



Architectural & Project Management Services

Planning, Design and Access Statement

Prepared by: Mark Borthwick MCIAT
Certified Passive House Designer

Project

Extensions & Alterations to

2 Courtenay Drive, Emmer Green, Reading, RG4 8XH

Borthwick DBM

6 Rushmere Cottages, Woodley, Berkshire, RG5 4BZ

T: 0118 9696857 M: 07971177573

E: info@b-dbm.co.uk W: www.b-dbm.co.uk

Introduction

This statement has been produced to accompany the Planning Application which seeks to replace a detached garage and single storey structure with a 2-storey extension to provide additional living space and a home working office whilst improving the thermal efficiency of the existing building.

Site Description, Context and Planning History

2 Courtenay Drive (here on referenced as “the site”) is a detached, 3 bedroomed residential property on the junction of Courtenay Drive and Peppard Road in Emmer Green.

The orientation of this property is unique in that although the structure aligns with neighbouring buildings along Peppard Road, the principal elevation faces Courtenay Drive with the rear of the house facing the side of 337 Peppard Road. Gardens flank the side elevations with vehicular access off Peppard Road.

The existing building was old and tired, and the owners have already gone to some lengths to improve the thermal efficiency. These proposed works intend to build on that efficiency.

The site sits on a good-sized plot of approximately 962m² which is orientated in an East to West direction.



The immediate area around the site in Courtenay Drive and Peppard Road contain housing of a similar style, some altered over the years with loft conversions and / or extensions.



Principle elevation view from Courtenay Drive



View from Peppard Road

Emmer Green is the northernmost suburb of Reading, Berkshire, 2 miles north of the town, having most of its own commerce, sport and other amenities, Emmer Green has an arbitrary divide with larger Caversham and a border with Oxfordshire, the county in which both places formerly stood.

There is no know Planning History for this site.



Vernacular along Peppard Road for context (in no particular order)

Design

The requirement by the current owner is threefold:

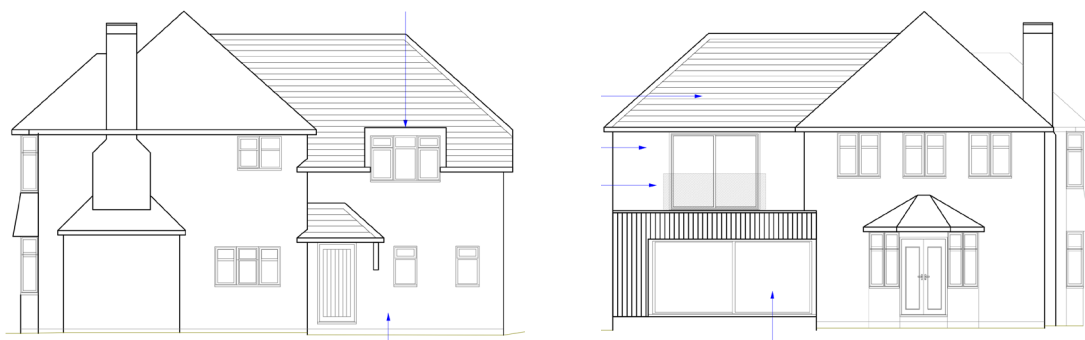
1. To provide a family hub around a kitchen / diner overlooking the garden,
2. To provide a larger master bedroom with ensuite,
3. To provide a dedicated space for home working

To achieve the brief, the garage and rear single storey element are proposed to be removed completely and a new rear extension constructed. This rear extension is to be constructed in matching brick and clay tiled pitched roof, so from Peppard Road it will emulate the houses along that street. The garden frontage has been designed with a more contemporary ground floor, stepping back to a traditional first floor.

This new element is to house 2 good sized bedrooms with the existing box bedroom converted to the ensuite and the family bathroom remodelled to provide space and facilities for a growing family.

Downstairs, the existing kitchen will be reappointed as a home office and the small utility and WC removed to provide access to the new extension.

The owners have already insulated a good part of the ground floor and are keen to continue these improvements. Part of this proposal includes the insulation of the wall around the front door which is currently only single skin and the floor below the staircase which overhangs the open porch as well as insulating the loft space to meet or better current Building Regulations thermal efficiency.



Extent

The scheme extends to the rear of the house by 5.06m allowing just over 1m access space to the boundary. On the ground floor, the extension extends to 9.9m reducing to 8.2m on the first floor including the dormer. This space incorporates the existing garage and existing single storey rear extension.

The proposed floor area is 79m² minus the existing garage and single storey element of 21m² gives an increase of 58m²

Materials

- **Roof covering** – HF Weathered clay tile to match existing
- **Flat Roof Covering** – EPDM / GRP
- **Soffit & Facia** – white UPVC soffit & facia, black gutter
- **External Walls** – Brickwork to match existing for two storey element with Accoya Cladding on the ground floor element facing the garden.
- **Windows** –UPVC frames with high levels of thermal efficiency
- **Sliding door set** – Grey aluminium to contrast with the cladding

Access

Pedestrian and Vehicular Access to this site are to remain unchanged as part of this application.

Conclusion

This proposal makes the most of the available space whilst improving the connection with the neighbouring houses along Peppard Road. It provides a good standard of internal and external living space whilst providing consideration to the neighbouring houses and character of the area with no detrimental effect.

The construction will be to the new Building Regulations thermal efficiency or better where possible to provide a comfortable environment with low running costs.