



Design Statement

Baltimore Drive

Planning Application

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Introduction

This Design Statement is prepared to support the Householder Application for Planning Permission to gain planning consent to refurbish and extend the existing dwelling at 35 Balmore Drive, Caversham located in the Borough of Reading in Berkshire. The works entailed include a single storey side extension at the front extending to a double and single storey extension at the rear. This statement sets out to explain the relevant planning considerations of this application.



Context + Site

Built in 1954, the property is a two storey, three bedroom semi-detached property. The 1930's style is typical for the UK, with an expressed full height bay window to the front of the property maintaining the pitched roof repetition that can be seen along the length of Balmore Drive.

The property is brick built with an exposed red/brown brick finish to the ground floor and a beige pebble-dash finish to the first floor. All joinery is white in colour.

The red brick type is LBC Dartmoor Heather (which is no longer in production) with a

protruding feature line expressed between ground and first floors at the point of change in material. The pebble-dash has a brown/beige fleck. There is an existing single storey conservatory to the rear of the property constructed in dark timber and an existing lean to at the side of the property built up to the boundary line and visible from the front.

The property is not listed and is not located in a Conservation Area. However, Balmore Drive is a private road and the majority of the properties reflect the same style of architecture, but there are variants in the materiality. Variations include some properties

constructed in full height brick and others with a painted pebble-dash finish. There is also a variety of joinery colours and styles throughout the estate. A number of properties have undertaken extensions in the area - including front and side extensions (flush with the front elevation and to the boundary line respectively) as well as to the rear - in both single, double and even three storey high. In addition, many properties have also added rooflights or dormer windows to utilise loft space in to living space.

The area is heavily greened with many mature trees.



Front View of the property



Rear Elevation



35 Balmore Drive Site Plan

Site Photographs



Front entry porch



Lean-to as viewed from rear



Back garden + conservatory roof as viewed from floor 1



Front elevation



Lean-to as viewed from front



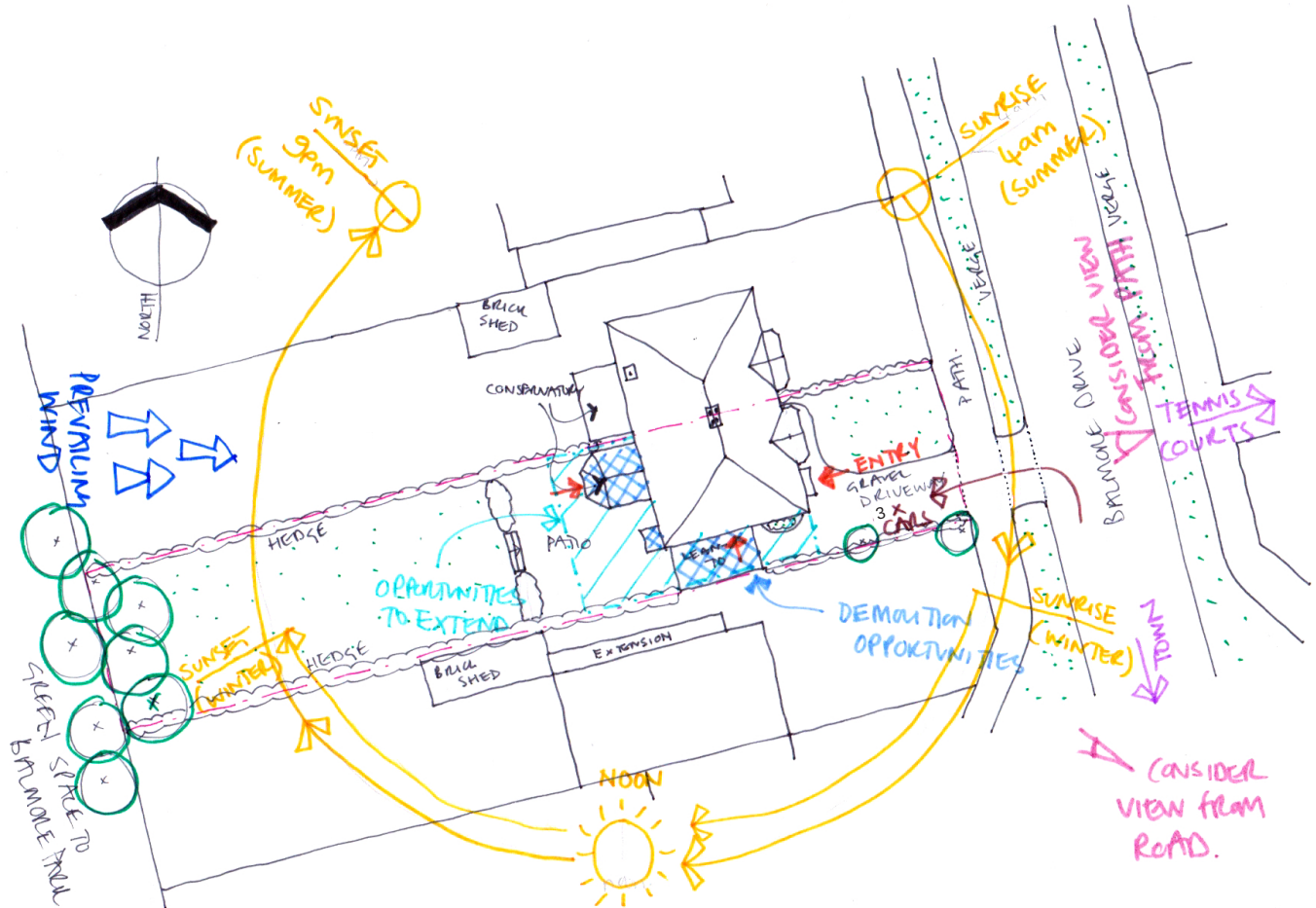
Existing conservatory providing rear access

