

Design, Planning and Access Statement

Site:

1 Jordan Close
Caversham
Reading
RG4 6PN

Applicant:

Mr P. Shields

Date:

October 2017

The detached property is situated on the corner of Jordan Close and Galsworthy Drive. There is a large front garden to the south east with driveway (that has 2no. car spaces plus 1 available space for a visitor space) along with a long narrow rear garden to the north west of the property. There is a side gate and path with a low level retaining wall to the north east of the dwelling which accommodates for the change in level across the site. There is a strip of land to the north east of the retaining wall that acts as a visual boundary between the front garden and the road (Galsworthy Drive) with a weeping willow tree (T1). The house has been built as part of a development (around 1970's) and matches the surrounding houses of the neighbourhood in character and materials.

The planning application is to build a two storey side extension to the north east of the existing dwelling which follows the footprint of the existing single storey garage and rear single storey extension.

As part of the proposals, the access from the main road onto the driveway and around the site will remain unchanged. A new external side door has been introduced to the north west elevation to give access to the utility with a new wall mounted porch over. Other access will remain unchanged. Internally, there is separate staircase that will give access to the new first floor and there will be an additional cloakroom on the ground floor next to the utility.

The footprint of the building will remain the same (it is hoped that the existing footings of the garage can be used). The proposed layout allows the downstairs utility to be retained whilst the current garage space can be converted to provide space for the new cloakroom staircase and snug. First floor layout provides a small landing, two modest bedrooms, shower room and study space. The ridge height of the proposed extension will match that of the existing house and the width and footprint of the extension matches that of the garage and exiting rear single storey extension. The small, two storey extension to the rear has a separate dormer roof with lower ridge height.

The materials and design will match the existing, buff brickwork in stretcher bond with dark grey interlocking roof tiles. The main roof of the original dwelling will also be replaced/altered as part of the proposals with the existing eaves and fascia boards requiring replacement. The overall design mirrors the two storey extension that has been carried out to 9 Jordan Close, located to the south east of 1 Jordan Close.

Landscaping will remain unchanged as part of the works. The driveway may require some repair as required.