

Design Access and Planning Statement for 30 Wiltshire Avenue, Crowthorne, Berkshire RG45 6NQ

History of Property

The present owner purchased the property in 1992. The original house was built in 1948. The house was one of four cedar wood clad 'Colt' houses built in a row on Wiltshire Avenue. The construction is a 'light weight' Timber frame, externally clad with cedar shiplap timber, and a with a 'cedar shingle' roof. It was a fast method of building post war, albeit not designed for longevity. Over the past 20 years the other three Colt houses neighbouring 30 Wiltshire Avenue, have been demolished with new dwellings subsequently erected. A block rear extension was built in 1994-1996, clad in softwood shiplap timber, followed by a side extension in 2009, again clad in softwood shiplap timber.

Proposal

Application is sought for a single replacement dwelling which will fit within the street scene. The proposed house is of chalet appearance with a loft room. The house has been designed to be in keeping with the other houses in the street being of chalet nature with a large roof form and rooms within the roof space. The house will be a direct replacement, both a bat and a tree survey have been carried out, and are attached to the application.

The new dwelling will be of good proportions containing a large open plan kitchen and living area with views to the rear garden, and a dining room and study. Upstairs will be 4 bedrooms, and an open loft area for multi-purpose use. The house will be constructed from an insulated timber frame, a predominantly render skin on the exterior. There will be a double height oak framed porch / hallway, and an oak frame entrance to the garage. The house will be of a very high insulation value as will all windows and exterior doors. The house will have space for bike & bin storage and will be fitted with a 7KW electric car charger.

The property will retain the existing rear garden. The property will be a self-build project, and therefore biodiversity net gain will not be required.

Parking will be retained, and a single integral garage will be provided.

Photos below show street scene.