Site Analysis

Adjacent is the initial site analysis diagram for the site identifying key features and potential opportunities.

A number of key features:

- Parking suitable for up to 3 cars externally in the driveway
- The neighbouring property to the South (No. 34) has an existing double height rear and side extension; There is also a brick-built single storey outhouse built up to the boundary line
- The neighbouring property to the North (No. 36) has a single storey rear extension / conservatory as well as a brick built garage/ outhouse against the northern boundary line
- An existing timber lean-to construction to the side of the property, built up to the boundary line, also provides access to the rear of the property
- The property is directly opposite pedestrian access point to the tennis courts
- The site steps gradually down from front to back
- Mature tree line to the rear of the site



Planning Considerations

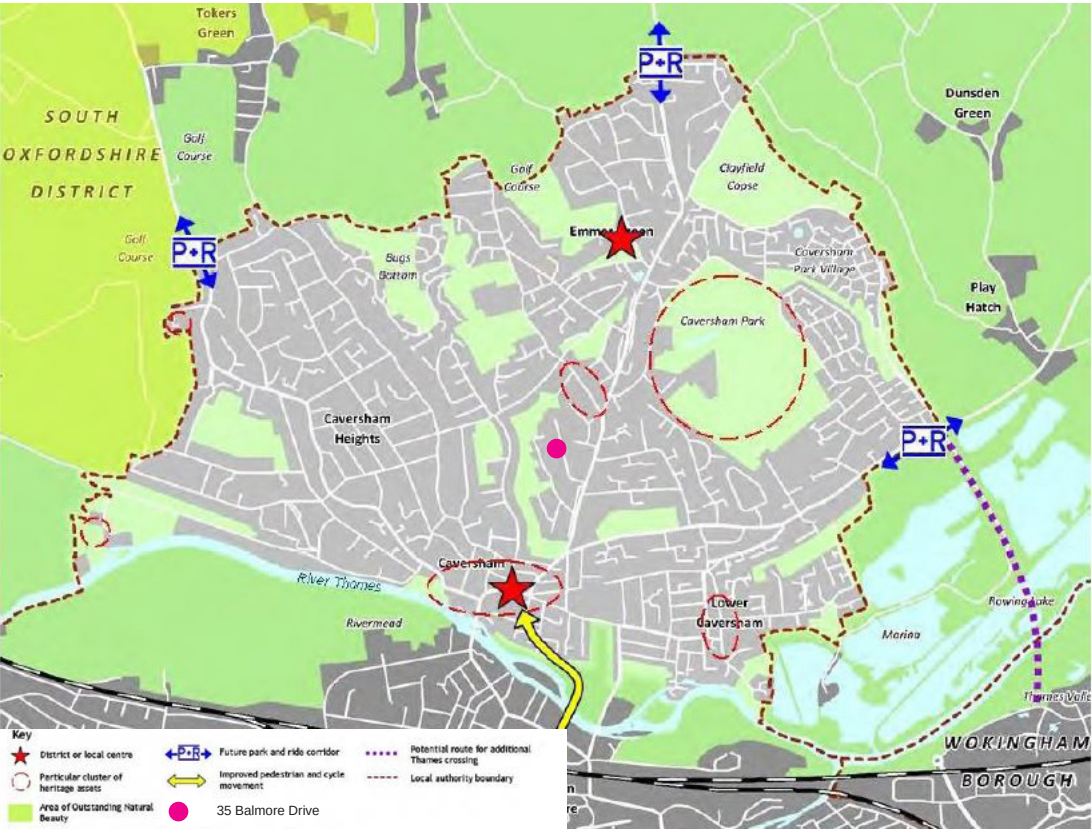
The property is located within the Reading Borough and in Thames Ward. The following considerations have been identified as part of the planning research:

