



Bolton Drive

Supporting Statement

Residential Garage Conversion

173 Bolton Drive
Shinfield Meadows
RG2 9WL

1 April 2025
Reference: 2424-P600-P3



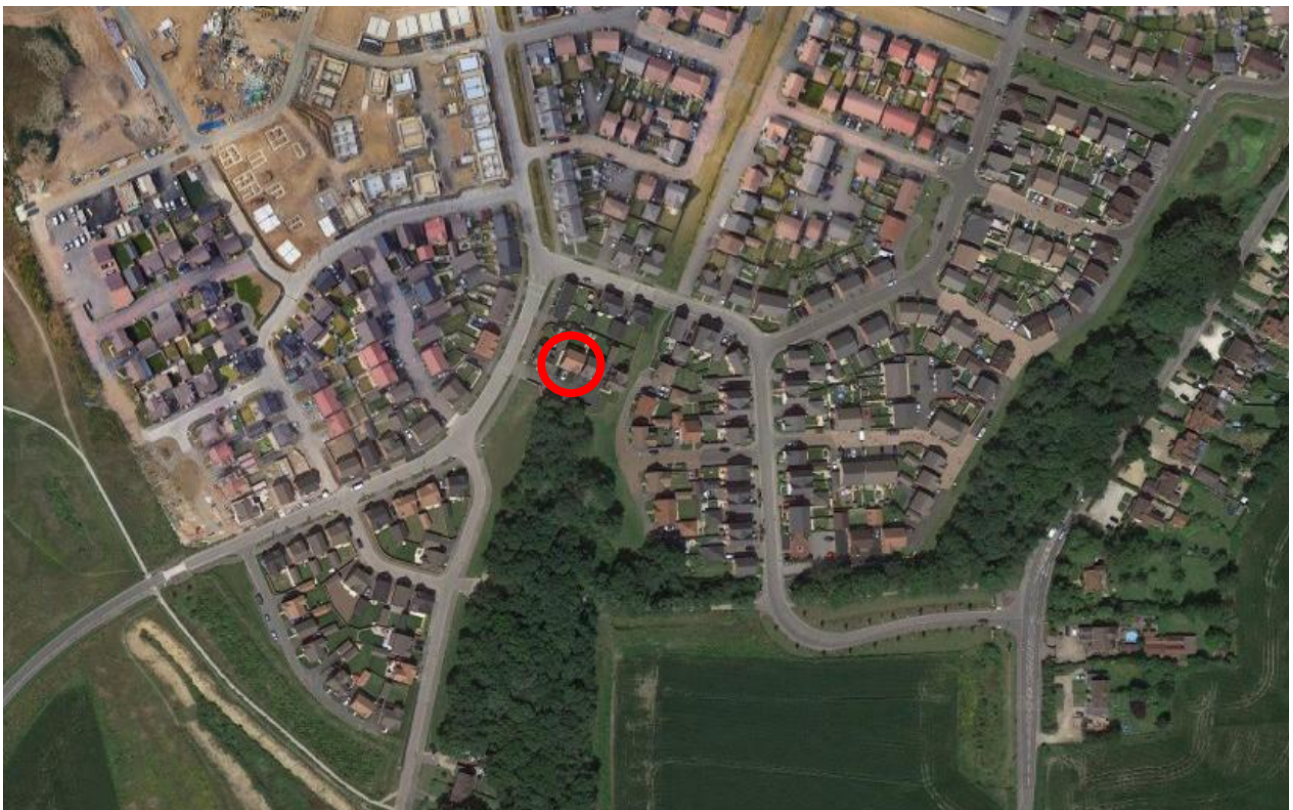
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Introduction

This Supporting Statement has been prepared by Holtham Newman Architects Ltd. on behalf of Mr and Mrs Aziz and outlines the proposal for a partial garage conversion at 173 Bolton Drive.



Google Maps, Jan 2025



Site Location and Context

The site is located on the eastern side of Bolton Drive, within the new Shinfield Meadows development by Bloor, completed around 2022. The property is located off a small side cul-de-sac of Bolton Drive. It is a detached property, with an integral garage and faces south across the communal amenity space. There is a front garden and driveway suitable for two cars, as well as a rear garden which spans across the back of the house.

The front boundary (south) faces onto the street. The eastern boundary is formed by the property and a timber fence to the rear. The western boundary is defined by the paving of a pathway along the side of the property and then formed by the neighbours garage brick wall to the rear. The northern boundary is made up of garden timber fences, as well as another neighbours garage brick wall.

