

DORIN & COPPEL

18 CINTRA AVENUE, READING RG2 7AU

Design Proposal

Planning Service: Lawful Development Certificate

Address: 18 Cintra Avenue RG2 7AU, Reading, Berkshire

Project Description: Proposed single storey rear extension to existing detached house. Rear extension to include large sliding glazed doors to the rear façade.

The scale of the proposed rear extension is set within permitted development rights.

Client: Ms C Bevan

Architectural Designer / Agent: Christian Dorin, Dorin & Coppel Limited

Date: 19th September 2017



18 Cintra Avenue RG2 7AU, Reading, Berkshire

- Contains:**
- Design Access & Planning Statement
 - Site & Location Plans
 - Existing & Proposal Drawings
 - Context Analysis

Design, Access & Planning Statement:

Site Address: 18, Cintra Avenue, Reading RG2 7AU

Proposal:

Proposed single storey rear extension to existing detached house. Rear extension to include large sliding glazed doors to the rear façade. The scale of the proposed rear extension is set within permitted development rights.

Project Ref Number :

Project Tuscan

Date:

19th September 2017

Proposal Outline:

A rear infill extension is proposed to create a functional ground floor kitchen, living and dining space with access to an existing basement cellar space via an internal access hatch.

The proposal infills the existing ‘dead’ space between the existing breakfast area and existing lounge. The proposed extension does not extend further into the garden space than the current breakfast space and maintains a clear line with the existing building along the rear façade.

The materials to be used are to match existing brickwork/render of the existing building so to be in keeping with the existing rear façade. Matching roof tiles will be used for the single storey pitched roof. Double glazed sliding aluminium (spray coated) frames are to be used for the proposed large rear extension windows.

Impact on local traffic:

Minimal

Existing Street Scene:

No impact

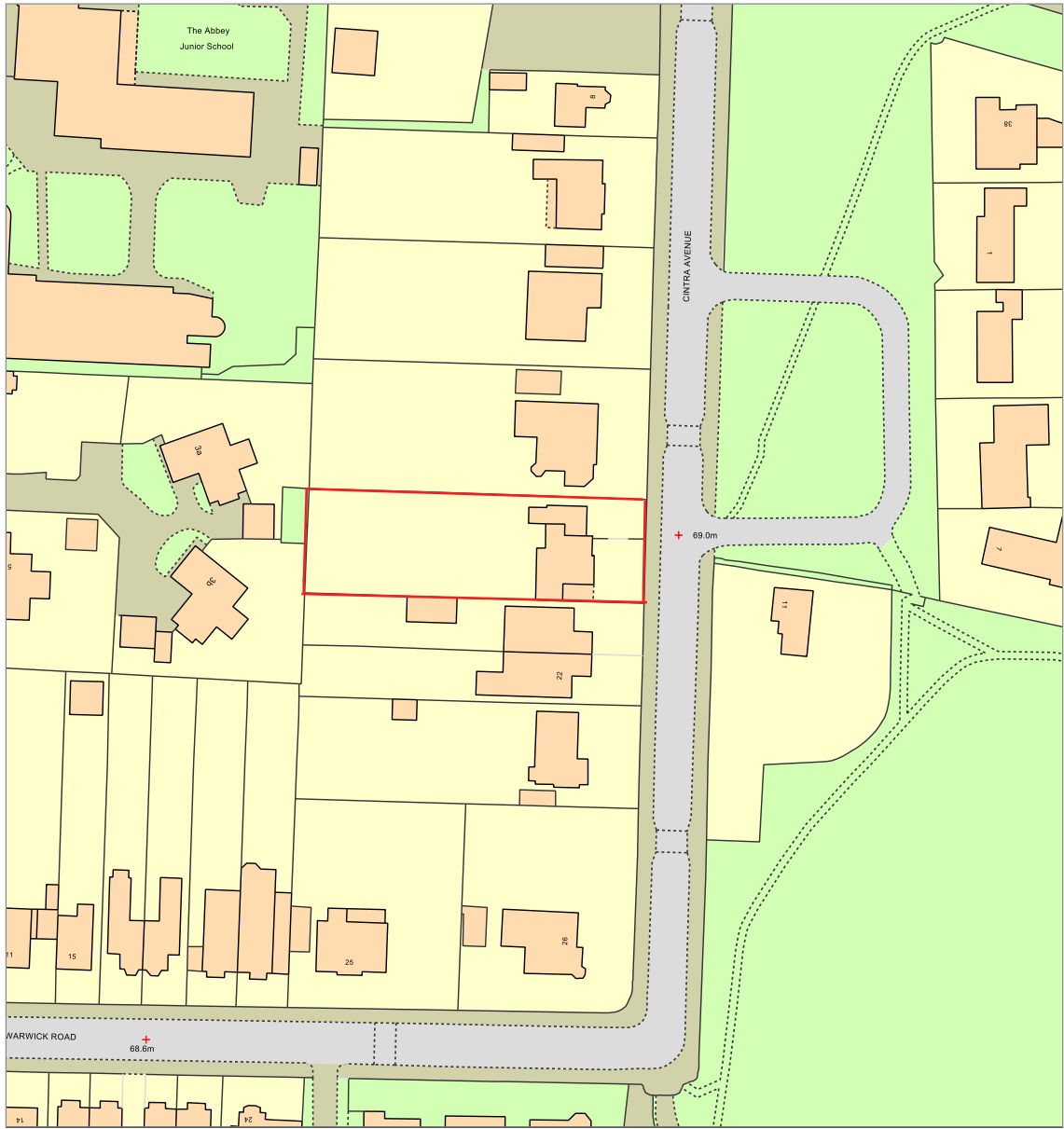
Neighbouring Communities:

