

PAMELA MILLS DESIGN STUDIO

PLANNING STATEMENT

for

24 Priest Hill

Caversham

RG4 7RZ



Top of Proposed Extension Roof Surface Shown above in turquoise

I have been working in architectural conservation for 25 years and protecting vernacular and historic architecture is extremely important to me, alongside modernising to ensure that architectural designs better protect the environment and the mental health of their inhabitants.

Below I have set out the ways in which this has been done and how the design meets Reading Borough Council planning guidance.

In line with **section 4.0.1 of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021)**, which states, *“Wherever possible, new buildings shall be orientated to maximise the opportunities, for both natural heating and ventilation and reducing exposure to wind and other elements...Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change,”* the proposed extension has been designed to drastically reduce the carbon footprint of the house, which is currently excessively high.

Access to Natural Light (Ambient and Sunlight)

The existing kitchen space at the rear of 24 Priest Hill is very cave like in terms of a lack of natural light, even with all of the kitchen units and walls being white. I have spent several years mapping the sun and shadows at the rear of the house to ensure the extension is designed to maximise access to both natural light and sunlight to reduce the current reliance on artificial light and heating.

The back of the house faces north/north-east, and it is surrounded by many mature trees in neighbouring gardens. As a result, the kitchen currently has no direct access to sunlight at all. There almost no windows facing the back garden area, only two very small and narrow glazed panels in a small door and they face onto large shrubs. The side windows face a very dark terrace, which is permanently shaded by both the house and the neighbouring house. These side windows are positioned such that the open garden area cannot be seen unless standing right next to them. As a result, the ambient light levels in the kitchen are extremely low and artificial lighting needs to be used all day, all year round, even on a sunny summer's day. As kitchens are where we spend most of our time, these lights are typically on all of the time, wasting a huge amount of energy every year.

To reduce the reliance on artificial light, the proposed design focusses on bringing in as much ambient light and sunlight as possible into this space.

The room has been widened and opened up to the garden with 3 large glazed bifold doors to access the ambient light coming from this open garden space. Having a view of the open garden area will make the room feel more light and open, which has also been shown to reduce light usage.

To gain access to sunlight for the first time ever, the side wall of the extension has been angled to follow the angled boundary and extended slightly towards the garden wall. These two moves will allow sunlight to enter both side windows every afternoon, all year, when the sun passes the front of the house. This will help light levels and add to radiant heat in the space. It will make a 100% improvement on accessing sunlight. The main seating area in the room has been positioned in line with this sunlight to reduce the need for additional artificial light and heating in the afternoons, which will greatly reduce the carbon footprint of the

house. This would not be the case if the side wall of the extension were straight, rather than angled, and in line with the house, rather than offset slightly towards the garden wall.

By angling the side wall of the extension away from the house in line with the boundary wall, and by moving it slightly closer to the garden wall, it also allows the corner of the extension nearest the garden, to access to morning sun for the first time. The dining area has been positioned in this corner specially to benefit from this sunlight and warmth, in order to reduce the need for additional artificial light and heating in the mornings.

The side windows will face the garden wall, which is also almost 3 metres high, which completely prevents any overlooking (overlooking is discussed later in this report). The wall is covered in ivy which is very beautiful to look at with the leaves are often moving in the breeze or catching the afternoon sunlight. The views to this will help to connect the entire extension to nature, even at the back of the room furthest from the garden, something that is desperately lacking right now. Feelings of openness to the outside and connection to nature have been shown to also reduce the use of artificial light. Crucially, the sun that reaches these side windows in the angled wall of the extension will be available all year round.

The solar gain from finally having access to sunlight in the mornings and afternoons throughout the year will make a dramatic difference to the lighting and heating requirements for the space and drastically reduce the carbon footprint of the house. There is no chance of overheating given the north facing orientation of the space.



