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Design & Access Statement for the application for a single storey extension to York Cottage, Pearson Road, Sonning, RG4 6UH

Introduction:

York Cottage is a part half timbered house in a terrace of three, with white painted brick walls & infill panels, some panels have a rendered finish in white paint & some red brickwork showing & plain tile hanging. The roof finish is red plain tiles. Part of the building dates back to the 17th. C. with many modern additions & alterations to the rear of the building. The building is in a prominent position within the Sonning Conservation Area in the centre of Sonning.

Description of Works:

The proposal is to demolish the recent circa 1960s Kitchen extension & to build a single storey extension with a new Kitchen Family Room. & wider rear side enclosed access. The Garage doors & the half gable above require repair & replacement & a redesign above the doors is proposed. Repairs will also be required to the 17th.C. timber mullioned window & the front bay window. 1:20 joinery details will be submitted for approval by the Conservation Officer prior to work commencing.

Reasoned Justification:

The current kitchen is substandard & the rear side access passage is confined & cramped. A single storey extension is proposed which mirrors a similar rear single storey extension to the adjacent terraced house Sarum Cottage. The proposed extension will provide a more usable Kitchen / Family Room facing the garden. The access to the rear will be enlarged for safe & practical access to the rear garden.

A previous application for a two storey extension was rejected because of concerns about loss of the rear cat slide roof, bulk & overdevelopment. From the listed building point of view, the cat slide roof is a modern feature & the majority will remain. The added single storey roof will abut the catslide roof, not the original building roof & will not result in the loss of any original roof timbers or other archaeology. The tiles removed will be a mixture of replaced tiles, fitted during the kitchen alterations.

The proposed new ceiling will be set at the same level as the existing house ceiling level.

To sum up the existing timber frame & all original roof timbers will be unchanged. The new roof would be constructed on lay boards over a small area of the existing catslide roof timbers.

Design:

I have taken the local plan policies & the Conservation area policies into consideration in this proposal. There are no structural changes to the fabric of the building, which will remain as existing. The new proposal complies with planning policies & guidelines. All materials will match existing & be vernacular.

Access:

Pedestrian access to the property will remain unchanged. Existing vehicular parking provisions will remain unchanged. Disabled access will remain the same. Internal flow will also remain the same but with improved enlarged rear garden access.