- Site is not located in Conservation Area (However, Surley Row Conservation

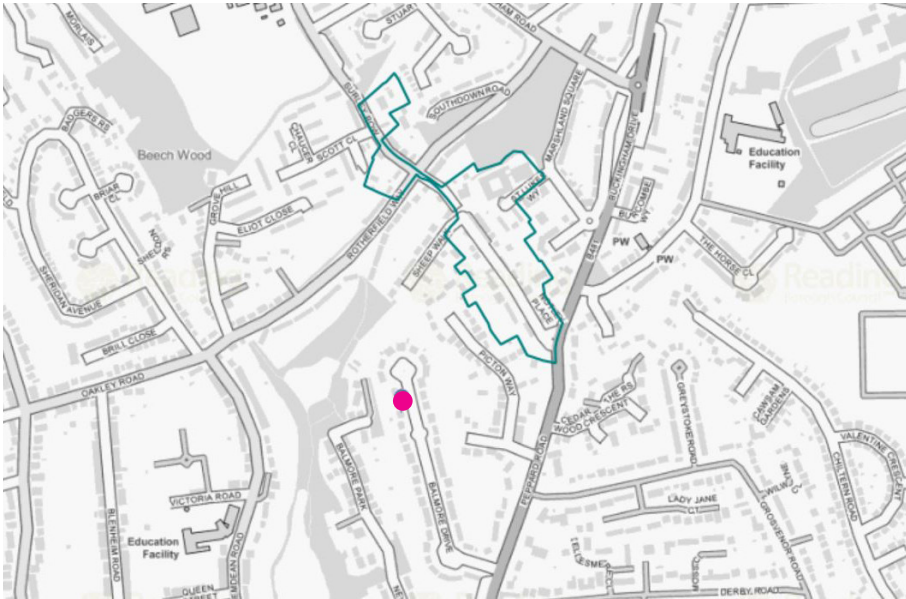
Area is approximately half a mile to the North East)

- Site is not located within or near a green belt
- No listed buildings within 50m
- No Tree Preservations Orders (TPOs) nearby; The nearest ones are located

- over the road at the tennis courts
- Permitted development rights remain
- The site is not located in an area of Outstanding Natural Beauty (AONB); However, the Chiltern Hills are a few miles away to the North East



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Above: Plan from Reading Borough Council website illustrating Surley Row Conservation Area boundary

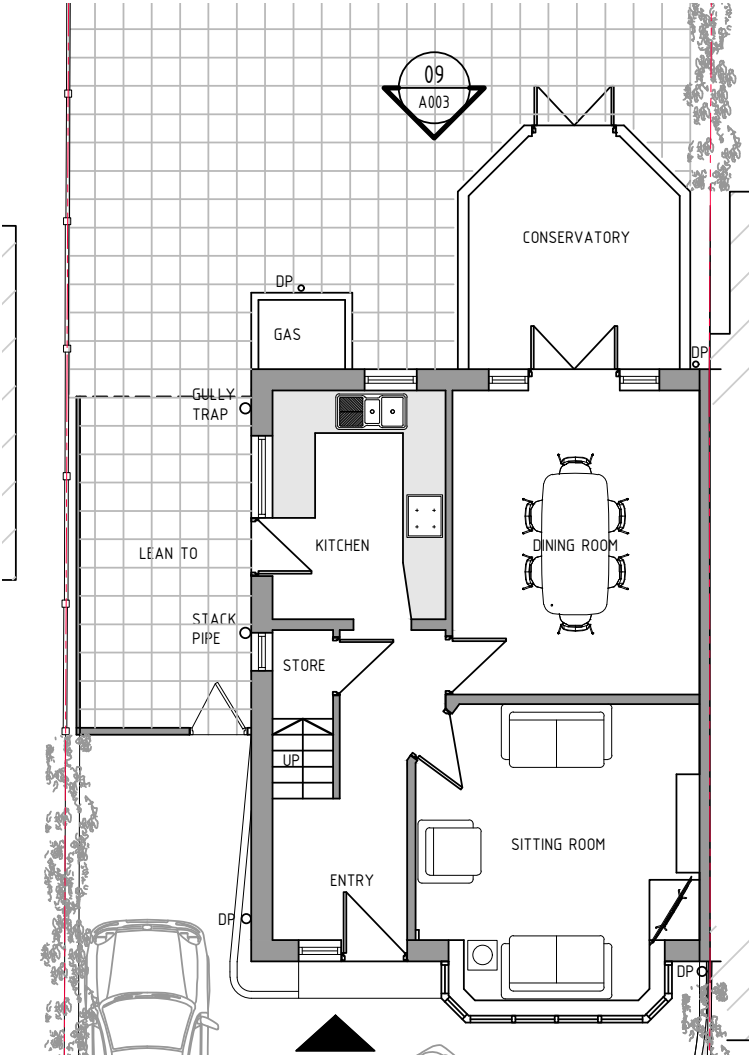
Left: Diagram extracted from Reading Borough Local Plan (2019) illustrating the Area Strategy for Caversham and related location of 35 Balmore Drive

Extensions from the surrounding neighbourhood demonstrating significant massing to the side + rear as well as front extension and dormer examples

