



PLANNING STATEMENT

18 RICHMOND ROAD,
READING

AUGUST 2025

Date: August 2025

Applicant: Mr and Mrs Deasy

Contact: Jonathan Walton – Director of Planning & Development

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APPENDIX 1 – 2021 CONSENTED SCHEME

APPENDIX 2 – OVERLAY OF 2021 CONSENTED SCHEME ONTO CURRENT PROPOSALS

1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Opus Works on behalf of the homeowners, Mr. and Mrs. Deasy ('the Applicant') to accompany a planning application for the following description of proposed development ('the Proposed Development'):

'Single storey extension and loft extension to rear, provision of velux windows to front, roof extension associated with the creation of first floor accommodation and creation of new gable end to front, together with demolition of existing outbuilding'

- 1.2 The application is a new application for householder development on site with this intended to replace earlier consented plans for similar volume and floorspace on site, ref: PL/21/1595, which were approved by Reading Borough Council ('the Council') on 16th November 2021 for the *'Proposed hip-to-gable loft conversion with flat roof rear dormer, single storey rear extension and Garage extension with gable end'*.
- 1.3 The nature and extent of extension now proposed better reflects the Applicant's needs in respect of their growing family and will provide for significantly enhanced living and dining facilities at ground floor and the provision of two new bedrooms at first floor level, alongside increased storage throughout the property.
- 1.4 The proposed property is similar in size to that previously consented, albeit in a different arrangement, and it is considered that the layout and massing is perfectly acceptable in context of surrounding buildings and the area in general which is characterised by a variety of detached and semi-detached buildings, often of relatively, significant size that are set within spacious grounds.
- 1.5 This is good, considered development that optimises the use of surplus space in a manner that does not give rise to unacceptable impact on neighbouring amenity by virtue of the positioning of houses directly adjacent to one another.
- 1.6 This document provides an overview of the Proposed Development, the rationale for it and assesses its appropriateness in the context of the Site, the surrounding area, and the national and local planning context.
- 1.7 Our Statement and accompanying technical evidence demonstrate that the Proposed Development is acceptable in planning terms, will not cause adverse impacts, and is of the type of reasonable property optimisation in a sustainable urban area that is required if LPAs are to meet future housing need without over-relying on greenfield development.
- 1.8 In addition to this Planning Statement, the Application documentation comprises:
- Application and CIL Forms (prepared by Opus Works);

- Full suite of Existing and Proposed Drawings (prepared by S Biddle Ltd and JCP Structural and Civil Engineering).

Structure of Planning and Affordable Housing Statement

- 1.9 The principal purpose of the Statement is to highlight the compliance of the proposal against relevant national and local planning policy and guidance.
- 1.10 The sections of this Statement are structured as follows:
- **Section 1 – Introduction;**
 - **Section 2 – Site Background;**
 - **Section 3 – The Proposed Development;**
 - **Section 4 – Planning Policy Context;**
 - **Section 5 – Assessment of the Proposed Development;**
 - **Section 6 – Conclusion.**

2.0 SITE BACKGROUND

Site Context

- 2.1 The application site comprises the existing building on 18 Richmond Road, which is proposed to be extended by virtue of the proposals set out in this planning application.
- 2.2 The Site is located within an established suburban residential area of Caversham, which is set to the north of Reading and the River Thames. About 120 metres to the west of the Site is Albert Park, an expansive area of public open space, which also provides bowling, tennis and croquet facilities. The site is also close to a main bus service providing connections to Reading Town Centre and the A4074 which operates as an arterial connection between Reading and Oxford.

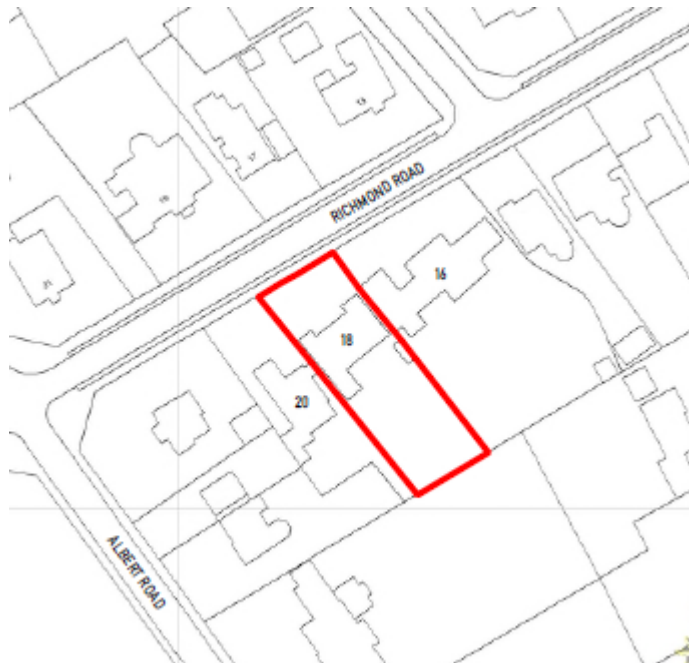


Figure 1: 18 Richmond Road, Site Location

- 2.3 Richmond Road itself is characterised by large, detached houses and bungalows, set back from the road's edge and with relatively deep and expansive back gardens. The majority of buildings have been subject to extensive renovations over the past 50 years with evidence of significant extensions and plot infill within the road and immediate surrounding area, most notably at no. 16 (to the east) for which planning consent was granted in 2021 for the '*Erection of 2 detached dwellings following demolition of existing bungalow*'. Ref: PL/20/1170. This consent has now been built out and the location and massing of the closest detached dwelling is therefore of pertinence to the consideration of these proposals.



Figure 2: 18 Richmond Road in context of immediate surroundings

- 2.4 The application site itself is well contained with 2m boundary fences in place between adjacent properties. To the west, a historic single storey rear extension forms the physical limit of built form adjacent to no.20. In the rear garden space, a brick outbuilding of c. 2.3m high is situated adjacent to no. 16. This outbuilding extends approximately to 7m from the current rear face of no. 18 and will be demolished to make way for the proposed single storey rear extension.

Planning History

- 2.5 According to the Council's on-line application portal there are no historical planning applications of relevance to the Proposed Development, albeit it is recognised that there was a historic single storey rear extension to the property, adjacent to no. 20. More recently, there have been two Appeals at the property in relation to:
- A Garden Room, built under Permitted Development and situated to rear of the garden space more than 5m from the rear of the building (refs: APP/E0345/C/24/3354050 and APP/E0345/C/24/3354051); and
 - A Carport, which is situated to the front of the property, ref: APP/E0345/D/24/3345630.

2.6 Both appeals were successful and therefore form part of approved householder floorspace at the property.

3.0 THE PROPOSED DEVELOPMENT

3.1 The Application seeks approval for the following description of proposed development:

'Single storey extension and loft extension to rear, provision of velux windows to front, roof extension associated with the creation of first floor accommodation and creation of new gable end to front, together with demolition of existing outbuilding'

3.2 The proposals can be summarised as:

- Single storey rear extension, measuring 10.7m (width), 2m/4.55m (length) and 3m (height) – in two sections, 1 extends the downstairs family bathroom and living room measuring 6.76m (width), 2m (length) and 3m (height). 2 extends to allow for a new kitchen measuring 3.94m (width), 4.55m (length) and 3m (height).
- Minor extension to existing single storey rear extension to increase building height from 2.4m to 3m to match in with proposed single storey extension
- Loft extension to rear measuring 13m (width), 4.7m (length) and 2.85m (height)

Extension to the roof to infill hipped roof and create gable ends to the sides of the property adjacent to no. 16 and no. 20 Richmond Road
- Inclusion of velux windows to front of property within roofspace
- Creation of new gable end to front of property adjacent to no. 20 Richmond Road
- Demolition of existing outbuilding situated to the rear of the property

3.3 As noted previously, the property has previously benefitted from consent for similar development, ref: PL/21/1595. For completeness, a full set of approved plans and the Decision Notice are appended to this document (Appendix 1).

3.4 Whilst the 2021 consent has now lapsed, it is considered that the approval nevertheless defined what was considered acceptable at that time and with little change to national or local planning policy of pertinence to the application it is appropriate to conclude that an application for the same extent of development would again receive planning consent. Of further relevance is that post-consent the approved scheme at no. 16 was built out, with the closest of the two properties on that site extending further to the rear than the adjacent part of current built form at no. 18.

3.5 To support the application and to aid understanding of the key differences between the 2021 consented scheme and the revised scheme for which permission is now sought, two 'Detailing 2021 Approved Area' floorplans have been produced and are provided at Appendix 2 for the Council's review. The key similarities/differences are set out below:

- The proposed single storey rear extension projects less in the middle of the property and more adjacent to No. 16 Richmond Road than the consented scheme
- The additional height proposed to the existing single storey rear extension remains as per the consented scheme
- The proposed velux windows remain largely as per the consented scheme
- The length of the proposed rear loft conversion remains as per the consented scheme, but the width has increased
- The roofscape has changed slightly from a revised hip arrangement in the consented scheme to a proposed gable end arrangement
- The proposed gable to the front of the property remains as per the consented scheme

3.6 The proposed site layout is shown at Figure 3 below.

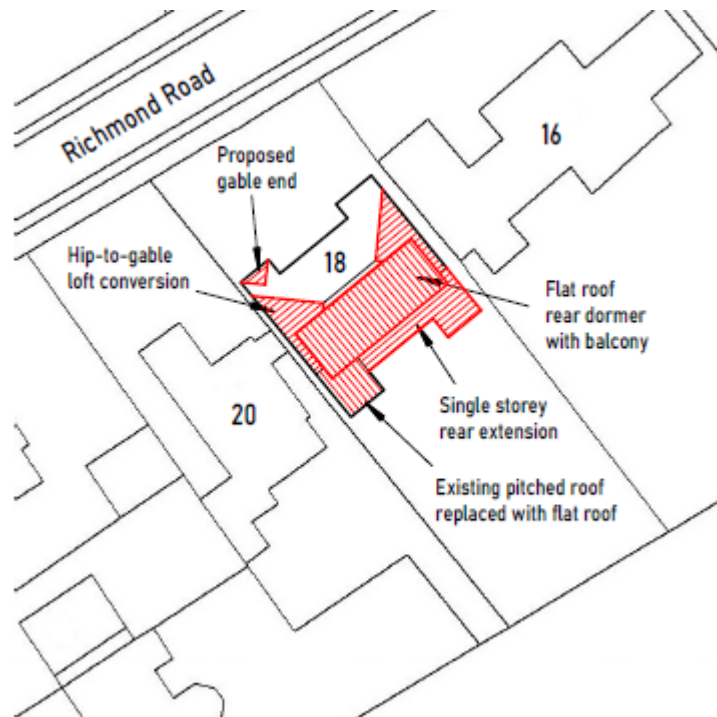


Figure 3: Proposed Site Layout

4.0 PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Development Plan in this case is the Reading Borough Local Plan (2019).