We consider that this development and proposal will not result in any significant demonstrable harm to the amenities enjoyed by neighbouring properties.

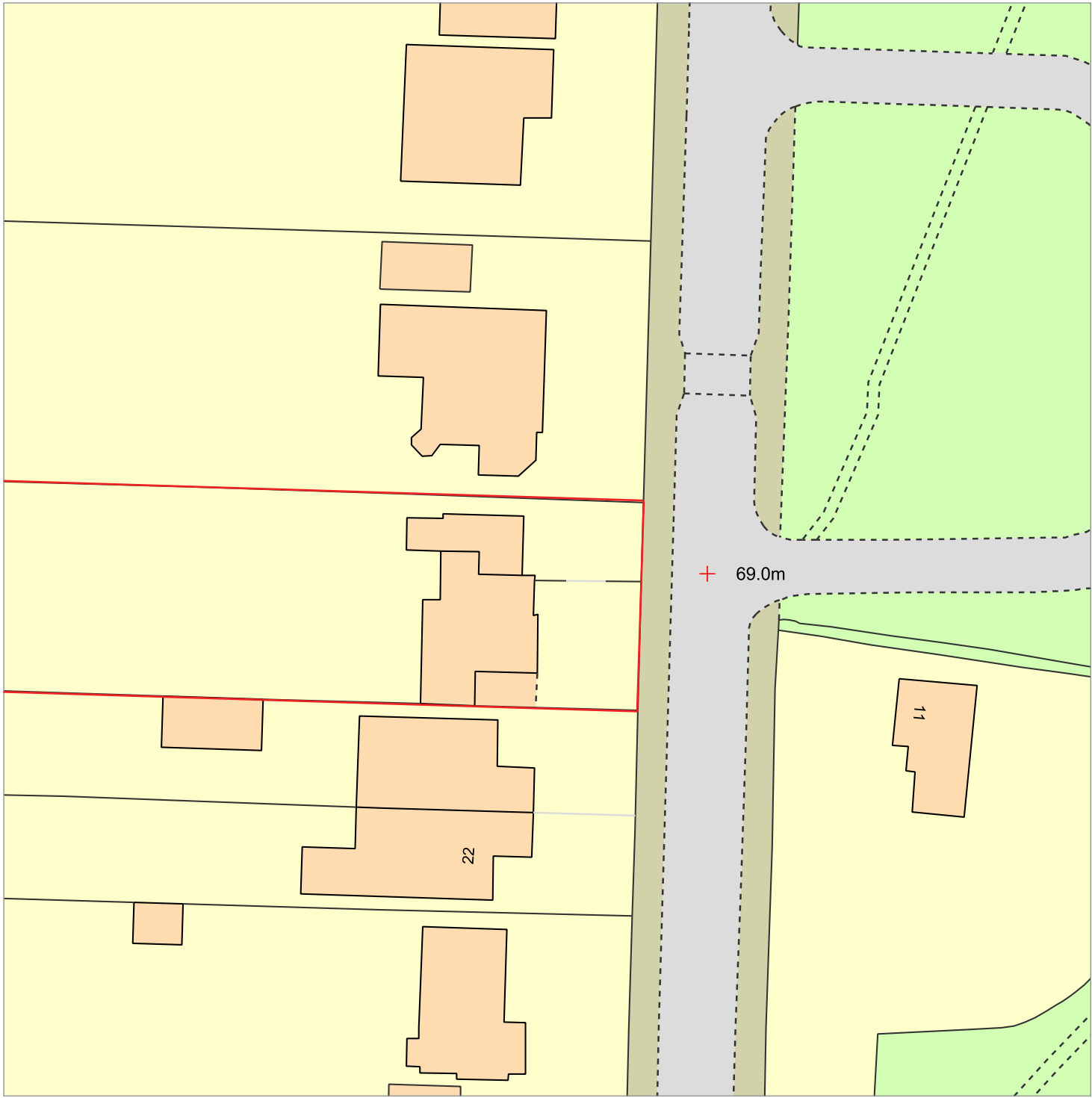
Conclusion:

We believe that the design of this proposal is consistent and in character with the surrounding area, and within permitted development rights.

