

## **PL-010 - DESIGN & ACCESS STATEMENT:**

### **301 Gosbrook Rd, Reading RG4 8DY**

LMAD Architectural has been instructed by the applicant, Ms J Goodings, of 301 Gosbrook Road, Reading, to prepare and submit a planning application for the demolition of an existing single storey rear conservatory extension and removal of existing side extension pitched roof to be replaced with a new rear kitchen extension and flat roof over the existing side extension.

As such, this Design & Access Statement is to accompany the planning application and design drawings submission for extension works to the existing property. Due to the nature of the document some elements may be repeated in the various sections of this report.

### **Existing Property**



**Front Elevation of existing as seen from Gosbrook Road, Reading**

301 Gosbrook Road is a residential Victorian era end of terrace period home, of typical “two up two down” layout plus more modern extensions to the ground floor and is situated central to Gosbrook Road within the area of Caversham. The property is in keeping with many of the Victorian era terraced housing that is typical of the local architecture. The largely open driveway accommodates parking of 2-3 cars and the boundary to the front is a low-level brickwork wall with metal railings separating the dwelling from the pavement/highway. Low level masonry walls flank the driveway to both neighbouring properties.

The original part of the property is of traditional red face-brickwork construction with decorative dark brick diamond detailing on the front elevation. The rear of the property has previously been painted in an external

cream colour. Existing window openings have splayed arched headers and the original windows have historically been replaced with white uPVC units.

The existing extended areas of the dwelling include a pitched roof lean-to side extension (visible from the front of the property) and a flat roof rear extension linked to the side extension. The extensions are formed in face brickwork and painted white with all doors and windows in white uPVC. The entrance to the property is via the extensions and is accessed via the side walk-way leading into a small hall way. This area also provides the access through to the rear of the property.

### **Design Proposal**

The design requirement is to provide a far better insulated and leak free area to the rear of the house of which will provide a new area for the kitchen and w/c. The footprint of the existing single storey rear extension is to be recycled and a further small extension to this footprint provides the space needed for the internal rearrangement.

The existing kitchen sits within the existing lean-to side extension and is very small, dark, and due to the low-level pitched roof line, is impractical internally. It is also extremely cold and thermally inefficient and it is therefore proposed to replace the existing pitched roof with a flat roof to sit at the same level as the rear extension. This allows for all of the extension roofs to line through and raises the internal height of the ceiling line to match that of the rest of the dwelling.

The additions of a lantern/flat rooflights will allow natural light within the newly created kitchen dining space, as will the large aspect patio doors on the main elevation of the proposed rear extension, without upsetting the elevation and character of the original dwelling, and light/privacy of neighbouring properties.

There are mature shrubs at the rear of the garden and these are all to be retained with no constraints recorded and no impact on the proposed new footprint of the rear extension.



Rear Elevation of existing

### **Materials**

The proposed rear extension, will be of masonry construction with uPVC windows to match existing with soffits and fascia in black to match existing. The flat roof will be in a GRP or Single Ply Membrane and dark grey in colour.

### **Ecology**

There are mature hedges and shrubs on the site and these are all to be retained and unaffected, with no loss of vegetation.

### **Sustainable Enhancements**

The proposed side and rear extensions will be highly insulated with uplifts to the minimum required u-values to that outlined in AD Part L of the building regulations. The rear extension will be of a 'warm' insulated roof make-up of which will be a substantial thermal upgrade on the existing. All new windows and doors will achieve a min U-Value of 1.4 of which is an uplift on the existing units currently in place. These thermal upgrades combine to provide a solid thermal enhancement to the property.

### **Access & Parking**

The property is served with an existing off-road driveway of which is capable of serving up to 2-3 cars. There will be no change to existing parking arrangements nor access issues during the construction period or thereafter. No bedrooms are proposed as part of this extension therefore, there will be no increase in requirement of further parking changes.

### **Gardens and Landscape**

There are mature shrubs at the rear of the garden and these are all to be retained with no constraints recorded and no impact on the proposed new footprint of the rear extension.

### **Conclusion**

Care has been taken to try and meet the client requirement and design brief of creating extended, functional living and working space and provides a thermal uplift to the dwelling and its living conditions whilst at the same time serve as being sympathetic to the existing and surrounding dwellings. The extension with its roof light and glazed doors leading onto the garden will also provide an increase in natural daylight within the property.