

B-DBM

Borthwick

Design :: Build :: Management

Planning, Design and Access Statement

Ref; 291 PDAS Rev B

Extensions & Alterations to;

10 Elmleigh Court

Caversham

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Borthwick DBM

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Introduction

This statement has been produced to accompany the revised Planning Application which seeks to extend an existing 3 bedroom family home. An initial application was made under Ref No. 17/0832/HOU which was withdrawn by the applicant.

The existing building includes two small and awkwardly shaped bedrooms which this application seeks to rectify whilst adding an additional bedroom, increasing the size of the kitchen and adding a family room.

Site Description and Context

10 Elmleigh Court (here on referenced as “the site”) is a detached, double storey brick residential property on the North side of 10 Elmleigh Court in Caversham.



Front Elevation



Rear Elevation (above) viewed from top of raised garden.

View on approach (below)



The existing building sits back off the road on a plot of approximately 260sq/m which is orientated in a North / South direction. The plot levels vary up to 3m from front to back with a drop of 2m to the neighbouring property located in Keston Close

Elmleigh Court is residential and contains a mix of houses of similar styles and materials.

The site does not lie within any areas of special designation as identified within the local Development Plan.

Caversham itself is a Suburb in the Borough of Reading and occupies much of the land of a geographically large medieval-founded village of the same name. It lies on the north bank of the River Thames on the opposite bank from the rest of Reading. Caversham Bridge, Reading Bridge and Caversham Lock (pedestrian only) provide crossing points.



Aerial view of the site and surrounding buildings (above)

Design Proposal

The proposed design was determined by the current owner's requirements whilst mindful of the neighbouring amenity.

The owner's brief;

- i. To provide a spare bedroom
- ii. To alter the existing bedroom layout to provide two acceptable size and shaped rooms
- iii. To provide a larger kitchen and family space suitable for a growing family

To achieve the brief, the house is proposed to be extended both upwards and outwards to the side where the existing dining room sits. This was previously a garage which was converted by previous owners.

To address the neighbouring amenity, the front roof line has been kept low with a dormer window and the side wall moved away from the boundary.

Materials are to match the existing building.

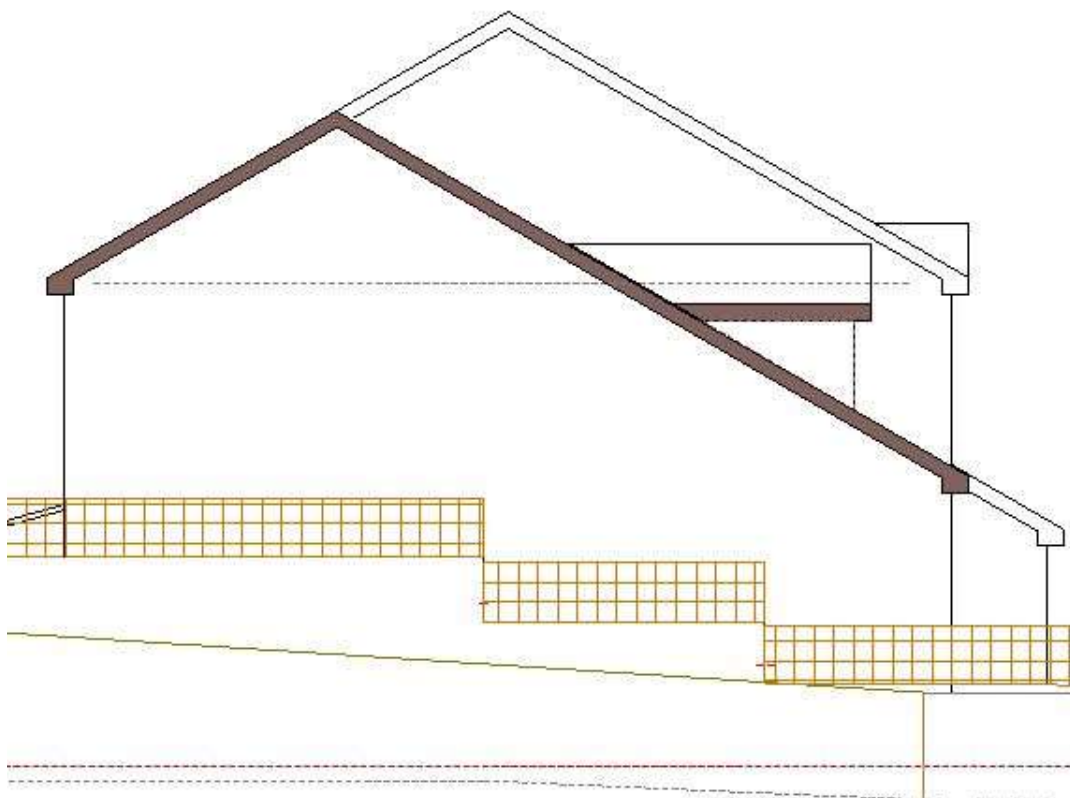


Proposed Front Elevation (above)



Proposed rear elevation (above)

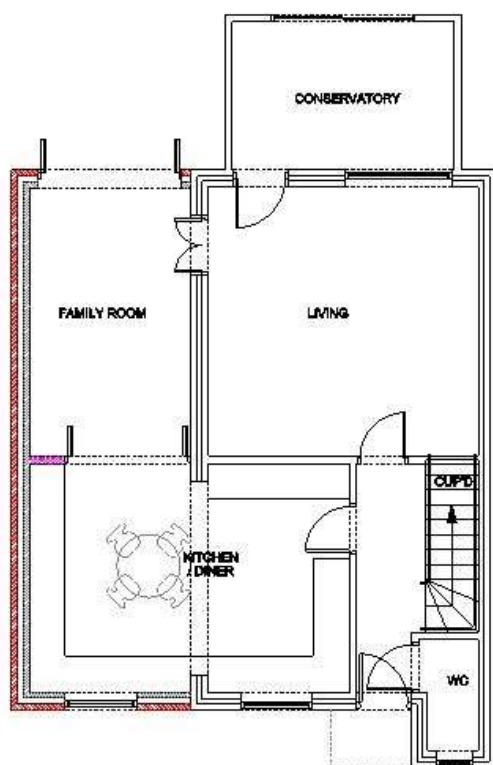
Proposed side elevation (below)



Extent

The proposal utilises the area to the side of the existing house, including the existing converted garage single storey area.

The ground floor provides a larger kitchen diner with a new family room opening onto the rear garden. The existing rear wall has been brought back in-line with the main house to aid evening light into the existing garden and conservatory.



The first floor provides two new double bedrooms with the first extending into the dormer window. The existing bathroom makes way for a larger hall and access to the new rooms whilst the existing bedrooms are reconfigured to provide a new family bathroom and square bedroom.



Access

Pedestrian and Vehicular Access to the site will remain unchanged as part of this proposal. The existing driveway will be altered to create two side-by-side parking spaces as required by the Reading Borough Local Development Framework Revised Parking Standards & Design document.

Neighbour Consultation

As part of the design process, the neighbours in 22 Keston Close have been consulted and raise no concerns.