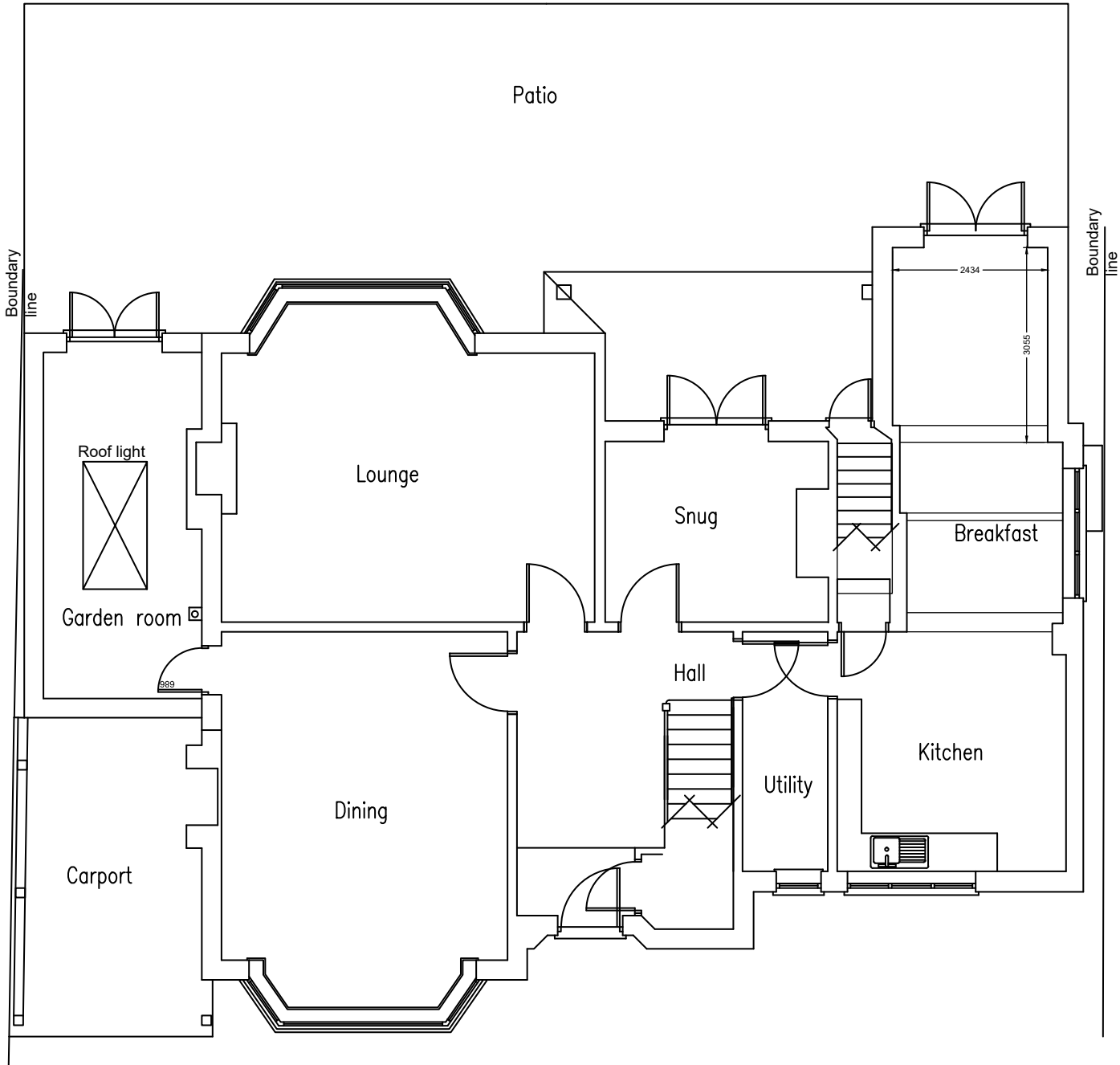
Location & Site Plan:



