



146 Park Lane, RG31 4DU

**Design, Access & Heritage Statement
April 2023**

Project details



Client property address:

146 Park Lane
Tilehurst
Reading
RG31 4DU

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Introduction & context

Description of proposed works

Proposed dormer to second Floor, floor plan redesign and all associated works at 146 Park Lane, RG31 4DU

Introduction

Resi has prepared this Design, Access and Heritage Statement on behalf of the applicant Catalina Iancu. It has been produced to support a planning application for a proposed development at 146 Park Lane, RG31 4DU.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

Character of the area

The proposal site is a freehold two storey detached dwelling on Park Lane in Tilehurst. Park Lane is a predominately residential road comprised of terraces, semi-detached and detached dwellings which are similar in design. The property is not listed nor in a conservation area.

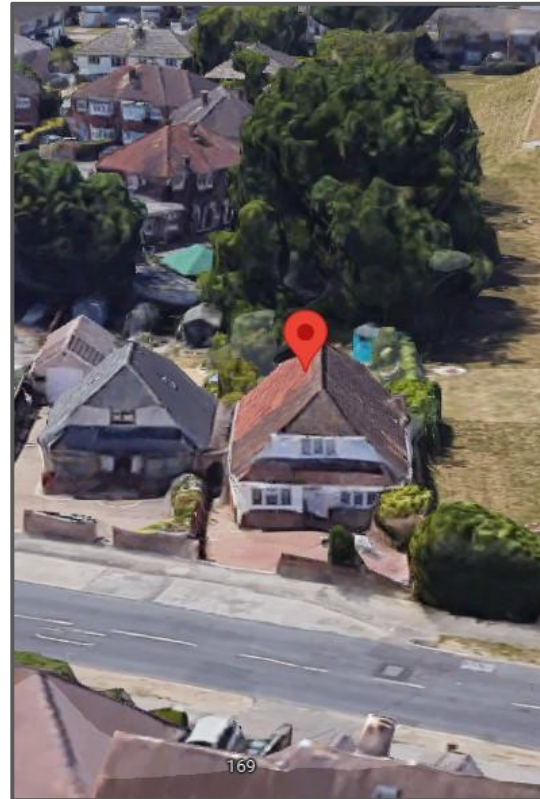
Site analysis

2.2 Site location plan



Site analysis

2.3 Site View



Site analysis

2.4 Existing photographs



Front view



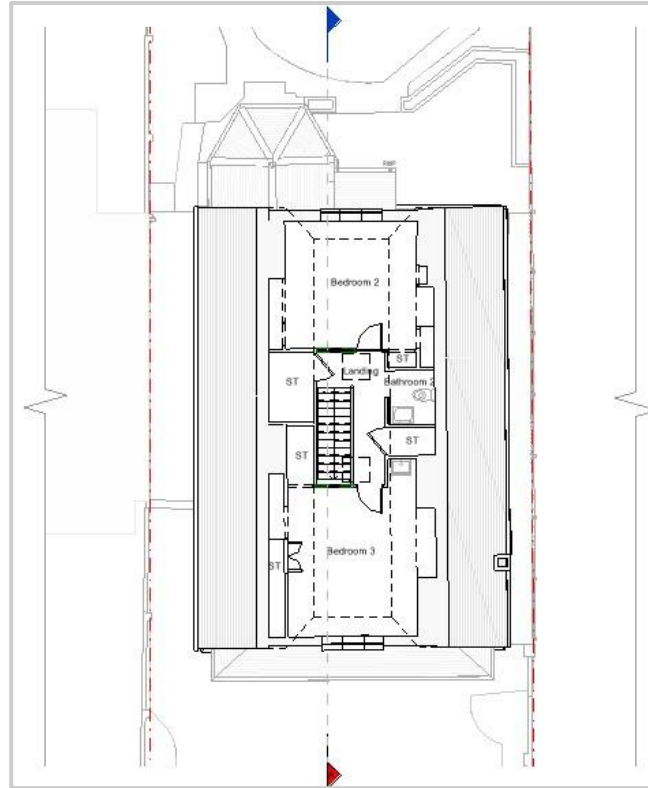
Rear view

Site analysis

2.5 Existing plans

The existing first floor consists of two bedrooms and one family bathroom.

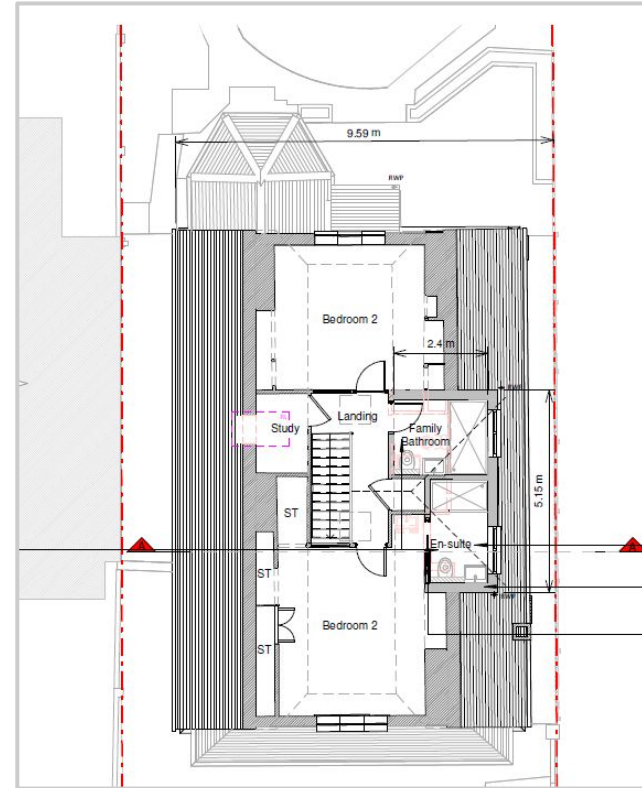
There is a small sink to the main bedroom which is not practical solution.



Site analysis

2.6 Proposed plans

The application proposes to add head height and useable floor space within the first floor area providing a better layout and function of the spaces intended for use. The windows and roof design of the dormer are sympathetic towards the main house and match the existing materials on site. There is no overlooking onto neighbouring properties and the rooms in the dormer are proposed to be wet rooms with obscured glazing windows for privacy. The proposed work will provide a better functional space for the family occupying 146 Park Lane, RG31 4DU.



Site analysis

2.7 Local precedents

- **149 Park Lane, Tilehurst, Reading, RG31 4DU**
- **143 Park Lane, Tilehurst, Reading, RG31 4DU**
- **139 Park Lane, Tilehurst, Reading, RG31 4DU**

The proposal responds to the scale, proportions, height, and materials of the existing building and local area. The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation.

The proposal seeks to enhance the character of the existing building. it has been designed to a high standard. All materials to be of a high quality and durable so the aging of the materials integrates well within the local context and creates a positive impact on the urban landscape.

Our conclusion

Our proposal at 146 Park Lane will benefit the current homeowners

We believe the proposal complements the building and is in context, it does not affect the streetscape. The plans utilise the site to its full potential without any adverse effects upon the neighbours or the area and vastly improves the character and composition of the existing dwelling.