



## JKK DEVELOPMENTS

### DESIGN & ACCESS STATEMENT

Proposed Loft Conversion

At 70 Ravensbourne Drive, Woodley, RG5 4JL

Prepared by:

F. Casuga for

## JKK DEVELOPMENTS

200 Brook Drive ,  
Green Park, Reading, Berkshire  
Tel. no. 0118 566 566

## Project: Proposed Loft Conversion

At: 70 Ravensbourne Drive, Woodley, RG5 4JL

### DESIGN & ACCESS STATEMENT

#### Supporting Documentation:

- Existing Plans, Existing elevations, Site location plan, and Block Plan
- Proposed Elevations and Sections
- Site location plan. Proposed Elevations.
- Cill Form

This Design and Access Statement. Rev3 SITE APPRAISAL:

#### Background to scheme

The property has not been extended and currently comprises three bedrooms with a rear conservatory. However, the existing accommodation is undersized throughout and does not adequately meet the needs of modern family living.

The client's brief is to convert and extend the loft to create a well-proportioned principal bedroom with an en-suite bathroom, providing accommodation that accords with contemporary living standards. To facilitate access to the new loft level, Bedroom 3 at first-floor level will be reduced in size to accommodate the new staircase. The proposed loft conversion will provide a comfortable and functional additional bedroom suite, significantly improving the quality of accommodation for the family while making more efficient use of the existing property.

DESCRIPTION OF SITE : 70 Ravensbourne Drive, Woodley, RG5 4JL (Aerial View)



## STREET VIEW , 70 Ravensbourne Drive



### THE PROPOSAL

The client wishes to enlarge their family home, to a size more suitable to the plot and location. They propose to increase the room sizes, by the loft conversion, ensuring 3 upstairs bedrooms, and 1 bedroom and en-suite to the loft of reasonable size. Adding more one room is a great comfort to the Family

### PLANNING HISTORY

There is no record of any past Planning Applications made for No. 70 Ravensbourne Drive. although the property has been rear conservatory.

### PROTECTION

Maintaining all existing, boundary /fencing etc will form part of the contract agreement with any works being carried out.

### LANDSCAPING

No trees will be affected by the proposed.

Parking. The existing parking arrangements will not be affected by the proposed.

### ECCONOMIC BENEFITS

The proposal will provide additional employment for the construction industry both for materials and labour.

### ACCESS

All access points will be maintained and retained with no change to vehicular and pedestrian and waste collection delivery services etc.