



Planning Supporting Statement

**for a part ground part first floor
extensions and alterations at**

Magnolia House,
Upper Warren Avenue,
Caversham, Reading,
RG4 7EB



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1. Introduction

This planning design and access statement has been prepared by STL Architecture to support a detailed planning application submitted on behalf of our client Mr A. Smith for a part single part double storey extensions and alterations at Magnolia House dwelling.

This statement has been prepared in the context of the Reading Borough Local Plan, adopted November 2019 and will cover the history and context of the proposal and outline the necessary information required to provide a determination by Reading Borough Council planning officers.

2. Site & Context

2.1 Existing Site

2.2 Wider Context

2.3 Site Photos

2.4 Contextual Photos



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Site Context

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2.1 Existing Site

Situated in Caversham Heights, north of Upper Warren Avenue, the site marked for Magnolia House (formally Tonilla) expansion is surrounded by Lamorna to the west and Warren Peace to the east. Flanked by residential structures to the south and north, it's a typical urban setting.

Covering about 2893 square meters, the site is conveniently close to public transport and outdoor activities. Being in a low-risk flooding zone (Zone 1) adds a layer of safety. Notably, it's free from Conservation Area constraints, allowing for straightforward development planning.

2.2 Wider Context

Dwellings along Upper Warren Avenue offer a wide range of architectural styles - Red brick and white render elevations with red clay roof tiles and natural slate are prevalent in the street scene. Dwellings are mostly two storeys in height and traditional in form, typically addressing the street scene.

The existing landscaping features of Upper Warren Avenue afford high levels of privacy between dwellings and also soften the impact of the built form on the street scene.

All dwellings have on site parking with large areas of hardstanding. Garden sizes vary from one plot to another but all benefit from a good level of private amenity space. The street scene is lined with trees and hedgerows throughout, contributing to the verdant character of the Upper Warren Avenue.



Figure 1:
Existing front
elevation



Figure 2:
Existing rear
elevation.

Site Photos



Figure 3 :
View of
existing
garage

Figure 4:
Garden
view



3. Proposal:

3.1 Scale and Appearance

3.2 Amount and Layout



Proposal

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3.1 Scale and Appearance

The proposed alterations and extension will transform the dwelling into a two-storey arts and crafts house. The addition of stone surrounds to doors and windows will infuse a traditional touch that complements the existing facing brick walls. A new front porch with stone arch detailing will further elevate the visual appearance.

The existing ridge height stands at approximately 5.4m, with eaves at 2.7m. The introduction of the first-floor extensions will raise the ridge level of 79.60 aod. The frontage will feature two prominent gables, one on each side, followed by side 1/2 storey garage addition to replace existing outbuildings. Note Lamorna has a ridge level of 80.43 aod, and Warren Peace ridge is 77.55 aod. In conclusion ridge height of these proposed alterations is transitional between it's neighbours.

This combination of new materials and architectural elements aims to create a standout example of traditional architecture with a contemporary twist. The proposed changes are anticipated to enhance and complement the area's character, significantly improving the site's overall character and appearance.

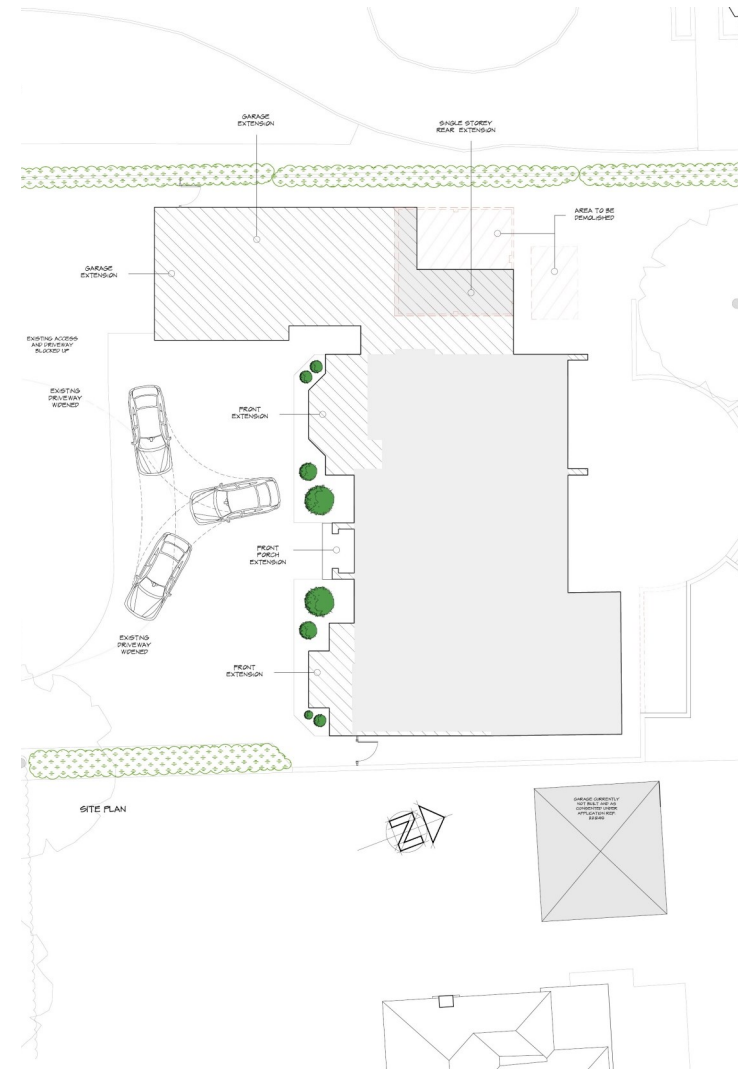


Figure 9: Proposed Site Plan



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Proposal

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SOUTH WEST ELEVATION



NORTH WEST ELEVATION

MATERIALS:

-  HANDMADE PLAIN CLAY ROOF TILES
-  MICHELMERSHAM FACING BRICKWORK
-  STONE LINTELS, SILLS, BAND COURSES
-  POWDER COATED ALUMINIUM DOORS AND WINDOWS

Figure 10: Proposed Front & Side Elevations

Proposal

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3.2 Amount and Layout

The addition of a new storey and the expanded footprint will bring about a redesigned layout, introducing additional spaces and rooms to accommodate the increased internal area. The existing floorspace of 241 m² will be expanded with the additional footprint and floor, resulting in a proposed total Gross Internal Area (GIA) of 629 m².

