

PLANNING, DESIGN AND ACCESS STATEMENT

29th of February of 2016

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. Austin Jacobs. We believe all these works are under permitted development rights for a loft conversion with dormer. The building is facing Hemdean Road in Reading. Therefore, we are now applying for a Lawful Development Certificate based on the fact that all the proposed works comply with the UPD rights.

2. The Site and Surrounding Area

The Location

2.1. The application site is situated within the Borough of Reading. The location of the site is in 36 Hemdean Road, Caversham – Reading RG4 7SU.

2.2. The area comprises a high density of residential properties with easy access to the city centre and also some local commercial areas. This area typically contains terraced and semi-detached houses, mainly two or three storey properties with many of them extended at the rear/ side of the properties, including loft extensions with new dormers

The Site

2.3. The site also has a good size garden area at the back of the property that we intend to keep.

2.4. The building is in a strategic position and walking distance to the centre and main facilities like schools, doctor's surgeries, supermarket and train station as well as it is located in a residential area.

2.5. The current state of the building is good and the actions will not have a great impact on the existing structure as it will be reinforced where necessary and according to structural engineer calculations.

2.6. 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.

3. Planning Policy and Justification for Scheme

3.1. The proposed scheme was not subject to a previous planning application and was done according to the bullet points listed below:

- We are not exceeding the height of the highest part of the existing roof
- We are only extending a total of 36.10 cubic metres
- There are no verandas, balconies or raised platforms
- The materials to be used in the exterior area of a similar appearance to those used in the construction of the exterior (tile hang finishing)

- The eaves of the original roof are maintained
- The edge of the enlargement closest to the eaves of the original roof is not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves
- There are no side windows
- Both rear dormer windows are to be used as fire escape according to the regulations

This proposal is done according to the class B of Schedule 2 from Town and Country Planning, (general permitted development, England) Order 2015.

3.2. We believe the overall principle of this loft conversion and erection of dormer 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 residential home and quality of building will respect and improve the surrounding areas.

3.3 Photos of the existing building:



Photo 01. General view of the rear elevation

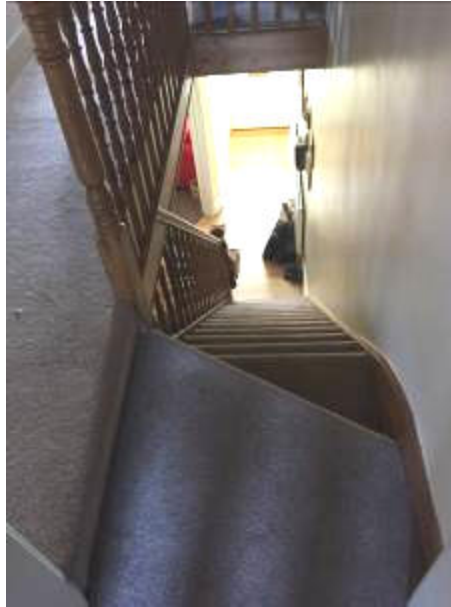


Photo 02. General view of the existing interior stairs.



Photo 03. General view of the attic.



Photo 04. General view of the rear garden

4. Amount

4.1. The site is approx. 232.53 sqm in area. The house has 79.45 sqm of gross construction area in the ground floor, 55.34 sqm in the first floor and 17.76 as storage in the loft in a total of 152.55 sqm, With this proposal we'll increase it to 175.14 with the loft conversion and the erection of the dormer.

5. Layout

5.1. 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.

5.2. All works are to be done according to the building regulations.

6. Scale

6.1. The scheme reflects the density and character of the surrounding area and is suitable in scale. There are no major changes in heights or exterior shape of the building. 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 all the interesting architectural elements are to be preserved. Some interiors will be new, with renovated plumbing and electricity 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 and comply with space standards.

7.3. Woodwork is to be checked, treated and/ or substituted if necessary.

7.4. 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/ rooms 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.