

APPENDIX 1

A1.1 Openness & roof study

Openness and roof style are considered fundamental to this scheme and the way in which an extension will interact with the current level of openness, existing roof and extension styles without detracting from it has been carefully considered and developed. A concern is the extension will reduce this openness and create a cramped addition when compared with the existing street scene, with the roof providing too much bulk. The following offers the design development undertaken to reach the final proposed scheme and why these concerns are not realized.

A1.2 Existing openness on the site

The existing site has a number of aspects which provide opportunity for reducing the impact of additional mass. There is currently a large double garage at ground floor level which is almost identical to the proposed ground floor single storey element, this is not considered problematic. However in addition to this there is a large apple tree which visibly acts as a dominant feature, reducing views through from front to back, casting a small level of shadow onto the neighbouring property and presents a large 3 storey volume. By removing this we shall remove a large expanse of volume that is visible throughout the year and replace it with a similar mass, in fact improving it as the proposed extension actually sits much further away from the neighbouring boundary line than the tree in question. The impact shall be reduced as a result and the level of openness actually better than the current situation. The proposal for carefully relocating the existing wisteria and re-planting this to the front of the extension in a very similar location to its current position ensures familiarity and a link to the original house. This will reduce the overall impact of the extension and create a dialogue between the existing and proposed. The green flora and flowing plants is an important view that echoes through the garden space, helping to soften the built form and blur the lines of structure and nature. The environmental impact is incredibly important and has been explained in greater detail within the design and access statement.

The result will be a beautifully integrated extension that enhances the green nature of the site and provides habitats for flora and fauna alike. The plants also aid the passive ventilation strategy whereby they shall be arranged to aid in solar shading and dynamic cooling via evaporation in the heat of summer.

A1.3 Existing precedent along Balmore Drive

It was not only important to focus on no.87. but also the wider context along Balmore Drive and the existing levels of openness and roof design represented amongst the built environment. The following represents a study undertaken to explore this theme and how the existing street scene may influence the proposal.



Photo 1. View from the front of the proposed scheme, showing the impact of the existing landscape and garage on the openness. Whilst attractive, the site clearly does not have a dramatic level of openness.



Photo 2. This view from the rear of the property highlights the current level of openness which is negligible. The trees are numerous and positioned in a way almost entirely blocking any view from the front to the rear and visa-versa.

87 BALMORE DRIVE, CAVERSHAM, RG4 8NN



Photo 3. Neighbouring property showing construction directly against the border and nearly up to the neighbours eaves level. In principle the neighbour could replicate this, resulting in a two storey solid built mass, connecting 2no. pairs of properties.



Photo 4. An existing property showing development between the pairs of two storeys including the roof space. The distance between the two properties is less than 1.6m here. The proposal is far greater at nearly 6m between the neighbours ground floor level and 7m at the first floor. Note the differing roof designs showing a large side dormer to the left and projecting hip to the right.

87 BALMORE DRIVE, CAVERSHAM, RG4 8NN



Photo 5. Neighbouring property showing an extension greater than two storeys high including roof mass. It is reasonable to assume the neighboring property will be able to develop to match that of the neighbour which again would result in a gap of only 1.6m between the houses full height to roof level.



Photo 6. A large two storey plus roof extension on a similar corner plot to no.87. This shows a large reduction in the sense of openness and a change of roof form from hip to gable.



Photo 7. A large two storey extension including extensive roof volume. The ground floor is only a matter of inches away from the neighbouring boundary, with the first floor just over half a meter away. The proposal discussed within this application is nearly 6m away between the closest elements.



Photo 8. This is a very clear example of a large two storey/ roof extension constructed almost directly on the boundary. This is considered much more obtuse in many cases such as mass and volume when compared with the proposed scheme, but highlights the important role of using the landscape to reduce the visual impact on the site and surrounding area. The garage projection is also notable and in line with the existing bay.



Photo 9. A further example of the theme of a large full height extension very close to the neighbouring boundary. This is approximately only 0.8m away from the boundary line and shows a multitude of projections and step-backs.



Photo 10. This example is located directly opposite the proposed scheme. It shows an existing building doubled in width and very close to the neighbouring property. The extension is full height and clearly reduces the level of openness. Note the roof here directly relates to that proposed with a stepped down, stepped back hip.

87 BALMORE DRIVE, CAVERSHAM, RG4 8NN



Photo 11. These next two local examples highlight the many extensions inline with the existing ridge. Photo 11 shows the side dormer extending the ridge line and appearing now asymmetric when viewed as a pair of semi-detached dwellings.

Photo 12. This example is very similar to photo 11, whereby the ridge has been extended and added onto.



- Photo 13. This example reinforces the idea of many extension approaches along this single road, with a change from hip to gable and its associated extended ridgeline. The building looks asymmetric as a pair which is synonymous with the organic nature of development along the road generally.
- Photo 14. Photo 14 shows houses 1 & 2 located directly opposite the proposal. Both properties exhibit vastly different approaches with additional full height bays and ridge extension to no.1. Along with its large double garage and separate detached building located further along. This house is considered the most prominent along the road as this is the first property ones sees when entering the road. House no.2 does not have an additional bay but does have a large 2 storey side extension and is in close proximity to the neighbouring boundary. The proposal submitted is a direct reflection of these two properties and exhibit no more than what has already been completed in these two dwellings, located directly opposite the proposal.

Please note, all of the examples shown are located directly on Balmore Drive, with most key examples very close or directly opposite the site.