

Planning Statement

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Project Address: 16 Burnham Rise, Emmer Green, RG4 8XJ

Introduction

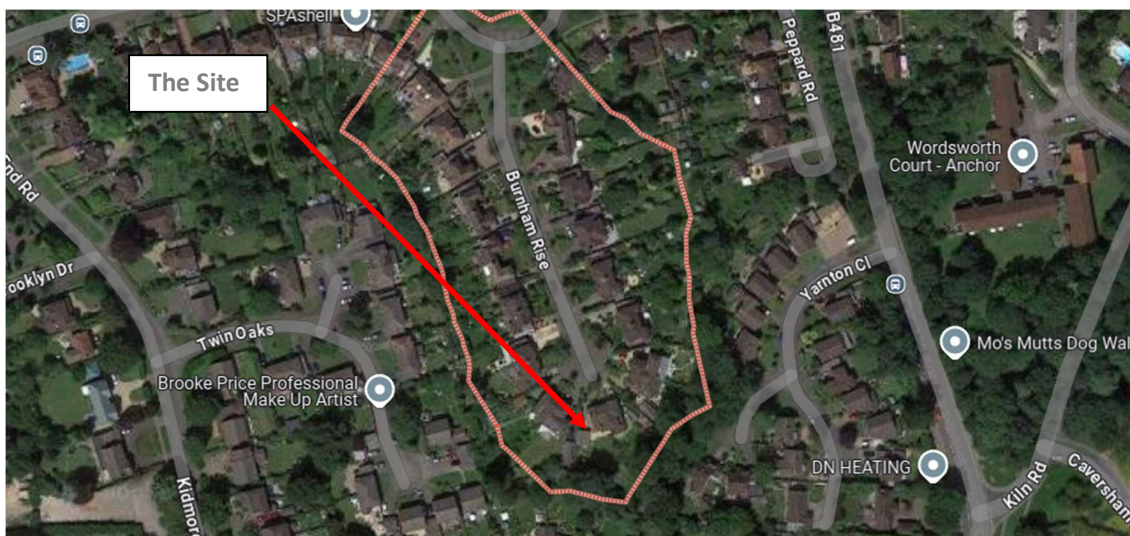
This statement has been produced to accompany the Planning Application which seeks to extend and renovate an existing semi-detached family home whilst altering the internal layout for modern family living and home working.

Site Description, Context and Planning History

16 Burnham Rise (here on referenced as “the site”) is a semi-detached, 3 bedroomed residential property at the end of a quiet cul-de-sac in Emmer Green.

The site sits on a good sized plot of approximately 1050m² and is orientated in a North / South direction.

The property currently retains its original configuration of 126m² (excluding garage) with no Planning history listed on the local Planning site



Burnham Rise contains a mix of detached and semi-detached houses constructed in a style typically constructed between the 1930's and 1950's. Many of the houses have undergone enlargement and modernisation but the street scene retains character.

Emmer Green is the northernmost suburb of Reading in Berkshire, England, centred around 2 miles (3.2 km) north of the town centre. Having most of its own commerce, sport and other amenities, Emmer Green has an arbitrary divide with larger Caversham and a border with Oxfordshire, the county in which both places formerly stood.

Design

The current owners provided the following brief:

1. To provide a large, light and airy open plan living space for their growing family
2. To improve connection to the large garden
3. To provide a side entrance with boot room
4. To provide a Utility space
5. To provide a ground floor WC
6. To provide a 4th Bedroom which can double as a home office
7. To provide a Master bedroom with ensuite facilities

To achieve the brief, the ground floor of the house is to undergo a full reorganisation, leaving only the Entrance Hall and Sitting Room untouched. The proposal repurposes the existing kitchen as a WC and Utility Room while the single skin larder and WC are removed and incorporated into the new space created to the rear.

The ground floor extensions provide a new family entrance, cloak and boot room to the side, while to the rear the existing lounge is incorporated into an open plan kitchen diner with doors and windows to make the most of the garden views.

The existing first floor layout largely remains in its current arrangement, with just the bathroom reorganised to provide access to a new master bedroom and ensuite.

