

MWS DESIGN

ARCHITECTURAL CONSULTANTS

Our ref Padd/DAS/01

Planning Department
Reading Borough Council
Civic Offices,
Bridge Street,
Reading,
RG1 2LU

Design, Access, Impact and Justification Statement

6 Paddock Road, Caversham, Reading, RG4 5BY

Site Location

The application property comprises of a timber frame building with red brick infill and a tiled roof with white painted timber casement windows. Although the property is listed, it does not appear to be within a conservation area.



Picture 1 – House Frontage to Paddock Road.

The Listing Statement from 1976 for property is as follows:

Early C17 probably. 2 storeys gable end to road. Timber framed with modern brick infilling to road. Old tile roof. 1 casement window (modern leaded-type)

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to road and plain door to right. East front irregular with 1 casement window, a 1½ storey 2 window extension to north and a modern timber car-port.

The car-port mentioned in the listing seem has been removed and replaced with a detached double garage in the back garden by former owners of the property.

Site Introduction

The site is north of Paddock Road and has a narrow frontage. There is vehicle access alongside the cottage leading through to the garage and garden.

The back garden is unusual in that it opens out to a wider space (circa 20m x 20m) where the garage is sited, with lawn, beds and a pergola.



Picture 2 – Detached garage.



Picture 3 – Existing pergola

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Design Component

Form

The proposed building is a modest timber faced garden room. Due to the unusual shape of the plot, the proposed building is to be positioned somewhat remotely from the listed cottage in one of the far corners of the rear garden adjacent to the existing pergola.

Amount of development proposed

The new garden building will have a footprint of 5.7m x 2.9m.

Layout of the proposal

The new building is to be positioned at the eastern end of the existing pergola. The building is a simple rectangular shape with doors and windows on two sides.

Scale of the proposal

The new building will be 3.25m high.

Landscaping: public and private spaces:

There will be minimal impact on any of the existing hedging, trees and landscaping on the application site. The proposed building will not be visible from the public realm.

Appearance (architectural treatment and materials):

Careful consideration has been given to the size, scale, position, materials and fenestration of the proposed building. Although the proposed building is situated in the back garden area of the listed cottage it is our clients intention to ensure all works are carried out in a manner which is sympathetic to the character of the building and site. As there is good access to the rear garden the work can be carried out with no disturbance to the listed cottage.

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Appraisal of Context (a summary of how the above elements are influenced by the site's surrounding and characteristics):

In improving the facilities of the site the client wishes to ensure the longevity of the building in it's current form as a single family home.

Access

There will be no impact on access to or within the building or site.

IMPACT AND JUSTIFICATION STATEMENT

Impact:

The proposal has no impact on the original fabric or character of the Listed house.

Justification:

The proposed works will be of considerable benefit to the listed building. The new building will ensure the pleasant hidden garden area can be enjoyed by the applicant and future owners. This is in accordance with both local council and national planning policies.