

26 Green Road
Reading RG6 7BS

PROPOSED GARAGE CONVERSION TO DINING ROOM

DESIGN AND ACCESS STATEMENT

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1.0 DESIGN PROPOSAL

- 1.1 It is proposed to create a kitchen/diner by converting the integral garage at 26 Green Road, Reading. The property is not listed and is not in a conservation area.
- 1.2 The proposal is to join the existing kitchen to the existing garage by the removal of a short section of internal wall construction, with no changes to the existing massing. The ground floor area is very limited, and in much need of a useable kitchen/diner to support modern family living.
- 1.3 The parking provision would remain the same - using the current driveway - as the existing garage is too narrow to use for modern cars.
- 1.4 The proposed alterations are part of a wholistic property refurbishment which are being undertaken gradually by the owner-occupiers, since their move here in early 2015.



Image 1: No.s 28 and 26 Green Road, southeast elevation

2.0 CONTEXT

Green Road is a quiet residential road in East Reading, lying between Wokingham Road to the north and Whiteknights Road to the south. The road became a no-through road during the road adjustments to create the parallel Regis Park Road.

To the southeast side of the road the houses date from the late 1800s. Most are defined by their large, tall bay windows overlooking the street. Image 2 below shows their typical architectural features to the houses directly opposite 26 Green Road.



Image 2: Houses opposite 26 Green Road

The houses to the northwest side of the road are more modern, occupying land that had previously been a college. 26 Green Road is one of a series of eight semi-detached houses - No.s 36 -22 - built as a group in 1984. These were constructed to the centre of Green Road, with more recent modern houses completed in early 2009, either side, to complete the street of domestic properties. Typically the houses to the northwest side of the road included integral garages, however of the eight semi-detached properties within the central group, No.s 24 and 34 have converted their garages into habitable accommodation - see Images 3 and 4.



Image 3: No.s 24 and 22 Green Road



Image 4: No.s 36 and 34 Green Road

3.0 DESIGN AND ACCESS PROPOSALS

- 3.1 The existing dwelling is a three-storey, five bedroom, property with limited ground floor area for family use.
- 3.2 With regards to **design and character** - the new window and rear folding-sliding doors are proposed to be painted timber frame, to match the existing windows. The proposed window to the street elevation uses the proportions of the existing windows to create a cohesive design. The window is proposed to reflect the proportions of the late Victorian windows to the properties opposite such that their height enables a window seat to be created.
- By replacing the garage door with a well-proportioned window this will bring animation from within the property to the public realm, as successfully achieved at No.34.
- The wall below the window is proposed to be of matching brick - the brick removed from below the Living Room window to create the folding-sliding doors shall be reused to this location to retain the same patina, where possible.
- The current driveway lacks character and appears barren. It is proposed to create a low-level brick planter across most of the width of the front elevation to harmonise the elevation and increase the opportunity for biodiversity to the property.
- 3.3 With respect to **access and parking** the proposal will not alter the current parking arrangements as the integral garage cannot be used as a garage - this is evident to the remaining properties in the group where no garages are used for parking cars.
- 3.4 The existing **access** to and within the dwelling is not proposed to change; the existing garage floor level shall be built-up with screed and insulation to create a flush internal floor finish.

4.0 SUMMARY

- 4.1 The proposals are sympathetic to the existing architecture and its neighbouring context; there is precedence for the conversion of the integral garage into habitable accommodation.
- The proposals do not cause overlooking of neighbouring properties.
- The existing access is not altered.
- 4.2 It is respectfully requested planning permission is granted.