The proposed site is 0.025ha.

The surrounding area is predominantly residential 2 storey houses.





Design Proposal

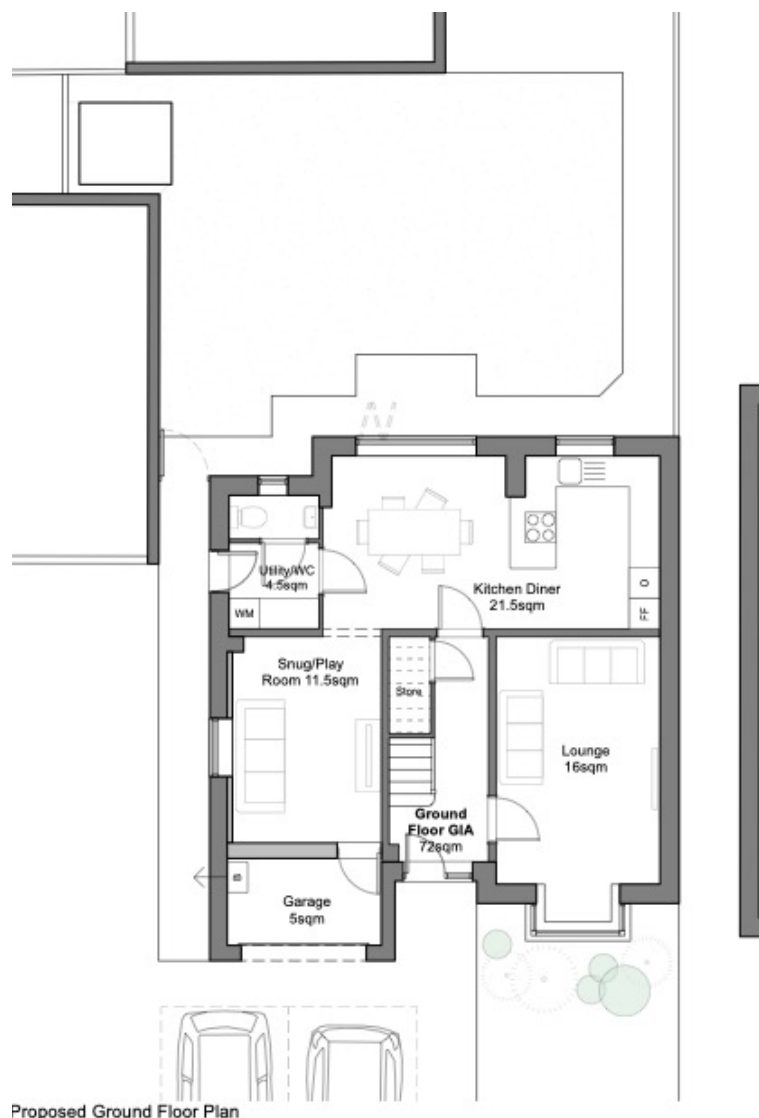
The scheme design is for a partial conversion of the existing integral garage. This will create more space off the kitchen diner and a new family playroom.

The existing property is newly built and has good sized rooms, although the current kitchen diner feels separated from the front lounge. The proposal creates a new family play space, accessed from the kitchen diner, allowing for a more multi-functional family room. The proposal also keeps with utility and WC, which serve as additional ancillary spaces to the home.

The proposal will create much needed space for their growing family, whilst maintaining the formal front lounge and kitchen areas. The partial conversion has been carefully considered, to ensure that there is still storage space, whilst making best use of all the properties floor space.

One additional window to the side elevation is proposed, with serves for ventilation and natural light to this new room, with obscured glazing to maintain privacy. The fenestration design is in keeping with the existing property, to maintain the style and characteristics of the existing house. This proposal has been designed to be sympathetic to the existing building, maintaining the garage door, to ensure no alterations to the front elevation and the street view.

The proposal has been carefully considered to meet planning policy, as well as provide the additional space to meet the needs of everyday family living in the property.





Access and Parking

The pedestrian and vehicle access from Bolton Drive are not proposed to be altered.

The external parking arrangements currently includes for two off street parking space. This is not proposed to be altered. The only loss is the internal space within the garage which is currently used as storage.

Waste Management

General waste and recycling bins are collected from the street by the town council, which is not proposed to be altered.

Sustainability

Any new building elements will be designed to meet Building Regulations Part L, upgrading the energy efficiency wherever possible.