

Design & Access Statement for 110 Shinfield Road Reading, Berkshire, RG2 7DA

Introduction

This document has been prepared in relation to the demolition of the existing garage and the construction of a two storey side extension and single storey rear extension with an additional dormer at first floor to the rear elevation.

Site Analysis

Location

The property is situated on the west side of Shinfield Road, located in a residential area with Leighton Park School directly opposite

Site Characteristics

The site is currently occupied by a semi detached 3-bedroom property built in red brickwork with a plain tiled pitched roof. To the side of the property is a attached flat roof garage with garden room annex to the rear

Access

The site has pedestrian and vehicular access only off Shinfield Road, with off street parking to the front drive

Site Topography

The site itself has a max length of 58m & a max width of 15m.





Scheme Proposal

A pre app enquiry was submitted last year by the client which largely supported the proposal.

The proposal consists of the demolition of the existing garage and the construction of a two storey pitched roof side extension which has been set back from the front of the property, with a single storey flat roof rear extension incorporating 2 no lantern rooflights projecting 4 metres to the rear, set 500mm away from the side boundary ensuring compliance with the 60 degree rights of light angle, with the flat roof linking up to the garden room annex

The proposal creates a large open plan kitchen dining family area with bifold doors opening onto the rear garden with utility/ boot room link to the rear. At first floor level the proposal creates an additional bedroom with a new dormer providing light to bedroom 4

Materials for the extensions will be red facing brickwork and plain roof tiles to match existing.