



LEE NORRIS DESIGN LIMITED
Architectural Design Services

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Planning & Heritage Statement

Proposed Extension @
44 Sturges Road
Wokingham
Berkshire
RG40 2HE



Introduction

The following document is produced in support of a house holder application for the proposed part single storey, part two storey side and rear extensions, conversion of loft space with rear facing dormer and enclosing of existing porch structure

The property, 44 Sturges Road, is a semi-detached Edwardian property.

Location & Site Description

The property in question is situated in the Murdoch Road Conservation Area. The house has retained many original features which are typical of the properties of this period and within this area. The existing house has undergone little to no modifications in previous years.

The existing house appears to have been constructed approx. 100 years ago and was constructed in a substantial manner with carefully laid brickwork, features such as concrete cills and render panels sat beneath a traditional slate roof. Windows have been replaced at a later date with Upvc in a mock sash style.

Proposal

The existing main front elevation of the property will remain largely unchanged with only the front porch being in-filled beneath the existing flat roof and the side extension being visible further set back from the main elevation.

The side and rear elevations will retain and replicate features consistent with the host dwelling and thus retaining the character and heritage value of the building.

The loft conversion and rear dormer has been designed to sit harmoniously within the roof structure and is further set back from the rear elevation such that it is not immediately visible and no view of the loft conversion is available from the main street elevation.

Careful consideration has been given to the design of the extension to minimise the visual impact whilst balancing it with modern living standards to ensure a sustainable development of an existing property is achieved without harm to the character of the wider area or indeed to the neighbouring properties.

There are no over-looking issues from new windows or doors and loss of privacy from the proposed extensions should be considered as negligible



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The proposed materials will match the main house in appearance. The small area of flat roof to the rear will be modern but will not be visible from ground level due to the parapet wall which is a feature consistent with properties from this period.

Conclusion

In conclusion we believe that the proposed extension of this property is entirely consistent with other such extensions within the Murdoch Road Conservation Area and causes no harm to the conservation area as a whole.

Through the use of similar materials and replication of traditional features the visual appearance of the property will be retained and enhanced. The extensions from a street scene perspective are entirely sub-servient to the main dwelling which is in accordance with local design guidance.

The newly created accommodation allows a more modern style of living to be achieved thus creating a sustainable development.