Reading Borough Local Plan

- 4.3 The Reading Borough Local Plan was adopted in 2019. This document provides the strategic and detailed planning policy framework for the Borough up to 2036.
- 4.4 The following Local Plan policies are relevant to the proposed development:
- CC8: Safeguarding Amenity
 - H9: House Extensions and Ancillary Accommodation
- 4.5 In addition, the Council has produced A Design Guide to House Extensions Supplementary Planning Document (SPD), adopted March 2021, which provides good practice guidance for consideration when extending a property.

5.0 ASSESSMENT OF THE PROPOSED DEVELOPMENT

- 5.1 This section provides an assessment of the Proposed Development against local planning policies and standards.
- 5.2 The main planning issues raised by the Proposed Development are:
- Principle of Development,
 - Design and Layout, and
 - Amenity.

Principle of Development

- 5.3 The Site is not constrained in terms of any heritage, geological, ecology, or landscape designations.
- 5.4 Policy H9: House Extensions and Ancillary Accommodation is most pertinent to the consideration of this application and our assessment of the appropriateness of the scheme is assessed against the key criteria of this policy, below:

'Policy H9 - An extension to a house or other householder development will be acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design;* - the proposed design is similar in terms of massing, location, materials and design to the 2021 consented scheme. The proposals seek to both aesthetically and sympathetically improve the building through use of brickwork and tiles to match that existing and use of eco-friendly, low maintenance, high durability ecoscape 'forma' cladding to the rear facade of the proposed single storey rear extension and to the side and rear facades of the loft extension to provide variation and interest in materiality.
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line* – the changes are primarily isolated to the rear façade, save for the change in roofscape and provision of a gable end. Richmond Road features a variety of housing styles, within which the proposed design will fit appropriately. Provision of a new gable end matches existing features on the front façade, whilst the gable end arrangement is prevalent throughout the area and does not appear as unacceptable additional mass in this context. It is important to recognise that the earlier 2021 consented scheme sought a very similar arrangement on the front façade. The location of other development proposed within this application has no bearing on the streetscene and so more localised impacts fall to be determined by other policy criteria, as set out below.
- *Does not present an overbearing impact on neighbours or a large blank façade to public areas* – The proposals for the single storey rear extension are set within what would normally be permitted development parameters. The length of the loft extension is the same as that previously consented, it is only the width of the extension that has changed. In this context, the loft extension sits directly adjacent to built form at no. 16 and no. 20 Richmond Road (the rear facades of adjacent property in each case sit slightly forward of no. 18) and will have no unacceptable impact on amenity by virtue of the relatively minor nature of extension proposed.

In terms of the changes to the existing single storey rear extension adjacent to no. 20, these are the same as previously consented. The demolition of the existing outbuilding adjacent to no. 16 also provides some benefit in terms of this building being more readily visible to this property than the proposed single storey rear extension. Taking the above into account, plus some screening provided by an existing 1.8m fence to both sides of the property, it is clear that the proposals do not present an overbearing impact on neighbouring properties.

- *Does not result in a loss of biodiversity within gardens'* - All works are proposed on what is currently hardstanding within the site. As such, there will be no loss of biodiversity associated with these proposals.

5.5 It is clear from our assessment of Policy H9 that the proposals fully accord with policy criteria and that in this regard the proposals are acceptable.

Design and Layout

5.6 Our response to the relevant assessment criteria set out within A Design Guide to House Extensions SPD is identified below in respect of the steps taken to provide acceptable and sensitive development.

Impact on existing dwelling

Size and Scale

5.7 The proposals are similar in nature to that previously approved and sit comfortably within the plot given the use of existing roofscape to provide additional volume and the minor nature of the single and loft extensions proposed. There is minimal change to the site frontage, within this being set back from the road's edge and screened by existing boundary treatments. To the rear, the changes as viewed from adjacent properties will be largely similar to that previously consented and sit within usual planning parameters in terms of nature and extent. In terms of the house to plot ratio, this remains at a more than acceptable level and is favourable in comparison to some neighbouring properties within Richmond Road. It is considered that this criteria is satisfied.

Outdoor Amenity

5.8 The level of outdoor amenity will stay largely the same as that previously consented given that the increased nature of extension adjacent to no.16 is offset by less floorspace proposed in the middle of the rear façade. The site also benefits from expansive garden space, as evidenced within Figures 1 to 3, above, which will be added to by demolition of the existing outbuilding immediately to the rear of the property. The rear garden space in this regard will remain significantly larger than the internal floorspace of the house.

Boundaries

- 5.9 The proposed built form projects to the rear of the property, not to the side and so the existing separation to adjacent properties will be maintained. No changes will be made to existing boundary treatments and a reasonable gap between properties will be maintained in order to protect against terracing.

Overlooking, Overshadowing and Overbearing

- 5.10 The extensions from the existing rear façade are minimal in nature and do not exceed the 45 degree rule. The location of adjacent property means that proposed development sits predominantly side to side, rather than projecting to a significant or unacceptable extent and so the relationship to adjacent property will be largely similar to that currently enjoyed. The orientation of rear garden spaces on Richmond Road ensures that the proposals also will not give rise to unacceptable overshadowing.

The street scene and the surrounding area

Fenestration

- 5.11 There is significant architectural diversity within the area, particularly where rear extensions are proposed. Often these can be of an intentional, more contemporary nature as is proposed for the loft and rear extensions. The proposals here are within private space, not visible to the public and which provide high quality differentiation and visual uplift for the applicant's enjoyment. The areas visible within the streetscene are restricted to small, velux windows that are sensitive and appropriate in scale and which therefore do not appear out of character.

Materials and Detailing

- 5.12 In a similar manner to the above, materials and detailing proposed in the public-facing areas are to match with that existing, in doing so complementing the existing streetscene. Private areas to the rear offer opportunity to progress a higher-quality, contemporary design, which matches more to the applicant's requirements and the modern nature of the rear garden space and Garden Room.

Amenity

- 5.13 The policy criteria of Policy CC8 of the Local Plan, Safeguarding Amenity, are pertinent to the assessment of the application. As before, our comments are made against the policy text, as appropriate:

'Policy CC8 - Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- *Privacy and overlooking;* - the proposals represent a minor addition to the existing development footprint. Whilst a first floor element will be created, this is a pattern prevalent throughout the area and

in effect replicates the existing relationship between no. 16 and no. 18. The positioning of built form means that there is no unacceptable, direct looking into adjacent properties.

- *Access to sunlight and daylight* – the orientation of the plot means that the sun's path is largely unaffected by the extension proposals.

- *Visual dominance and overbearing effects of a development* – the location of adjacent properties means that the extension principally sits in a side to side arrangement which negates potential for unacceptable impact in this regard.

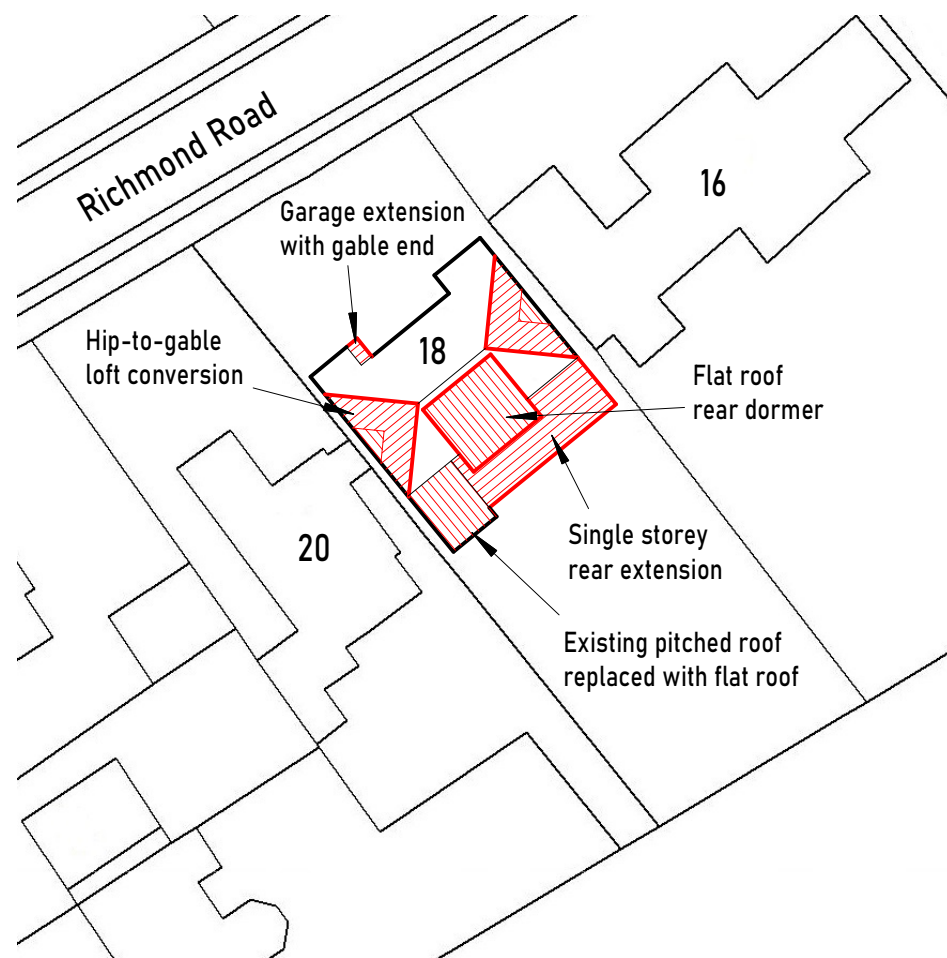
- *Harm to outlook* – the extensions sit comfortably within the footprint of the site and represent minor additions to built form which do not give rise to impact on outlook from neighbouring buildings or within the street scene.

