

96 Hartsbourne Road *Project*



Design Statement

Date of Visit: 03-03-2025

Version No: Iteration One

Date: Wednesday 19th March 2025



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Executive Summary

The client, Manoj Devkota the owner of the site located in the area of Wokingham is within the district of Wokingham Borough Council. The site address is **96 Hartbourne Road, Earley, Wokingham, Reading RG6 5SJ**.

Located within a residential area the building is bound on three sides by residential properties of similar size and appearance, however the existing lawful use of the site is classed as a homes (C3).

The freeholder does not want to change the use of the site; however, the freeholder would like to convert the garage area at the front of the house into an extra bedroom.

The application seeks permitted permission for:

- Garage conversion



Figure 1: Existing Internal Elevation

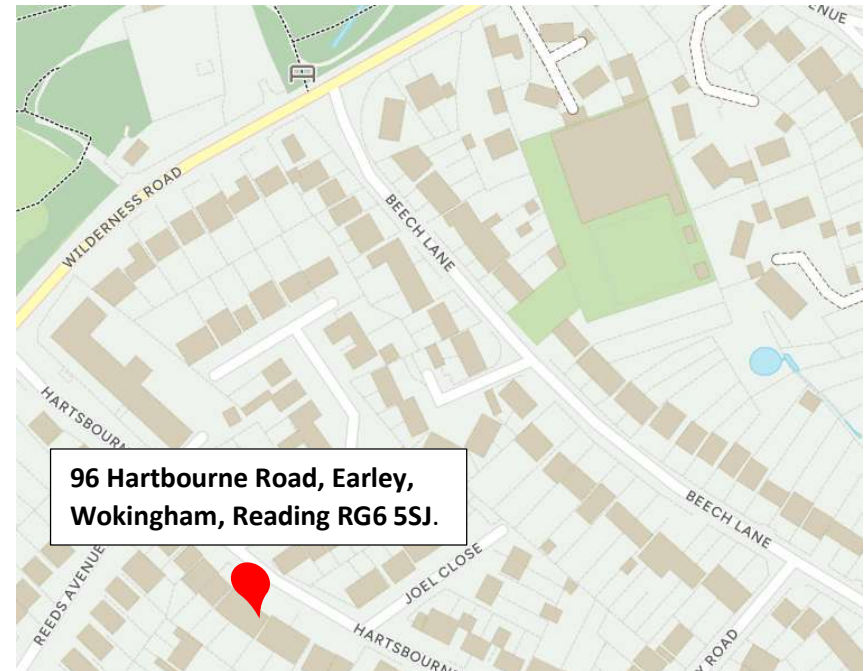


Figure 2: Site Location Plan

The existing building/site is located outside a conservation area and is not a listed building.
This statement is to be read in conjunction with drawings:

- **HR03032025/01**
- **HR03032025/02**
- **HR03032025/03**
- **HR03032025/04**

Project Description

96 Hartsbourne Road, Wokingham is located in a strategic position in Reading. The property consists of three bedrooms, and living, dining, family, utility room and garage, all contained within the property. The site is currently classified by the county council as falling within the class C3, a residential home. The existing site elevation is seen in **Figure 2**. The approximately total area of the site is 115.1m².

The main changes to the building will occur when the client changes the appearance of the front elevation by removing the garage door on the left side of the front elevations and replaces it with a new window of appearance in keeping with the existing house. The proposed new elevation layout can be seen in the **HR03032025/04** drawing.