The original ivy-covered garden wall which the side windows will face and which blocks the side elevation from view outside of our garden

Rooflights have been added over the extension to drastically increase the amount ambient light. Rooflights can add up to 300% more ambient light than any of the vertical windows. The current extremely low light levels, and the results of the sun and light level mapping we carried out on where the most ambient light and sunlight can be captured, lead us to realise that a flat roof and flat rooflights would bring in much more ambient light and sunlight into the space. If a sloped roof were used the rooflights would face the tall brick walls, dark roof surfaces and a tall tree directly beside and above the extension (as this house sits higher on the hill). This would block out a large percentage of the ambient light if sloped rooflights were used. Sloped rooflights would also face away from the path of the sun passing over the house in summer months. It has been estimated that this would reduce the ambient light by 70% and the amount of sunlight by 80%, meaning that a reliance on artificial light and heating would remain much higher with a sloped roof.

The rooflight nearest the garden will capture some sunlight in the summer months when the sun is higher in the sky. It is predominantly needed however for ambient light. A second rooflight at the other end of the extension, near the existing glazed playroom doors, will ensure ambient light is increased at this end of the extension, furthest from the large bifold doors, as well as in the adjacent playroom through the historic glazed doors, as happens currently.

The changes in light levels in the new space, due to all the measures above will completely remove the need for artificial light during daylight hours in the rear of the house, which will mark a 100% improvement. **This will reduce the carbon footprint of our house by a phenomenal amount every year.**

The access to light and sunlight will also make a substantial difference to the mental health of residents. A lack of sunlight lowers serotonin levels, which is linked to feelings of depression. **Most people in north facing properties realised this connection and the importance of sunlight in a home during the pandemic.** Having the main living area of your house have no access to sunlight and very little ambient light is extremely depressing and particularly for mothers of young children, who are often at home for long periods of time. Gaining access to both sunlight and ambient light in this space will make the house a healthier home to live in as well as a more environmental one.

SAPP calculations have already been approved for the proposed windows and rooflights. All of the glazed areas will be the mostly highly insulated surfaces in the space, leading to further environmental benefits than without them in place.

Other elements in the design to combat climate change

In the existing kitchen space, the walls, floors and ceiling are all uninsulated and the windows are all single glazed, so all surfaces leak heating out of the room, at all times. The existing boiler and heating system are extremely old and inefficient, with no zoning at all, meaning the entire three-story house needs to be heated to get heat in just one room. The space is always freezing cold, and it takes several hours of heating to make this rear room even bearable in winter months, which is extremely wasteful and un-environmental.

The proposed extension will be insulated on all sides (floors, walls, ceilings and roof) to an extremely high standard (more than is required by building regulations) and zoned so that it can be heated separately from the rest of the house via a new modern heating system. The

insulation will not only prevent heat from escaping out of the house but also to rooms elsewhere in the house which are not in use.

The original kitchen floor will be completely excavated and reconstructed with proper insulation to exceed building regulation standards. We are aiming for the u-values and insulation levels required for new builds, which are much higher than what is required for an extension or part of an existing house.

As this room will be where we, and typical future inhabitants, spend most of their time, increasing insulation levels on all sides so that it can be heated separately from the rest of the house, will drastically cut the heating requirements and carbon footprint of the house every year.

Timber walls

We have also proposed a timber wall and timber cladding around the entire extension area to avoid the current issue of the masonry becoming a thermal mass that constantly radiates cold into the house, as the masonry so rarely has access to sun and therefore remains cold at almost all times.

Replacement of single glazed windows throughout the house

To further increase insulative value of the house and reduce the carbon footprint of the house, all of the existing windows, which are all original single glazed timber sash windows, are to be replaced with draught proofed, double glazed timber sashes to match the existing. This will drastically reduce heat loss in all other rooms of the house as well. The new windows, rooflights and bifold doors in the extension will be a combination of double and triple glazing.

In relation to the points raised in **Section 6.4.1 and 7.1.1 of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021)** on fenestration in relation to the street scene and the surrounding area, there will be no change to the appearance of any windows visible from any street, and therefore no disruption to the pattern of building frontages, to preserve the character and appearance of the street scene and horizontal rhythm

All of the existing sashes in the windows of our house will be replaced with conservation level copies of the original timber sashes so there will be no change to the appearance of the existing fenestration from the streetscape, it will just be in much better condition and more thermally efficient due to the double glazing and draught proofing. The stonework will also be restored.

