

DESIGN STATEMENT

28 HOLMBURY AVENUE, CROWTHORNE, RG45 6TQ



Front views



Rear views

The planning application relates to loft conversion to a detached property in **Wokingham borough council, RG45**. Specifically, the works comprise: **Garage Loft conversion with full rear hip to gable and walk out balcony with glass balustrade, Juliet doors / full height flanking windows. Also part hip to gable to the front.**

The site is not located in Conservation Area. In formulating our proposal, we have been mindful of the immediate vicinity and environmental context.

INTRODUCTION:

The subject site is a two-Story detached property located on Holmbury Avenue. The locality is characterized by detached properties. The existing building appears to be generally as old as the surroundings. The front and rear elevations are made of London stock bricks and have Render finish. Pitched roof, uPVC framed windows are prominent features of the property. The surrounding locality is predominantly residential with dense vegetation. The appearance and scale of the proposal has been designed with due consideration to the existing developments to the properties in the locality. It is the intention that the proposal will improve the appearance of the property and will not in any way disturb the streetscape.

PROPOSED DESIGN:

The design involves garage loft conversion to create a bedroom and full rear hip to gable with walk out balcony and partial hip to gable to front to provide modern living accommodation. The proposed extension is small in scale and proportions and would not have any adverse impact on the surroundings and street scene. The proposed roof extension would provide one bedroom at loft floor level. Ground floor ceiling has been dropped by 250mm to provide a good head height in proposed bedroom.

The proposed roof extension has been set in well within the original property and it is considered that the proposed development would remain subordinate to the original building. It would not detract from the character and appearance of the immediate area.

The proposed extension will not have significant visual impacts and will not be overly visible or apparent from the street or from wider viewpoints. The proportion and scale of the proposal would be no harm to the character or appearance of the area, the extension would not result in a negative impact on the street scene. It is quite clear that the proposal would not harm the architectural pattern of the area as similar developments are found within the vicinity. So, we feel that the proposal would not create any disturbance to the vicinity.

USE:

The proposed roof extension would provide one bedroom as discussed earlier. The use proposed by this application is not any different to the existing situation i.e. residential dwelling. The surrounding properties are residential and such a use will not cause any disturbance in this location.

AMOUNT:

Specific to this application, the adjacent properties have made use of the generous space available within their roofs and have converted their attics into habitable space.

The design would not affect the appearance of the building, or the street scene. The visual impact of the proposal will be negligible, and it will not detract from the established pattern of surroundings.



Partial hip to gable at neighboring property no. 24

LAYOUT:

The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extension, a large, lighter, and better configured space is created. The house is a detached property where a wide variety of similar developments by way of roof extensions exist in the vicinity. Hence, we regard our proposals to be in keeping with the local character of this area.

No adverse impacts will be anticipated on the neighboring property's daylight and sunlight by the position and scale of the proposed, particularly in the context of existing building bulk.

Our design has fully considered the impact of development on the amenity of residents and the environment in general and it has taken this into account at all stages of the development process.

APPEARANCE:

All materials to be used in the construction of the proposed development have been carefully thought out in consideration of the surroundings.

CONCLUSION:

It is considered that the proposed development would be in full accordance with the design and policies of the Council. The Design Statement has demonstrated that the proposed works are all appropriate for the site and surrounding area, in respect of the context, and proposed materials and the adjoining properties. None of the proposed works unduly shade/affect the adjoining owner's amenity, and there are no overlooking issues with the design. Due to the above, we would ask the Council to look favorably on this application.