

B-DBM

Design::Build::Management

Planning, Design and Access Statement

Extension & Alternations to;

42 Oakley Road

Caversham

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Borthwick DBM

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Introduction

This statement has been produced to accompany the Planning Application which seeks to extend and renovate a 2 bedroom semi-detached house in Caversham.

Site Description, Context and Planning History

42 Oakley Road (here on referenced as “the site”) is a semi-detached residential 2-storey property, originally built with three bedrooms. The third bedroom was incorporated into the bathroom as part of an earlier renovation.

The site sits on a plot of approximately 300sq/m and is orientated in a North-West / South-East direction with the rear garden currently extending over 25m to the boundary.

Oakley Road contains a mix of houses of similar age which have mostly undergone various extensions and improvements over the years. There is no planning history connected with No 42, but No’s 38 & 40 have recently extended as a joint project under Planning Application Ref: 031133. No 46 has undergone side and rear extensions under Planning Application Refs: 120495 & 121855.



The site is located on Oakley Road, between Kidmore Road and Blenheim Road

Caversham 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.

Caversham extends from the River Thames floodplain up to just south of the Chilterns. Its named neighbourhoods are arbitrary divisions as green space is scattered throughout and forms an outlying buffer zone. These are Emmer Green (on postal district and on historic boundaries), Lower Caversham or Caversham (town/proper), Caversham Heights and Caversham Park Village (which is closer to the centre of Emmer Green than the main amenities or high street of Caversham). With the exception of the centre of Caversham and Emmer Green, which were traditional villages, most of the development occurred during the twentieth century.

At the 2011 census the proportion of homes that were rented as opposed to owned was close to 50% of the average for the borough. The area had 15.3% of Reading's population and 16.4% of the borough's area. In keeping with a suburb, in 2005 ONS land use statistics published with the census, Caversham had 4.3% of the non-domestic buildings. Almost wholly low rise where developed, its homes occupied 20.6% of the footprint of all homes in the borough.

Design

The requirement by the current owner is to revert the house back to a 3 bedroom property and increase and improve the ground floor accommodation to suit modern living.



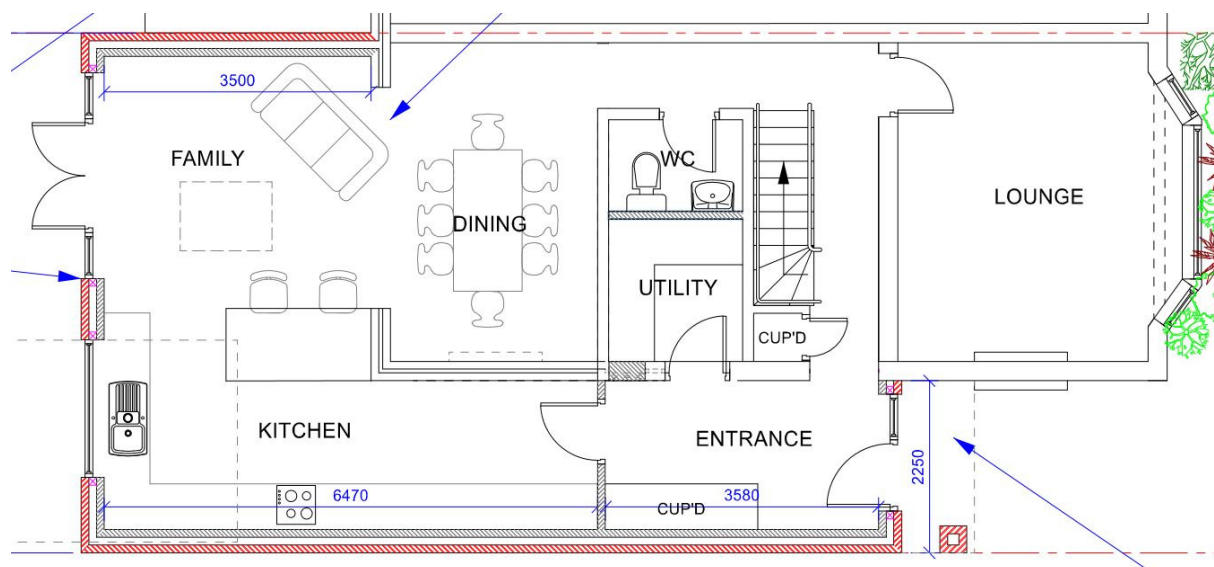
External materials are to match the existing house throughout with an Oak Front door and post which supports the lean-to porch. Soffit and eaves are to match the existing levels and the roof has a hipped design to reduce bulk and loss of light to No44.

