

8 Ardler Road, Caversham, RG4 5AE

DESIGN AND ACCESS STATEMENT

Introduction

This application seeks to refresh application 180656.

The application was approved in 2019 and because of covid and the plot being sold to the applicant the project was never commenced. This scheme has made a small adjustment to the ground floor to give a bit more space to allow for space for home working.

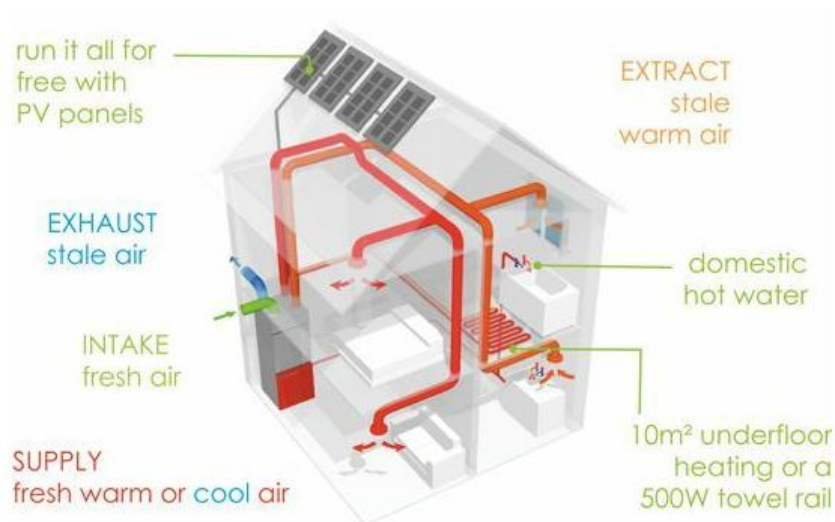
Due the required FFL by the environment agency we have shown a shared platform lift to front to allow for level access. There is still sufficient space for off road parking for 1 vehicle per unit.

Sustainability

The proposal will be extremely well insulated and airtight resulting in the best environment for the PKOM4 system to work efficiently. One of the many benefits of this system is that there are no external units.

how does the PKOM 4 work?

The PKOM 4 has a heat recovery ventilation matrix with not one, but TWO integral heat pumps for the separate heating of domestic*¹ hot water and space heating, with COOLING. This aspect of the PKOM 4 is located above a 212L capacity hot water cylinder.



Flood Risk

A flood risk assessment was carried out with the 2019 application, and it was concluded.

15.1 It is submitted that this proposal would accord with the aims and objectives of the NPPF and its associated Technical Guidance. 15.2. Whilst the flood risk classification may change over time this proposal will not put a significant number of additional buildings or persons at risk from a flood event.

Amount

As previously approved

Scale

Modest increase to ground floor still does not differ from the that within the street

Layout

As previously approved

Landscape

As previously approved

Access

As Previously approved

Conclusion

Refresh of previously approved scheme with minor single storey extension to rear