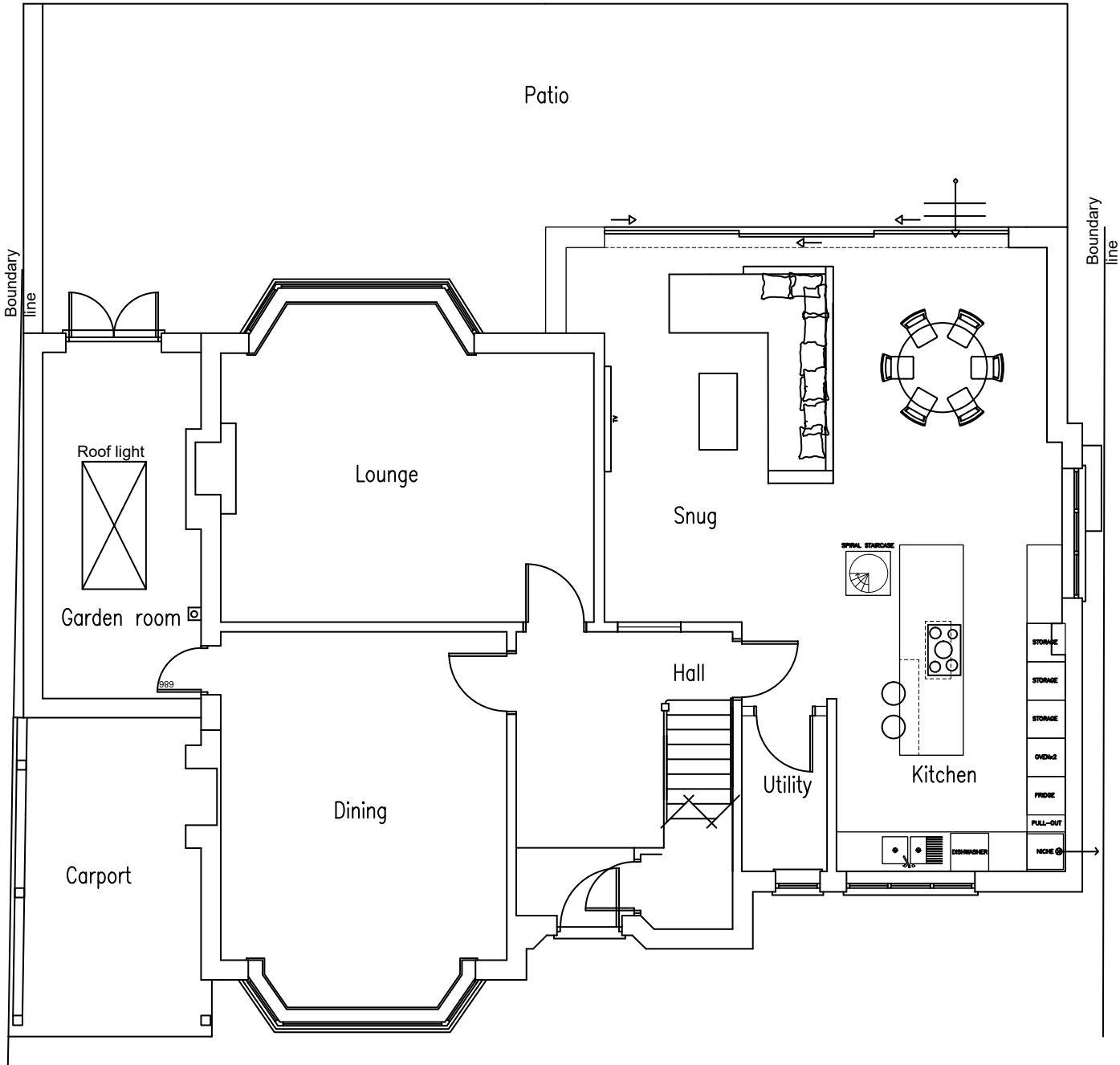
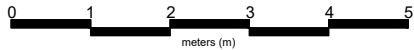
N
Location Plan - Scale : 1:1250 @ A3
0m 20m 40m 60m 80m 100m



N
Site Plan - Scale : 1:500 @ A3
0m 5m 10m 15m 20m 25m 30m 35m 40m



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR

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T +44 (0) 20 3735 9023
W www.dorinandcoppel.com
E info@dorinandcoppel.com

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PROJECT:
18 CINTRA AVENUE, READING