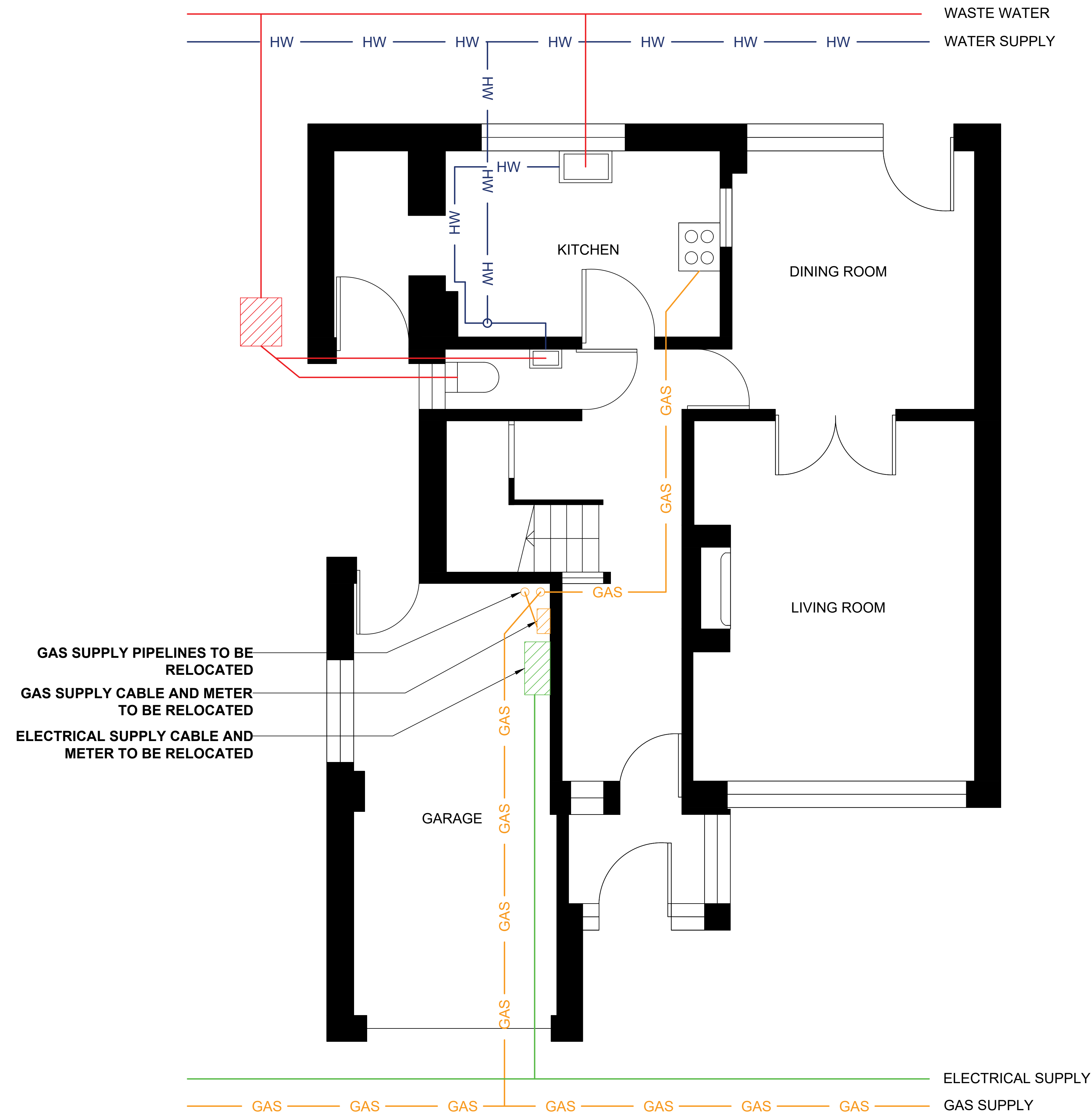
Existing Structure

Historical data about the prior use of the building and its age, has not been made readily available. The status of the site can be observed in **Figure 2**.

Proposed Structural Alteration

We propose utilising the space within the garage to convert it into a functional bedroom, increasing the living area of the property. Two new steel beams with the structural specification of **127x76x13 UB** will be installed as seen in drawing **HR03032025/02**

NO STATUTORY SURVEYS HAVE BEEN CARRIED TO DETERMINE THE LOCATION OF CURRENT SERVICES.



Print at A3

Existing Plan
All measurements in mm

Notes

- This drawing should be read in accordance with relevant drawings, specifications and information.

Key

Waste water	—
Clean water	— HW —
Gas Supply	— GAS —
Electrical Supply	—

A	FOR INFORMATION	DH	SOO	SOO	13.03.25
REV	DETAILS	DRN	CHK	APPR	DATE

**96 Hartsbourne Road,
Ground Floor Plan -
Garage Conversion**

Manoj Devkota

Contractor/Engineering Consultant



Residential Solutions

78 Middleton Road, Morden, Surrey, SM4 6RS, United Kingdom
Tel: 44-(0)79-5654-8318 Email: Stephen.Olutola@regaleagle.co.uk

DATE	03.03.2025	DRAWN BY	DH
REFERENCE NUMBER	HR-03032025	PRODUCED BY	SOO
SCALE	N/A	CHECKED BY	SOO
DRAWING NUMBER	HR03032025/01	APPROVED BY	SOO
	A		

NO STATUTORY SURVEYS HAVE BEEN CARRIED TO DETERMINE THE LOCATION OF CURRENT SERVICES.



