

B-DBM

Borthwick

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Planning, Design and Access Statement

Extensions & Alterations to;

6 Courtenay Drive,

Emmer Green

RG4 8XH

Borthwick DBM

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Introduction

This statement has been produced to accompany the Planning Application which seeks to extend an existing 4 bedroom detached house with part single, part double storey to the rear plus replacement garage to the side.

Site Description, Context and Planning History

6 Courtenay Drive (here on referenced as “the site”) is a detached, 4 bedroomed residential property on the quiet Courtenay Drive in Emmer Green.

The site sits on a plot of approximately 630sq/m and is orientated in a North / South direction with a good sized rear garden.



The house is a circa 1920's design with a clay tile roof, rough pebbled render over red brick and has been updated with UPVC windows in the recent past. To the rear there is an existing single storey, pitched roof extension which will be removed as part of this application.



The site also houses a large brick built Garage / Workshop with a high pitched roof along with a double length car port of timber and plastic construction to the side of the house. As part of this application, these structures are to be removed.



Planning history connected with the site is limited to an approved application (No 930008) in 1993 for a first floor extension and the aforementioned replacement garage.



Emmer Green is the northernmost suburb of Reading, Berkshire, 2 miles north of the town, having most of its own commerce, sport and other amenities, Emmer Green has an arbitrary divide with larger Caversham and a border with Oxfordshire, the county in which both places formerly stood.

Design

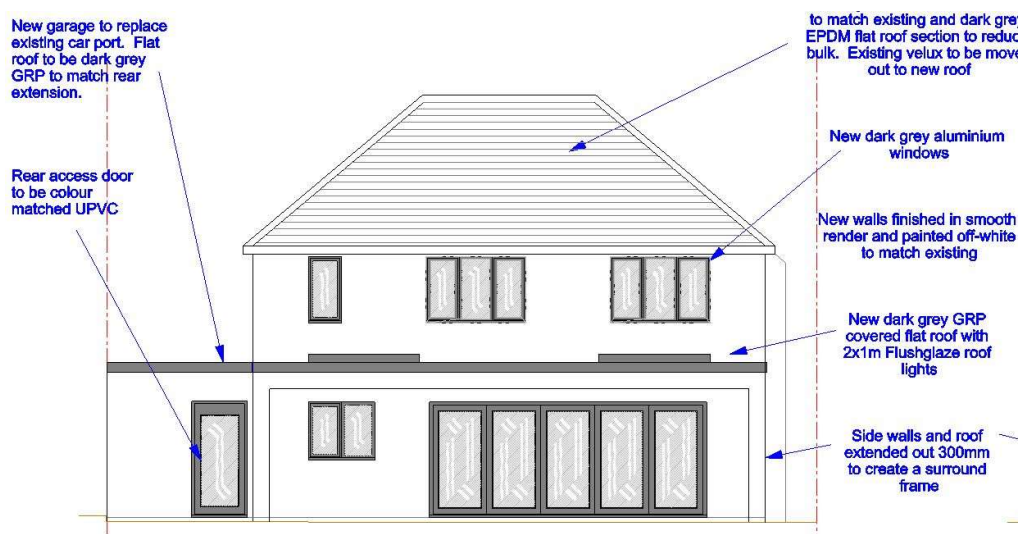
The requirement by the current owner is threefold;

1. To provide an open plan kitchen, dining and family space opening onto the garden
2. To provide Ensuite facilities and larger family bathroom
3. To reposition the garage to open views down the garden

To achieve the brief, the existing extension is proposed to be extended in line with the neighbouring house at first floor and further out at ground floor along with some internal reconfiguration.

To maintain the existing ridge height, the roof is designed to marry the existing with a new flat roof section. The ground floor extended with a flat roof and flat roof lights to increase light into the space below.

The new rear ground floor elevation is framed with a 300mm extended wall and roof design, together with dark grey aluminium door and window frames to give a contemporary feel and provide a distinct separation from the existing house. The upper floor rear elevation also receives the more contemporary window and render treatment, but links in with the existing house utilising a matching clay roof tiles.



Two new side windows have been included servicing bathroom. Both windows are to have opaque glazing with top openers a minimum of 1.7m above the floor to maintain privacy to the neighbours. The existing rear velux window is proposed to be relocated to the front to make the most of the southerly aspect.

The side garage continues the contemporary feel to the rear, but reverts to a more traditional design to the front elevation in keeping with the original house and street scene.

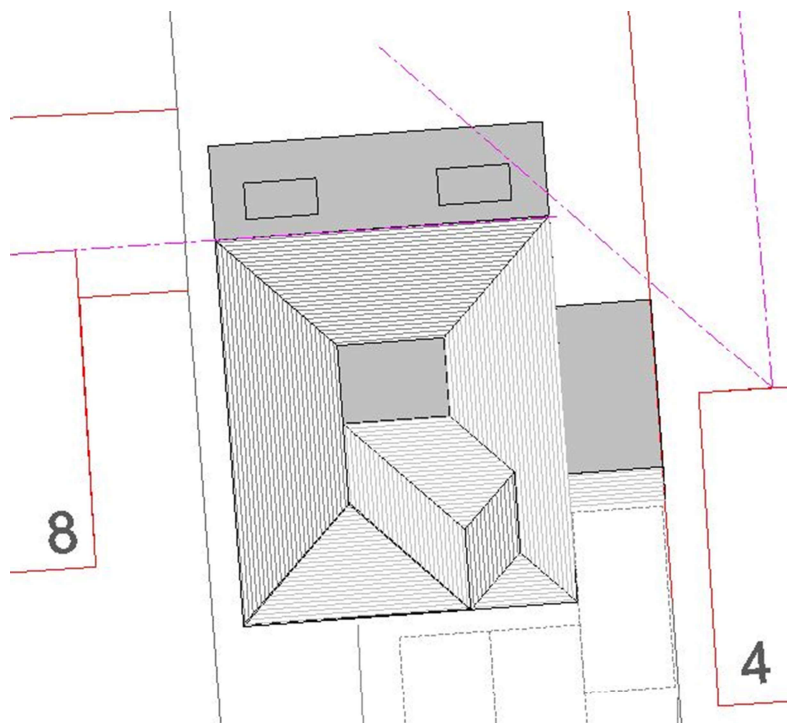
On completion, the new and existing render is to be painted off-white.

Extent

The rear extension spans the full width of the existing house and out 4.8m on the ground floor. This includes the additional 300mm for the frame surround.

The first floor, mindful of being neighbourly, is kept in-line with the neighbouring property, No8, and within the 45degree sightline from the other neighbouring property, No4.

The garage proposes to utilise the full space between the house and boundary as per the existing car port.



Materials

- **Pitched Roof Covering** – Clay tile to match existing
- **Flat Roof covering** – Dark grey GRP
- **Soffit & Facia** – White UPVC soffit & facia to match existing
- **External Walls** – Smooth render painted off-white
- **Windows** – RAL7016 Anthracite grey aluminium door and window frames to rear, white UPVC to side
- **Flat Roof Windows** – Flushglaze windows with dark grey aluminium upstands

Access

Pedestrian and Vehicular Access to this site are to remain unchanged as part of this application.

Including the new proposed garage the site provides up to six 2.5 x 5m parking spaces.