- *Artificial lighting* – it is considered that impact will be limited to that at first floor level. In this regard, it is proposed to extend cladding to the side of the open area in front of the loft extension, so that there is no potential for light spill to the side of the property towards no. 16 and no. 20. Blinds/curtains will be provided to all new floorspace and it is expected that light controls will be adopted in the same manner as that usually expected in a residential area, i.e. it will be self-regulating, as it is throughout Richmond Road and its environs. Any external lighting can be subject to a PIR (or similar) control to ensure no unacceptable impact on neighbouring amenity, which accords with that currently used in the rear garden space.

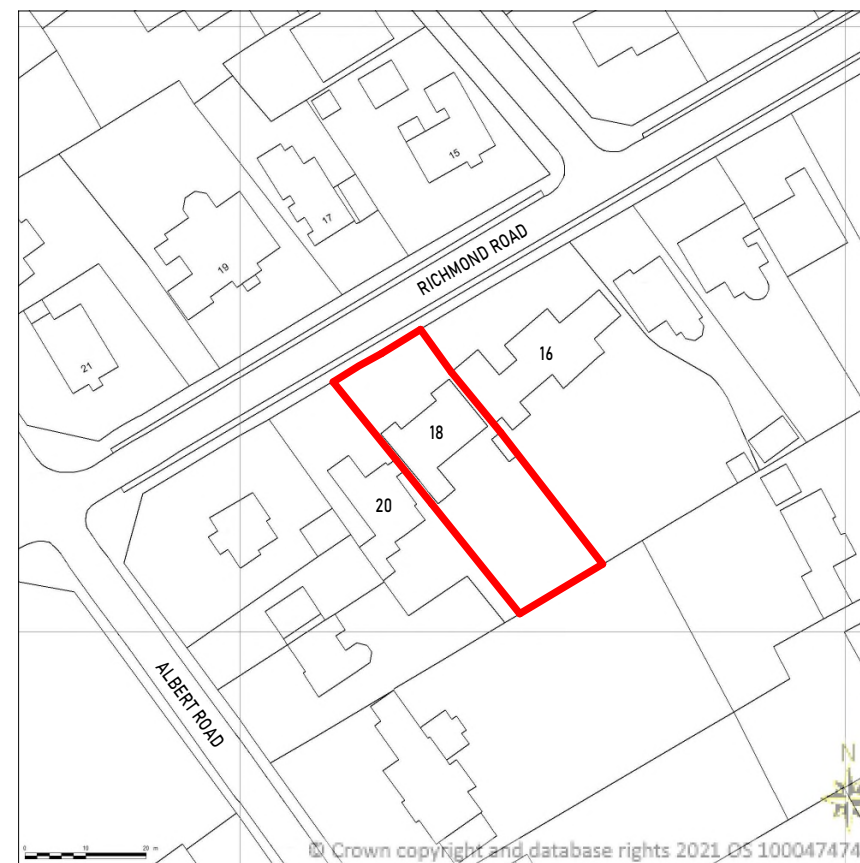
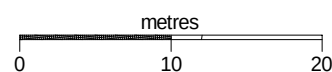
6.0 CONCLUSION

- 6.1 This Planning Statement has been prepared by Opus Works on behalf of the Applicant's, Mr and Mrs Deasy, to accompany a planning application for
- 'Single storey extension and loft extension to rear, provision of velux windows to front, roof extension associated with the creation of first floor accommodation and creation of new gable end to front, together with demolition of existing outbuilding'*
- 6.2 The Site benefits form substantial rear garden space in which to develop an extended property without unacceptable impact on neighbouring property or the street scene.
- 6.3 The proposals are highly similar to a 2021 consented scheme. These have been amended to better reflect the Applicant's current needs. The changes proposed are fully in accordance with relevant policy criteria for the reasons set out in this document.
- 6.4 In consideration of the proposals before the Council, it is respectfully requested that this application is approved without delay.

APPENDIX 1 – 2021 CONSENTED SCHEME



BLOCK PLAN
Scale 1:500



LOCATION PLAN
Scale 1:1250



ONSITE CHECKING to include:

Contractor to check all dimensions on site before commencement of works. Any errors, ambiguities, contradictions or omissions on the drawings to be reported to S Biddle.

Any assumptions stated on the drawings (including direction of existing floor joists or other elements of the structure) to be checked by contractor prior to commencing structural alterations. Any changes to be reported to S Biddle.

Existing foundations, beams and lintels, subject to additional loading, are to be exposed on site, prior to commencement of works, to ensure they are suitable to receive the additional loading. These should be inspected to the satisfaction of the building inspector and replaced, upgraded or underpinned as necessary.

All specialist manufacturers should take site measurements for elements such as windows, doors, stairs and balconies.

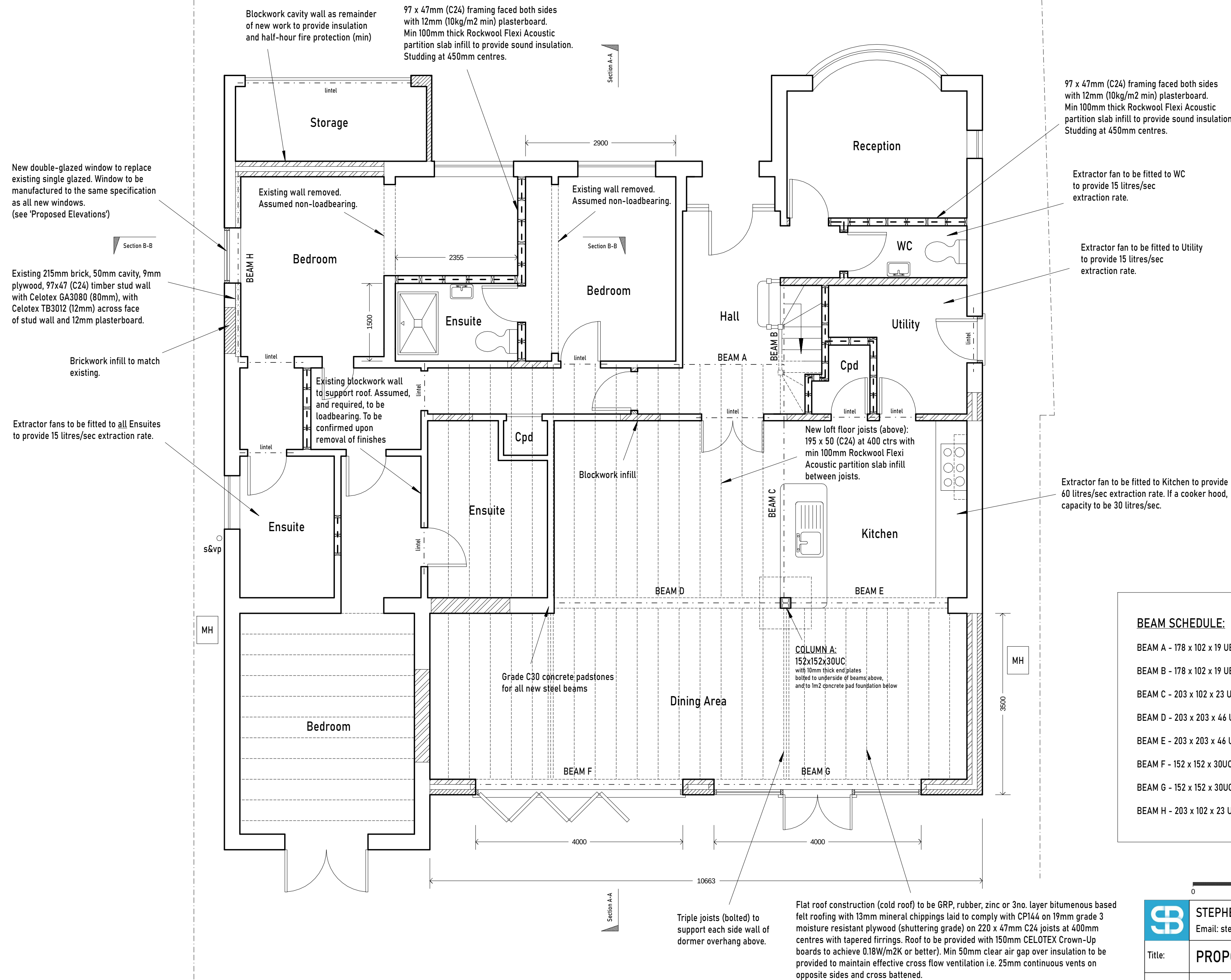
BUILD OVER AGREEMENTS for building within 3m or over a public sewer are the responsibility of the homeowner. It is also the homeowner's responsibility to contact any other utility services (water, gas, electricity) where the utilities are suspected of crossing the site.

PARTY WALL ACT 1996 The owner, has a duty to serve a Party Structure Notice on an adjoining owner prior to the commencement of work if building work on, or near an existing Party Wall involves any of the following: Beam support, insertion of DPC, raising a wall or removing projections, demolition and rebuilding, underpinning or insertion of lead flashings, excavations within 3 metres of a neighbouring structure with shallower foundations, or within 6 metres of a neighbouring structure where the new foundations are to be substantially deeper.

INSPECTION AND COMPLETION OF WORKS Contractor to notify Building Control Department at all relevant stages of construction for inspection. This should include commencement, all interim stages and completion of works. Completion certificate to be obtained from Building Control at the end of the contract for handover to client.