Notes

1. This drawing should be read in accordance with relevant drawings, specifications and information.
2. The final drawn details need to be installed prior to the removal of internal members, or Contractor to provide adequate temporary propping so as to prevent damage to the floor covering and overall stability of the floor structure.
3. All work to be carried out in accordance with best practice guides, manufacturer's requirements, Building Regulations and material codes.
4. Should the design intent shown on this drawing not be appropriate to the as-built condition of the property, please consult the Engineer immediately.
5. All works to be the satisfaction of the Local Authority Building Control Inspector.
6. This drawing is intended only be used as a graphical representation of the building configuration during construction of the extension in regards to the supporting steel beam location. This should not be used as a technical resource. Please contact the appointed engineer for more details.

Key

- Waste water ———
- Clean water — HW —
- Gas Supply — GAS —
- Electrical Supply ———
- 10AMP Single Pole Switch
- 26W Recessed Ceiling Light
- 13AMP Double Pole Socket

A	FOR INFORMATION	DH	SOO	SOO	14.03.25
REV	DETAILS	DRN	CHK	APPR	DATE

96 Hartsbourne Road,
Ground Floor Plan -
Garage Conversion

Client

Manoj Devkota

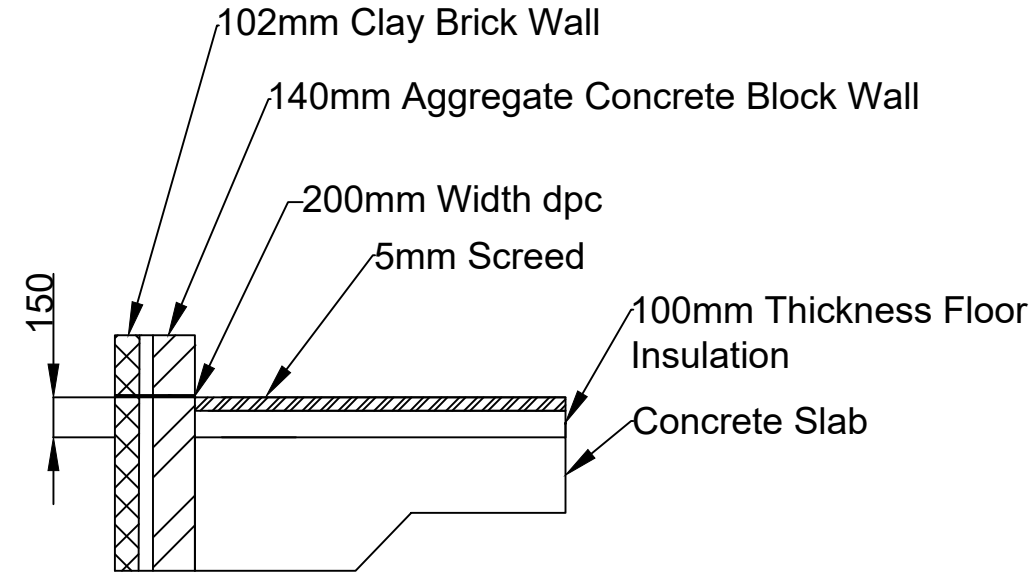
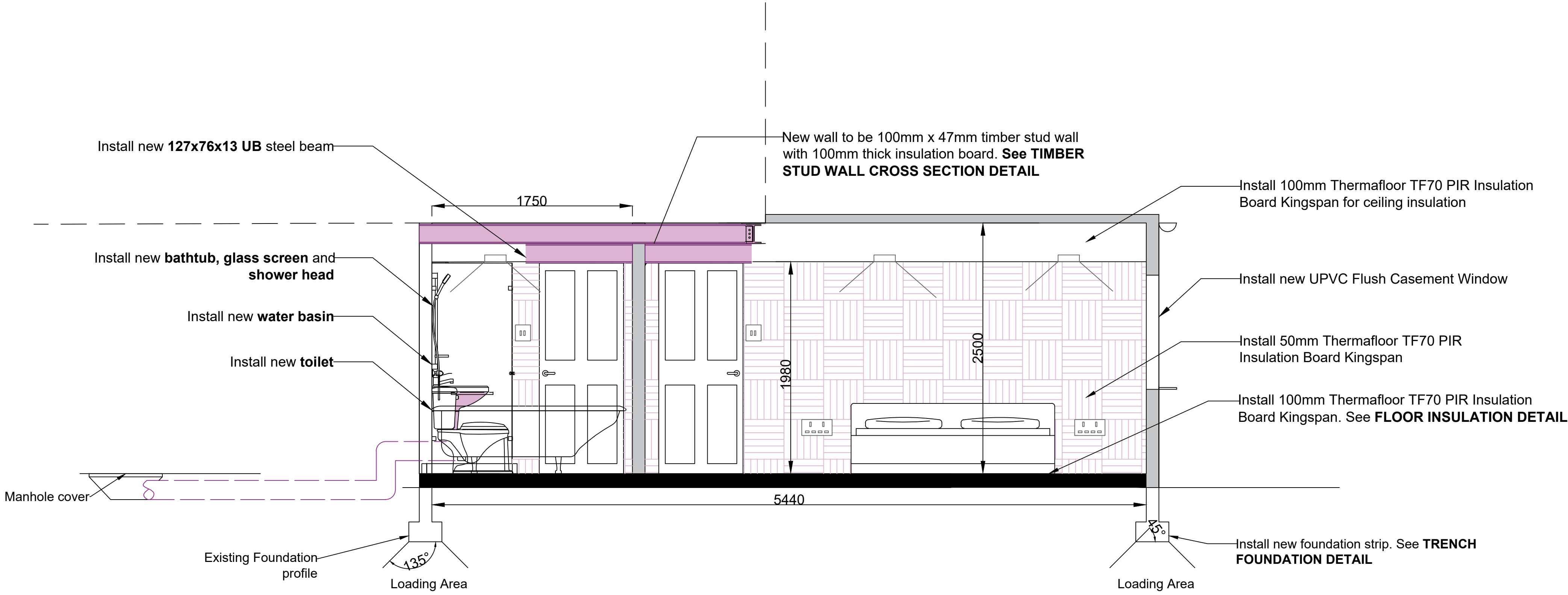
Contractor/Engineering Consultant



