

Design & Access Statement for 92 Old Bath Road, Charvil, Reading, Berkshire, RG10 9QL

Introduction

This document has been prepared in relation to the proposed part single, part two storey rear extension, conversion of existing garage, first floor gable extension with adjacent dormer to front elevation.

Site Analysis

Location

The property is situated on the southeast side of Old Bath Road.

Site Characteristics

The site is currently occupied by a detached residential dwelling built in a combination of brickwork & render with a plain tiled pitched roof as shown in the photos below. The property has a front facing first floor gable with a single storey garage below

Access

The site has pedestrian & vehicular access off Old Bath Road with ample parking to the front of the property as shown in the photo below.

Site Topography

The site is rectangular in shape with a max length of 90m & a max width of 11.3m.





Scheme Proposal

The proposal is to construct a part single, part two storey rear extension to create an open plan kitchen family room and separate lounge. The kitchen extension has been kept to single storey with a flat roof with a rooflight to ensure compliance with a 60 degree right of light angle from the centre of the neighbours bifold doors.

To the front the existing front gable is to be brought forward 1.5m to line up with the wall below with a separate new dormer over the entrance canopy.

The proposal will create 4 bedrooms at first floor level with family bathroom and ensuite to the master bedroom

The garage is being converted to create a home office with window to the front elevation.

Materials will match existing with part brickwork part rendered finish to the walls and a plain tiled pitched roof.

Car parking will be formed to the front drive to create 3 no spaces with turning to ensure that cars can enter and leave the site in forward gear