



Architectural & Project Management Services

Planning, Design and Access Statement

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Project

Extensions & Alterations to

28 Crawshay Drive
Emmer Green,
RG4 8SX

Borthwick DBM

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Introduction

This statement has been produced to accompany the Planning Application which seeks to replace an existing condemned two storey side extension plus the addition of a rear single storey extension to provide additional living space and a home working office.

Site Description, Context and Planning History

28 Crawshay Drive (here on referenced as “the site”) is a semi-detached, 4 bedroomed residential property on the quiet Crawshay Drive in Emmer Green.

The existing extension is not only of poor quality leading it to be condemned and temporary blocked from the main house, but its unattractive in design and fills the plot to the boundary which this application seeks to address.

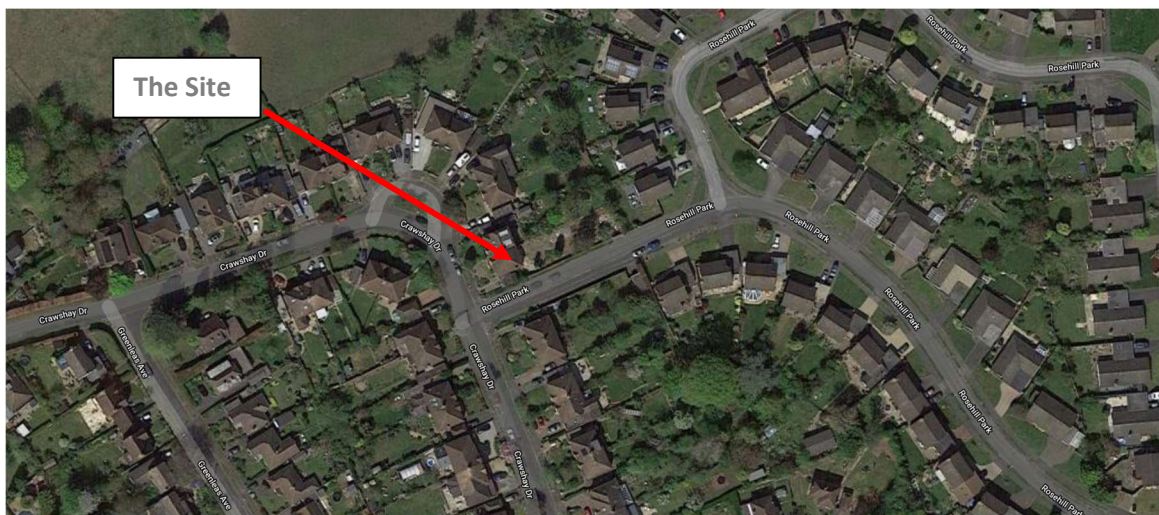


View from Crawshay Drive



View from Rosehill Drive

The site sits on a good-sized plot of approximately 561 m2 which is orientated in a North-east / South-west direction and enjoys beautiful views across the golf course to the South-west.



The immediate area along Crawshay Drive contains housing of a similar style, some altered over the years with loft conversions and / or extensions.

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.

Design

The requirement by the current owner is threefold:

1. To replace the condemned extension with new habitable space,
2. To provide a larger kitchen and family area for a growing family,
3. To provide a dedicated space for home working

To achieve the brief, the condemned side extension is proposed to be removed completely and a new side extension constructed. This side extension is to be constructed in matching brick and clay tiled pitched roof, so from Rosehill Drive it will emulate the original house. The front of the existing extension is currently aligned to the main house but a small step in has been designed for the replacement to appear subservient to the main house but is limited by the existing internal access off the staircase landing.

This element is to re-house the 4th bedroom and bathroom plus a small reading area to make the most of the south-west views upstairs. This open reading area also addresses the floor levels and Building Regulations spaces between doors and stairs. Downstairs it will provide the home office / study for home working plus a utility room with side access.

The rear extension is designed to contrast with the main house, finished with a GRP or EPDM flat roof and an Istock Atlas dark grey or Wienerberger Staffordshire Smooth Blue brick rear wall recessed and framed by an off-white render border. The render continues to the flank wall, but the Party wall can be finished in render or brick to the neighbour's preference.

This extension will house a new larger kitchen plus a family room and will be structurally opened to the existing dining room and kitchen areas to provide a large family living area opening onto the garden.

Extent

The scheme extends to the rear of the house by 3.4m maintaining a roof line under 3m with consideration to the adjoining property. To the side, the existing extension at 3.9m wide is proposed to be reduced to 3.1m, providing side access and reducing the impact on the boundary and Rosehill Park. Overall, the length increases from 5.4m to 8.1m.

Materials

- **Flat Roof Covering** – EPDM / GRP
- **Soffit & Facia** – white UPVC soffit & facia, black gutter
- **External Walls** – Brickwork to match existing for two storey element. Ibstock Atlas dark grey or Wienerberger Staffordshire Smooth Blue brick rear wall with off-white render surround and flank wall to single storey element.
- **Windows** –UPVC frames to match existing
- **Bi-Folding doorset** – Existing grey aluminium door set to be re-used

Access

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

Conclusion

This proposal resolves the issue of addressing a currently condemned building which is detrimental to the character of the area with negative impact on both Crawshay Drive and Rosehill Park.

The proposal provides a good standard of internal and external living space whilst providing consideration to the neighbouring houses and character of the area.