

Design & Access Statement

Date 10th April 2022

Title

Demolish conservatory and side extension to form first floor extension and wrap around 2 storey extension.

Site: 5 Woods Road, Caversham, RG4 6NA
Applicant: Mr Sam Walker

Existing site

The existing site houses a chalet style house with a rear timber conservatory extension and a brick-built side extension. The materials of the existing dwelling are red brick and brown roof tiles. The boundaries are a mixture of hedges and panelled fencing.

The surrounding area of Woods Road, and the roads leading to Woods Road off the Henley Road, are a mix of styles and materials. The types of houses in the surrounding area are predominately 2 storey large detach dwellings which have been created by extension, replacement dwellings or infill new dwellings.

The garden of the existing is mostly lawn with a patio.

Relevant planning

2a Woods Road – First floor and 2 storey extension granted

Planning Application Number:	170219
Site Address:	2a Woods Road Caversham Reading RG4 6NA
Description:	First floor extension and two storey side extension to chalet bungalow to create 5 bedroom two storey dwelling.

7 Hawthorne Road – Replacement of a chalet style bungalow for a large dwelling.

Planning Application Number:	151114
Site Address:	7 Hawthorne Road Caversham Reading
Description:	Replace existing residential dwelling with new build residential home

Scale

The design of the extension to the property have been carefully considered, taking into account comments made in planning applications, subsequent appeals and also guidelines in BR209.

The proposed extension seeks an increase in ridge height of 650mm, to 7.48m. The pitch of the roof has been changed to 35 degrees with a gable end over the width of the original house. The side extension has utilised a fully hipped roof with a ridge height of 6.64m to keep the scale to a minimum next to the property 5a. The 35-degree pitched roof also maximises the solar panel generation.

The design has followed guideline in BR209. The property at 5a woods road has 3 windows on the west side which face the proposed extension. The ground floor window to the rear serves a bedroom. The extension does not cross in front of this window and a 25-degree line drawn from the midpoint does not hit the extension. The dormer window on the west elevation facing the proposed extension is a window to a hallway, and within BR209 does not need to be assessed. The front ground floor window to the west facing elevation is a secondary window to a living room, which is situated at the front of the house and is the full width of the house. The main window to the living room is situated on the south elevation. The side extension has been stepped back from the front elevation by 1m so the side extension is behind the 45-degree line drawn from the main living room window. The stepped back side extension also makes it subservient to the front elevation.

Spacing between the proposed plans and the boundaries has been set to be in keeping with the local

Appearance

The proposal seeks to enhance the appearance of the local area. 1st quality red bricks will be used on the upper half of the property while introducing a coloured render to the bottom half. There will also be an introduction of cast stone sills to the windows. Windows and soffits will be finished in Architectural anthracite grey. The design gives the façade a characterful and interesting finish.

Access

The site will be accessed via an existing drop kerb on Woods Road. The front garden will be turned into a driveway providing 3 no carparking paces.