



Architectural & Project Management Services

Planning, Design and Access Statement

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Project

Extensions & Alterations to

29 Grosvenor Road

Caversham

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Introduction

This statement has been produced to accompany the Planning Application which seeks to extend and renovate a detached family home whilst altering the internal layout for modern family living and home working.

Site Description, Context and Planning History

29 Grosvenor Road (here on referenced as “the site”) is a detached, 4 bedroomed residential property on the quiet private Grosvenor Road in Caversham.



Front elevation

The site sits on a generous plot of approximately 625m² and is orientated in a Northeast / Southwest direction.

There is no Planning history connected with the site available on Reading Borough Councils website, however, the original house has a single storey lean-to infill extension to the rear of poor quality and an attached concrete block garage with asbestos roof.



Rear elevation

The property is generally in good structural condition but has not received any maintenance or modernisation in many years and includes additions of a Formica kitchen and polystyrene tiled ceilings.

The property is located in Grosvenor Road, opposite Wilwyne Road. Grosvenor Road itself is a privately maintained road, with some state-maintained roads branching off.

The immediate area along Grosvenor Road contains a mix of detached houses constructed in the 1920s and 30s with newer houses further along and off Grosvenor Road.

Caversham is a suburb of Reading, England. Originally a village founded in the Middle Ages, it lies on the north bank of the River Thames, opposite the rest of Reading. Caversham Bridge, Reading

Bridge, Christchurch Bridge, and Caversham Lock provide crossing points (the last two for pedestrians only), with Sonning Bridge also available a few miles east of Caversham.



Design

The requirement by the current owner is threefold:

1. To provide a large open plan modern living space for their growing family with connections to the garden,
2. To provide dedicated home working areas for two Professionals,
3. To renovate the existing house which has not been updated in many years

To achieve the brief, the house is to undergo a full renovation including new plumbing, electrics and glazing to meet modern demands and standards while part of the existing layout is to be reorganised to improve the flow and balance of the whole house. As part of the renovations, one of the original chimneys is to be rebuilt and the fireplace renovated. In contrast, an unused chimney on the opposite side is to be removed to reclaim floor space in the study and one of the bedrooms.

To the rear, the existing single storey lean-to is to be demolished and replaced with a part single, part double storey extension. On the ground floor, this will provide an open planned kitchen / diner / family room opening onto the rear garden.

The first floor introduces a new bedroom with ensuite facilities, while the existing house is reorganised to provide a larger family bathroom and ensuite facilities to the existing principal bedroom. The proposed new first-floor element has been positioned away from the nearest neighbour and aligned with the existing house to reduce impact on the immediate neighbour and the street scene, and to maintain privacy.

A relocated staircase provides unrestricted access to the first floor, overcoming the limited head height experienced on the existing arrangement.

Changes to the existing fenestration will be limited to providing a smooth render over the existing pebbledash, painted off-white, plus Residence 9 replacement windows to emulate the existing style, but with much improved thermal properties. The existing porch roof is to remain to retain the character, but the single skin walls and glass are to be removed and replaced with a single timber post. To the rear, a more contemporary approach has been adopted with a flat roof over a white rendered frame protruding beyond the rear wall for summer shading. The rear wall houses a large, glazed area with Cedral Click fibre panelling either side.

The existing garage structure is to be retained where possible but clad in Cedral Click fibre panelling to tie in with the rear elevation detail. The existing asbestos roof will be removed and professionally disposed of, and a new single pitch roof structure added with roof lights. The entire structure is to be fully insulated for use as an Art Studio for the professional artist owner. An extension to the front of the structure is proposed to be used as a bike and bin store. To the rear, glazing and glass door connect the Studio to the garden.

Extent

The scheme (including the roof overhang) extends to the rear by just 4.6m from the existing bay window and to the full width of the existing house. The rear wall, including the first floor protrudes 3.6m, while the first floor is limited to 6m in width.

To reduce impact on the front elevation and street scene, these additions are kept in-line with the existing structure. Furthermore, to reduce impact on the immediate neighbour and to retain privacy, the first-floor element is kept to the north most side of the plot.

Materials

- **Flat Roof Covering** – EPDM / GRP
- **Soffit & Facia** – UPVC black fascia and white soffit
- **External Walls** – Off-white smooth render with Cedral Click fibre panelling detail
- **Windows** – Residence 9 flush casement UPVC frames
- **Front door and frame**- timber
- **Sliding doorsets** – Aluminium



Access

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

Conclusion

This proposal seeks to renovate and extend an attractive period property to provide a good standard of internal and external living space to meet modern living standards whilst considering neighbouring properties and the street scene.