

PL-010 - DESIGN & ACCESS STATEMENT:

Ref: 43 Richmond Road, Caversham, Reading, RG4 7PR

LMAD Architectural has been instructed by the owners of the above-mentioned address, to prepare and submit a planning application for a rear single storey extension so as to create a more spacious and functional layout.

Due to the nature of the document some elements may be repeated in the various sections of this report.

EXISTING PROPERTY

Fig 1. Front Elevation of main house

43 Richmond Road, Caversham is a bungalow with front and rear dormers and 'room in the roof', situated at the West end of Richmond Road, just off of the junction with the Woodcote Road A4074. There is a mix of bungalows and houses along Richmond Road although the Western end where no. 43 is positioned is predominantly bungalows on both sides of the road.

The property is brick built with plain roof tiles and hipped roofs and is in a traditional style. There is a flat roofed attached garage and this is accessed externally. There is also a small flat roofed entrance hall to the front of the property.

The property has mature trees and hedging along its boundaries with a rear lawned garden and a large block paved off-road driveway to the front of the house.

DESIGN PRINCIPLE

The design requirement is for the removal of the existing uPVC conservatory to the rear of the property and the erection of a replacement single storey rear extension to provide 'warm' habitable space for placement of a new kitchen/dining/family area that opens to the garden.

DESIGN PROPOSAL

The proposed rear extension is single storey only and utilises the existing conservatory footprint as well as some further new-build footprint.



Fig 2. Rear Elevation of main house

The extension is designed with a flat roof with lantern rooflights to maximise day light in the open plan kitchen/family/dining areas. There are also two rear facing windows looking into the garden and a set of glazed doors opening into the garden area. The extension would be of masonry construction with a light colour cladding finish

The flat roof aims to ensure that the rear dormer remains undisturbed and keeps the height of the extension to a minimum in relation to any surrounding properties. The extension would not encroach on any 45deg line taken across the boundary from the adjacent property's habitable room windows to the eastern side.

MATERIALS

The existing dwelling is of masonry wall construction with a dark sage painted finish and there is no proposal to alter or change the existing main elevations. All existing windows and doors are white uPVC items. The roof is finished in red plain style tiles.

The proposal would be of masonry construction with a light colour cladding finish. New windows and doors within the extension are to match the existing dwelling.

The proposed flat roof would be in a grey finish using either a single-ply membrane or GRP finish.

ACCESS & PARKING

The substantial sized existing hard standing off-road parking space is to be retained in full and will not be affected by the proposal.



Fig 3. Driveway entrance looking west



Fig 4. Driveway entrance looking east

GARDENS AND LANDSCAPE

The gardens around the site are well-established lawns and hedges and close board fencing plus a large off-road driveway with ample car parking space for x4-5 vehicles plus a long and very useable garage.



Fig 5. Photo from garden facing west boundary



Fig 6. Photo from garden facing east boundary

There will likely be updates, maintenance & upkeep and further enhancement of the gardens around the house but there is no proposal to reduce or remove any of the well-established areas or changes made to the boundary treatments.

At the bottom of the garden are two existing sheds. Behind the shed is the rear boundary and close to this boundary, but in the adjacent property, is a large tree and the canopy of this tree overhangs into the applicant's property. This is shown marked as TREE T1 on both the Location and Block Plan on drawings PL-001 & PL002.

FLOOD ZONE

Using the Government online Flood Map data and checking service, the site itself sits within a Flood Zone 1 and shows no risk of future surface water flooding.

ECOLOGY

The location of the proposal is directly over the existing conservatory position with some further footprint extended towards the west boundary over the current patio however it only encroaches approx. 60cm further back into the garden from the line of the existing conservatory. As such, no changes are proposed to any of the lawns and natural vegetation and the works are focused solely on the rear extension.

As the roof of the proposal is a flat roof, this ensures minimum disturbance to the existing main pitched roof over the dwelling.

The soffits and fascia's to the existing dwelling are tightly fitted, closed box uPVC and these are modern with no apparent gaps.

The attic space is occupied by a bedroom and ensuite of which has been added by a previous owner/occupier historically.

CONCLUSION

The proposed designs aim to achieve the client requirement for an improved and enhanced internal layout to both kitchen and ground floor and at the same time increase the amount of natural daylight to the rear of the dwelling internally.

The proposal also aims to use as much of the existing built footprint of the existing conservatory as possible so as to minimise the amount of additional footprint. The flat roof serves to ensure that there is no overbearing nature caused to adjacent properties and that there is minimum intrusion is caused to the existing main house roof.