



St Patrick's Avenue

Design and Access Statement

Residential Front and Rear Extension

34 St Patrick's Avenue
Charvil
RG10 9RA

6 November 2024
Reference: 2431-P600-P1



Introduction

This Design and Access Statement has been prepared by Holtham Newman Architects Ltd. on behalf of Mr and Mrs Holland and outlines the proposal for a single storey front extension and two storey rear extension at 34 St Patrick's Avenue, Charvil.

Site Location

The site is located on the southern side of St Patrick's Avenue in Charvil. This road is accessed directly from Park View Drive North, from New Bath Road. Vehicle and pedestrian access is from the street, with a drive for two tandem parking spaces in front of the house and a garage to the side. There is then access to the rear garden, with a gate along the other side of the house.

The surrounding area is predominantly residential 2 storey houses.



Street View from St Patricks Avenue



Garden Views





Design Proposal

The scheme design is for a single storey front extension, to create a new front entrance, porch and study. The two-storey rear extension is proposed to create a new kitchen diner and utility downstairs, with two new ensuite and enlarged bedrooms upstairs.

The proposal to the front, brings the front door and study in line with the existing two-storey front projection, which was a previous extension to the house. The new porch creates a focal point to the front elevation, drawing visitors to the front door and the sloped roof ties back into the main house. This extension infills the gap currently created by the L-shaped front elevation, creating usable space within the home, without detracting from the main front elevation.

The two-storey rear extension proposes to create a new open plan, kitchen diner, with views to the landscaped back garden, whilst also creating a utility room around the existing back door. This space creates a large family kitchen, maintaining the existing separate living space on the other side of the house. Upstairs, we have extended two bedrooms and created two new ensuite to serve the existing 4 bedrooms on the first floor. The roof line proposes two pitched roofs, firstly to ensure a lower ridge line to the existing house, as well as minimising the impact of the rear extension on the back garden elevation.

The current garage roof is a flat roof, and it is proposed within this application, for this roof to be replaced with a sloped roof, to be in keeping with the original property and enhancing the front elevation.

All of the proposals have been carefully considered to meet planning policy, as well as improve the usability of rooms within the house and meet the needs of everyday family living.

Materials

The existing property is built from red/brown bricks, with a section of white rendering to the front elevation. The ground floor windows have a brick header details and we have chosen to pick out the existing property characteristics, by matching brick work and head details, within the extensions. This creates interest to the new additions as well as tying them back to the main house.

All other materials, such as the windows and doors, have also been designed to be in keeping with the original property, wherever possible.



Access

The pedestrian and Vehicle access is from St Patrick's Avenue along the front is not proposed to be altered.

Waste Management

General waste and recycling are all collected from St Patrick's Avenue, which is not proposed to be altered.

Sustainability

The proposed and altered rooms are all designed to meet the new Building Regulations Part L, improving the thermal efficiency where possible.