DEMOLITION Notice should be made to the Local Authority if the volume of the building to be demolished exceeds 50m³ according to s.80 The Building Act 1984. All conditions imposed in the Local Authority's s.81 acceptance notice to be strictly adhered to. Demolition work must also comply with the CDM Regulations 2015, a health and safety plan, method statement and asbestos report to be produced by the principal contractor.

	STEPHEN BIDDLE BSc CEng FICE Email: stephen@sbiddle.co.uk Mob: 07864 122 313 Web: www.sbiddle.co.uk		
	Title:	BLOCK & LOCATION PLANS	Scale: 1:500 (A3) 1:1250
	Drwg No:	DEASY-0821-08	Rev:



Waste pipe sizes:-
Svp, stub stack: 110mm dia
W.C. & branches: 110mm dia. (fall 18 to 90mm per metre)
Basin & bidet (less than 1700mm run.)
32mm dia. (fall 18 to 22mm per metre)
Kitchen sink & bath (basins & bidets with run exceeding 1700mm) up to 3m run: 40mm dia. (fall 18 to 90mm per metre)
Baths up to 3m run, kitchen sink and bath with run up to 4m: 50mm dia. (fall 18 to 90mm per metre)

All sanitaryware to have min. 75mm deep seal traps.
All sanitary pipework and building drainage to comply generally with BS5572 & BS8301 and Building Regulations Approved Document H1.

All drains formed in 110mm dia. PVCu pipework (BS 4660 & BS5481) laid to min. 1:60 fall bedded in pea shingle to BS 882:1983 Table 4 or BS 8301:1985 Appendix D. All joints to be flexible.

Drains under buildings encased in 100mm pea shingle. Where the crown of the pipe is within 300mm of the underside of the slab the drain is to be encased in concrete integral with the slab.

Where drains are encased in concrete provide proprietary flexible joints.

Pipes bridged through walls with rc lintels and with min. 50mm clearance all round the pipe. The opening is to be masked with rigid sheet material to prevent the ingress of vermin or fill.

Drains within 400mm of ground level to be protected by 150mm thick concrete slab.

Inspection chambers less than 900mm deep to be formed with proprietary black polpropylene units (Osma or similar). Inspection chambers greater than 900mm to be formed in 215mm engineering brickwork on 150mm thick concrete slab with 1:1 (sand:cement) benching to BS 3921. Inspection chamber covers to be cast iron Grade C2 to BS497: Part 1.

All underground drainage to generally comply with Building Regulations Approved Document H2.

BEAM SCHEDULE:

BEAM A - 178 x 102 x 19 UB

BEAM B - 178 x 102 x 19 UB

BEAM C - 203 x 102 x 23 UB

BEAM D - 203 x 203 x 46 UC

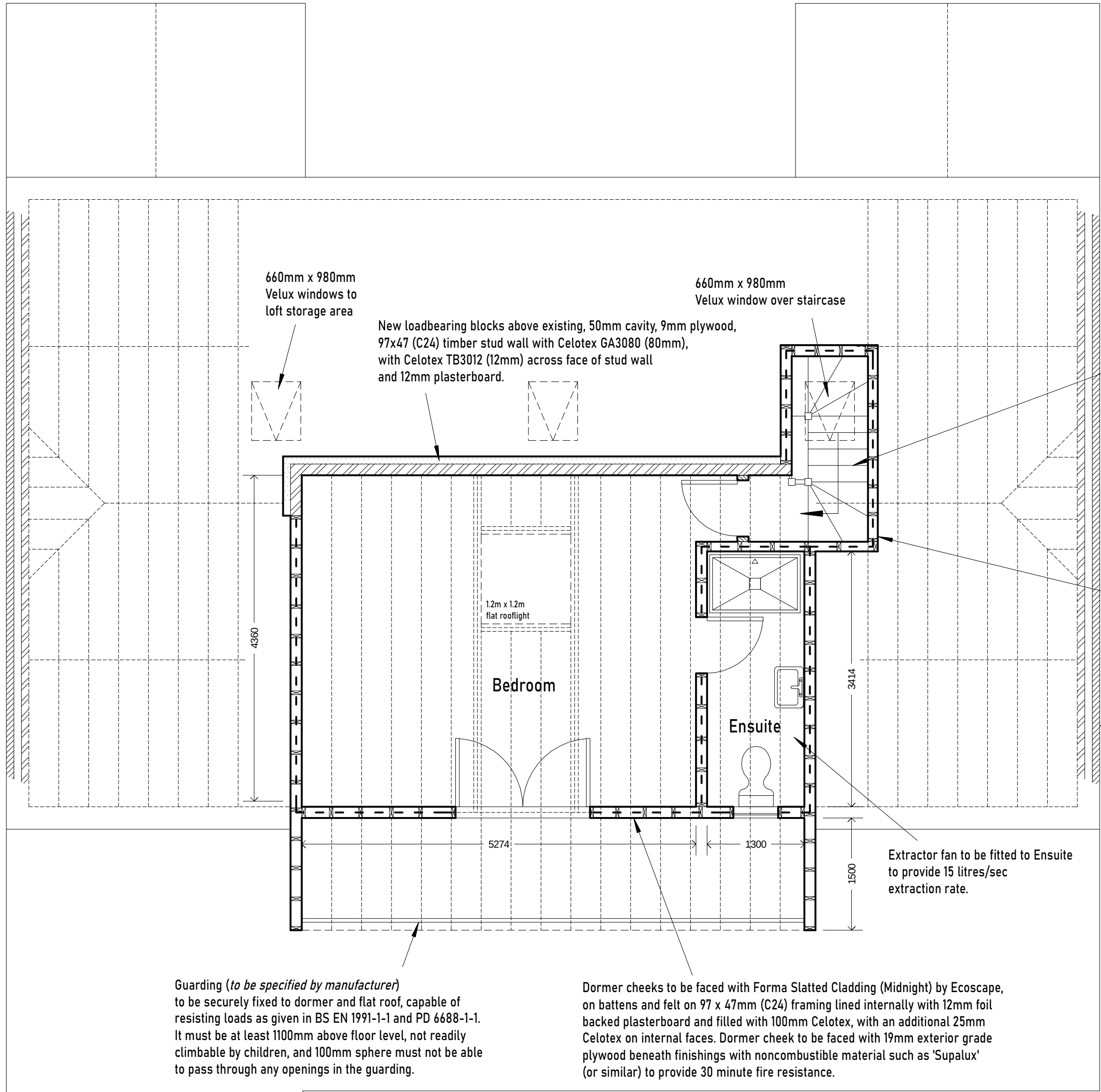
BEAM E - 203 x 203 x 46 UC

BEAM F - 152 x 152 x 30UC with 10mm steel plate welded to underside to support outer bricks

BEAM G - 152 x 152 x 30UC with 10mm steel plate welded to underside to support outer bricks

BEAM H - 203 x 102 x 23 UB

 STEPHEN BIDDLE BS:CEng FICE Email: stephen@sbiddle.co.uk Mob: 07864 122 313 Web: www.sbiddle.co.uk		
Title:	PROPOSED GROUND FLOOR PLAN	Scale: (A2) 1:50
Drwg No:	DEASY-0821-03	Rev:



New stairs to loft:
Angle - 42 degrees (max)
Rise - 220mm max
Going - 220mm min
Headroom - 2000mm minimum
Handrail - 900mm high minimum

No part of stairs to have any opening that would allow the passage of a sphere 100mm diameter. Minimum part of the tapered tread will be at least 50mm

All loft partitions to be 97 x 47mm (C24) loadbearing framing faced both sides with 12mm plywood. Min 80mm thick Celotex GA4000 between studs, with 40mm Celotex PL4000 across studs. Studding at 450mm centres.

Hip-to-gable walls to be single brick to match existing, 75mm cavity with 75 Dritherm 32 Ultimate wall batts and 100mm Thermalite Shield block providing a U-value of 0.28W/m2K or better. Contractor to ensure all scaffolding is securely attached when working at height. Personal Protective Equipment to be provided to all people at risk from this activity to protect against falling objects.

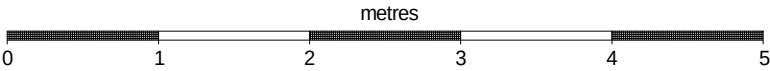
3.6N blocks to be used for all walls two-storey high. For walls in excess of two-storeys, 7N blocks to be used at ground floor level.

Ties: 750 horizontal, 450 vertical, and double at all reveals. Reveals to have Thermabate Insulated Cavity Closers to prevent cold bridging and provide vertical dpc. All cavities to be clear 225mm below dpc level and closed at roof level. All brickwork to match existing.