The new side windows on the angled section of the proposed extension cannot be seen from anywhere, other than the path beside them in the completely enclosed rear garden.

The new bifold doors and windows on the rear of the extension in our back garden have a similar proportion to the original apertures, but with simplified detailing. The rear elevation will not be visible from any street or public space or most of the surrounding neighbours. Photographic proof of this is provided later in this report.

In relation to the points raised in **Section 6.2.2 and 7.1.1 of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021)**, none of the windows or doors in the proposed extension overlook, overshadow or overbear any surrounding properties.

The garden wall which our side windows will face, is almost 3 metres high due to change in level between our garden and our neighbours at 26 Priest Hill. The height of this wall means that our extension cannot affect the ambient light or sunlight in any of their habitable rooms. They have also recently built a substantial rear extension which sits directly beside our proposed extension. It is substantially taller than our proposed works so we cannot overshadow it. The walls on their house facing ours are windowless, as the photos below illustrate:





As our proposed extension is on the north side of the plot, overshadowing is also already not much of issue as indicated in your guidance.

In relation to number 22 Priest Hill, on the other side of the house, the sun only shines from their garden towards ours, so we cannot overshadow them. The depth of the slight projection of the new insulation and cladding on the rear elevation is less than an existing large climber on our rear wall which has been in place for 8 years, so the projection will be an improvement from this. The climber grows from their garden so this will not be removed, only the branches that are on our side of the garden wall will be cut back.

The finished floor level in kitchen is lower than the garden are and we will not be changing this.

In Section 6.4.2 and 7.1.1 of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021) on materials it notes that *“It is possible to select materials that do not match, but still support or improve the overall character and appearance of the existing dwelling.”* This is exactly what we have chosen to do at the rear of the house. The contrasting materials of the proposed extension were chosen to set it apart from the original house. to ensure the shape of the original vernacular house remains clear to see. It also highlights the original brickwork on the first floor, which is in very good condition. rather than the focus being on the very poor condition of the ground floor brickwork, which is extremely badly damaged.

The proposed plan removes the long wall of the original wing of the house, as is standard in any side return extension. The brickwork on this wall in terrible condition and extremely damp, so much so that all the plaster and sockets internally are blown or rusted because on the inside face of it.

The existing pipework on this wall was also not installed properly, which is causing additional damp issues. The damp also impacts on the carbon footprint of the house as it increases cold inside. All the pipework is to be removed and reinstalled correctly to remove these issues, as part of the works. Photos of this elevation, including the pipework and damaged brickwork are below:





Rear wing wall

The brickwork on the rear wall of the original L-shaped wing of the house is sadly in the worst condition of anywhere on the house. The bricks have very unfortunately been extremely badly repointed numerous times with damaging cement mortar (rather than lime) in numerous different colours, none of which match the original. The mortar has been applied very untidily, often covering the face of the brickwork. In some areas many of the bricks have been completely smeared with mortar. Because this has all been carried out in cement, it

cannot be removed without destroying the brickwork behind. Much of the brickwork has also been chipped away, had holes drilled in it, or eroded. Photos of this brickwork are below:





I love restoring brickwork whenever possible, but this section of brickwork is sadly no longer repairable. The other issue is that this rear wall of the house is very thin and damp and it emits cold air into the room at all times, as it is almost never in sunlight to heat it up. This remaining section of wall is to have insulation and cladding added to it to bring the u-value up to the same standard as the new extension walls, to avoid a large cold bridging area in the room, which would undo all the insulating measures taken in the rest of the space.

Inside the house the one area of rear ground floor brickwork in very good condition, is to be retained and made a feature of, along with an historic (and original) glazed garden door with raised and fielded panelling that sits beside it, and the glazed transom and brick arch above the door. This will also make it clear where the original rear corner of the main block of the house was, to ensure the original design is clear to see in as many ways as possible.



This original glazed garden door with raised and fielded panelling, glazed transom, brick arch and brick wall to the right, are all to be restored and made a feature within the new extension

Projecting these historic features is very important to me and it is another reason the extension steps towards the garden wall in this location. Doing so ensures that this brickwork is not destroyed and covered by the new extension side wall.