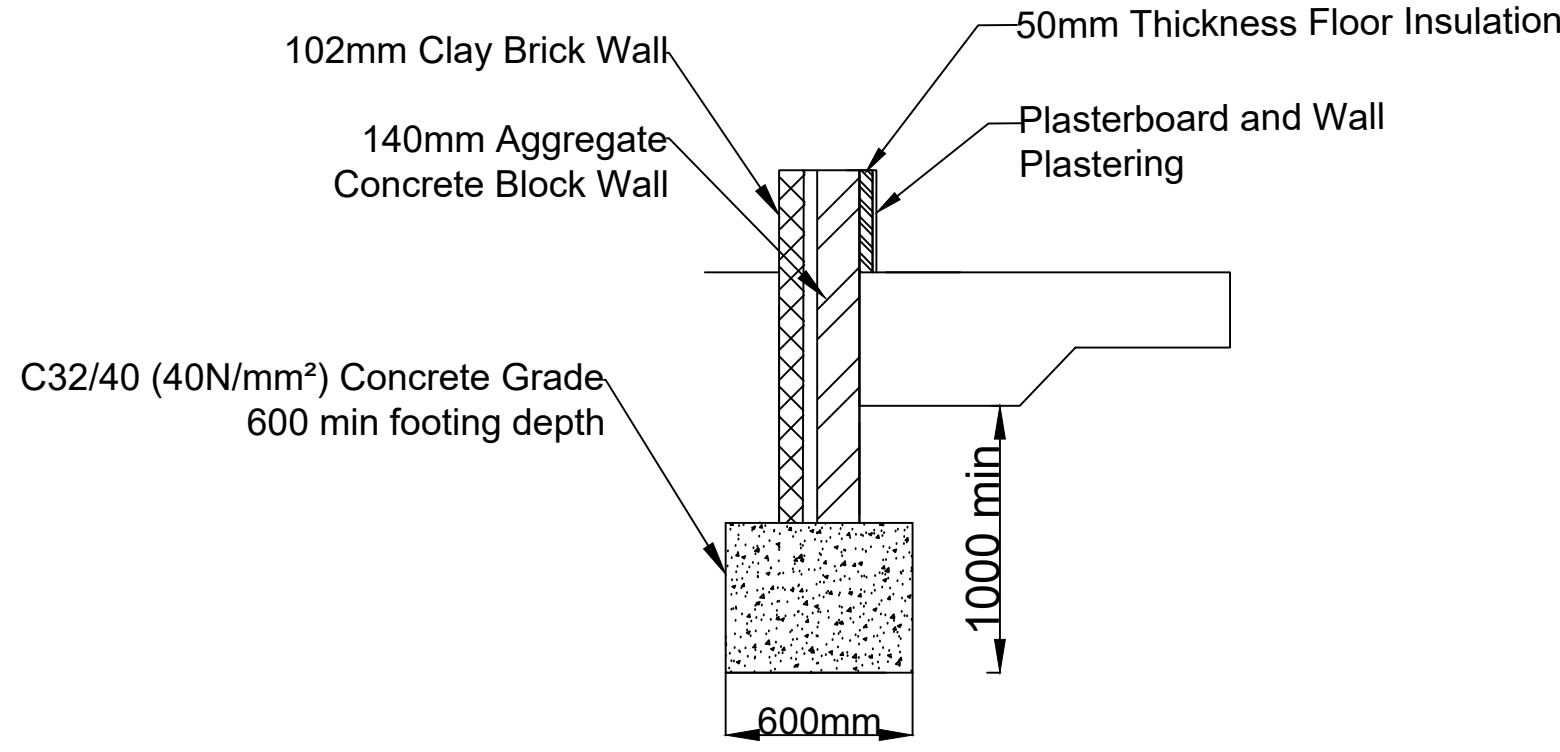
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