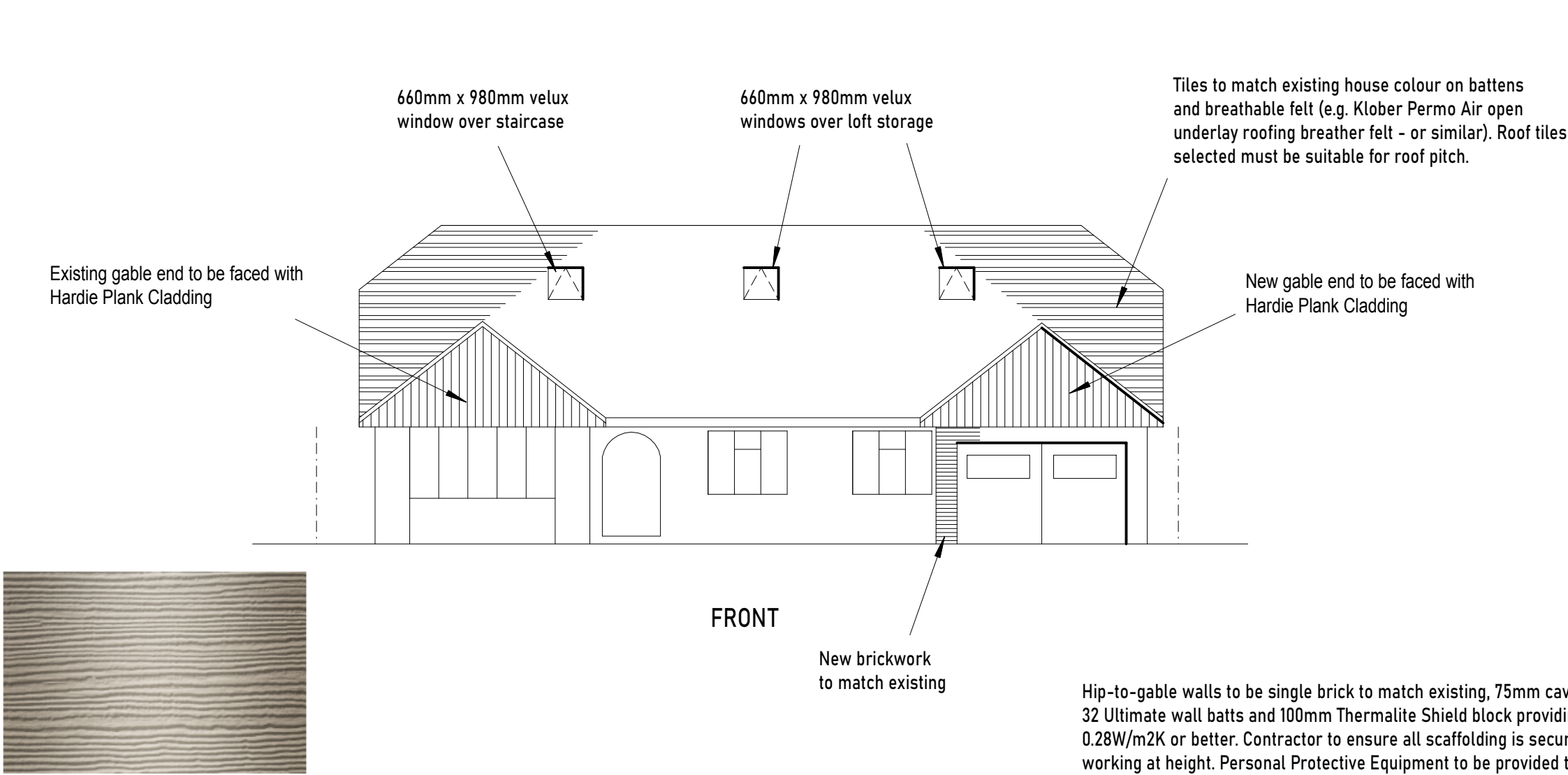
Mild steel anchors to be provided at not greater than 2000mm centres, having a cross section of 30 x 5mm.

Guarding (*to be specified by manufacturer*) to be securely fixed to dormer and flat roof, capable of resisting loads as given in BS EN 1991-1-1 and PD 6688-1-1. It must be at least 1100mm above floor level, not readily climbable by children, and 100mm sphere must not be able to pass through any openings in the guarding.

Dormer cheeks to be faced with Forma Slatted Cladding (Midnight) by Ecoscape, on battens and felt on 97 x 47mm (C24) framing lined internally with 12mm foil backed plasterboard and filled with 100mm Celotex, with an additional 25mm Celotex on internal faces. Dormer cheek to be faced with 19mm exterior grade plywood beneath finishings with noncombustible material such as 'Supalux' (or similar) to provide 30 minute fire resistance.



	STEPHEN BIDDLE BSc CEng FICE	
	Email: stephen@sbiddle.co.uk Mob: 07864 122 313 Web: www.sbiddle.co.uk	
Title:	PROPOSED LOFT FLOOR PLAN	Scale: (A2) 1:50
Drwg No:	DEASY-0821-04	Rev:

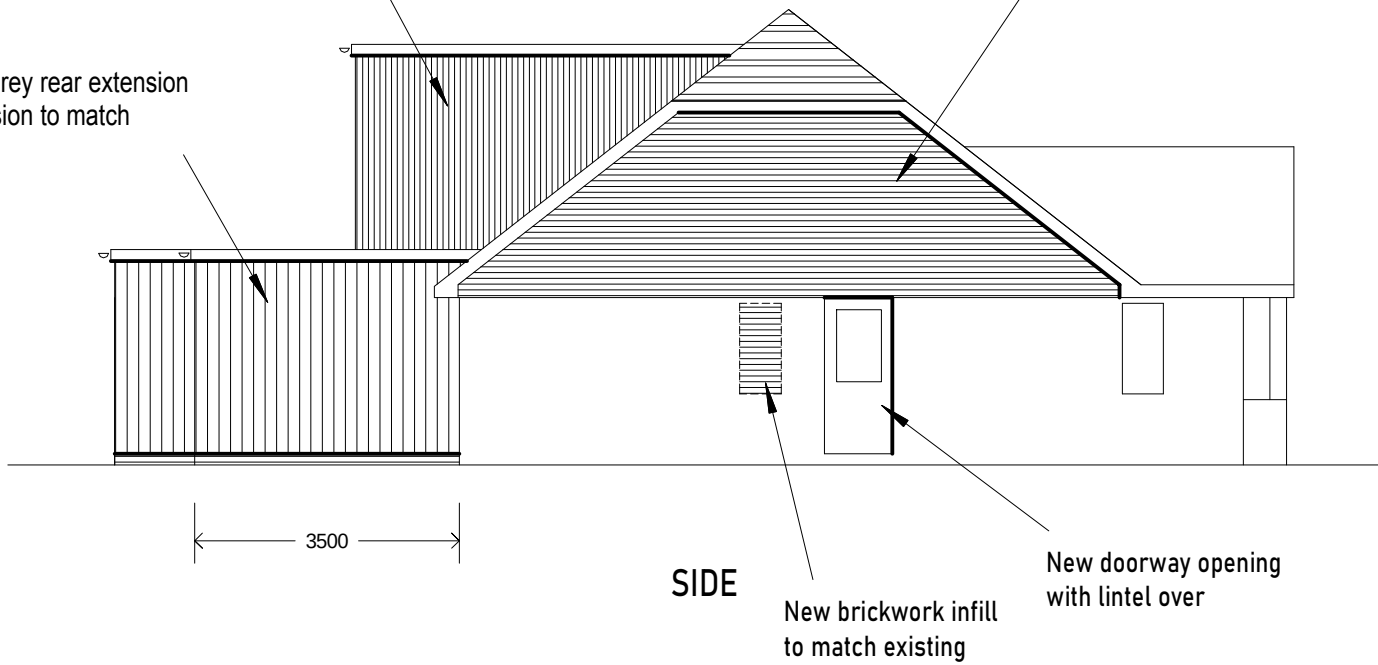


Cobble Stone

Contemporary dove-grey neutral with golden undertones.

Dormer cheeks to be faced with Forma Slatted Cladding (Midnight) by Ecoscape, on battens and felt on 97 x 47mm (C24) framing lined internally with 12mm foil backed plasterboard and filled with 100mm Celotex, with an additional 25mm Celotex on internal faces. Dormer cheek to be faced with 19mm exterior grade plywood beneath finishings with noncombustible material such as 'Supalux' (or similar) to provide 30 minute fire resistance.

Elevations for single storey rear extension and existing rear extension to match existing brickwork



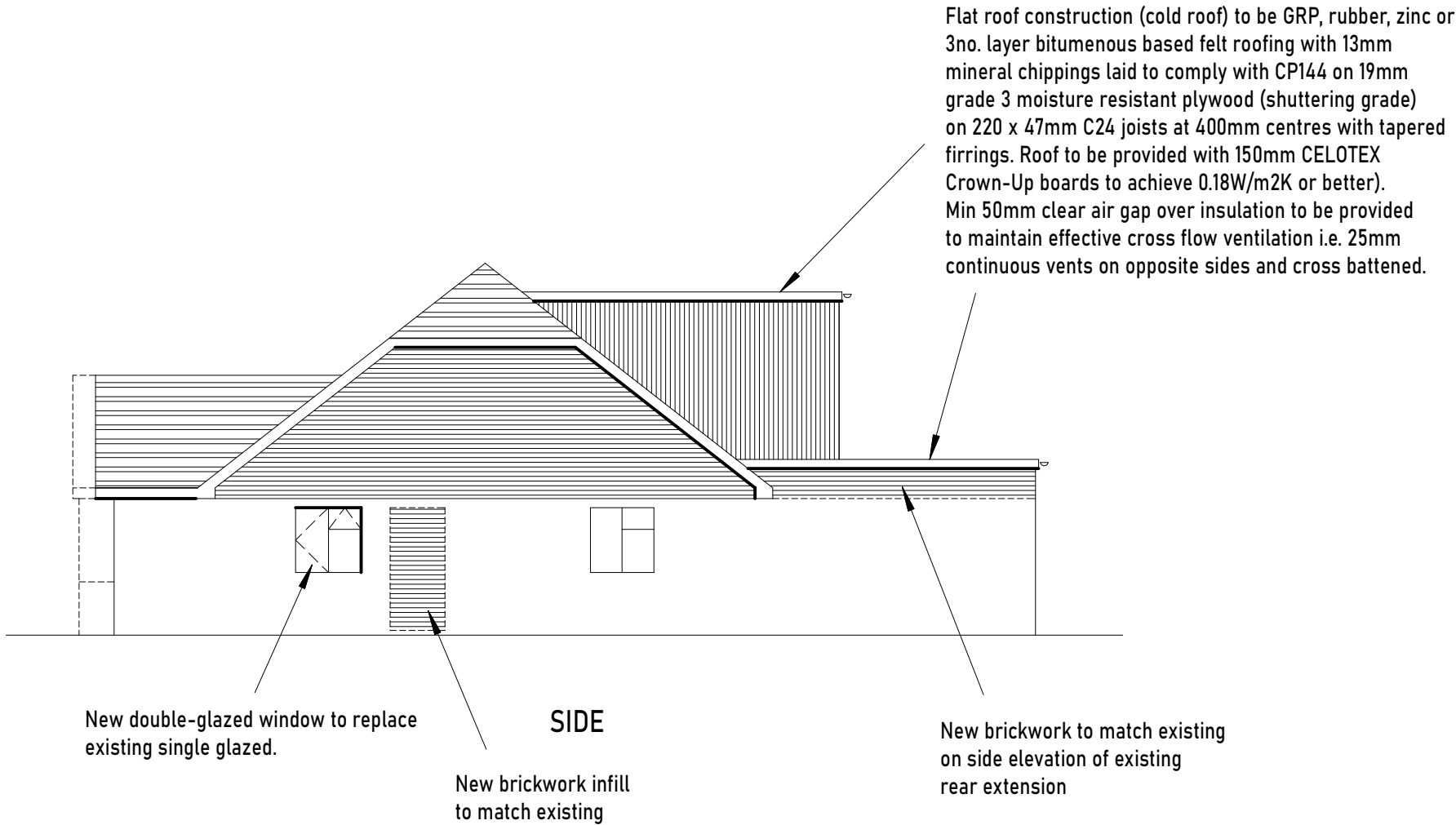
Hip-to-gable walls to be single brick to match existing, 75mm cavity with 75 Dritherm 32 Ultimate wall batts and 100mm Thermalite Shield block providing a U-value of 0.28W/m2K or better. Contractor to ensure all scaffolding is securely attached when working at height. Personal Protective Equipment to be provided to all people at risk from this activity to protect against falling objects.

