

Planning Statement

Address: 10 Anglefield Road, Reading, RG4 5HP

Purpose: To support the recent planning application and to confirm that the proposed extension alterations, as shown in the submitted drawings, are fully constructable.

1. Introduction

This statement has been prepared in support of the planning application for **No. 10 Anglefield Road, Reading RG4 5HP**. (PL/25/0730 10 Anglefield Road)

It specifically addresses the question of whether the proposed works shown on the submitted drawings are constructable.

The answer is **yes** — the proposed extension alterations are fully constructable in accordance with the submitted drawings.

2. Method of Dismantling and Construction

All dismantling and construction works will be undertaken with appropriate access scaffolding and in a safe, section-by-section manner.

- **Window alterations:**

The existing double windows will be removed using access scaffolding. New brickwork will be constructed to match the existing external façade, including raising the window cill height as shown on the submitted drawings.

New windows of similar style and pattern (to match both the approved drawings and existing neighbouring windows) will be installed, and all gaps will be sealed appropriately.

- **Roof alterations:**

Sections of the existing roof at the top floor level will be carefully removed, new opening will be created for the second-floor window, as indicated in the submitted drawings.

Any excessive openings will be closed using matching brickwork.

The existing second-floor window at the staircase location will be blocked off, and the area will be finished with vertically hang **tile cladding** in keeping with the gable end roof design as the submitted plans.

- **Cladding and finishing:**

The left-hand side of the second floor will be trimmed and finished using **timber battens and tile cladding** to match the existing roof tiles and the proposed design.

The new roof sections will then be constructed in accordance with the submitted drawings, followed by dismantling of the scaffolding upon completion.

3. Materials

- **Vertical Tile Cladding:**

To match the existing roof tiles in colour and material.

Tiles to be **terracotta vertically hung clay tiles**. (or **high-quality plastic alternatives**, subject to agreement with the Planning Officer, where sustainable materials offering a similar external appearance are available.)

- **Roof Windows:**

- Two (2) roof windows on the **front elevation**, as per submitted drawings.
- Four (4) roof windows on the **right elevation**, as per submitted drawings.
- **No windows** on the **left-hand side** roof section or first floor left elevation as per the submitted drawings.

4. Conclusion

- The new and altered window openings will be constructed exactly as shown on the submitted drawings.
- All roof windows and roof structures will be completed in accordance with the submitted drawings.
- The proposed materials will match the existing building, ensuring visual continuity and compliance with local design standards.

Therefore, it is confirmed that **the proposed extension alterations are fully constructable and will appear as per the submitted drawings to this application.**