



Design & Access Statement

Produced on 19/03/2023 by Arkiplan Architectural Limited

Project address: 5 Russet Glade, Emmer Green, READING RG4 8UJ

Local Authority: Reading Borough Council

Local Area: Emmer Green lies in the Borough of Reading, in the county of Berkshire. The area is a residential area, with a mix of traditional and modern housing. The area is characterised by mature trees, open green spaces, and tranquil streets. Nearby to 5 Russet Glade is Emmer Green Primary School and Reading Golf Club. The area is in close proximity to the M4, providing good access to London, the Midlands, and beyond.

Design Principles: The proposed extension has been designed to be sympathetic to the existing house. The design of the new extension follows the form, shape and character of the existing house. The proposed roof style will be gable with tiled finish to match the existing. The new walls will be of brick construction. The existing front bay window will be removed and the entrance door will be relocated.

Scale: The proposed extension will be two storeys in height and will not exceed the height of the existing house. The extension will be located on the side of the property, extending the existing building.

Appearance: The proposed extension will be sympathetic to the existing house and local area. The external materials will be of brick construction and tiled roof finish, to match the existing house. The existing windows will be replaced with black frames and the existing hanging tiles will be replaced with horizontal composite cladding.

Access: The proposed extension will not impede access to the property. The existing entrance door will be relocated to the side of the house. The proposed extension will not affect the existing access pathway to the property.