External walls

Timber cladding was chosen to differentiate the new extension from the original house and to not compete with the original brickwork. If the extension were built in matching brick, it would completely disguise the original vernacular form of the house and make the entire building look bigger and bulkier.

By cladding it in a lighter more modern material with simplified detailing, it will read clearly as a modern addition, leaving the form of the original house clear for everyone to see. This is an approach championed by the Society for the Protection of Ancient Buildings (SPAB) to protect the original historic details of a building.

The smoothness of the modern timber cladding will beautifully highlight the handmade texture of the original bricks on the first floor in contrast.

The timber will also read as more similar to the materials of the garden and blend in with this, rather than with the original house. so that the original house remains dominant.

The choice of timber was also made to reduce the carbon footprint of the house. The thermal mass of the existing masonry permanently radiates cold into the house since this brickwork is almost never in sunlight and the few moments when it is, it is the very early morning when there is no heat to be gained.

The lighter colour of the timber will also increase the light levels outside of the bifold doors and radiate that light back into the space, increasing the ambient light.

Building in brick would be a lot cheaper but protecting the history of the original vernacular house form is extremely important to us, along with the environmental benefits of building in timber on a north elevation.



Proposed timber cladding for the new extension showing the contrast with the original brickwork, how the simplicity in details and the smoothness of the timber highlights the handmade quality of the original bricks and how the darker bricks remain more dominant

Although the small amount of remaining damaged ground floor brickwork on rear wing of the house is to be re-clad as part of the extension, the vernacular design of the original house will remain clear. The massing, L- shape and detailing of the original house layout will remain clear from all viewpoints, as all these details will still be clearly seen via the first floor and roof details. It will remain completely clear that these areas originally extended to ground floor level, in much the same way as in so many historic buildings where shop fronts replace the ground floor façade but the original building design is still clear.



The original first floor walls, brickwork and historic detailing at the rear of the house will remain visible from the garden and through the rooflights of the proposed extension

The diagram below is a 3-dimensional sketch of the house, which illustrates how the extension design ensures the massing and vernacular form of the original house will remain clear. The orthogonal rear elevation misses some of these details.

All four original rear elevations of the house will remain visible, along with the original rooflines and original brickwork. The first floor brickwork and pointing at the rear of the house is in excellent condition, unlike the existing ground floor brickwork, and this will be a feature in the new designs. It will be highlighted by its contrast with the new smooth timber cladding, and it will be visible not just from the entire rear garden but also through the rooflights in the extension and the first floor windows.



THE ORIGINAL SHAPE AND MASSING OF THE HOUSE REMAINS CLEAR. THE FOUR ORIGINAL REAR WALL FACES ARE ALL IN VIEW FROM THE GARDEN HIGHLIGHTING THE VERNACULAR L-FORMAT, ALONG WITH ALL ORIGINAL ROOF SHAPES, SURFACES AND LAYOUTS

EXTENSION CLADDING IS LIGHTER AND SUBSERVIENT TO DARKER ORIGINAL BRICKWORK

EXTENSION CLADDING IS SMOOTH TO HIGHLIGHT THE TEXTURE THE ORIGINAL BRICKWORK

EXTENSION IS CLAD IN WOOD TO HELP IT BLEND IN WITH THE GARDEN LEAVING THE ORIGINAL HOUSE AS THE FOCUS

THE EXTENSION IS CLEARLY A MODERN ADDITION AND NOT PART OF THE ORIGINAL HOUSE TO PROTECT THE HISTORY OF THE VERNACULAR SHAPE. APERTURES ARE A SIMILARY PROPORTION TO THE ORIGINAL HOUSE WITH SIMPLIFIED DETAILING

To further ensure the original format of the house remains clear, the window on the first floor on the wing will be restored to its original sash window format to match the other rear sash window (below right), rather than the very unsightly modern casement which is in place at the moment (below left).



The existing ground floor kitchen door, on the existing wing is a very cheap and modern with glued on mouldings and a cat flap, so no historic details are being lost by removing this.