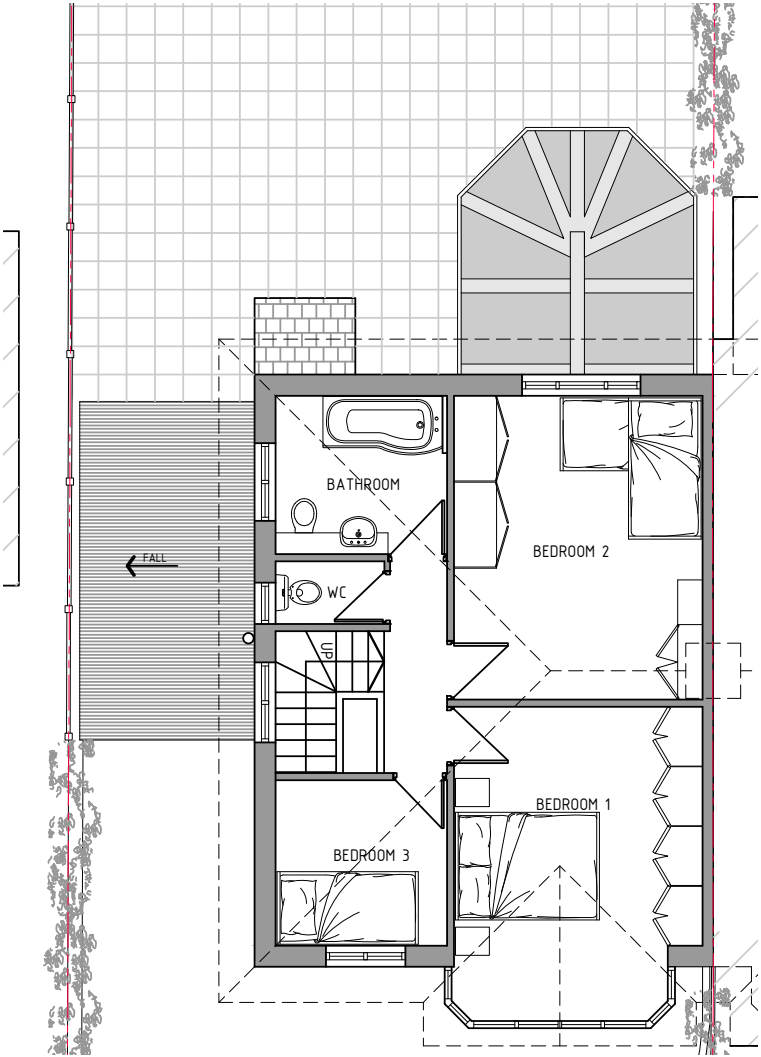


Existing Drawings

Plans



Ground Floor Plan

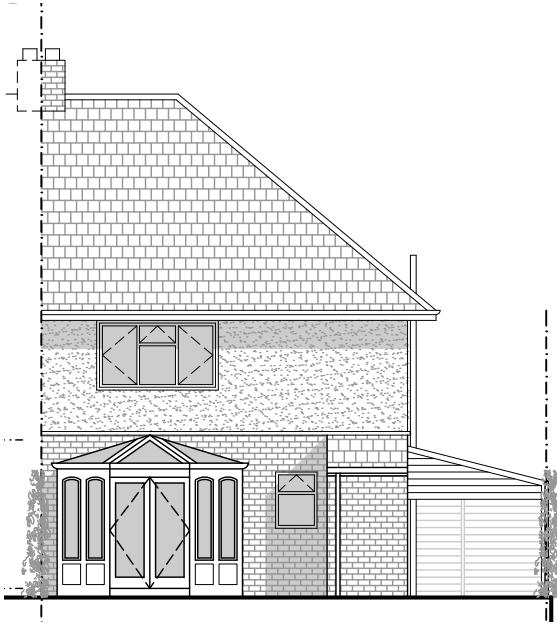


First Floor Plan

Elevations



Front Elevation



Rear Elevation



Side Elevation

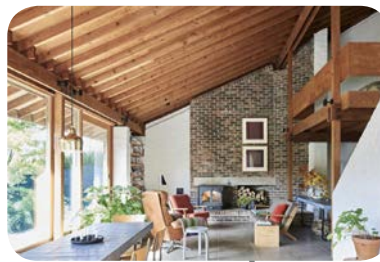
Concept

The aspiration for the project has been very clear from the start - to create a cosy, homely and contemporary space that is appropriate for a young family and that reflects the style of the existing property.

The concept for the project is therefore to create a more spacious family home that, architecturally, draws on 1950s/60s architectural styles including red brick, dark timber and simple construction techniques inside and out with inbuilt timber features internally. Whilst the design is contemporary it does not veer far away from the roots of the existing property.

The client not only wants more space, including an additional bedroom with en-suite, but the brief clearly strives for homeliness. Unique elements such as picture windows, brick features reflective of the existing property, inbuilt screening and fireplaces all featured in key briefing discussions and help to formulate a vision for the property.

The intention is to use materials that are in-keeping with the local area and existing property, such as brick - particularly to the front of the property - but also using softer materials, such as timber - as found in the conservatory and lean-to - which are reflective of 1960's architecture and help to break down the massing as well as provide a warmer and more sustainable and contemporary feel, reflective of a young, modern family life.