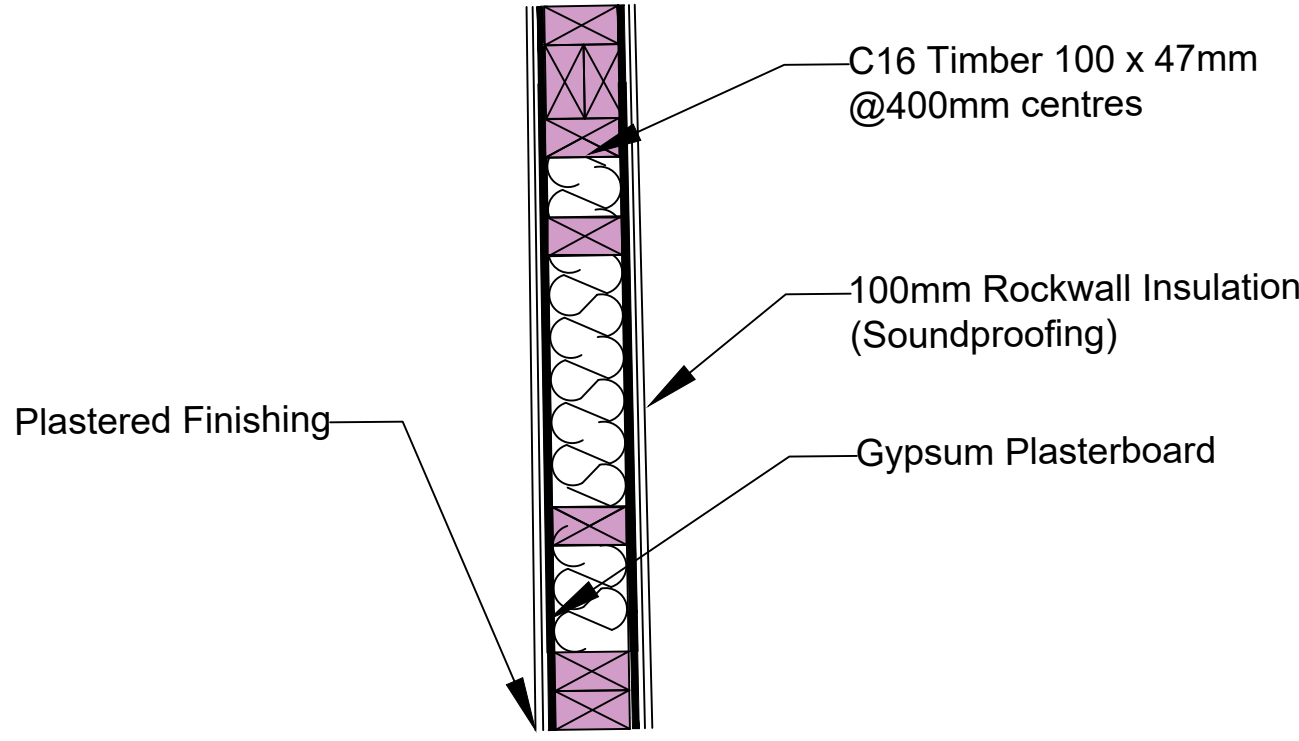