These extensions will facilitate more residential accommodation on the ground floor, providing an enhanced living experience. Meanwhile, the first floor will feature five well-spaced bedrooms. This reconfiguration aims to optimize the functionality and comfort of the dwelling.



Figure 11: Proposed ground floor plan



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Proposal

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This scheme includes two high level leaded dormers facing south. These do not serve accommodation in the roof space. They have been included to improve the vernacular and future proof any requirement to convert the loft for future occupants.

Materials

Plain clay tiles, handmade facing brickwork, painted timber joinery with stone sills and surrounds.

Please see material schedule submitted with this application.

Tree Protection

There are number of protected trees within and around the application site. This application is supported by tree protection plan and arboricultural impact assessment AIA.

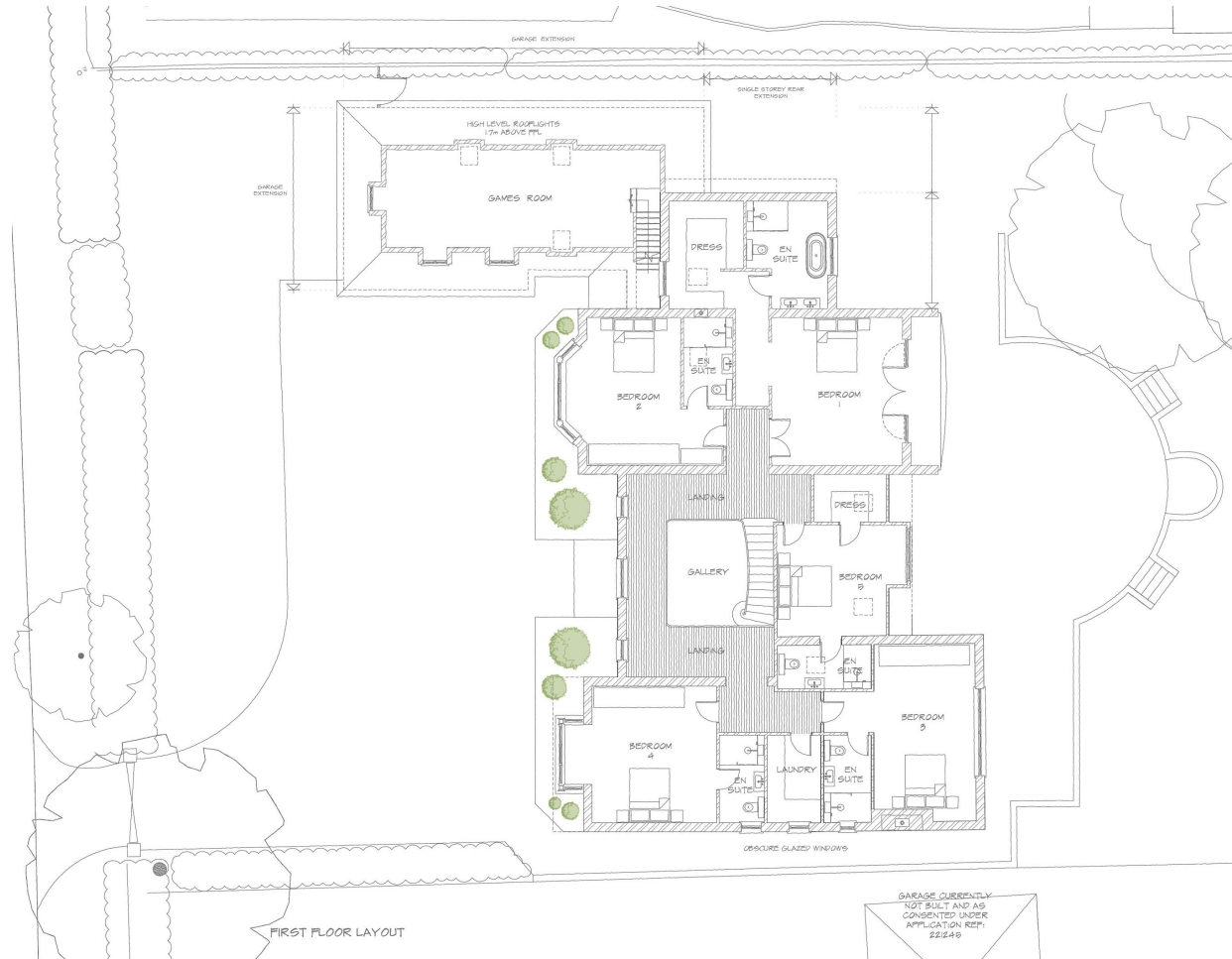


Figure 12: Proposed first floor plan

4. Conclusion

This Planning Design & Access Statement has demonstrated the proposed development is acceptable in principle similar to the form recently approved just three plots down to the east 'Telscombe'. Material planning considerations have been analysed and it is concluded the site can be developed as proposed without adverse impacts to the character of the area, amenity of neighbouring land uses, highway safety and ecology.

Overall, the proposal is compliant with the relevant local and national policy and guidance and has sought to respond positively to policy and planning context.