

Design & Access Statement
'Rivendell'
Church Lane,
Arborfield.
Berkshire

The Scale, Mass. Materials, Layout of the structures, access, parking etc has been carried out with reference to the following guidance.

The Site:

'Rivendell' is located to the north of Arborfield. The location is highly accessible with easy access to London & the West Country.

Scale & Mass:

The Proposed Annexe have been designed to a similar scale & mass to the majority of Outbuildings along Church Lane

External Appearance and Design:

The Elevations have been designed to blend in with the surrounding buildings of similar design, with rendered elevations under a tiled roof.

The scheme will be provided with appropriate access arrangements for disabled people including ramped access to the entrances and sufficient widths internally for wheelchair access to be accommodated.

The proposed Annexe will provide a Lounge, Kitchen/Dining, Shower Room and 1 Bedroom, solely for the use of elderly Relatives and extended family.

The scheme will meet the most advanced requirements for energy saving construction and will be fitted with up-to-date energy saving appliances.

External Materials:

Walls:	Render Finish.
Roof:	Concrete Tiles.
Doors:	White PVCu double glazed doors & windows.

Vehicle Access & Pedestrian Access:

Existing vehicular access will remain as unchanged.

Flood Risk:

The site is not within a flood risk area as can be seen on the Environmental Agency's website.

Contamination:

The site is unlikely to be contaminated.

Ecology:

There are no predicted impacts on designated protected species or areas.

Conclusion:

This scheme will provide a modern property of high quality and design that will help to provide a better living environment in a form that will fit comfortably into the neighbourhood.

This Design & Access statement has been prepared to provide concise information and should be read in conjunction with the submitted drawings and other relevant information to meet the Borough Councils requirements in determining this application.