

DESIGN & ACCESS STATEMENT

PROPOSED TWO STOREY SIDE & REAR EXTENSION

103 WINDMILL AVENUE
WOKINGHAM
RG41 3XG

For:
Mr Luke Beck

Introduction

103 Windmill Road is a detached chalet style bungalow, dating from the early 1960's, set in a large wedge-shaped plot.

Amount

The proposals are to demolish an existing rear conservatory and construct a new two-storey side and rear extension. The increase in ground floor area is just 28.5m² whilst the construction of the new pitched roof allows a further 49.6m² of habitable area to be created at first floor level.

Layout

Other than a dated conservatory to the rear, the existing property has not been previously extended. The design rationale behind this scheme is to create a larger kitchen/living area at ground floor level and allow the enlargement of the first floor to create additional bedrooms with ensuite bathrooms.

Scale

The changes to the ground floor footprint of the property are modest. The existing large flat roof area to the side of the property will have a new pitched roof added, with dormer windows, to create the additional first floor space but retain the characteristic chalet bungalow appearance. From the street scene, the width of the property remains unchanged. The scale of the property remains consistent with others within the street most notably the adjoining property at no.101.

Landscaping

The property benefits from an extensive rear garden. There are no requirements for alterations to or for any additional landscaping however, the rear patio will be replaced on completion of the works.

Appearance

Materials used for the roof will match those of the host building. All new walls are to be rendered with a painted finish and all existing yellow facing brickwork is to be rendered and painted to match. There are other properties locally where the elevation treatment has been changed accordingly.

Use

The proposed extension will be for the sole use of the current occupier.

Access

Both pedestrian and vehicular access to the property will remain unchanged.

Prepared by:
The Basement Design Studio

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