3.6N blocks to be used for all walls two-storey high. For walls in excess of two-storeys, 7N blocks to be used at ground floor level.

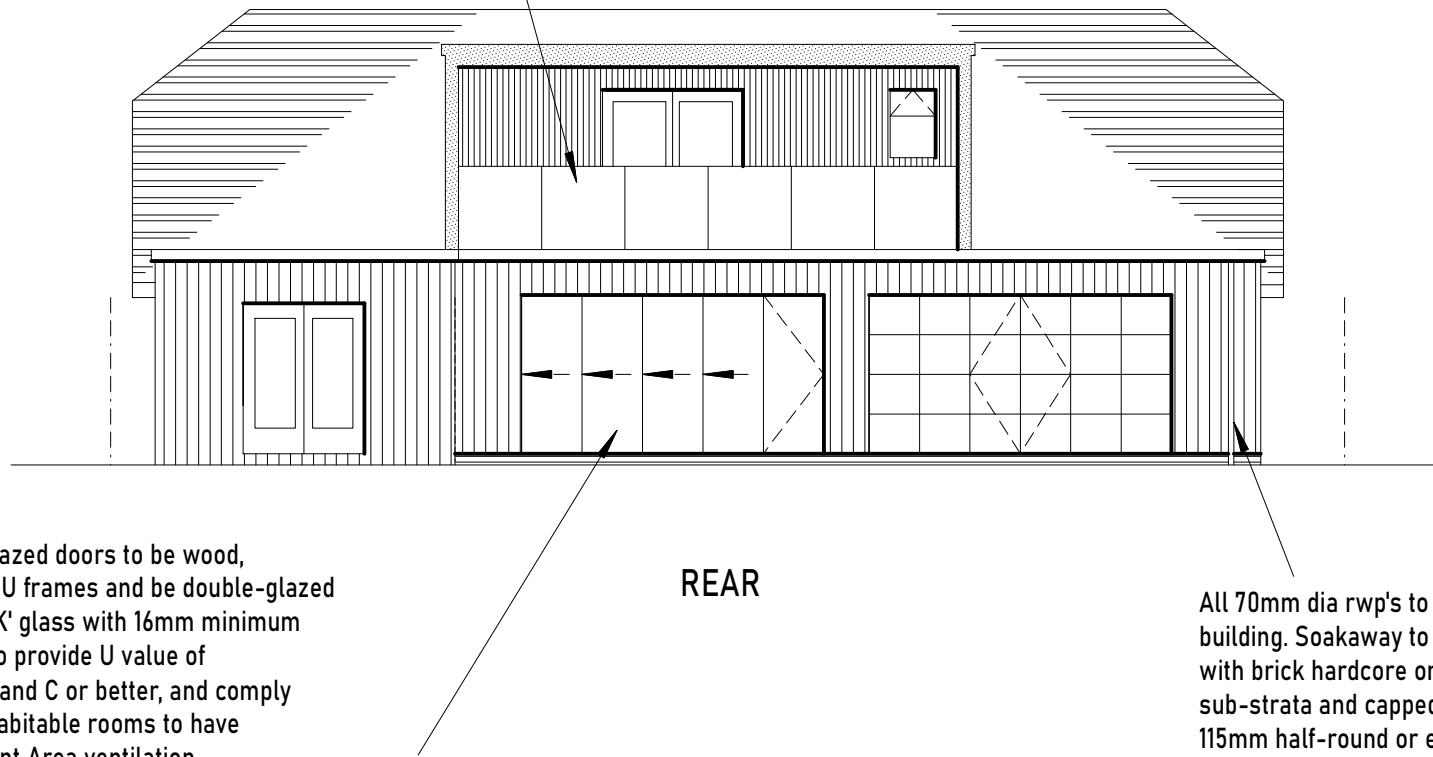
Ties: 750 horizontal, 450 vertical, and double at all reveals. Reveals to have Thermabate Insulated Cavity Closers to prevent cold bridging and provide vertical dpc. All cavities to be clear 225mm below dpc level and closed at roof level. All brickwork to match existing.

Mild steel anchors to be provided at not greater than 2000mm centres, having a cross section of 30 x 5mm.

Contractor to ensure all scaffolding is securely attached when working at height. All Personal Protective Equipment to be provided to all people at risk from this activity to protect against falling objects.



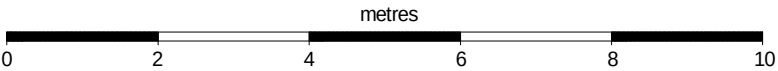
Guarding (*to be specified by balcony manufacturer*) to be securely fixed to rear wall of dormer, capable of resisting loads as given in BS EN 1991-1-1 and PD 6688-1-1. It must be at least 1100mm above floor level, not readily climbable by children, and 100mm sphere must not be able to pass through any openings in the guarding.



All windows and glazed doors to be wood, aluminium or PVC-U frames and be double-glazed with PILKINGTON 'K' glass with 16mm minimum gap (argon filled) to provide U value of 1.6W/m2K and be Band C or better, and comply with BS 6206. All habitable rooms to have 5000mm2 Equivalent Area ventilation (2500 sq mm for non-habitable rooms) and have a clear opening casement of 750 x 450mm (0.33m2 min) with the sill positioned between 800-1100mm above finished floor level. Ventilation openings to be reasonably secure, adjustable, and located 1750mm (typically) above floor level. Window & door frames to be sealed with mastic internally and externally.

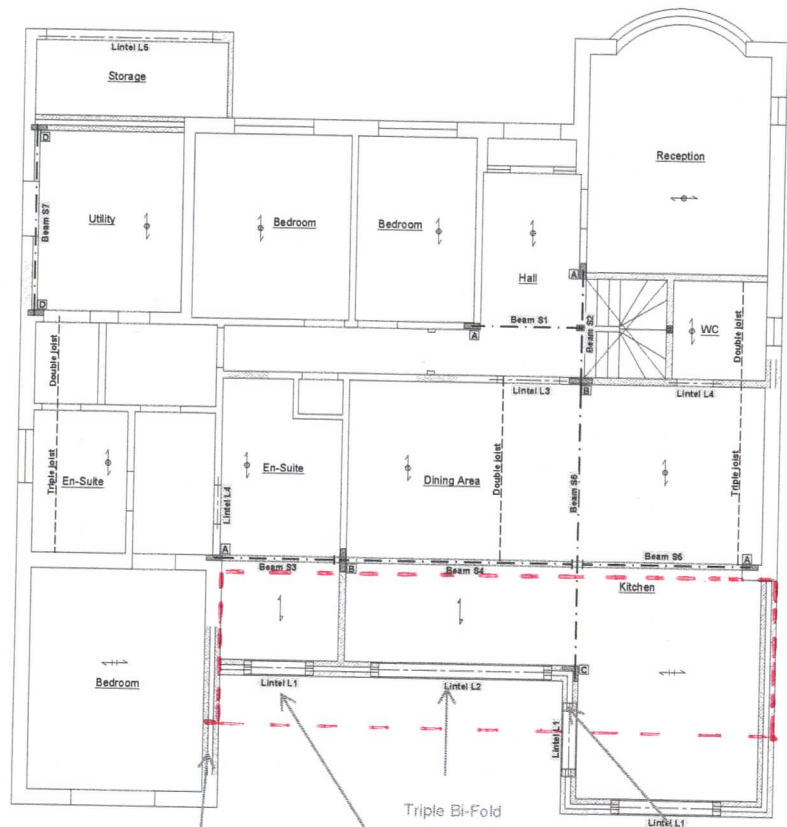
Any glazing lower than 800mm above finished floor level to be toughened safety glass. All glazing in door panels to be toughened safety glass. All glazing within 300mm of a door to be toughened safety glass to a height of 1500mm above ground level.

If the area of glazing within 1m from any boundary exceeds 1m2, windows must be fixed shut and half-hour fire resistant glass and frames must be provided.



	STEPHEN BIDDLE BSc CEng FICE	
	Email: stephen@sbiddle.co.uk Mob: 07864 122 313 Web: www.sbiddle.co.uk	
	Title: PROPOSED ELEVATIONS	Scale: 1:100 (A2)
Drwg No:	DEASY-0821-05	Rev:

APPENDIX 2 – OVERLAY OF 2021 CONSENTED SCHEME ONTO CURRENT PROPOSALS



(Scale 1:50)

Single Window into Bedroom

Double Window into Bathroom

Single Kitchen Door

Triple Bi-Fold

- Span of min 47x150mm grade C24 timber balcony joists at 400mm centres
- Span of min 47x200mm grade C24 timber flat roof joists at 400mm centres
- Span of min 47x150mm grade C24 timber rafters at 400mm centres
- Span of min 47x200mm grade C24 timber floor joists at 400mm centres
(existing joists may be retained through storage areas, subject to confirmation of existing member sizes and support arrangement)
- Loadbearing blockwork, min 3 80mm² compressive strength.
- Loadbearing studwork internal wall, comprising min 47x100mm grade C24 timber studs at 400mm centres, with 12mm OSB3 sheathing and 12.5mm plasterboard lining.
- Timber studs to be doubled each side of openings unless noted otherwise. Studs are only indicated where multiple members are required for vertical support, otherwise at 400mm centres generally.
- OSB sheathing to be fixed using minimum Ø3.1mmx75mm ring shank nails at centres not exceeding 150mm.
- Plasterboard lining to be fixed using minimum Ø2.65mm ring shank nails at centres not exceeding 150mm.

