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PROPOSED DEVELOPEMENT – NEW DORMER TO REAR

AT 11 DOWNSHIRE SQUARE

DESIGN AND ACCESS STATEMENT

APRIL 2021

2166_301_Downshire

CONTENT

A. DESIGN & ACCESS STATEMENT

1. Introduction	Page 3
2. Site location	Page 3
3. The Existing Site	Page 4
4. The Proposal	Page 6
5. Conclusions	Page 7

Introduction

This application seeks planning permission for a second-floor remodel and roof dormer. This is intended to make better use of the existing second floor space and create a master bedroom.

Site Location

11 Downshire Square



Fig. 1 Red outline denotes site boundary



Fig. 2 Red outline denotes site boundary

The Existing Site

11 Downshire Square is a three Storey semidetached house constructed in 1863.

The house is traditional in appearance and has three storeys with pitched tiled roof and tile hung gable end, with painted stucco over external brick walls and a mixture of painted timber and uPVC doors and windows.

The front and side of the property benefit from detailed brickwork and tile hangings.



Fig 3. Photo of the front of the property

The rear of the property is less cohesive than the front (see Fig 4.)

The rear elevation is currently a mix of different styles of architecture and is compiled of a curved wall extension with flat roof and roof lantern, linear extension with 2 pitched roofs each with a gable ends facing the garden, the original dwelling rises above the ground floor extensions with 3 windows of varying proportions. The roof has an existing dormer extension which is uPVC with horizontal cladding, there is also a solar panel on the rear roof.

The existing materials palette to the rear of the dwelling varies from brickwork to stucco render over original brick work, render, aluminium trims, uPVC & timber windows and painted brickwork.



Fig 4. Photo of rear elevation

The Proposals

The proposal relates to the rear of the property and is to remove the existing dormer and replace with a new dormer. The existing solar panel is to be relocated to the roof of new dormer.

Reasons for Submission

The existing second floor comprises of 3 bedrooms, eaves storage and a hallway. The space is poorly designed and results in 3 awkward bedrooms which struggle with head height making the majority of the second floor impractical to use.

By removing the existing partitions my client aims to create a functional bedroom on the second floor with an en suite.

Design Principles

The proposals have been designed to accord with the requirements of the Design Guide to House Extensions SPD (Adopted March 2021)

“Dormer Extensions” on page 15 of this document lists out various requirements for the design of dormer extensions.

The grand proportions of 11 Downshire Square mean a tall dormer set down from the ridge and into the roof slope with elegant narrow mullions works well and is a more comfortable solution than a short dormer with squat proportions. The dormer is centralised within the roof slope.

With all windows on the rear elevation of 11 Downshire Square being different we wanted the new fenestration to be uniform. The proposed tall slim frames create an elegant design both externally and internally which will also allow daylight into the room.

The proposals are set in from the build edge of the neighbour’s roof to avoid party wall issues.

Due to the high-pitched roof of Downshire Square, we have opted for a flat roof dormer and feel this is appropriate in terms of size, scale.

The selection of dormer materials is traditional lead which will sit comfortably with the existing building and roof tiles. The folding doors and window will have aluminium frames externally.

The proposed roof extension is clearly subservient to the rest of the roof and host building as is demonstrated on the attached images shown below (fig 5.) and thus fits in with the requirements of the SPD.

The proposals are for a roof extension to the rear only, the front elevation will remain untouched ensuring the street scape and wider amenity interests are unharmed.

The proposals as demonstrated in the elevation image below fit in perfectly well with the existing building.



Fig 5. Proposed Rear Elevation

Relevant Planning Policy

Design Guide to House Extensions Supplementary Planning Document (adopted March 2021)

We believe that these proposals meet the requirements of the SDP, and consequently also meets the Council's Planning Policies where they are contained within the Reading Borough Local Plan 2019.

Conclusion

The aim of the proposed development has been to achieve a high standard of design both internally and externally and to reflect appropriately on the surrounding area.

This modest development contained within this planning application complies with the relevant design guidelines. These proposals do not undermine or harm any of the requirements of the SPD and appear to be supported by these requirements.