This strategy of an extension contrasting from the original building in its detailing and materials, is one that is promoted by The Society for the Protection of Ancient Buildings (SPAB). It is also similar in principle; to the approved extension, shown below, from page 11 of the **DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021) in section 7.1.1.**

Design Guide to House Extensions Supplementary Planning Document – Adopted March 2021

Photo: Single storey rear extension (planning application 170022), approved on 01/03/2017

- *Extension avoids reductions in sunlight, daylight to neighbouring properties.*
- *Simple design and proportions are in keeping with the existing dwelling.*



The entire extension and all its materials will be completely hidden from the streetscape and all public areas, due to the height of the house above the street, the height of the garden walls and the tall hedge forming the side boundary at the front of our property, Photographs of this are detailed later in this report.

Section 7.1.1 of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021) refers to the fact that a sloped roof might be better than a flat roof since the roofs on the existing property are sloped. The choice to use a flat roof was informed by numerous crucial factors:

1. As previously noted, it drastically increases access to natural light and sunlight, greatly reducing the carbon footprint of our house. If we added a sloped roof parallel to our existing roofs, the extension would not be able to move the side wall slightly towards the boundary well or be angled in line with the garden wall, to capture the sunlight every morning and afternoon. It would miss out on this entirely which would remove the major carbon footprint reductions detailed earlier in this report.
2. It allows the roof to be used to increase biodiversity via a green roof. Living roofs are perfect for attracting birds and other wildlife to create a thriving eco-friendly habitat. According to a survey in Switzerland, the study of 11 green rooftops found there to be an incredible 172 separate species.
3. A green roof also helps to improve overall air quality. According to a study, green roofs help reduce up to 37% of sulfur dioxide, 21% of nitrous acid and 0.2kg of dust particles / square metre each year. On a very busy road such as Priest Hill this will make a difference.
4. It makes a positive out of the constant moss growth rather than a constant risk of leaks in a sloped roof. Moss landing on the green roof will contribute to biodiversity.
5. Moss also retains ten times its weight in water so on a living roof it will reduce water run off which is an aim of **Section 7.10.2 of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021)** which requests surface water flooding is not worsened.
6. A flat green roof prevents the roof from having to be washed with chemicals twice a year to stop moss growth. This process can destroy habitats around the area and damages the environment.
7. A flat roof will minimise the overall size of the extension, the size of the new rear elevation and cover less of the original house.
8. A flat roof will appear smaller than it is because of the living finish, which will blend it into the garden when viewed from above.
9. A sloped roof matching the original roof slopes would not allow the history of the original house vernacular to remain clear.
10. Very crucially, a flat roof is needed to preserve the original historic glazed garden doors with raised and fielded panels, glazed transom and brick arch as well as the original brick wall beside it. All of these would be destroyed by a sloped roof as it would cut across all of them. It is very important to me as an architectural historian to retain as many original features of a building as possible when altering a building and these features are the only historic features of note remaining on the rear of the house.

In relation to the points raised in **Section 6.1.1 and 7.1.1. of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021)** on size and scale and the impact on the existing building, the numerous steps noted in this report have been taken to protect the original house and ensure that the extension does not appear dominant or out of proportion to it.

The modest size and scale of the extension in relation to the size of the house and typical extensions in surrounding houses, can be seen in the google earth image below:



*Left: View of the extensions adjacent to 24 Priest Hill at numbers 26 and 28
 Right: The same view with the roof of our proposed extension shown in turquoise, showing how much lower smaller it is to the neighbouring extensions and how much lower it sits in comparison showing it cannot affect views, overlooking, ambient light or sunlight to any properties around it*

In relation to the points raised in **Section 6.4.3 and 7.1.1. of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021)** on extensions in relation to the street scene, the proposed extension will not be visible from any streetscape.

The extension will be set back almost 16 metres from the front of the plot/pavement and over 10 metres from the front elevation of the house. Given the narrow gap between the houses, the distance the house is raised above street level and the original garden walls and plantings, the extension will not be visible from the streetscape. I have added photos below to show this from all possible angles.