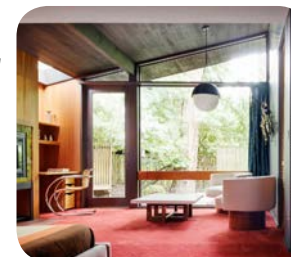


**RICH + NATURAL
MATERIALITY**
(Timber + Brick)

CLEAN FORM
(Straight Lines -
pitched + flat)



Architectural
Features of
1930-60's



LIGHTNESS
(Glass)

Proposals

The proposal for the works can be summarised as follows:

- Single storey front / side extension accommodating a new downstairs WC
- Pitched roof, gable end double storey rear / side extension accommodating a new utility room, pantry + kitchen - open to outside - on ground floor; And a new master bedroom with en-suite/WIR on first floor as well as a refurbished family bathroom
- Single storey extension to rear creating a new, cosy snug/family room with views out to garden and physical connections to the kitchen and dining spaces creating improved layout for family living

The proposals seek to maintain the existing use of the property as a single-use dwelling.



Right: Elevational sketch view of Balmore Drive, from footpath opposite, illustrating repetition of roof pitch lines and retention of gaps between dwellings

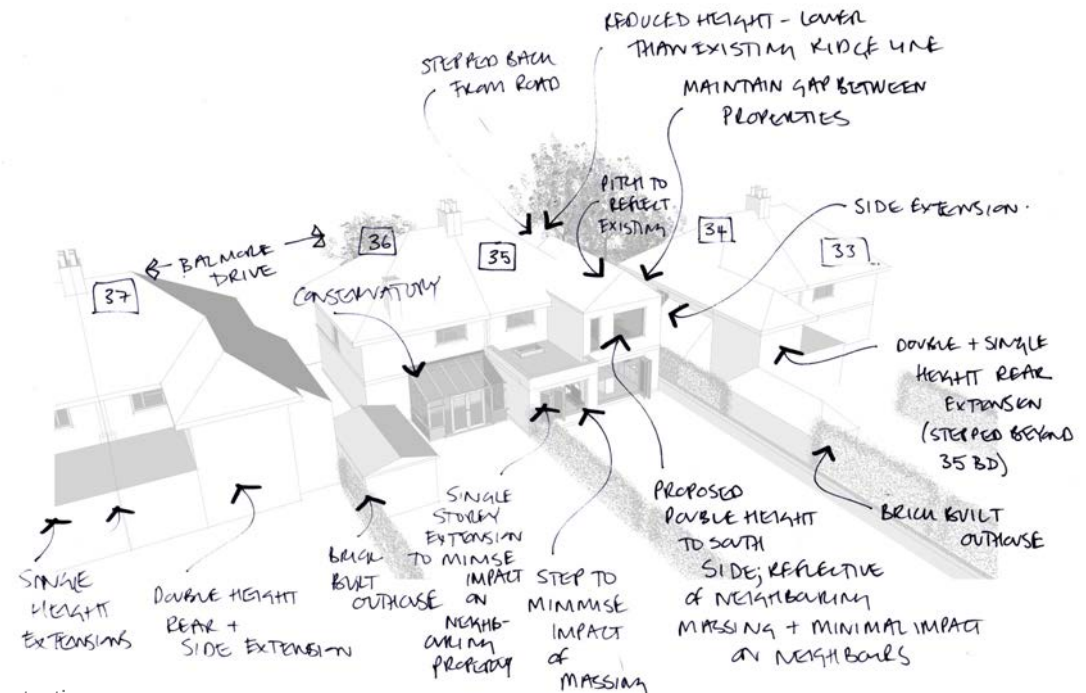
Massing

The massing of the new elements have been carefully considered in context of the existing property and surrounding area. The intention is to minimise impact on surrounding properties as much as possible. In addition, the proposed elements do not challenge the scale of other extensions in the area and the height does not exceed that of the existing property.

The proposals are set back from the front elevation and the southern boundary line maintaining a strong visual separation as viewed from the road. The additional height is concentrated to the rear of the property to minimise the visual impact from the road.

The extension to the rear does not exceed built elements of the neighbouring property to the south and the single storey snug limits impacts on the neighbouring property to the North by keeping the height as low as possible.

We have been careful to break up larger areas of massing, such as the side, by introducing different materials where appropriate and flanking larger elements with lower single storey scale elements.



Right: Diagram illustrating massing drivers



Simple pitched roof precedent studies demonstrating appropriate proportions and openings in relation to the elevation with simplified roof edge details

Single Storey Side/Front Extension

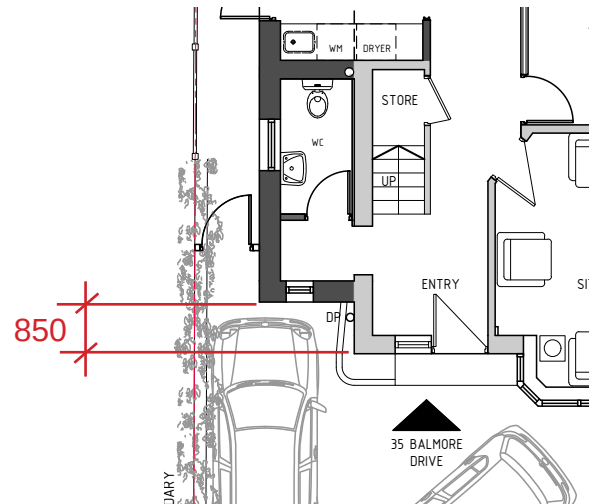
An understated and low-in-scale side extension, as viewed, from the front of the property, will house a downstairs WC and cloakroom.

