



DESIGN & ACCESS STATEMENT

PROPOSED TWO STOREY REAR EXTENSION

**110 MATTHEWSGREEN ROAD
WOKINGHAM
RG41 1JT**

For:
Mr Lewis Couper

Introduction

110 Matthewsgreen Road is a semi-detached property dating from around 1935 and is in need of modernisation.

Amount

The proposals are to construct a two-storey rear extension to the property, providing 20.8m² of additional area at ground floor level and 9.1m² at first floor level. The proposals total 29.9m²,

Layout

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 reconfiguring of the first floor to create an enlarged bedroom and additional bathroom.

Scale

The proposed ground floor extension projects 4.5m from the rear wall property and is largely single storey. The first-floor projection has been reduced to just 2.0m to minimise any impact on the adjoining property. The attached property (108) has not been extended but the adjacent property (112) has a large existing two storey rear extension as well as loft conversion.

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

The materials used for the extension will match the host building.

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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