

PLANNING, DESIGN AND ACCESS STATEMENT

24th of August 2015

1. Summary

1.1. This Supporting Planning, Design and Access Statement has been prepared by Alexandre Durao, Chartered Architect (RIBA number 20011737 and ARB number 077740D), on behalf of Mr. Tao Tao. It accompanies a Full Planning Application for the ground floor extension of a 3 bedroom house to provide an open plan kitchen dining area and a new bedroom. The existing garden and private parking will be kept.

The existing building (2 storey + garage at front) is facing Morlais Road in a residential area.

2. The Site and Surrounding Area

The Location

2.1. The application site is situated within the London Borough of Reading. The location of the site is in 15 Morlais, Emmer Green, Reading, RG4 8PQ.

2.2. The area comprises a high density of residential properties. This section of Morlais Road typically contains mainly two / three storey properties

2.3. The property is being used as a family home, now requiring some updating like an open plan kitchen dining area for the family and small interior reconfiguration to provide one extra bedroom.

The Site

2.4. The site also has a good size garden and private parking (with garage) that we intend to keep.

2.5. We believe that the extension we are proposing does not affect any existing buildings and/ or neighbours. There is no loss of privacy, overshadowing or light due to the distance in between the proposed extension with the existing buildings. Also, the proposed extension's eaves won't be higher than the neighbour's, so there is no loss of privacy or light between both properties.

On the right side of the property, we have a pedestrian passage with aprox 1.10 meters from the boundary, and on the left side, there is already an extension (conservatory) with approximately 4 meters deep.

2.6. The current state of the building is good and the new extension will not have a great impact on the existing structure as it will be reinforced where necessary and according to

structural engineer calculations. Also, the new extension is basically self-sufficient and aims to reinforce and connect both spaces in order to provide an integrated solution.

2.7. This proposal does not change any of the existing features of the actual building. We intend to maintain the existing premises to provide a good quality family home. The extension aim to provide more usable space and we believe it will be sympathetic with the surrounding buildings.

2.8. There are no changes on the front Elevation

3. Planning Policy and Justification for Scheme

3.1. The proposed scheme was subject to a pre-planning application (ref 150456/PREAPP), and we believe it is done according to the Council's Local plan and recommendations. We believe this proposal is fair and will provide a good quality house.

3.2. We believe the overall principle of this extension will be welcomed by local residents and the reaction to this proposal will be quite positive. The proposed residential use, the exterior alteration, size and new layout of this house will respect and improve the surrounding areas.

3.3 Photos of the existing building:

EXTERIOR



Photo 01: Front Elevation



Photo02: Rear Elevation. To be extended

INTERIOR



Photo 03: Kitchen, to be relocated and extended



Photo 04: Existing dining, to be extended

4. Amount

4.1. The site is approx. 201.00 sqm in area. The house has a total of approx. 86.00 sqm of gross construction area and with this proposal it would increase to 116.00 sqm of gca.

4.2. Actual house in ground floor have access to approx. 117.50 sqm of amenity space in the form of private garden and with the extension this figure would be 87.50 sqm.

The proposed extension has a total Construction Area of 30.00 sqm.

5. Layout

5.1. In the Ground floor we are proposing to change the layout in order to have an open plan kitchen/ dining and one extra bedroom. With this change we are able to improve and enlarge the existing kitchen area, providing a dining/ living area for a more contemporary way of living.

Finally, this extension is set 1.10 meters from the neighbour on the right side and approx 30cm from the boundary on the left side so that the gutter on the new proposed pitched roof doesn't affect the neighbour's property. This extension will have no loss of light or privacy impact on any of the surrounding buildings and it will not overshadow them either.

5.2. We are keeping all the building structure (reinforcing when necessary) as well as the existing entrances, windows, etc. The changes at the back of the building will be done accordingly to the type of building and architecture.

5.3. The new roof will pick up the same style as the existing building so the proposed extension will match and connect to existing building. It will also respect the neighbour's extensions/ conservatories heights and dimensions.

6. Scale

6.1. The scheme reflects the density and character of the surrounding area and is suitable in scale. There are no changes in heights or exterior shape of the building with exception of the new build extension. Works will be done according to the local character will respect any architectural relevant elements.

7. Design

7.1. The building is traditional in design and any interesting architectural elements are to be preserved. All new affected interiors will be new, with renovated plumbing, gas, electricity, kitchen but properly connected to the existing ones.

7.2. All compartments have a good outlook and plenty of natural light to ensure a high quality living environment.

7.3. The proposed works are based in a process that is environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. The proposed works and materials expands and complements the classical building design concerns of economy, utility, durability, and comfort. The common objective is that this building is designed to reduce the overall impact of the built environment on human health and the natural environment.

8. Conclusions

8.1. The proposed works make the best use of existing building and land on this site with the addition of extra space in the house. The building sits comfortably in the street scene, reinforcing the existing properties, respecting them in terms of design and protection of amenity, and creates high quality living and amenity spaces for future occupiers.