

## **Supporting S73 Application Statement**

**5 GRASS HILL**

**CAVERSHAM**

**READING**

**RG4 7TJ**

August 2023

### **The Proposal**

The scheme seeks to substitute the approved house design (approved under application ref: 221072) only.

The access, landscaping, ecology and tree protection remains as previously approved. This new design is considered to improve construction methods, reduce glazed areas facing south to south west and be more consistent with the architecture of adjoining properties.

The exterior appearance now ties in with No.3, Arctic House and Lime House all fronting Grass Hill. No.3 and No.5 Grass Hill being the 'book ends'.

### **Revisions**

Please see below revisions made to consented scheme:

- Re-sighted towards south west from currently approved location by 1.2m away from adjacent dwelling. (Lime House)
- Lowered slab level to align with access and garden (reduction of 250mm).
- Lowered eaves level around the house
- Although, ridge slightly increased by introducing apex roofs, it is more appropriate for installation of solar roof panels. The ridge height remains significantly lower than Lime House and more in line with approved Plot-2 currently under construction.
- The currently approved dwelling has a floor area of 248m<sup>2</sup>. The revised footprint is slightly smaller now at 235m<sup>2</sup> with a reduction of 13m<sup>2</sup>.
- Reduction of south west facing glazing from 37.6m<sup>2</sup> to 33.2m<sup>2</sup>.

## Materials

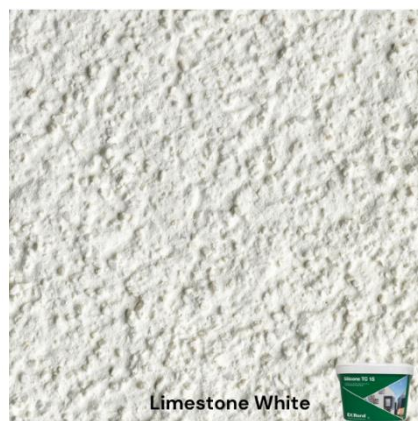
### ROOF

- To be Natural Slates (Spanish) to match adjacent dwelling (Lime House)



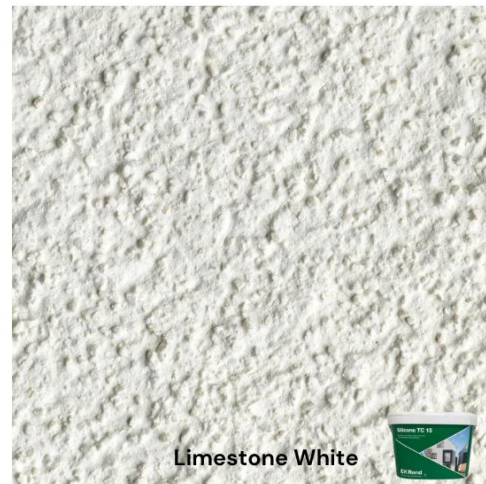
### FIRST FLOOR WALLS

- A mixture of vertical IROKO wood cladding and render ( similar to Lime House, Grass Hill )



## GROUND FLOOR WALLS

- A mixture of render and Mid Grey Linear Ultima brick plinth (to replicate the dry Cornish stone walls at Lime House, Grass Hill.



## WINDOWS AND DOORS

- Pre-finished high quality aluminium clad timber (class 4 air tightness) triple glazed.



### Figure 1: Revisions to Ground Floor Layout



### Figure 2: Revisions to First Floor Layout



**Figure 3: Revisions to Elevations**



## Conclusion

Having regard to the above, and as noted already, the principle for the proposed scheme is accepted by the Council. We are of the opinion that the replacement design will enhance the site and the wider area without detriment to the amenities of adjacent occupiers or the character of the area.

We are of the opinion this new design will not be a detriment to the local and wider area. In particular, the vernacular aligns with adjacent properties and the reduction in glazing facing the escarpment is a positive contribution when comparing to the current approval.