

D O R I N & C O P P E L

Planning Service: Planning Application
Address: 77 Northcourt Avenue, Reading
Client: Madeleine A Cotter
Date: 6th of June 2018
Revision: 8th of February 2019

Project Description: Proposed rear/side extension, including double glazed roof windows and double glazed windows. Proposed iron balustrade for front facade on first floor balcony. Demolition of existing garage and reconstruction of it. Proposed double glazed timber frame windows to rear facade and timber frame fixed windows of proposed side/rear extension.
Revision: Addition of new brickwork extension on replacement garage, with pitched roof, velux windows and timber framed windows with opaque glass.

Agent: Christian Dorin, Dorin & Coppel Limited



Design & Access Statement

Overview

This Design and Access Statement has been prepared to accompany a planning application for the construction of a proposed rear/side extension, internal refurbishment and a proposed rear/side garden landscaping works.

The property is located in a residential area, parallel to Shinfield Road with an orientation West on the front facade. The property is occupied as a single-family dwelling with living spaces on ground floor, bedrooms on the above floors and a garden facing East.

Proposed rear/side extension, including double glazed roof windows and double glazed windows. Proposed iron balustrade for front facade on first floor balcony. Demolition of existing garage and reconstruction of it. Proposed double glazed timber frame windows to rear facade and timber frame fixed windows of proposed side/rear extension.

The rear/side extension will provide much needed internal ground floor space for the house without disturbing the character of the area. The proposed rear / side extension would, in addition, enhance the view of the rear elevation providing a more balanced and symmetric rear facade and allowing for a better use of the current lateral piece of garden. Also, this extension won't affect the neighbours as it leaves enough distance from the fence, along with facing South, therefore it won't be creating any shade to the neighbouring building / garden.

The rear side extension is set back from the side boundary fence-line and is set back from the existing rear facade.

The applicant wishes to rebuild the garage because of its poor state of construction and to refurbish the interiors.

Use

The current use is as a detached residential dwelling. There is no change of use or changes to the number of units proposed. In line with planning policy CH2 (b), the proposal has been designed to achieve the Lifetime Homes standards and offers adaptability to cater for a variety of future accessibility requirements.

Appearance

77 Northcourt Avenue is a detached, red brick, Edwardian style house in Reading. The proposal seeks to provide additional space to the kitchen situated at the rear of the house in matching brickwork as part of the existing side extension. We propose timber framed double glazed windows for the rear facade extension. This rear extension will be having some skylights on the pitched roof to allow the interior to have more natural light. This roof is designed to create a more symmetric and balanced rear facade.

The garage will be completely rebuilt, in-keeping with the same style and size of it.

A patio will be created in the space connecting the new rear extension and the garage. A balustrade is proposed for the balcony on the front facade. This balustrade will be a metal frame balustrade painted black, blending and in-keeping with the style of the building.

Amount

The proposals seek to improve the internal building as a single-family house by adding space to the rear providing a larger internal rear kitchen/dining space.

The existing house has a ground floor internal area of 102 square metres. The proposed side extension adds 18 square meters to the internal area.

Revision: the proposed garage extension adds 8sqm

Layout

No change to the existing entrance is proposed. There are no changes to the internal rooms uses.

Scale

The proposed alterations do not affect the apparent scale of the building from the street. The proposed extension and the reconstructed garage enhances and improves the rear and front elevation of the property.

Revision: the proposed extension above the garage will be seen from street level. The design will be in keeping with the architecture of the house and will match to other extensions in the same street such as the ones on numbers 57 and 137 Northcourt Avenue.

Materiality

The proposed design will be using primarily red brick and black slate to match the existing. White painted frames to proposed doors and windows. Black painted iron railings to first floor front facade existing balcony are proposed to allow the existing balcony to comply with current building regulations.

Revision: the materials in the garage extension will match the main house's: red brickwork facade, tiled pitched roof with 2no timber framed casement windows painted white.

Access

No changes to the main access routes are proposed. A door is proposed to the rear extension that will access to the proposed patio.

Vehicular and transport link

These are unaffected by our proposal.

Inclusive access

There are no proposed changes to access.

Conclusion

We feel that the design of this proposal and the materials to be used in construction are consistent and in character with the surrounding area and will undoubtedly improve and enhance the condition and current design of the existing property. In addition we believe the proposal is consistent to other similar properties within the immediate area in terms of massing, architectural form and architectural detailing.



West elevation



East elevation



Reference

Northcourt Avenue

Reference house for double extension on side garage with materials matching the main house, windows and pitched roof.



No.137 Northcourt Avenue



No.93 Northcourt Avenue



No.43 Northcourt Avenue



No.51 Northcourt Avenue