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16th Aug 2018

DESIGN, HERITAGE & PLANNING STATEMENT
PROPOSED SINGLE STOREY REAR EXTENSION AND NEWROOF WINDOWS TO EXISTING LOFT

28 Eastern Avenue, Reading, RG1 5RY

Introduction

Please find attached drawings giving details of the proposed development. Our proposals consist of the following:

Demolition of the existing utility room and construction of a rear single storey extension to enlarge the existing kitchen and provide a breakfast room.

Existing Property

Location:

The application site is located within central Reading in the South Park Conservation Area. The property is sited within a predominantly residential area on the western side of Eastern Avenue close to the junction with the A329 Wokingham Rd.

Description:

The existing property is a Victorian style red brick semi detached house with slate roofs and is essentially unchanged since construction with the exception of the rear utility room lean to addition.

The main front part of the house is 3 storey with a bedroom within the roofspace and with the roof pitched front to rear. A rear central 2 storey projection is shared with the neighbouring house with the roof pitched over from side to side.

A rear lean to addition was constructed at some time in the past to provide a utility room and this is unsightly and poorly constructed.

Proposed Extension

The existing utility room is of poor construction and this will be demolished. A rear single storey extension will be constructed to provide additional space for a breakfast room and a downstairs cloak room.

The gross area of the proposed extension is 16.3 m² but after deducting the existing utility room floor area of 6.6m² this results in a total increase in area of 9.7m².

The design brief for the extension was to create an addition which compliments the traditional aspects of the existing house whilst also adding innovative and contemporary design features relevant to a modern home. It was also important to maintain levels of light to the existing house and to the extended kitchen.

The extension is constructed with flemish bonded brickwork to match the existing and with a lead effect flat roof to compliment the style of the existing house.

The proposed doors are contemporary in style but the glazing bars will add a traditional feel to compliment the extension.

In order to provide the necessary light as detailed in the brief, a 1.3m wide glazed roof will run for the full depth of the extension and this will link into the rear doors. This roof window will be set within the flat roof and will only be visible from the rear of the property. This window was seen as

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the best and least obtrusive solution to providing light to the property without the unnecessary bulk of traditional roof windows which would sit above the roof finish on weatherproof kerbs. Setting the glazing within the roof also allows light to penetrate more easily into the building and gives a sleek, well detailed finish.

New roof windows

During construction of the extension, it is also proposed to alter the layout of the existing loft bedroom and as part of this work, new roof windows will be added to the existing roof spaces to improve light. These new roof windows will be in a conservation style.

Parking

There is no off street parking for the majority of the properties on this road. The proposals will not result in any additional parking requirement and the current situation is therefore unchanged.

Other considerations

Trees and Wildlife are unaffected by the proposals. The site lies outside of the flood plain.

Conclusion

We believe that the proposed development should be approved for the following reasons:

- The proposals do not result in disproportionate additions over and above the size of the original dwelling.
- The proposals are of an appropriate design and will not adversely change the character, appearance, bulk and setting of the existing dwelling. Whilst parts of the design are innovative in nature, these have been well considered and fit well into the character of the existing house and area.
- The proposals will not appear more intrusive in the landscape or otherwise detract from the character of the area.
- There are no issues regarding loss of light and windows do not impinge on the privacy of neighbouring properties.
- Parking will be unaffected by the proposals.
- There are no issues regarding trees, wildlife or flooding.

I hope the above gives you an indication of our thoughts and design considerations in preparing this application and enables you to approve the proposals. I welcome any comments you may have and would be willing to discuss these if necessary.

Yours faithfully

A. Litchfield.

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