three bedrooms and family bathroom at first floor level. The front and rear elevations of the house are respectively east-facing and west-facing.

Bluehill comprises of a two-storey detached dwelling with a ground floor extension to the side and rear to the dwelling. The proposal is to extend to the rear and side of on the first floor of Bluehill to create extra bedrooms and family bathroom to accommodate the first-floor bedrooms with an extension to the master bedroom.

Through this application we seek to gain local authority support for the redevelopment of the site, to meet one of the key objectives of Wokingham's Core Strategy by providing additional family accommodation in Reading. The proposal seeks to retain off street parking for the existing dwelling.

The proposals make strong and clear reference to inherit the street seen in terms of their scale and mass, keeping into consideration the design principles and materials with the site's surroundings.

The proposed extension to Bluehill will respect the urban design and grain of the surrounding area, by continuing the established building line which is in line with the dwellings on Basingstoke Road.

The properties configuration ensures that the proposal confirms with the daylight rules outlined in the Sites Daylight assessment. In the area of Basingstoke Road I would like to bring to the attention that similar extensions have been done however we have ensured that consideration has been taken with the height variation of the surrounding properties as the immediate dwelling has a double height extension being currently constructed.

5.0 Design Principles

5.1 Proposal

The Application is made for a first-floor side and rear to Bluehill, Basingstoke Road. The proposed first floor extension 68m² internally and is within the existing boundary of the ground floor extension. The rear first floor extension is following the 45-degree line as the neighbouring dwelling Frankforte has rear facing windows and is stepped much further back to gain light into the room and no windows to the side of the dwelling. The windows on the side of the dwelling are for toilets and are secondary areas.

5.2 Amount

The proposed height of the extension is 5.26m in height. The roof will be stepped down from the original pitched roof, and the increase of the floor area is considered proportionate in view of the benefits the family will gain. The proposed extension will add approximately 68m² of space to the first floor.

5.3 Construction Form

The existing dwelling is of a traditional construction, with masonry walls, suspended timber flooring to the first floor and a timber truss roof over. The substructure is envisaged to be reinforced concrete slab on trench or strip footings.

The new extensions will primarily adopt like-for-like construction as per existing.

The new roof over the extension will be intersecting into the rear of the property with a height that is in line with the proposed height of 4.5m.

5.4 Layout

Refer to Existing and Proposed documents to see ground floor plans. The additional first floor area will enable creation of bedrooms upstairs and extension to the master bedroom.

5.5 Appearance

The choice of material and colour of the external building fabric will be carefully considered regarding the relationship with the neighbourhoods existing architecture. Modern equivalent facing bricks and roof tiles will be used. The new door and windows will be uPVC units.

5.6 Energy Efficiency

The new walls and windows will be insulated to meet or exceed minimum U-values as required by the Building Regulations. Double glazed insulated glass units will be used for the new windows.

The layout has been designed to maximise the daylight distribution in the internal spaces. Low energy LED light fittings will be used for all new lighting elements.

The internal spaces will be naturally ventilated via the windows and the patio door to the living room.

Heating and hot water will be supplied by the existing combi boiler.

The use of eco-friendly and/or renewable materials will be considered throughout the project.

6.0 Access

The proposed scheme will not affect the existing pedestrian routes, vehicular access within Basingstoke Road and its vicinity, and the existing parking provision. The impact of the construction logistic to the public highway during the built stage is considered negligible due to the infrequent nature of material and plant deliveries.

Considering there is no deconstruction and only minimal works, the expected site waste generated is minimal. These can be stored in skips at the front driveway for regular collection.

Pedestrian access to the property is provided from the main footpath set away from the main highway, with existing dwelling continuing its parking space on the site itself.

7.0 Conclusion

The proposed redevelopment of the site shows a balanced approach to the site, through the provision of additional family accommodation within an established location. The proposed has been carefully designed and considered to keep in keeps the Local Authorities commitment to aid in extended family homes.

Throughout the planning process we have adopted a considered approach in developing the proposal especially with mitigating any potential short/long term impact on the neighbouring and being respectful to the surrounding. We trust that this is reflected in our application. The site provides an opportunity to create a much-needed family home and is the best use of the underdeveloped land – a core principle of the NPPF.

The proposal shows a carefully designed and considered scheme that will assist the Local Authorities in their commitment to deliver new family homes. We hope that this is off consideration to you to help aid this family into making their perfect family home but however if there are any concerns or adjustment then we are more than happy to adjust accordingly.