

owens galliver architects

PROPOSED EXTENSION

**10 WOOD GREEN CLOSE
READING
RG30 2AW**

**FOR
HELEN HIRST**

STATEMENT IN SUPPORT

15-1602 jul.16

oga ref 15-1602\D+A 04jul16

10 HIGH STREET PANGBOURNE READING BERKSHIRE RG8 7AB

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Owens Galliver Architects LLP

is a limited liability partnership registered in England and Wales under number OC352203
The registered office is as above . References to Partners are to Members, listed below

Chris Owens MA (Cantab) Dip Arch RIBA Paul Galliver Dip Arch RIBA

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EXISTING BUILDING AND SITE

The house is an end of terrace in a small cul-de-sac of similar properties. It is one of two properties at the end of the cul-de-sac which have land to their side, adjoining Network Rail land, and an attached garage each.

The two terraces are widely spaced, and are not easily seen together. The terrace of houses 6-8-10 can only be seen from the east, not from the west due to tree screening.

The end of the cul de sac is for the most part owned by the two end properties.

Other houses have garages within a garage court. The cul-de-sac also provides "street" parking for all residents, supplementing the garages. The cul-de-sac, garage forecourt, and pavements are all adopted highways land.

The houses are white render with "georgian" windows, low pitched roofs, and flat roofed bays and arched porches.

NETWORK RAIL

The property adjoins Network Rail land and the railway. Network Rail Asset Protection Western have been approached and after a site meeting it has been confirmed by NR Asset Protection Western that they have no objection in principle to the proposal. See attached their email dated 4th April 2016 from Andrew Wescombe.

PROPOSAL

The proposal is for a two storey side extension, replacing the existing garage and shed, providing an additional bedroom, an enlarged kitchen and bathroom, and a downstairs wc.

The garage is replaced within the scheme.

DESIGN

The extension is set back from the front facade of the terrace, and cranked. The crank both allows maximum use of the land available, without any local impact, and allows the existing terrace still to be seen clearly.

The extension has a lowered ridge line to further distinguish it and increase its subservience.

The new full depth enlarged garage projects forward of the extension, but no further than the existing bay windows, and is tied to the existing porch with a flat roof, referencing the bay windows.

Window proportions and style are the same as the existing, and materials will also match the existing.

The new drive to the new garage is similar to the existing drive, which would be maintained, and uses land owned by the Applicant, and crosses adopted land, as the existing drive does.

The design allows for a side access to the garden, as exists now, and maintains the right of way for the adjoining house No.8, to the rear of their property. The layout also maintains the required distance from the building to Network Rail land.

CONCLUSION

The layout respects Network Rail's requirements.

The proposal has no effect on parking provision.

The design respects the existing buildings' style.

The design improves accessibility and usefulness by enlarging the kitchen and adding a ground floor wc, whilst maintaining parking provision.

The design makes appropriate and efficient use of available land.

Chris Owens

Sent: 04 April 2016 12:26
To: Chris Owens
Cc: 'Helen'
Subject: RE: gw9372-10 wood green close, reading-AWtoCO-04-04-16
Attachments: gw9372-marlin-NR Property area-AW.pdf

Hi Chris,

In principle Network Rail (NR) Asset Protection Western have no objection to the proposed works. We discussed to the need to keep a distance of say 1 meter from the NR boundary fence.

In addition when works commence its important to contact Asset Protection Western if any of your works methods has a potential to cause risk to the NR infrastructure.

I have attached a plan showing the network rail boundary.

Kind regards

Andrew Wescombe

ACM | Asset Protection Western Route | Network Rail
Davidson House, Forbury Square, Reading, Berkshire, RG13EU

Direct Line: 01189 081255 | Mobile: 07739 776 593
Email: Andrew.Wescombe@networkrail.co.uk

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From: Chris Owens [mailto:chris.owens@owensgalliver.co.uk]
Sent: 18 March 2016 18:39
To: Wescombe Andrew
Cc: 'Helen'
Subject: 10 wood green close, reading

Andrew

Many thanks for your time and advice last week, regarding the proposed extension at the above address.

I look forward to the email confirming that there is no problem with the scheme per se, and your advice regarding scaffold/cranes etc.

I attach a plan showing the existing and proposed footprints overlaid, which you suggested would be useful for you.

Regards

Chris Owens

Owens Galliver Architects LLP, 10 High Street, Pangbourne, Reading, Berkshire, RG8 7AB



FRONT APPROACH FROM WOOD GREEN CLOSE



REAR ELEVATION