The intention is that whilst the extension is new, the scale and style should not detract from the existing frontage of the property. Therefore, the additional massing is set back from the existing front elevation and will have a simple flat roof to minimise the impact on the frontage as well as the side windows (which are lower than typical), also making it easier to construct and ensuring minimum headrooms are achieved inside. This would be made more complicated with a sloped roof.

The extension is also set back from the boundary line in order to both maintain access to the rear of the property and also to maintain a break in the elevation, from the neighbouring property, when viewed from the road.



Above: Sketch illustrating the new side extension as viewed from the road - it is set back from the existing front elevation to minimise the visual impact and retain the existing character of the property



Ground Floor Plan and close-up visual illustrating the set back of the new side extension from the front

Double Storey Side/Rear Extension

Stepping back to the rear of the property the side extension becomes double height in order to meet the clients' brief to add a new master bedroom over a new kitchen.

The massing of the double height element is carefully considered in order to both minimise the impact as viewed from the front, as well as minimise the impact on the neighbouring properties. This vertical element is a simple extrusion from front to back and is anchored by the simple single storey wrap-around extensions to each side of it.

A few key features enhance this approach; including:

_The double height element is set back considerably from the road, therefore minimising its visibility as one approaches the property

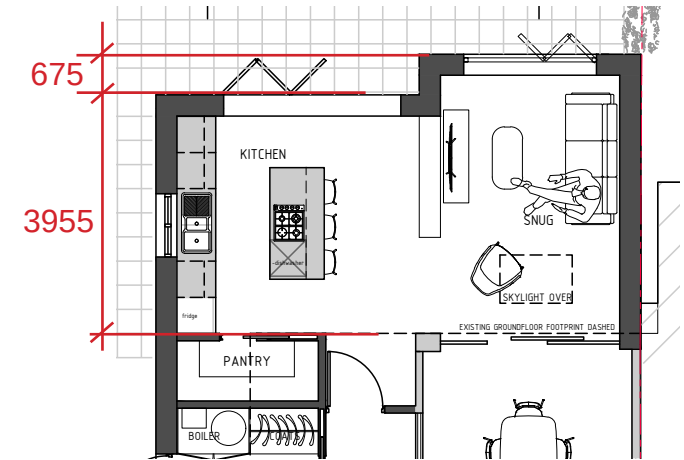
_A gable end detail reflects the existing gable ends above the bay windows that can be found along Balmore Drive; The flat faced

gable end will read in the repetition as one travels along the road

_Reflecting simple brick details that reflect the existing brick plinth detail between ground and first floor will be explored; This will help to accentuate the horizontality of the side extension

_The eave line will be a simple edge detail to achieve an unfussy backdrop to the existing property

_The gutter line will sit slightly higher than the existing gutter line or order to avoid complex gutter interfaces during construction but the roof pitch will match the existing roof pitch



Above: Dimensioned plans illustrating extent of rear extension from the original property



Right: View from road as you approach 35 Balmore Drive - the pitch of the new extension will reflect the existing roof pitch and the front flush elevation will enhance the repetition of the flush bay windows (in pink) along the length street

Single Storey Rear Extension

A smaller scale single storey portion of the rear extension, against the party wall line to the neighbouring property, will house a snug or family room space. This richly textured space will have good physical connections to the kitchen and dining room but also have strong visual connections to the mature garden beyond.

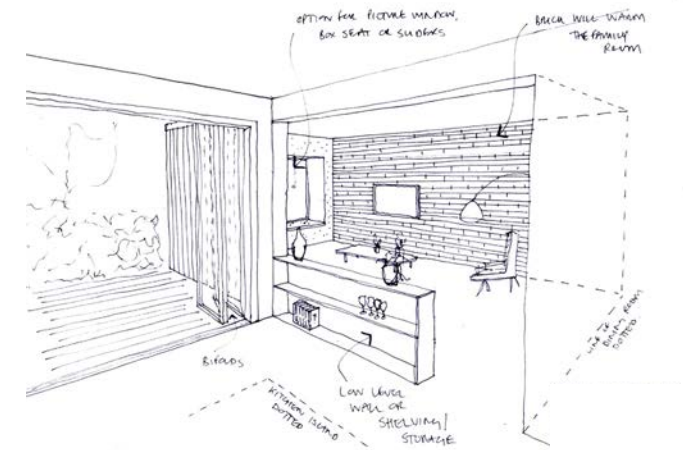
Given its close proximity to the boundary, a lower and more sympathetic massing is appropriate in this corner of the property.