STEELWORK

- 2 All open section steelwork (IUB, UC etc) to be grade S355JR fabricated, primed and installed in accordance with BS5950 & EN10225-3
3 All closed sections steelwork (RHS, SHS etc) are to be grade S355JH2 fabricated, primed and installed in accordance with BS5950 & EN10210
4 All tubulars and flings to be grade S275
5 All steelwork to be in accordance with National Structural Steel Specification (N.S.S.)
6 All steelwork and components to be manufactured in accordance with execution class EXC2 to BS EN1090-2
7 Where to be metal cast form full profile flat welds
8 All bolts to be S355JR, grade 8 or 2nd class carbon steel bolts. To be galvanised in hot-dipped pickled conditions
9 All bolt holes to be bolted 2mm. Minimum edge distance for bolts to be 1x4d and minimum spacing to be 2d(d = hole diameter)
10 Where bolts are to be cast cleaned and remove 1st coat of hot-dip zinc powder epoxy primer, dry film thickness 60 microns. Exposed internal steelwork to have site applied alloy
11 finish, min thickness of 60 microns. Colour to architect's specification
12 Steel in exposed/external conditions to be hot-dip galvanised to BS EN 10484. If a coloured finish is required a mortar wash or primer specifically formulated for use on heat
13 Alternative corrosion protective measures may be used once written approval is obtained from the structural engineer
14 Fire protection to be provided in accordance with the architect's details
15 Notes are to be made through the detail, apart from those indicated, unless agreed with the engineer
16 These drawings are to be used to inform the steel fabricator and construction of the steelwork, incorporating any details shown and submitted to the engineer/architect allowing
17 14 days for approval prior to commencing fabrication. The fabrication drawings are to include overall setting-out coordination. Any discrepancies to be reported

TIMBER

2. All softwood timber to be FSC certified, as noted on drawings. Where not specified timber to be grade C24.
3. All softwood timbers are to be treated by double vacuum preservative treatment to BS 5707 part 3. All timbers ends to be treated on site.
4. All timber fixings are to be galvanneal/dichromated except when into Oak in which case fixings are to be stainless steel.
5. All fixings to be lagged together at max. 400mm centres using M12 bolts and 51mm dia. toothed plate connectors. Use square plate washers to outside face of members. Fixings to be staggered about member centre line using along length of timbers.
6. Use proprietary joist hangers to support timber off other timbers, or timber plate bolted to steel beam's web/laggers using M8 bolts at 800mm centres staggered along length of beam.
7. Fire protection where required, to architect's details.

LİNTELS

1. Lintels to be as specified, or designed by a competent person.
2. All lintels are to be installed with end bearings (typically 150mm) as recommended by the manufacturer for the particular lintels specified.

BRACING / STRAPPING:

- ^a Traditional cut timber or truss rafter roofs are braced in accordance with BS5628 part 3 and/or in accordance with the truss manufacturer's design.

MASONR

1. All external blockwork to have a min. comp. compressive strength of 20N/mm² with a water absorption value between 7% & 12%.
2. All blockwork to have a min. compressive strength of 3.6N/mm² unless noted otherwise.
3. Blocks generally above dpc to architect's specification but at the strength indicated on engineer's drawings. Blockwork below dpc to have a min. density of 1500kg/m³. All blockwork to have a unit weight not exceeding 20kg, otherwise the contractor is required to produce a risk assessment and method statement for manual handling. Hollow blocks will not be used without permission from the engineer.
4. Blockwork below dpc to be generally below dpc & grade (i) below dpc, unless noted otherwise.
5. All masonry supporting steel or precast concrete to have been cured for at least 7 days prior to installation (extended to 10 days if temperatures have been below 5°C). Temporary lateral support and propping may be required for certain wall configurations and should be considered by the contractor.

BEARING

1. All padstones to be positioned centrally under supported beam(s).
2. Padstones to be precast concrete (min 50N/mm²) unless noted otherwise, standard sizes specified where possible as supplied by Naylor Industries.
3. Padstone references as follows:
- | | |
|---|---|
| A | Bear min 150mm onto 300x100x215mm deep precast concrete padstone |
| B | Bear 100mm 440x100x215mm deep precast concrete padstone |
| C | Bear min 150mm onto 300x100x100x215mm deep precast concrete corner padstone |
| D | Bear 100mm onto 300x100x215mm deep precast concrete padstone |

Member Schedule		
Ref.	Section	ULS Reaction (kN)
T5	90x225mm GL24 glulam	-
S1	178x102UB 19	23.10
S2	178x102UB 19	24.10
S3	203x102UB 23	22.30
S4	203x203UC 46	43.50
S5	203x133UB 25	25.20
S6	203x203UC 60	61.60/94.30
S7	203x102UB 23	-
L1	Stressline SL90	-
L2	Stressline SL90 HD	-
L3	Stressline R15A 100x140mm deep prestressed concrete	-
L4	100x65mm deep prestressed concrete	-
L5	Stressline SL200 BOX	-

RISK SCHEDULE

- Design assumptions have been made relative to the span of elements of the existing structure (as noted on the drawings). To prevent existing or new members becoming overstressed or deflecting excessively, these assumptions must be checked before work or site commences. Any discrepancies must be reported to the engineer so that checking can be carried out, and any required amendments made before work proceeds.
- Temporary support – there is a risk of injury due to collapse of unsupported or inadequately supported loadstructure. The contractor must consider and provide temporary works designed by a suitably qualified person.
- Deep excavations specified. From trial hole investigation we anticipate the excavations should remain dry and stable in the short term. To prevent collapse of excavations and any supported structure, consideration should be given to temporary support in case they become unstable. Edge protection must be provided to all excavations whilst open.
- There is a risk of hitting buried services during excavation works. Therefore the Contractor must identify, mark and make operatives aware of all known services and take appropriate measures to safeguard against hitting unknown services that cross the site.
- Some main structure members may exceed manual handling limits. Lifting to limit size and weight may have been specified where appropriate (contractor to liaise with engineer if lifting is required or locations require adjustment). Irrespective of any lifting details mechanical lifting equipment must be considered by the main contractor and appropriate lifting plans developed.

* There are no other specific health and safety risks as a direct result of our design apart from common construction issues that are to be assessed by the contractor

3rd Angle

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- Drawings must not be scaled. Only written dimensions should be used - where dimensions are given the master shall be referred to the engineer.
- Should dimensions or details on these drawings conflict with information from the engineer.
- Where this drawing relates to existing or completed construction the contractor shall check that there is no conflict between actual building dimensions and dimensions shown on these drawings.
- In the event of conflicting information between this drawing and others, this must be reported immediately to the engineer.
- It is the contractor's responsibility for checking the accuracy of all site dimensions, levels and setting out of the work before work commences on site.
- Materials and workmanship must comply in all respects with current British Standard specifications, codes of practice, and Building Regulations.
- It is the contractor's responsibility to liaise with all relevant architectural, specialist and/or other consultant's relevant specifications and drawings.
- It is the contractor's responsibility to ensure that all necessary bracing and shoring is provided and that all necessary bracing and shoring is maintained and all necessary bracing and shoring is removed at all times during construction.
- The design, installation and maintenance of all necessary bracing and shoring is the responsibility of the contractor.
- The work detailed on this drawing may be subject to a Planning or Building Regulations application, and/or the Local Authority. Should the contractor be required to undertake prior to obtaining the relevant approvals at the Contractor/Clients risk.
- Set out of work is to be in accordance with the Architects' drawing.
- It is the Client's responsibility to ensure that they have engaged the services of a competent person to act in accordance with the relevant provisions of the current 2015 CDM regulations, for their work commencing

P3	Amended to client comments	KAR	26/02
P2	Extn footprint & kitchen roof	KAR	11/02
P1	Preliminary issue	RD	26/01
REV:	DESCRIPTION	REV:	DATE

REVISIONS

SUBJECT TO BUILDING
CONTROL APPROVAL.

