

DESIGN & ACCESS STATEMENT:

JOB No.878 REAR EXTENSION & REMODELLING OF EXISTING HOUSE.
23 Kidmore Road, Caversham, Reading, BERKSHIRE. RG4 7LR.
Dr. O. FLOSSMANN & Dr. D. O'SHEA.

DESIGN STATEMENT:

BRIEF: (Intended to be flexible to cover the extent of the works).

DEMOLITION

- SINGLE GARAGE
- REAR SINGLE STOREY EXTENSION.
- 2-STOREY FULL WIDTH REAR EXTENSION.
- LEVEL 1 - GROUND FLOOR.
 - ANNEX TO LIVING ROOM.
 - FAMILY ROOM EXTENSION TO KITCHEN
- LEVEL 2 - FIRST FLOOR
 - EXTENSION TO BEDROOM 2
 - EXTENSION TO BEDROOM 3
- LEVEL 3 - ROOF FLOOR
 - MASTER BEDROOM SUITE.

WORKS TO EXISTING:

The enlarged house to work as one, as if it had originally been built as such.

MAIN STAIRCASE RELOCATION:

Relocation of the existing staircase from front to the core of the extended house. Staircase to extend from ground floor to roof floor.

- LEVEL 1 – GROUND FLOOR.
 - CLOAKROOM/WC.
- LEVEL 2 – FIRST FLOOR.
 - BEDROOM 4: New bedroom incorporating existing adjacent landing.

UPPER LEVEL STAIRCASE:

To space released by the removal of the upper level staircase:

- LEVEL 2 – FIRST FLOOR.
 - FAMILY BATHROOM

ATTIC STOREY:

- EXISTING:
 - The existing attic conversion has is very poorly executed with substandard ceiling heights (door head height) and the head height above the staircase below 2m.
- PROPOSED:
 - The rear roof has been reconfigured to feature a single full width gable to allow creation of 'fabulous' enlarged vaulted space, as the master bedroom.
 - The ridge although higher than existing remains no higher than the existing Dutch gables, only a smallhipped end remains visible 'hidden' behind the front Dutch gable.
 - The enlarged roof remains smaller and lower than surrounding and opposite houses (with the exception of 25 Kidmore Road (handed pair with 23).

GENERAL:

- LEVEL 2 – FIRST FLOOR.
 - BEDROOM 2 – ENSUITE: to the rear of enlarged bedroom.

STATUS:

- EXISTING:
 - HOUSE:
 - Edwardian villa.
 - 2-storey with loft conversion.
 - 1 storey rear lean-to extension.
 - Detached single garage block.
 - Wooden framed windows & doors.
 - Plain clay tiles roof.
 - VEHICULAR ACCESS:
 - Car parking for 3 cars
 - Car turning on-site.
 - GARDEN:
 - Large Garden to rear.
- AREA OF OUTSTANDING NATURAL BEAUTY (AONB) / GREEN BELT: No
- SETTLEMENT BOUNDARY: Yes.
- CONSERVATION AREA: No.
- HISTORIC: No.
- FLOOD RISK: LOW (<https://flood-map-for-planning.service.gov.uk>)
FLOOD ZONE 1: This location is in an area with a low probability of flooding.

PLANNING HISTORY: <http://www.reading.gov.uk/>

- BC 201312
Rear extension at ground, first and roof level and remodelling of house.
PLANNING: REFUSED 9 December 2020
PLANNING APPEAL: DISMISSED 18 June 2021
- The apparent extensions on site are:
 - DETACHED GARAGE
 - LOFT CONVERSION
 - REAR SINGLE STOREY LEAN-TO EXTENSION

PLANNING APPEAL:

This proposal has been revised with respect to Planning Application BC 201312 (Refused) to take into account the Planning Appeal Inspectors Decision APP/E0345/D/21/3269778 (Dismissed) as follows: -

LIVING CONDITIONS:

- DEPTH OF PROPOSED EXTENSION:
 - The upper levels of the have been reduced in depth so as not to cross the perpendicular width of Bedroom 4 of No.21 Kidmore Road.
- FRENCH DOORS AND BALCONIES:
 - Omitted and replaced with windows.

TREES AND BIODIVERSITY:

- ARBORICULTURAL IMPACT ASSESSMENT provided. No impact on proposal.
- PRA BAT SURVEY REPORT provided. No impact on proposal.

CUTLER ARCHITECTS:

Cutler Architects are a general RIBA chartered architectural practice undertaking works to historic and listed buildings.

Cutler Architects are Arts & Crafts specialists working with original, as well as new modern interpretations of Arts & Crafts houses designed for contemporary living, working with natural and vernacular building materials, such as local stone, slate and timber.

Practice Principal Richard Cutler is:

- A long-standing member, and joint vice-chair of the North East Hampshire Design Review Panel, reviewing pre-application and planning applications for Basingstoke and Deane Borough Council, Hart District Council, and Rushmoor District Council.
- Member of the Advisory Architects Panel for South Oxfordshire and the Vale of White Horse District Councils.

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