Below: View of rear extension as viewed from the extensive, mature garden; Also note surrounding rear extensions and brick outhouses



Internal Refurbishments:

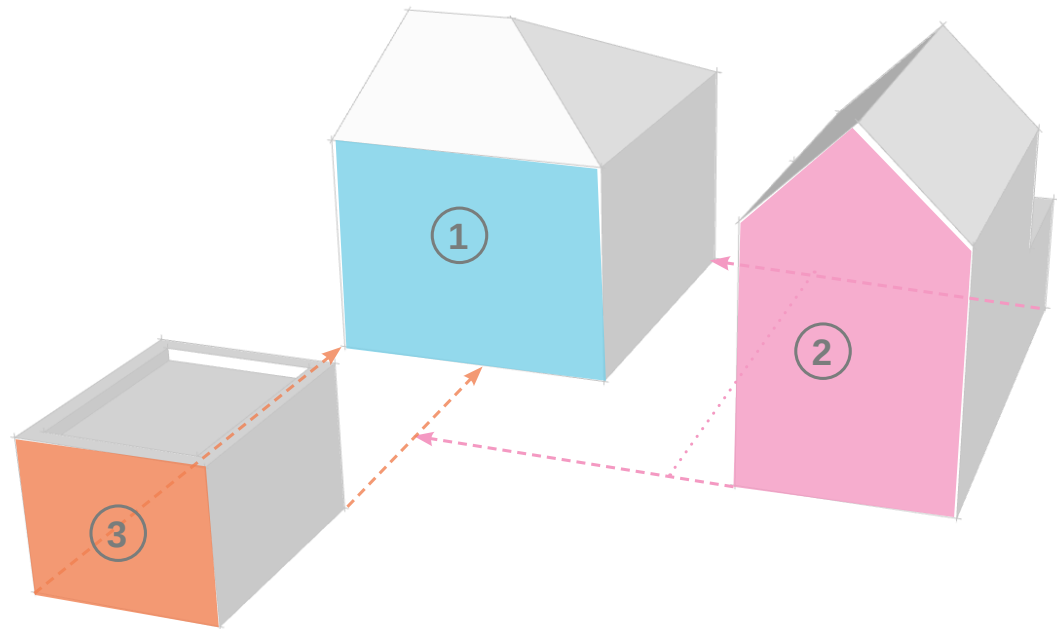
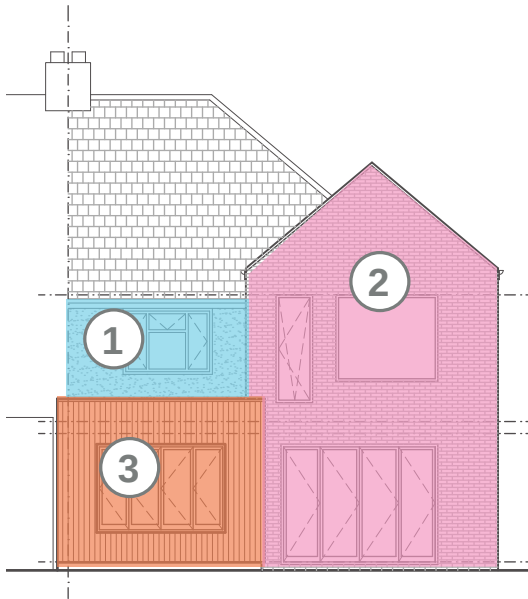
The property will be generally refurbished in line with the other alteration works to both floors as a general upgrade to the property and to create a more user-friendly and modern layout.



Above: Concept sketch of interior snug as viewed from kitchen: Warm, textured material palette connecting internal spaces to the extensive rear garden

Materiality + Colour:

It is important to break down the proposed elements with different, but complimentary, materials in order to minimise the impact of the new extension on the surrounding area. These materials need to have a relationship between new and old. The existing pebble-dash and red/brown brickwork will ground the existing property and the new elements will use materials inspired by the existing palette, but applied in a contemporary way creating a modern, warm and sustainable palette.



1. The massing and materials of the existing property will ground the house (in blue)
2. The double height side extension will slot in to the side and rear of the property in a red/brown brick similar to the existing (in pink)
3. Lastly, the single height rear snug will slot in to the rear corner in a timber finish (in orange) - harking back to the previous conservatory (which was in timber) and forming a relationship with the heavily textured existing pebble-dash finish of the first floor (in blue)

The key features of the proposed material and colour palette are strongly influenced by the existing property, the aspiration of cosiness and minimising the sustainable footprint. They can be summarised as follows:

_Materials influenced by the existing property, and reflective of the 50/60's, but applied in a contemporary way

_For all new brick elements a red/brown brick is proposed which will be similar to the existing brick but not the same; The intent will be to have a similar colour base but not to match

_A red/brown brick to the front/side extension similar to the existing property to ensure the

existing material palette and architectural style of the street is maintained

_A red/brown brick to the side/rear double height extension with brick detail features, including a contemporary reflection of the horizontal plinth detail between ground and first floor (similar to the existing detail) and feature details around the eave lines to front and rear; An English bond pattern and cleaner mortar colour to the bricks will be a subtle detail to differentiate new from original

