

Design & Access Statement for **35 Blenheim Road, Caversham Reading Berks, RG4 7RT**

Introduction

This document has been prepared in relation to the proposed construction of a single storey side/rear extension.

Site Analysis

Location

The property is situated on the west side of Blenheim Road. There is a footpath running down the side of the property

Site Characteristics

The site is currently occupied by a 4 bedroom semi-detached property built in brickwork and render with a slate tiled pitched roof.

Access

The site has pedestrian access off Blenheim Road.

Site Topography

The site is rectangular in shape with a max length of 35.5m & a max width of 5.5m.





Scheme Proposal

The proposal is to extend the existing property to the rear infilling the side of the property extending the existing kitchen to create a larger family kitchen with bifold doors added to the existing rear elevation

The extension has been stepped back to ensure that no part of the extension overhangs the boundary

The extension will have a pitched roof incorporating 2no rooflights finished in slate to match existing and facing brickwork