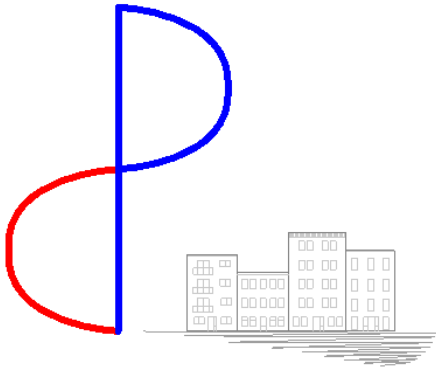




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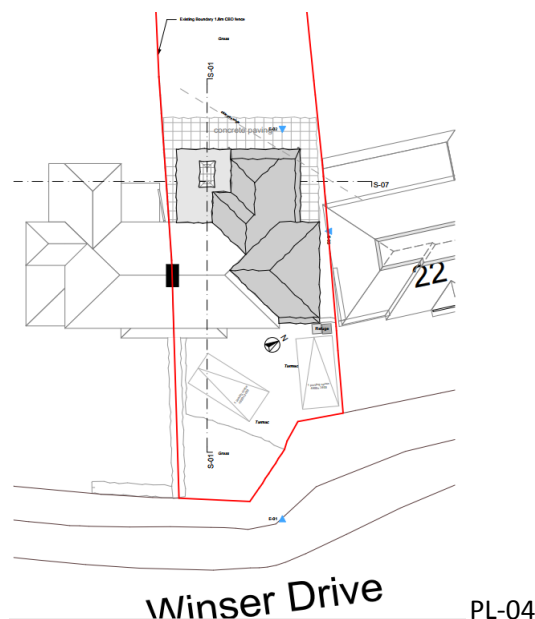
Monday 19-06-2023

Regarding 24 Winsor Drive RG30 3EG

This statement is to accompany an application made to Reading Borough Council for the erection of a part single, part double storey rear and side extension at 24 Winsor Drive, RG30 3EG.

Winsor Drive is a private road with access from Southcote Lane via Kenilworth Avenue and Southcote Farm Hill in Reading West constituency. It consists predominantly of semi-detached housing. Domestic properties are primarily houses. Residential buildings were typically constructed between 1930 and 1949. Therefore, the buildings are domestic and mainly traditional in character and generally of two storey construction using traditional materials including brickwork, stonework, render and boarding with plain tile roof covering.

The property is located between No.26 and No.22 Winsor Drive with a driveway and a spacious front garden mostly of low vegetation and lawn.

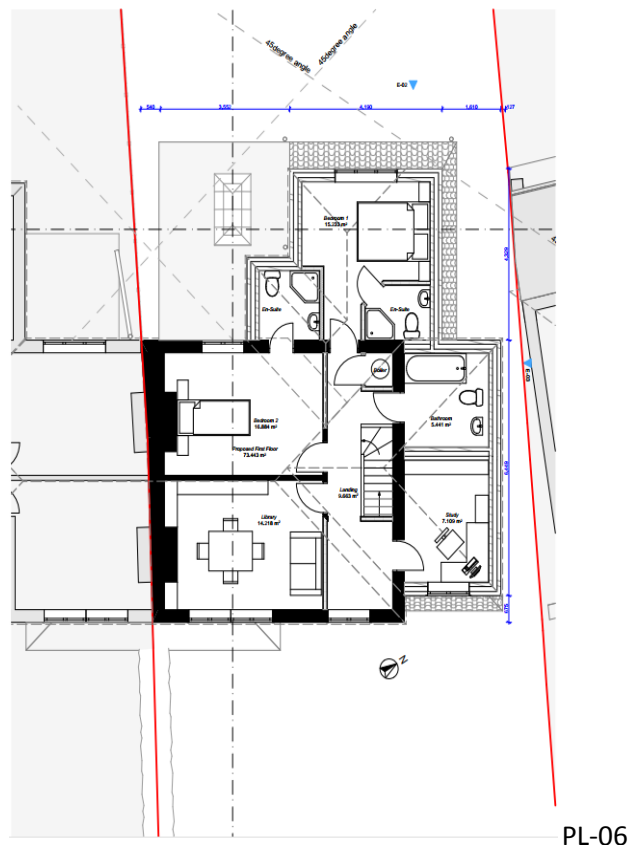


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Our proposal aims to upgrade the living conditions to higher standards for a modern family house by providing a spacious kitchen and living room for the family to socialise. Also, No.2 x bedrooms with plenty of space to accommodate the wardrobes and cupboards with a first floor bathroom with a bathtub. It includes a library and a study, for the family members to be able to relax and study. On the ground floor there will be a utility room for housing the white goods, a storage space for storing items and there will be easy access to the rear garden.