DRAWING TITLE:
EXISTING & PROPOSED GROUND FLOOR

CLIENT:
CAROLINE BEVAN

DRAWING NUMBER:
-

DRAWING PURPOSE:
PLANNING

DRAWN BY:
DB

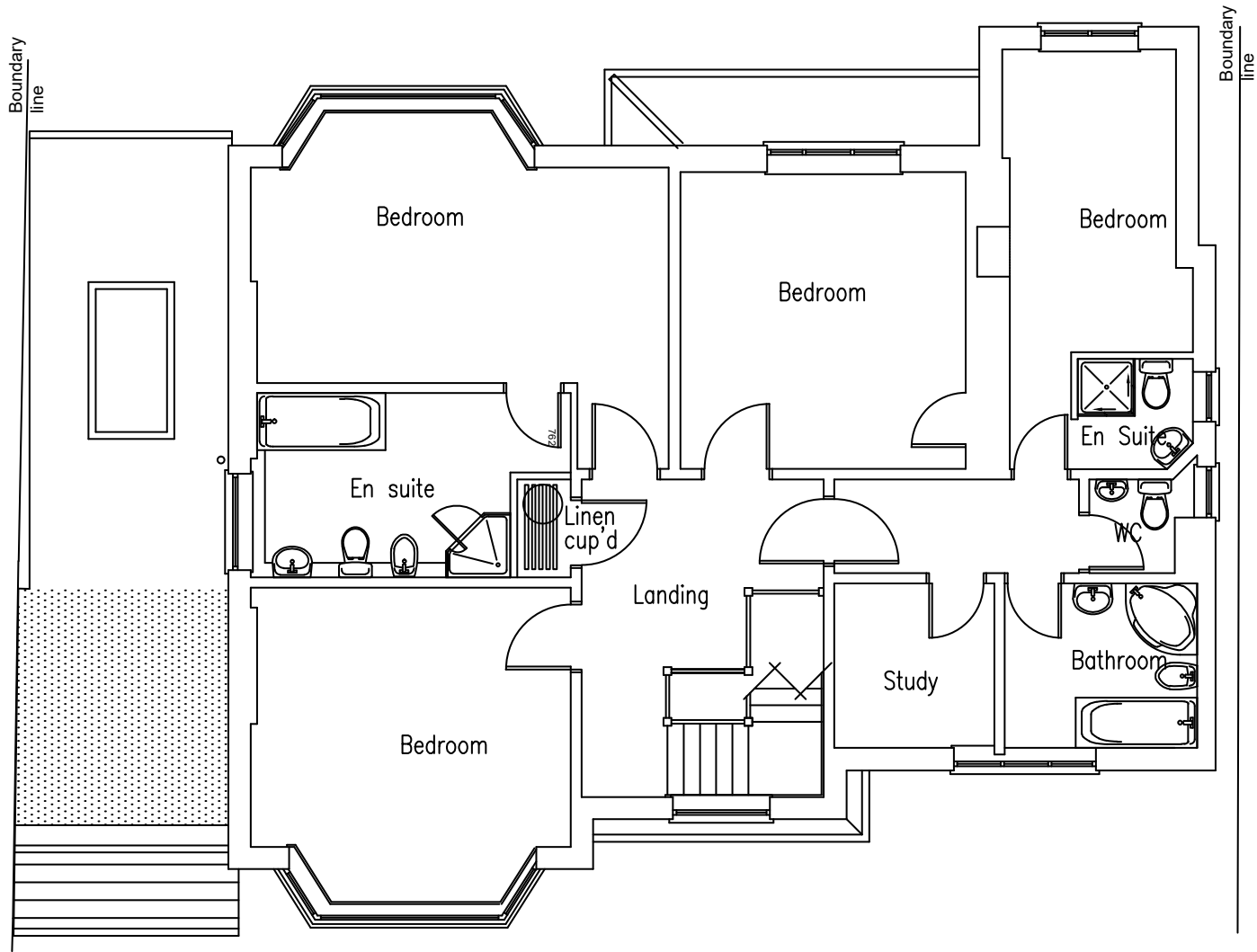
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19-9-17

