

DOCUMENT TITLE: DESIGN AND ACCESS STATEMENT

SITE ADDRESS: BLACKMOOR, 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 double storey side extension and part single and double storey rear extension to Blackmoor, Basingstoke Road, Three Mile Cross, RG71AS.

The proposed side double storey extension aims to provide a larger kitchen, plus an additional extension to the utility room and a new snug to the ground floor to accommodate the residents off the property. Alongside this a first-floor extension will be added to the rear and side to add an extension to the family bathroom with an extension to the master bedroom and a new bedroom for the residents of the house.

2.0 Local Area

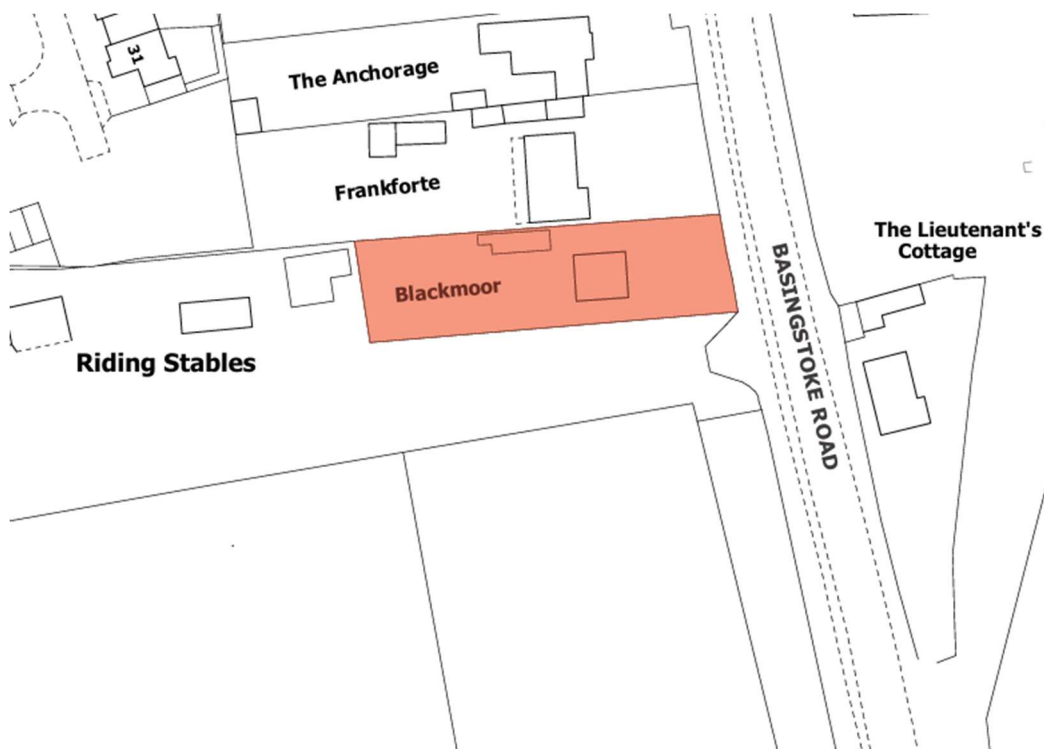


Figure 1 – Location of Blackmoor House

The detached property was constructed in 1930 and is located on Basingstoke Road to the south east 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.

