

Design Access Statement

Replacement of Existing Garage with attached Ancillary Accommodation
for Elderly Relative

22 Parkside Road, Reading
Berkshire RG30 2DB

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I. Introduction

This Design & Access Statement has been submitted by Michael Pagliaroli Architects Ltd. This document supports a planning application for proposed replacement of a single storey attached double garage with a single storey ancillary extension to the side of 22 Parkside Road which is a detached two storey dwelling to the west of central Reading and to the east of Tilehurst. The extension includes ground floor accommodation to be used by an elderly relative.



Frontage to 22 Parkside Road



Garage to be replaced

2. Proposed

The addition of the extension to the side will increase the accommodation of the property for family purposes only. The extension will be linked directly to the property via an existing sun room to the rear aspect. It will have no direct access to the frontage. The extension will create a master bedroom/living space with an en-suite wet room for disabled/elderly use.

3. Amount Layout and Scale

The proposed increase to the footprint of the building is modestly increased from 29sqm to 36.5sqm and has been dictated by the size of the plot. There is ample amenity space to the rear.



Existing rear elevation (extension to replace garage to left overgrown with planting)

4. Landscaping

There is an existing terrace area to the rear and garden much of which is to be retained. The front aspect retains the gravel entrance way.

5. Appearance

The construction materials continue the existing tile finish to the roof and brick walls will match those of the existing walls. The window and door materials will continue with combination of UPVC cream coloured flush casement frames. The extension will thus remain sympathetic to the dwelling's aesthetics and thus seek to be in harmony with the area

6. Access

The properties along Parkside Road generally each have their own separate entrances from the road side. No change is proposed to this property's access.