Externally, the materials match the existing to minimise impact on the street scene, while the rear single storey element uses a slightly lighter multi red brick with dark framed doors and windows to give a more industrial feel. This feature continues inside, with black finished exposed steel beams.





Extent

The scheme utilises the existing house to the full, maximising the space while improving the flow and balance. The proposed extension adds the connection to the garden from living space with minimal impact on the generous plot.

The size and form of the extended elements have been designed as not to appear dominant to the host dwelling but retain character to the street scene.

Additional floor space created by the scheme totals 66m² and with the demolition of the double garage (30) and lean-to elements (5), only creates an overall 31m² net gain.

As part of the overall works, thermal elements are also to be addressed:

- The loft is to be insulated with new mineral wool
- Remaining single glazed, timber windows to be replaced with new triple glazed UPVC units
- Existing cavity walls to be injected with a thermal bead insulation
- The uninsulated first floor bay wall is to be fully insulated

Materials

Proposed materials are largely to match the existing building:

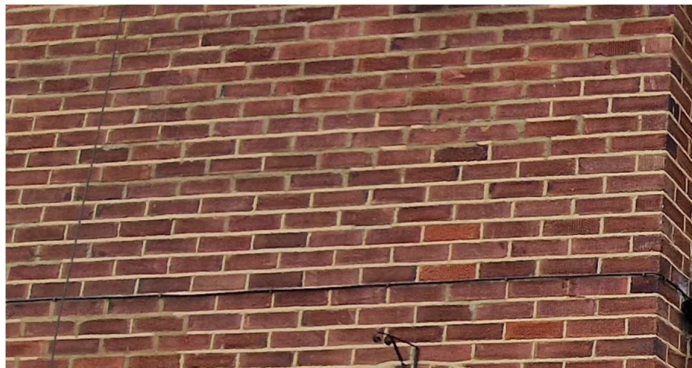
- **Flat Roof Covering to single storey element** – EPDM / GRP
- **Pitched Roof to side double storey element** – HF Weathered Clay tiles to match existing



- **Soffit & Fascia to side double storey element** – white UPVC soffit & fascia to match existing



- **External Walls to side double storey element** - Brickwork to match existing



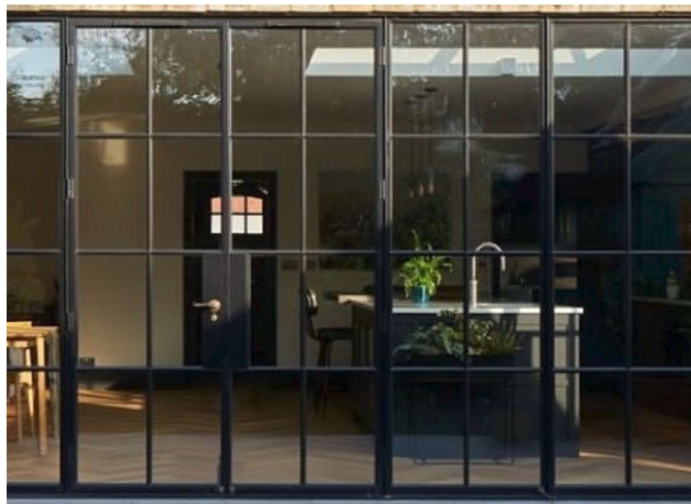
- **External Walls to rear single storey element – Red multi brick**



- **Windows to double storey element – White R7 UPVC frames to match existing**



- **Windows to single storey element –Crittall Style frames**



Access

Pedestrian and Vehicular Access to this site are to remain unchanged as part of this application as is the front entrance to the building.

New access to the building include a side entrance with a straight route through to the hallway plus a patio doorset to the rear providing level access to the Kitchen Dining area. A new WC has been provided on the ground floor with a wide, outward opening accessible entrance.

Overall, the proposed layout provides easier circulation for all abilities.

Conclusion

We feel the form and size of the proposal does not overbear the host dwelling and with the selected materials, will also have a minimal impact on the street scene and neighbouring dwellings.

The overall scheme provides a well-balanced home with improved flow, utilising all areas as well as improving connection with the gardens.

Therefore, we respectfully requested this application is considered favourably.