



Weaver Avenue

Design and Access Statement

Residential Rear Extension

11 Weaver Avenue
Arborfield
RG2 9TR

22 October 2024
Reference: 2438-P600-P21



Introduction

This Design and Access Statement has been prepared by Holtham Newman Architects Ltd. on behalf of Mr and Mrs Murphy and outlines the proposal for a single storey rear extension at 11 Weaver Avenue, Arborfield.

Site Location

The site is located on the eastern side of Weaver Avenue in Arborfield. This road can be accessed directly from the new Nine Mile Ride Extension, then cuts through to Sheerlands Road. The property was built as part of the Arborfield Garrison redevelopment consented in 2015. Vehicle and pedestrian access is from the street, with a drive for two tandem parking spaces in front of the house and a garage to the side. There is then access to the rear garden, with a gate next to the garage.

The surrounding area is predominantly residential 2.5 storey houses.



Street View from Weaver Avenue, September 2024



Garden View, September 2024





Design Proposal

The scheme design is for a new single storey rear extension, to create an extended kitchen dining room and utility/boot room. The current layout has a single storey rear projection, and it is proposed for this to be extended and widened to create this new space.

The proposal maintains the front kitchen, with no changes to the front elevation. To the rear, the extension will create a new snug area within the kitchen diner and opening up the rear elevation to the garden. The utility/boot room will have a new back door and window to the side elevation and create more space for the washing machine and storage to be moved from the kitchen. This proposal is to extend the families living space and create more ancillary spaces, currently not provided on the ground floor.

The proposal has been carefully considered to meet planning policy, as well as improve the flow through the house and meet the needs of everyday family living in the property.

Materials

The existing property is built from red bricks, with stone and projecting brick details to the front elevation. The rear elevation has some detailing above the windows. There is a mix of styles on the street with some rendered elevations and red brick houses. The proposal is to match the red brick work and add in a projecting detailing to the window head, similar to the front elevation, to create interest to this new addition and tying it back to the original house.

The current projection has a sloped roof, although due to the window on the stair landing, it would not be possible to extend this across the back elevation, therefore a flat roof, with a brick parapet is proposed to the whole of the rear projection.

All other materials, such as the windows and doors, have also been designed to be in keeping with the original property, wherever possible.



Access

The pedestrian and Vehicle access is from Weaver Avenue along the front is not proposed to be altered.

Waste Management

General waste and recycling are all collected from Weaver Avenue, which is not proposed to be altered.

Sustainability

The proposed and altered rooms are all designed to meet the new Building Regulations Part L, improving the thermal efficiency where possible.