



DESIGN STATEMENT

FIRST FLOOR EXTENSION AND NEW ENTRANCE GATE

OCTOBER 2024

LOCATION

The property is located down Basingstoke Road, south west of Swallowfield and South of Reading. It is approximately 2minute drive to the A33 which links Basingstoke to Reading and the M4 motorway.

EXISTING PROPERTY

The existing property is 1970s build and has an existing permission for a single storey rear and side extension, new windows and doors, a new oak porch and for the property to be through-colour rendered. There is ample parking to the front, laid mostly to hard-standing and lawn with good privacy with mature trees to the south and close board timber fence to the west. The northern boundary is a mix of low and tall timber close-board fencing with some vegetation.

PROPOSAL

The proposal is for a first floor extension over the garage and continuation of the existing roof. All materials will be in line with the approved existing. The removal of the dated dormers and replacement of the gabled first floor will complete the transformation away from the a-typical 70s style and bring the property in-line with a more contemporary aesthetic. There is no footprint increase and the mass is minimal. The new gabled ridge has been set down from the main how for subservience.

Externally the proposal looks to add a new gated entrance. This will be a masonry wall and timber gates, likely Iroko or similar. There will be room to safely pull off the highway and the inclusion of the new entrance will not affect parking arrangements.

CONCLUSION

The property will benefit visually by this small first floor extension, it doesn't affect any neighbours, there is not increase in foot print and the materials will all be the same as the previously approved application. There is no visual harm nor impact to the wider context. This modest extension will tie the whole scheme together and create a contemporary property fit for a modern family.