Looking down Priest Hill to number 24, taken in the winter, illustrating that the proposed extension cannot be seen from here at any time of year



*Looking down Priest Hill to number 24, taken in the winter;
illustrating that the proposed extension cannot be seen from here at any time of year*



This is the view from across the street, illustrating that the proposed extension cannot be seen from here even in winter months



This is a view from the pavement directly in front of 24 Priest Hill, illustrating that the proposed extension cannot be seen from here even in winter months



This is a view from the front path to 24 Priest Hill illustrating that the proposed extension cannot be seen from here even in winter months



This is a view looking up Priest Hill to number 24. illustrating that the proposed extension will not be visible from here, even in winter months

Hemdean Hill, behind the house is a full row of terraced houses, so there are no gaps through which to view our extension.

Hemdean Road, down the hill from the house, is too far away with too many garden walls and trees between it and the house for the extension to have any chance of being seen.

From Hemdean Rise, up the hill, the house is almost completely hidden with only the very top of the house visible from only one location and it is still mainly shrouded behind a tree, as can be seen in the photos below:



The extension will also be hidden from almost all of the surrounding houses whose back windows face towards our garden by the tall garden wall, the large evergreen trees at the back of the garden, the large shrubs on all sides of the garden, and the slope of the hill we are on, as can be seen in the photos below:

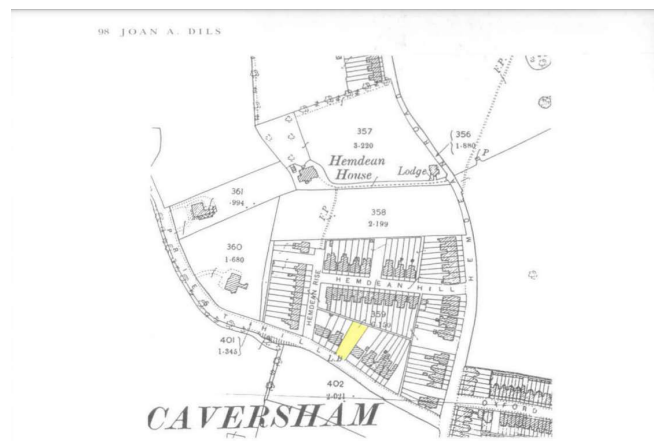


Downhill from the house, all of the houses that face the back of our house are too low to see into our garden as the photo below illustrates:

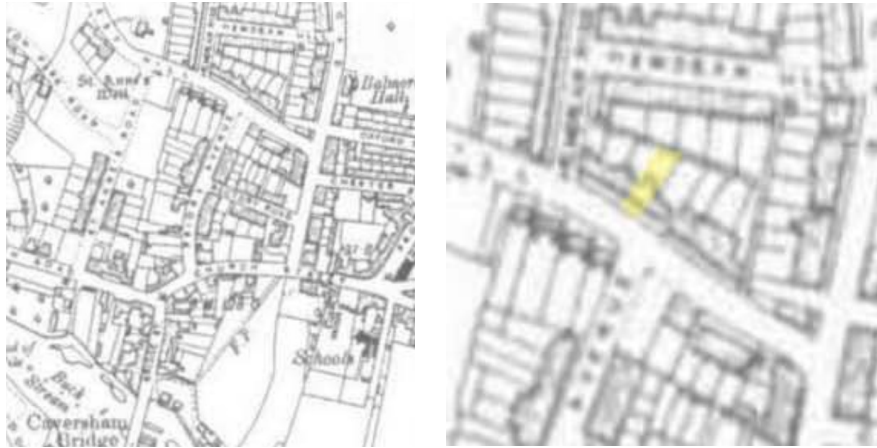


The upper windows of the houses on this side of the house are too low to view the extension due to the slope of the hill the house sits on

For the avoidance of doubt, the rear wing on our property is original, as can be seen in the historic census maps below:



1900 map of Priest Hill showing number 24 not yet built



1914 map of Caversham (left) and detail of our plot (right) showing the shape of 24 and that the rear wing is original

In relation to the points raised in **Section 6.1.2 of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021) on outdoor amenity**, we have not proposed to extend the house into the garden area at all and no green space will be removed. We will actually be reducing the size of the hard scaped terrace to create more green space.

The area to be built on is a damp terrace, which is always cold, shaded by the surrounding houses and permanently slippery due to the moss that constantly grows despite pressure washing the area twice a year. This space is never used as there is always a better space to sit in the garden.