FLOOR INSULATION DETAIL



TRENCH FOUNDATION DETAIL

Builder to inspection foundation level upon excavation and match local foundation level subject to minimum given in detail



TIMBER STUD WALL CROSS SECTION DETAIL

East Elevation
All measurements in mm

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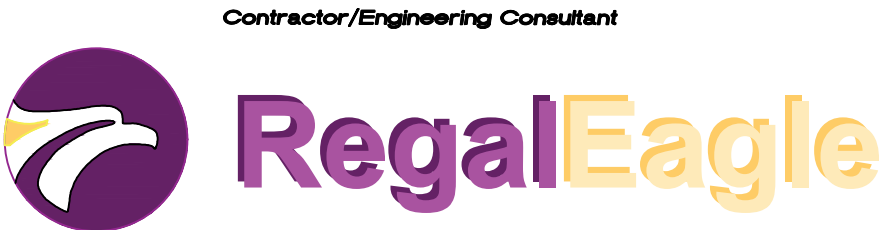
Key

- 10AMP Single Pole Switch 
- 26W Recessed Ceiling Light 
- 13AMP Double Pole Socket 

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REV	DETAILS	DRN	CHK	APPR	DATE

96 Hartsbourne Road,
East Elevation -
Garage Conversion

Manoj Devkota



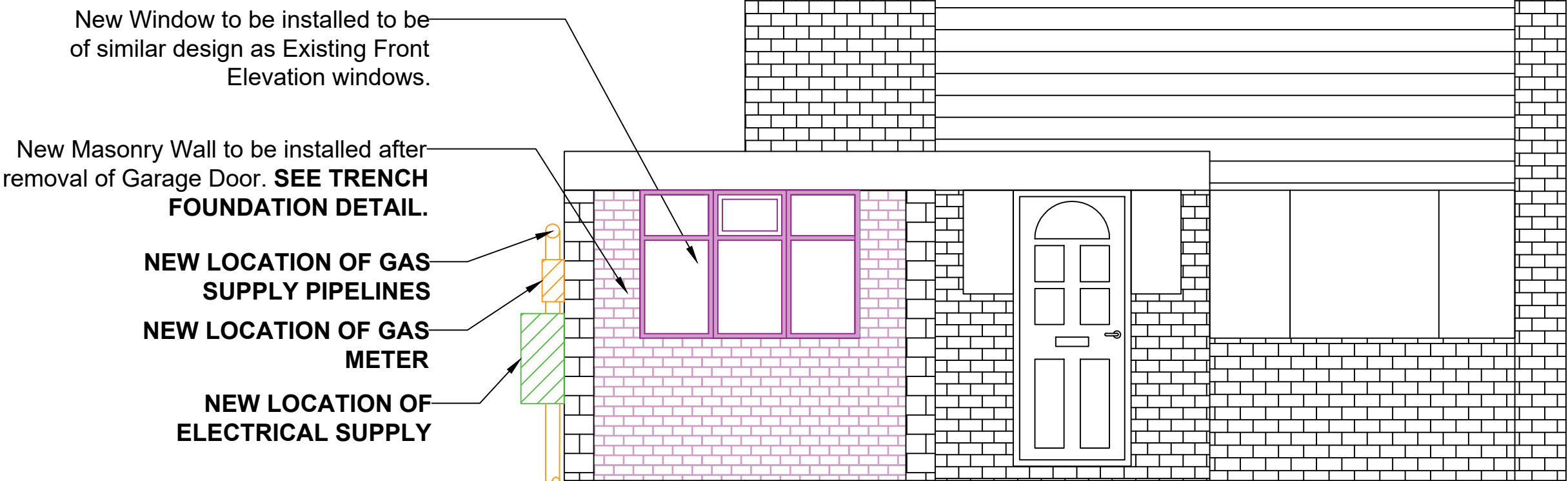
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Existing Front Elevation



Proposed Front Elevation

All measurements in mm

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96 Hartsbourne Road,
Front Elevations -
Garage Conversion

Manoj Devkota



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