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ESTABLISHED 1973

## DESIGN STATEMENT

**Project:** Proposed Extension and Alterations  
14 Grovelands Road,  
Spencer's Wood RG7 1DP

**Client:** Mr J Linehan

**Ref:** 2873-RDJWL-XX-XX-RP-A-0005



Registered at Cardiff No: 04467615 Registered. Office: Clockhouse Dogflud Way Farnham Surrey GU9 7UD

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|                   |                             |                     |        |         |

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## DESIGN

### 1.0 Introduction and Background

This statement has been prepared in support of a Variation of Conditions application to amend Condition 2 and 3 of planning reference number 213461 for the construction of a first-floor rear extension, loft conversion to create additional habitable accommodation with 3 no. pitched roof dormers to the front elevation at 14 Grovelands Road, Spencer's Wood.

Our proposed scheme is similar in both form and elevational treatment to the approval

The purpose of this application is to address the following minor amendments:

#### Design changes – Approved Details under Condition 2

- Front dormer amended from a catslide roof to 3no pitched roof dormers. Pitched roof dormers are predominant in the area and offers a more contemporary appearance while catslide roofs can be considered to be a dated design feature. This change is to match other pitched roof dormers in the area as can be seen at property no. 7, 9 and 10.
- Addition of 1no. window to the front elevation on first floor together with the reduction and repositioning of the already approved window to align with below.
- Repositioning of first floor windows on the rear elevation to align with window below.
- Change to fenestration design to enable all windows to match throughout.
- Enlargement of centre front dormer window to rationalise the design and balance with the porch below.
- Patio doors in place of already approved ground floor side (south) window to allow access.
- Repositioning of an existing rear ground floor window to the kitchen to align with the above window.
- Increase the width of the porch roof canopy while maintaining its approved ridge height and roof pitch. The eaves will be extended and this will provide the occupants with better protection from rain when entering and exiting the property.

#### External Materials under Condition 3

The existing external brick is a red facing brick which could prove difficult to source a precise match for the proposed extension. Mismatching brickwork will result in an unattractive exterior.

We therefore propose a white render finish to the external walls which will allow the homeowner to achieve a more contemporary appearance. This remains in keeping with the surrounding

area as there are a number of properties in the immediate vicinity with white rendered walls, including the neighbours on each side of the house, no. 10 and 16 Grovelands Road.

It should be noted that the existing brick is imperial brick which is a different size to modern bricks. The use of block work and render will result on less strain on existing foundations and avoid any costly structural strengthening of the existing structure which could be avoided.

## CONCLUSION

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This application makes minor but important improvements to the extant consent.

Overall, the proposal will make good use of the site and make a significant contribution to the street scene and quality of the built environment.

We politely request that this application is recommended for approval.