

Planning Statement

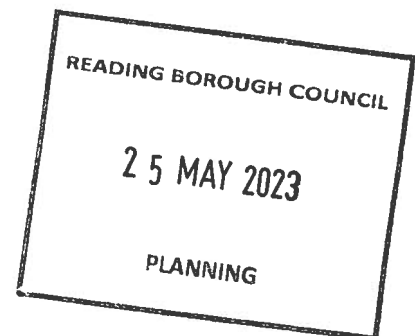
For

New Kitchen at

76 Elmhurst Road

Reading

RG1 5HY



May 2023

Introduction

The property is substantially an Edwardian detached family home, built circa 1900. It sits on a generous plot compared to other residential properties in the immediate Redlands Conservation Area.

The current Games room, a single storey flat roofed extension by Haslams of Reading, was given planning permission and built in 1966.

Proposal

The proposal seeks to change the use to a new kitchen, whilst preserving the status quo.

The application would provide a more thermally efficient habitable space. It would rebalance the internal ground floor by providing a kitchen that the whole family could appreciate.

In order to improve accessibility to the new kitchen from the main hallway to the house, the proposal seeks to extend the existing footprint of the current Games room to provide a part glazed link corridor from the rear of the hall.

The existing Games room suffers from very poor insulation and the proposal also includes upgrading the existing 215 mm brick walls by building insulated studwork inside, and the roof would be insulated by creating a warm roof construction over the existing joists, which means increasing the roof height by 150 – 250 mm.

The new roof construction would extend over the new corridor and w.c.

The kitchen would be naturally lit from above by a double glazed lantern light, whilst the w.c. and corridor would be via Velux roof windows.

The cloistered effect of the support to the flat roof on the north and west sides mirror the design of the front porch supports, and the all-bar windows are features taken from the existing house. These are designed to be sympathetic to, and acknowledge, some of the features of the house as originally constructed.

Impact on Neighbouring Properties

The proposed alterations are modest in scale and should not alter the relationship between number 76 and its' neighbours, nor have any adverse impact.

The site of the proposed works at the rear of the property does not impact the street scene and is not visible from either Elmhurst Road or Marlborough Avenue.

Conclusion

The proposal seeks to enhance and minimally extend the games room with a carefully considered, much more thermally efficient and sympathetic design that sits proportionately within the plot and better reflects the original style and period of the property.