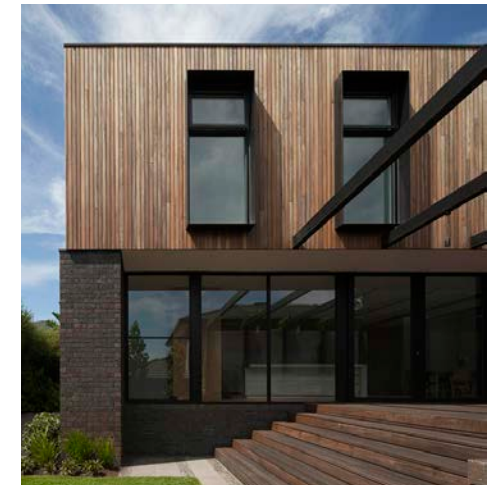
_Timber cladding to the single storey element at the rear of the property will both reflect the colour and finish of the existing conservatory (to be demolished) and will provide a soft and

warm contrast to the brick; A mid range colour (similar to bottom right precedent image) will mute the palette and help tie in the new extension with the existing first floor pebble-dash finish as well as enhance the connection to the mature garden beyond

_Pitched rooves will be tiled with a similar colour and material to existing

_Sedum rooves to all flat rooves are being considered

_Window joinery throughout is proposed to be dark in colour to achieve a clean and sharp contemporary feel whilst also being discrete, tying in with the darker colour palette of the existing and proposed palette



Below: Precedent studies illustrating examples of material & colour palettes; **From LtoR:** Brick features; Contemporary gable end house with red/grey brick and dark joinery with thin roof edge detail; Brick feature details with dark joinery & thin roof edge profile; Dark brick with timber cladding & dark joinery

Additional Considerations:

Sustainability

Minimising the sustainable footprint of the works are integral to the concept and intent of the works; Key elements including sustainable choices of materials are key, including reuse of existing bricks and roof tiles where permissible; The use of timber due to its inherent sustainable features (sourced locally and appropriately where possible); Introducing a sedum roof for it's visual, energy efficient and environmental benefits (and attracting insects)

Scale

The additional massing is not considered to be overbearing since neither the front, side nor rear modifications exceed the existing pitch line of the house or neighbouring properties; The proposed extension is set back from the front of the existing property and the rear extension does not extend further than neighbouring additions

Privacy

It is not believed that any of the proposed works should cause any privacy issues to neighbouring properties

Density

Given the size of the plot it is deemed that the existing garden is capable of taking the proposed length of the rear extension (approx. 3.9m & 4.65m) without negatively impacting on usable garden space, light and sunlight.

Overshadowing + Daylight/Sunlight

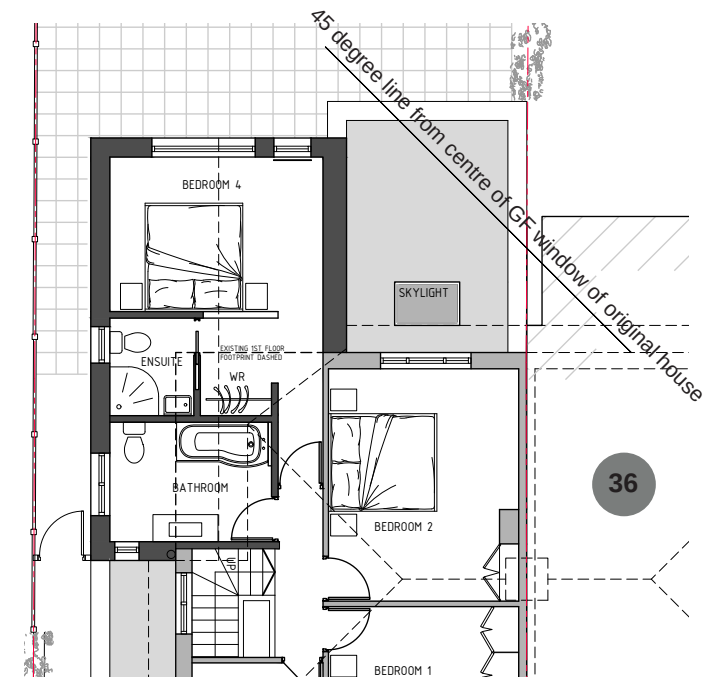
Using the '45 degree' rule set out in the Reading Borough Council Supplementary Planning Guidance 'A Design Guide to House Extensions' the double height portion of the extension will not cause any daylight issues or overshadowing to neighbouring properties. The single storey portion of the rear extension will impede slightly beyond the 45 degree line from No.36 Balmore Drive but the impact is deemed to be minimal. See plan opposite.

Parking

The property is located in zone 4 (for parking) and has ample parking for 3 cars to accommodate the additional bedrooms

Quality

The intention is that these works are designed and built to the highest quality ensuring all aspects are considered in terms of their usability, aesthetic and impact



Plan showing that the proposed double height extension does not compromise the 45 degree line 'rule' measured from No.36 Balmore Drive original house ground floor window; Note: there is an existing conservatory beyond the rear of No.36

Summary

We hope this design statement addresses any queries. Please do not hesitate to contact us should you have any further queries prior to determination.

Please read this design statement in conjunction with the submitted planning drawings and associated documents.



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