Currently the house has two first floor side-facing windows, both opaque and serving the bathroom, although originally, the third bedroom would have utilised one of these windows.

The neighbouring house, No 44, still has this arrangement of a side facing bedroom window. There is no guidance on how to accommodate for existing side windows, so in consideration of the neighbouring house and to preserve as much natural light as possible, the first floor steps in by one metre and the side elevation only includes a single window to provide light to the hallway and landing.

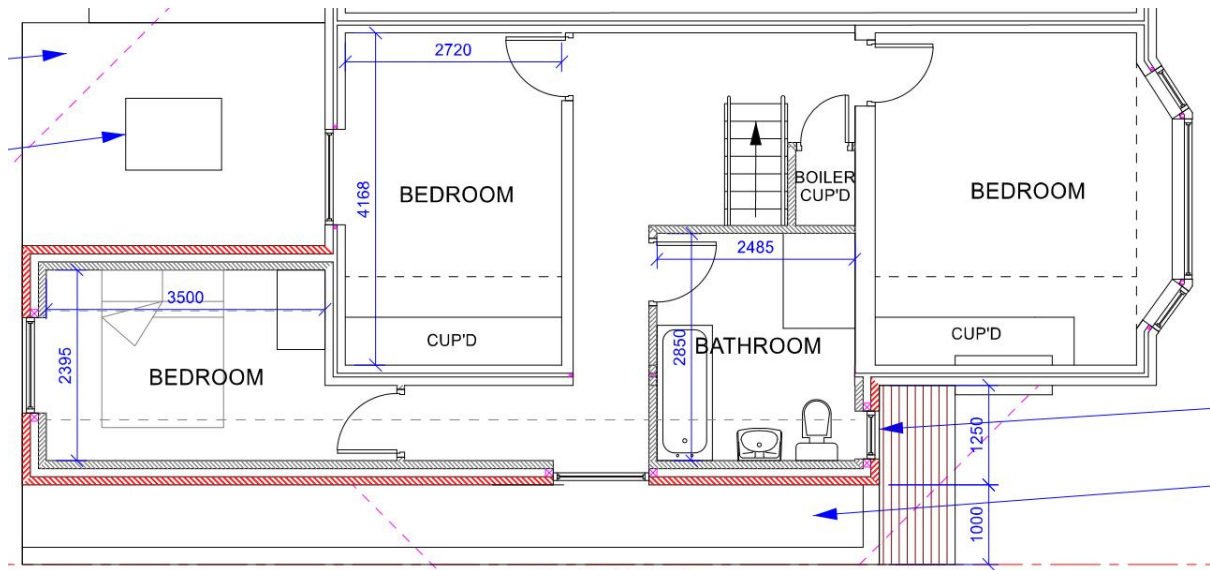
Extent

The Ground floor proposes to utilise the full width of the plot including a new front entrance which provides a useful entrance lobby and larger kitchen. Re-organisation of the existing internal space provides a utility and downstairs cloakroom.



To the rear, the extension extends 3.8m into the ample garden, which is slightly beyond the recent neighbouring extension and provides further family accommodation.

Upstairs the existing bedrooms are retained as existing whilst the third bedroom is reinstated in the proposed extension, access via a new corridor. The bathroom layout is altered whilst position retained and window moved to the front.



Materials

- **External Walls** – Red brick to match existing.
- **Roof Covering** – Brown clay tile to match existing.
- **Windows** – UPVC double glazed units to match existing.
- **External Doors** – Oak front door and frame for front access, White UPVC French doors to rear elevation.
- **Soffit & Facia** – Black UPVC soffit, facia and gutter to match existing

Access

The existing access is currently narrow and provides a single parking space. Although the driveway extends to a single garage, which is to be removed as part of this application, it is too narrow for vehicles.

The application includes allowance to extend the parking for two cars and widen the existing access gate.