2.0 Site Photographs



Figure 2 – Front of Blackmoor



Figure 3 – Rear of Blackmoor

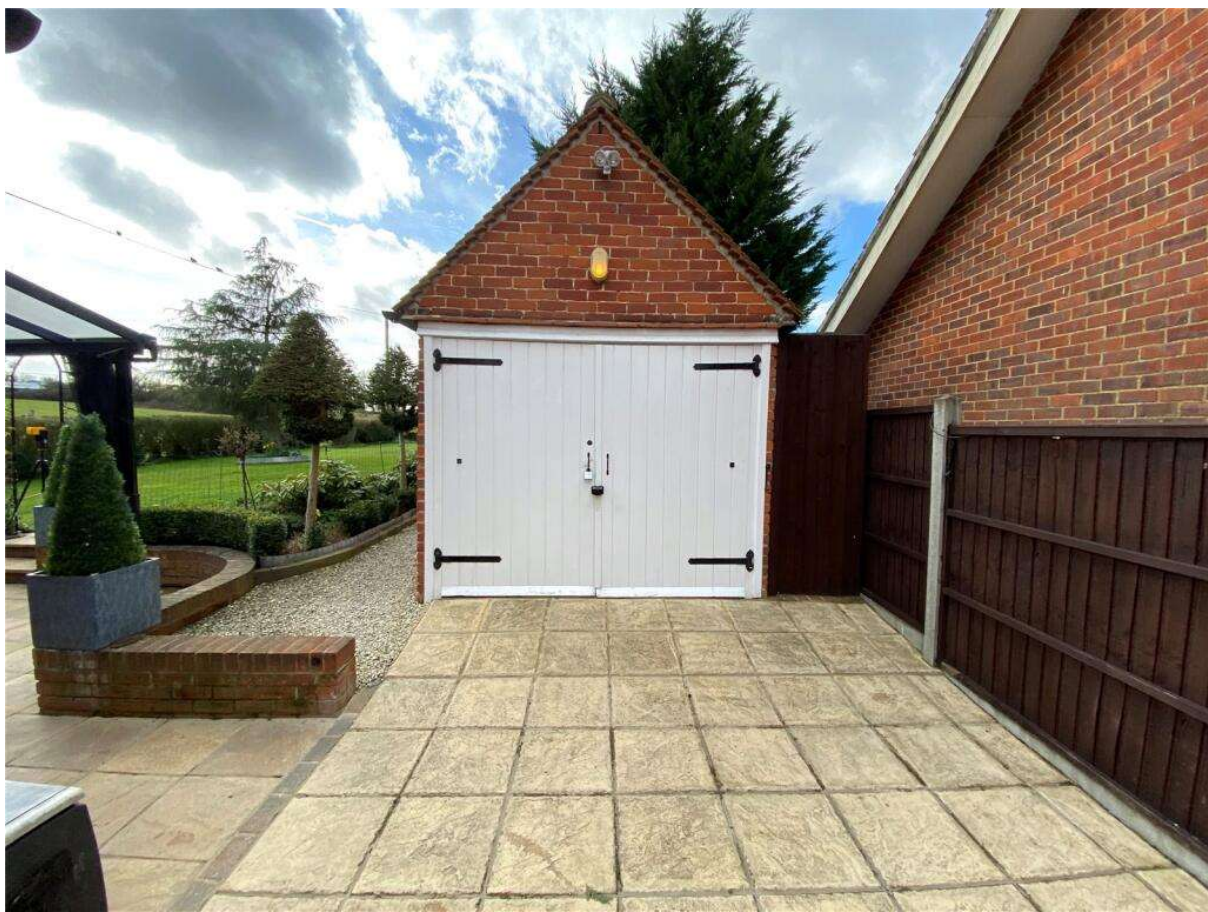


Figure 4 - Garage and Side of Neighbouring House

3.0 Site Analysis

Blackmoor 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.

Blackmoor comprises of a two-storey detached dwelling with no alterations or extensions to the dwelling. The proposal is to extend to the rear and side of Blackmoor and the first floor to form an extension to the kitchen, add a utility room plus 1 extra snug at the ground floor and an extra bedroom and family bathroom to accommodate the first-floor bedrooms.

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 scene in terms of their scale and mass, keeping into consideration the design principles and materials with the site's surroundings.

The proposed extension to Blackmoor 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 hence why the first floor has a slanted roof with dormers and these dormer windows are for bathroom.

4.0 Design Principles

4.1 Proposal

The Application is made for a double-storey side and rear extension to Blackmoor Basingstoke Road.

The proposed double storey rear and side extension measures 68.4m² internally and is within the existing boundary. The rear double storey extension is following the 45-degree line as the neighbouring dwelling number Frankforte has rear facing windows to gain light into the room and no windows to the side of the dwelling.

4.2 Amount

The proposed height of the extension is 3.7m in height due to its pitched roof and the increase of the floor area is considered proportionate in view of the benefits the family will gain.

4.3 Construction Form

The existing dwelling is of a traditional construction, with brick 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 ground floor slab will either be precast or in-situ concrete construction. New internal steel beams will be required to support the floor plate and the internal walls at second floor level. Where possible materials will be reused to keep the build as sustainable as possible.

The new roof over the extension will be intersecting gable roof with a height no greater than the existing roof.

4.4 Layout

Refer to Existing and Proposed documents to see ground floor and first floor plans. The additional ground floor area will enable creation of an extended kitchen, and first floor extension will create an additional bedroom and reconfiguration of the dwelling.

4.5 Appearance

The double-storey rear extension will fit into the existing red brick construction to blend into its surrounding areas.

The choice of material and colour of the external building fabric will be carefully considered regarding the relationship with the neighbourhoods existing architecture. Equivalent red brick and roof tiles will be used. The new door and windows will be uPVC units and double glazed for energy efficiency.

4.6 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.

The dwelling will be well insulated to reach an energy performance rating of at least a C which would mean that heating would not be required as much to keep the house warm.

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.

5.0 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 ground 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.

6.0 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 there perfect family home but however if there are any concerns or adjustment then we are more than happy to adjust accordingly.