In relation to the points raised in **Section 6.2.1 of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021) on boundaries**, the side wall of the extension is set back from the property boundary by a metre at all points. This retains the existing very useful pathway from the front of the house to the garden for people, bikes and equipment and for fire escape purposes.

In relation to the points raised in **Section 6.3.1 of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021) on the natural environment and the green network**, we are not proposing to remove any green spaces or plantings from our existing plot and we will be adding a large number of plantings to the front and rear gardens to increase biodiversity, air quality and to positively impact mental health. No pesticides or chemicals will be used in any part of the garden.

Part of the reason we have chosen a flat roof is to increase biodiversity. Our intention is to install a green roof which makes a positive out of the constant moss growth in the shaded area. Moss offers microhabitats that are critical to the survival of a diversity of organisms.

Moss will always grow here as it is in shade for much, if not all, of the year. If we had a sloped roof on the extension, it would have to be cleaned twice a year to remove moss and that would remove the chance of any habitats forming or any biodiversity over the whole extension area. This cleaning would also affect biodiversity at lower levels whenever it took place. By building the extension in this location and making the roof a living roof, the moss growth can become a benefit.

The rooflights on our flat roof will be installed at a 5 degree angle towards the sun from the south and have self-cleaning glass to maximise the light benefits but allow them to be cleaned by rainwater and ensure the least accessing of the roof for maintenance, thereby ensuring any new habitats are not disturbed.

In Section 7.1.1 of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021) it states *“When designing a rear extension, it is important to consider established patterns, and existing extensions to other developments in the street scene.”*

The majority of our surrounding neighbours have already built a side return extension and extended into their rear gardens in a variety of ways. Below is a google earth view of the houses directly behind us, all of which have side return or rear extension (or both).



All of the houses we face from our rear garden have been extended into the garden as can be seen in the image above



The height of garden wall can be seen in relation to it sitting above the new bifold doors in the extension at number 26 Priest Hill



In relation to **Section 7.2.2 of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021)** and the reference to the importance of the existing gaps between houses, this proposed extension will not affect this in any way as it is not possible to see it from any streets or public place.

In relation to **Section 7.2.3 of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021)** there are no new windows on any upper floor level and the ground floor windows cannot overlook anything other than our garden wall which cannot be removed as it is a retaining wall for the neighbouring garden which sits at a higher level.

In relation to **Section 7.8.1 of the DESIGN GUIDE TO HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021)** in relation to the appearance of the windows and doors on the extension, we felt it was more appropriate for the extension to contrast with the existing house in order to make it clear which parts of the house are original and which are an extension in line with SPAB conservation principles. As the rear brick wall is so destroyed and needs to be covered for aesthetic as well as insulative reasons, as outlined already, the doors and windows have simpler, smaller and more modern details to set them apart from the house and in line with the new extension. The basic proportion of tall rectangular windows has been retained. The bifold doors which have been chosen to bring in more ambient light are inherently more modern and so the windows need to match these in style, again to clarify the extension as being more modern than the original house. The colour of the frames will be matched to the existing timber sash windows.

7.8 Windows and doors 7.8.1 Windows and doors associated with extension proposals should reflect the character and appearance of the existing dwelling. It is important to consider how doors and windows affect the design of a proposal. Where possible, windows and doors should:

- Reflect the character and appearance of the existing dwelling.*
- Use matching materials and designs throughout.*

**In relation to Section 7,10 of the DESIGN GUIDE TO HOUSE EXTENSIONS
SUPPLEMENTARY PLANNING DOCUMENT (Adopted, March 2021)**

There will be no new hard surfaces be formed as part of the proposed extension. The existing terrace area has been retained in the proposed extension.

Thank you for your time in reading this report to understand the reasons behind the design decisions in this proposed extension, to protect the original house and its historic details, leaving their original form clear to see, and to combat climate change by drastically reducing the carbon footprint of the existing house.

I hope that the site photos and details will save you time trying to obtain these site details yourself.

If anyone would like to discuss any aspect of the design or visit site at any time, I would be happy to talk or meet at your convenience.