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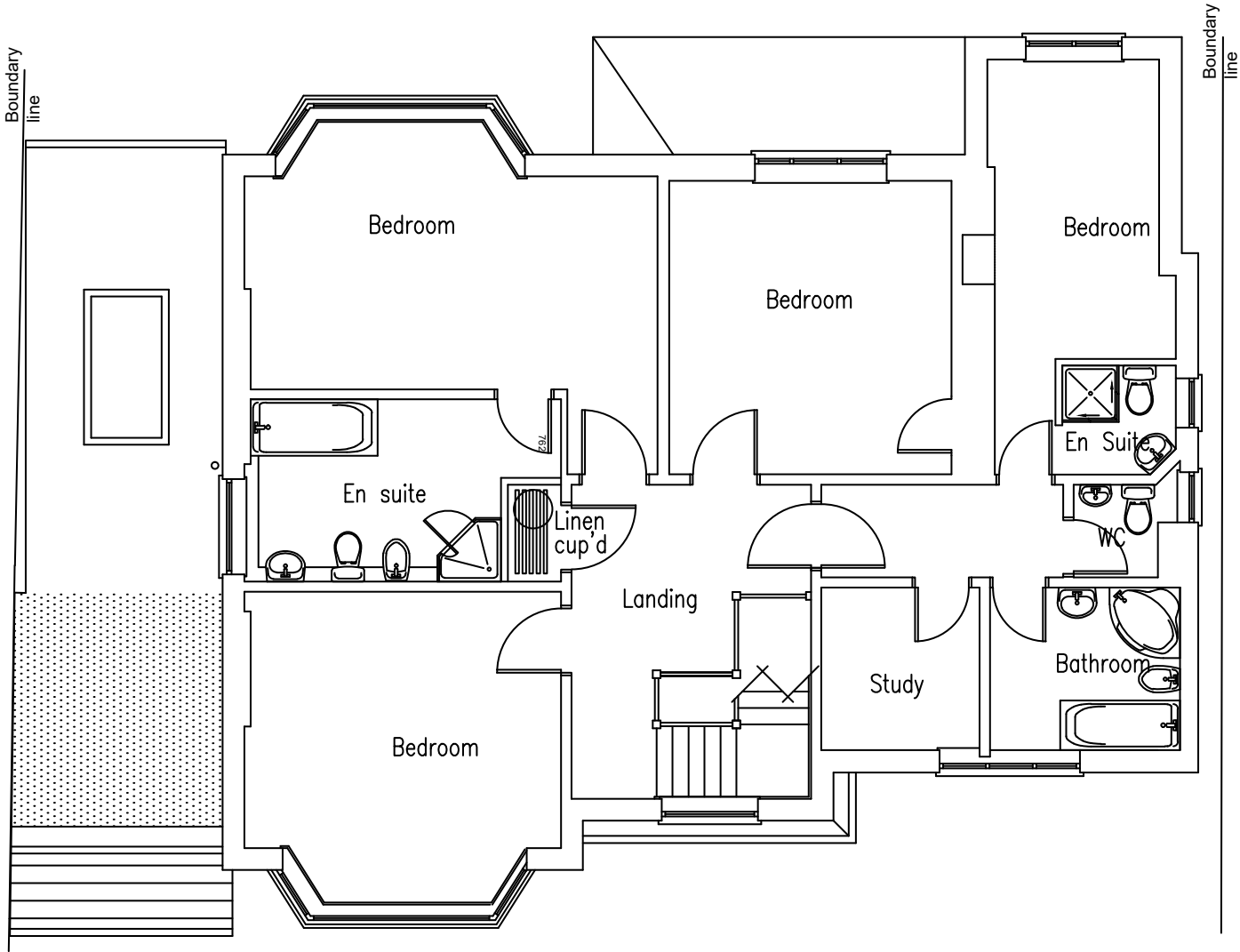
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REVISION:

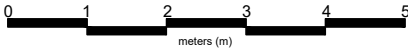
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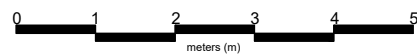


EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR





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PROJECT:
18 CINTRA AVENUE, READING

DRAWING TITLE:
EXISTING & PROPOSED REAR ELEVATION

CLIENT:
CAROLINE BEVAN

DRAWING NUMBER:
-

DRAWING PURPOSE:
PLANNING

DRAWN BY:
DB

DATE:
19-9-17

CHECKED BY:
CD

SCALE:
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REVISION:

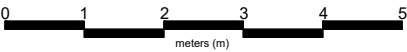
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EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



Context Analysis: Existing external site photographs



Rear Elevation



Rear Elevation - Limited visual exposure.

Context Analysis: Nearby



Cintra Avenue, Street view 1



Cintra Avenue, Street view 2

