

SUPPORTING STATEMENT FOR 2 Broadmead Close

The property is part of the backland Broadmead development approved in 1980 ref 80/131 and the majority of houses were originally identical in form and massing. #1 and #6 opposite have had quite significant additions and alterations over time which have not disrupted the overall appearance given the leafy surrounding character. The external materials within the Close are varied with facing brick, painted render and tile hanging to walls.

There are many TPOs dotted around the development and the relevant ones are marked on the submitted drawings. A detailed Arboricultural Report by Mr Trevor Heaps has also been submitted and confirms that the proposed works will not encroach on the RPA of protected trees.

At ground level the application property has central entrance hall with kitchen and reception facing the front, stair and w.c behind and 2 reception rooms at the back opening to the garden partly within single storey additions. There is also an integral garage against the left boundary and utility behind. The 1st floor has family bathroom, ensuite and 4 bedrooms.

The property to the left (#1) has 1st floor side extension approx. 2.6m wide with a front set back of 300mm from the main elevation approved 13/0966/HOT. The Officer Report acknowledged that the front and side set backs there digressed from the SPD but within the specific context and style of houses this was accepted and the lower roof ensures subservience. This property also has a front porch and to the rear there is a conservatory approx. 3.9m off the rear and a 1st floor rear extension approx. 1m deep and set back from the boundary with #2 by approx. 4.2m. #3 to the right has a later conservatory approx. 2.6m from the boundary with a depth of approx. 4m. The rear gardens are roughly north facing.

The proposals at ground level are to extend the front to line with the existing garage enabling an entrance porch, conversion of the garage to a guest suite and living room each side of a generous entrance hall. The kitchen will be moved to the rear creating a good sized kitchen/dining space with separable living room alongside and retaining utility with new study. The new building will extend approx. 1m off the existing rear ground extension and square off the foot print across the back. The depth would be approx. 2.4m rearward of that of #1 with flat side roofs and central gable. This massing would pass the BRE 45degree tests taken from neighbouring properties in both plan and elevation. A new 1st floor is proposed above the side garage and set back 300mm from the main house elevation with 2.6m width being directly above the existing buildings and as at #1 the hipped roof being lower would ensure the addition is subservient and in character with the example next door. There would also be a 1m deep extension at 1st floor to the rear set in from both side boundaries by a min 2.6m and max 4.4m centred within the site, again passing the BRE test ensuring no adverse impact on neighbours and almost identical to that in place at #1.

The materials would be brick and render to walls, grey rubber sheet to flat roofs, clay tile to sloped roofs, grey powder coated framed rooflights and glazing.

Parking would not be affected and would retain min 2 off street spaces.

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