



Tony Day Architecture Ltd

Planning · Design · Architecture

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8 KELMSCOTT CLOSE
CAVERSHAM
READING
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App Reference : 211021

ADDITIONAL DESIGN JUSTIFICATION

It is understandable that the proposal of a contemporary building in Kelmscott Close has been met with some reluctance, however over the last 10-15 years there have been a number of new contemporary dwellings approved and developed in close proximity to the site, Namely 3 Grass Hill, that was developed into 2 new contemporary dwellings, 35 St Peters Avenue that was developed into 3 Large detached dwellings and most recently a decision on 5 Grass Hill in 2020 for 2 new Contemporary dwellings, All of which are next to or adjoined our site.

We are aware that the presence of a contemporary dwelling in the street Scene of Kelmscott Close would not be in keeping with the current Architecture but as part of the design we have purposely set the dwelling back from the main building line and shifted the orientation so that the main bulk of proposal is almost hidden from the main road, We have also designed the building in such a way that the prominent feature of the development seen from the Close would be a more traditional brick and Render frontage with a pitched roof. The rest of the dwelling is made up of traditional brickwork, white render, a mix of flat and pitched roofs as well as a feature Vertical timber clad entrance. We have purposely maintained a mix of materials which are sympathetic to the wooded escarpment of the site and surroundings. If you consider the recent development that has been approved on Grass Hill that has a mix of Brickwork, Cladding and Zinc roofs we have proposed a more traditional strategy.

We also considered the neighbours when re-orientation the proposal, making sure that 1 Courtlands was not overlooked and there was no loss of light to 7 Kelmscott Close also. If you consider the previous application that was submitted, we have improved the vision splay from No 7 as we have pushed the rear of the proposal forward by approximately 3m on the rear corner.

With regards the scale of the proposal, we believe the site is of ample size to accommodate such a development and again taking into consideration the size of existing dwellings in close Proximity (Courtlands) this is not over development.

Should the Council require strategic Landscaping to the site frontage we are happy for this to be dealt with as part of a planning condition moving forward.

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