The internal layout of the dwelling is designed to provide maximum amounts of daylight and connection of the private garden areas with the principal living spaces.

The overall form and massing of the building has been designed to be respectful to the context of the site and how it relates to the neighbouring properties. The 45 degree lines from the neighbouring living spaces have been honoured as shown on the proposed plans PL-04 and PL-06.



The proposed ridge line of the extension is designed to be comparable with the ridge line of the adjacent dwellings. The principal roof form of the proposed extension has been designed with hipped ends to reduce the overall building mass and reduce the building height near the neighbouring properties as per PL-04.



In recent years there have been similar developments in the neighbourhood. Our proposal is very much like the ones already established on Winsor Drive.

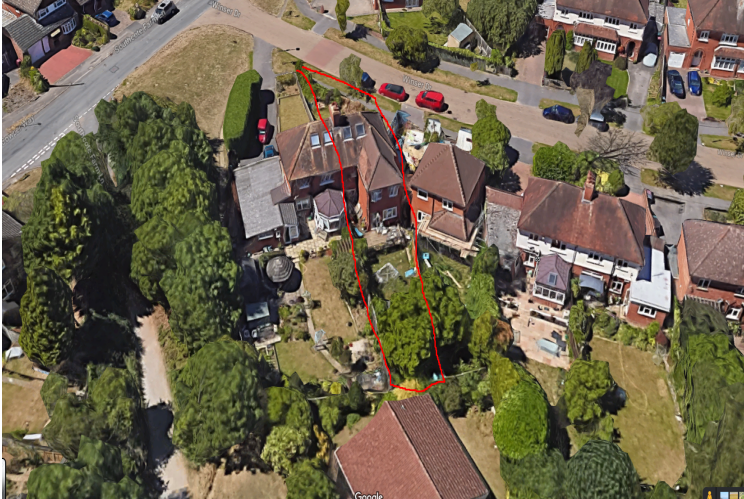
For reference:

No. 22, No.26, No.47 and No.57 Winsor drive



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No. 69 Winsor drive



The following outlines the principles incorporated into the design in order to minimise the environmental impact of the proposal.

Where possible, materials used will be delivered from sustainable sources and sourced locally wherever possible.

Within reason, areas of glazing have been maximised to benefit from passive heat gain and natural light and to reduce energy bills.

Energy consumption will be minimised by employing all or in part the following measures:

- High performance double glazing
- Full consideration of utilising renewable energy sources
- High levels of insulation to floors, walls and roofs
- Passive solar gain via orientation and layout
- High level of natural lighting and ventilation
- Grade 'A' appliances where supplied; Integrated energy management controls; User information, highlighting energy efficiency.

Besides the desire to reduce energy consumption there is also a necessity to reduce both the consumption and waste of water. The following measures will be adopted that will assist in achieving this:

- Flow restrictors fitted to all taps
- Dual flush cisterns
- Baths with smaller profiles requiring less water to fill
- Water butts installed for rainwater collection, for garden watering rather than hoses.

Waste and recycling storage will be provided adjacent to the southern boundary where convenient access onto the roadside for collection can be facilitated.

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In conclusion, the proposed dwelling accurately reflects the general pattern of development in the area and creates a typical building to plot ratio and transition of the street scene.

This project provides an opportunity to provide high quality family home commensurate with the size of the site but to a scale and style which is respectful of its neighbours.

The design of the building with traditional form and good quality local materials will result in a high-quality development within an already mature landscaped setting.

Therefore the proposed development is sustainable.

Yours Sincerely,

Christos Papadopoulos