JCP STRUCTURAL AND CIVIL ENGINEERS

Unit 7, Boscombe Centre,
Mills Way, Amesbury,
Wiltshire, SP4 7SD

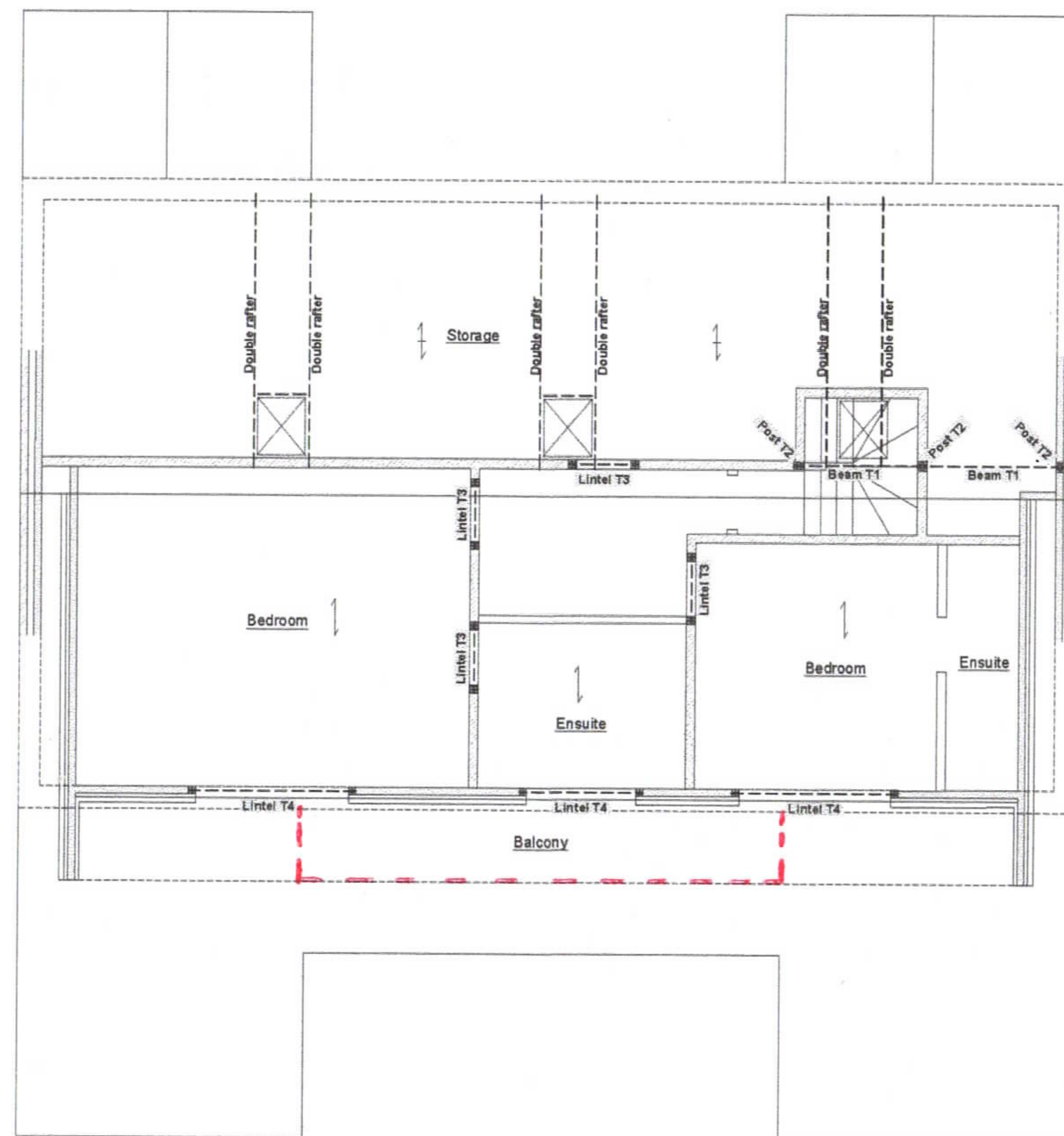
PROJECT TITLE: 18 Richmond Road
Caversham
Reading, RG4 7PP

DRAWING TITLE:

Groun Floor
Structural Arrangement

DRAWN	DATE	CHECKED	DATE	APPROVED	DATE
RD	01/25	KAR	01/25	KAR	01/25
DRAWING NO:		SHEET SIZE:		SCALE	REVISION
17669-101		A1		1:50	P3

----- PREVIOUSLY APPROVED



Loft Floor Plan
(Scale 1:50)

TIMBER:

1. All softwood timber to be FSC certified, graded as noted on drawings. Where not specified timber to be grade C24.
2. All softwood timbers are to be treated by double vacuum preservative treatment to BS 5707 part 3. All timber ends to be treated on site.
3. All timber fixings are to be galvanised/theradised except when into Oak in which case fixings are to be stainless steel.
4. Multiple timbers are to be bolted together at max. 400mm centres using M12 bolts and 51mm dia. toothed plate connectors. Use square plate washers to outside face of timbers. Fixings to be staggered about member centre line along entire length of timbers.
5. Use proprietary joist hangers to support timbers off other timbers, or timber plate bolted to steel beam's web/flange using M8 bolts at 800mm centres staggered along length of beam.
6. Fire protection where required, to architect's details.

BRACING / STRAPPING:

1. Traditional cut timber or truss rafter roofs to have standard timber bracing in accordance with BS5268 part 3 and/or in accordance with the truss manufacturer's design.
2. Vaulted and/or flat roof areas are to be lined with min. 8mm plywood fixed with 3mm dia nails at 300mm centres generally along each support and at 150mm centres along board edges.
3. Standard 30x5x1200mm long galvanised steel restraint straps (or similar approved with minimum tension capacity of 8kN) to be provided, for lateral restraint, to floors and around gables. Straps to be fixed over 38mm wide noggins at least half the depth of the joist or rafter. Straps to extend over at least 3No. joists or rafters. Spacing of straps to be at max. 2m centres in accordance with BS5628 or current Building Regulation Approved Document A.
4. Standard 30x5x1200mm long galvanised steel restraint straps (or similar approved with minimum tension capacity of 8kN) to be provided, for vertical restraint, to roofs. Straps fixed to wall plates, and to the supporting masonry below at max. 2m centres in accordance with BS5628 or current Building Regulation Approved Document A.

MASONRY:

1. All external brickwork to have a min. compressive strength of 20N/mm² with a water absorption value between 7% & 12%.
2. All blockwork to have a min. compressive strength of 3.6N/mm² unless noted otherwise.
3. Blockwork generally above dpc to architect's specification but at the strength indicated on engineer's drawings, blockwork below dpc to have a min. density of 1500kg/m³. All blockwork to have a unit weight not exceeding 20kg, otherwise the contractor is required to produce a risk assessment and method statement for manual handling. Hollow blocks are not to be used without permission from the engineer.
4. Mortar to be generally designation (ii) above dpc & grade (ii) below dpc, unless noted otherwise.
5. All masonry supporting steel or precast concrete to have cured for at least 7 days prior to installations (extended to 10 days if temperatures have been below 5°C). Temporary lateral support and propping may be required for certain wall configurations and should be considered by the contractor.

- Span of 47x200mm grade C24 timber flat roof joists at 400mm centres
- Span of min 47x175mm grade C24 timber rafters, at 400mm centres (existing rafters may be retained through storage area, subject to confirmation of existing member sizes and support arrangement)
- Loadbearing studwork internal wall, comprising min 47x100mm grade C24 timber studs at 400mm centres, with 12mm OSB3 sheathing and 12.5mm plasterboard lining.
- External timber framed walls to comprise 47x100mm C24 studs at 400mm centres with 12mm OSB3 sheathing and 12.5mm plasterboard lining.
- Timber studs to be doubled each side of openings unless noted otherwise. Studs are only indicated where multiple members are required for vertical support, otherwise at 400mm centres generally.
- OSB sheathing to be fixed using minimum Ø3.1mmx75mm ring shank nails at centres not exceeding 150mm.
- Plasterboard lining to be fixed using minimum Ø2.95mm ring shank nails at centres not exceeding 150mm.

Member Schedule

Ref.	Section
T1	Min 2No 47x175mm C24 bolted together, see notes
T2	Min 3No 47x100mm C24 bolted together, see notes
T3	Min 2No 47x100mm C24 bolted together, see notes
T4	Min 2No 47x200mm C24 bolted together, see notes

RISK SCHEDULE

- Design assumptions have been made relating to the span of elements of the existing structure (as noted on the drawings). To prevent existing or new members becoming overstressed or deflecting excessively, these assumptions must be checked before work on site commences. Any discrepancies must be reported to the engineer so that checking can be carried out, and any required amendments made before work proceeds.
- Temporary support - there is a risk of injury due to collapse of unsupported or inadequately supported load/structure. The contractor must consider and provide temporary works designed by a suitably qualified person.
- Some main structural members may exceed manual handling limits. Joining to limit size and weight may have been specified where appropriate (contractor to liaise with engineer if additional joints are required or locations require adjustment). Irrespective of any joining details mechanical lifting equipment must be considered by the main contractor and appropriate lifting plans developed.
- There are no other specific health and safety risks as a direct result of our design apart from common construction issues that are to be assessed by the contractor.

3rd Angle

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- Drawings must not be scaled. Only written dimensions should be used - where no dimensions are given the matter shall be referred to the engineer.
- Should dimensions or details on these drawings conflict, request clarification from the engineer.
- Where this drawing relates to existing or completed construction the contractor shall check that there is no conflict between actual building dimensions and dimensions on the drawings.
- In the event of conflicting information between this drawing and others, this must be reported immediately to the engineer.
- The contractor is responsible for checking the accuracy of all site dimensions, levels and setting out of the work before work commences on site.
- Materials and workmanship are to comply in all respects with current British Standard specifications, codes of practice, and Building Regulations.
- This drawing is to read in conjunction with all relevant architectural, specialists' and other consultants' relevant specifications and drawings.
- The contractor shall provide all necessary bracing and safeguards to ensure the stability of the structure and all associated parts at all times during construction, the design, installation and maintenance of all necessary temporary works is the responsibility of the contractor.
- The works detailed on this drawing may be subject to a Planning or Building Regulations application, and/or the Party Wall Act. Should this be the case all works undertaken prior to obtaining the relevant approvals are at the Contractor's/Client's risk.
- Setting out to is to be in accordance with the Architect's drawings.
- It is the Client's responsibility to ensure that they have engaged the services of a competent person to act in the role of principal designer in accordance with the 2015 CDM regulations, prior to works commencing.

P3	Amended to client comments	KAR	28/02/25
P2	Extn footprint & gable construction	KAR	11/03/25
P1	Preliminary issue	RD	24/01/25
REV	DESCRIPTION	BY	DATE

REVISIONS

SUBJECT TO BUILDING
CONTROL APPROVAL.

JCP STRUCTURAL AND CIVIL ENGINEERS

Unit 7, Boscombe Centre, 01980 677722
Mills Way, Amesbury, eng@jcpengineers.co.uk
Wiltshire, SP4 7SD www.jcpengineers.co.uk

PROJECT TITLE:
18 Richmond Road
Caversham
Reading, RG4 7PP

DRAWING TITLE:
Loft Floor
Structural Arrangement

DRAWN	DATE	CHECKED	DATE	APPROVED	DATE
RD	01/25	KAR	01/25	KAR	01/26
DRAWING NO.	17669-102	SHEET SIZE	A1	SCALE	1:50
REVISION					P3