

DESIGN AND ACCESS STATEMENT:

Property address: 12 WHITBY GREEN, READING RG4 6SF

Proposal: FRONT EXTENSION CLOSING THE GAP BETWEEN MAIN HOUSE ENTRANCE WALL AND BOUNDARY WALL FLUSHING WITH THE FRONT FACADE, AND GARAGE CONVERSION.

Current Style of Local Street:

This is a traditional post-war terrace houses area which set in a nice and quiet sub-urban environment, those terrace houses consist with front garden and back garden. They were finished with fair-faced brick, painted on external render or pebbledash render and tiled pitched roof, white upvc window frame with clear glazing are the permanent feature. Please refer the aerial view plan Google map (red line is the site boundary).



We checked the local planning record and Google map,

addresses of house:

3 Whitby Green, Reading RG4 6SL

5 Whitby Green, Reading RG4 6SL

7 Thetford Mews, Reading RG4 6SN

had been constructed their front extension with the identical house type of 12 Whitby Green in the local area, please refer to the photos as below(Google street).



The current house:

It is an end of terrace house which has 2 bedrooms, bath room and a box room on the first floor, living room and kitchen & dinner, garage on the ground floor, it also has a small back garden and a front drive way, existing house layout and elevations please refer to existing drawings 001&002.

Existing front elevation as below



Design statement:

The design is mainly close up the existing gap between house 12 and the house 10's boundary wall to form the completed facade with one straight wall, at the meantime, the garage will be converted to a ground floor room / home office for my client. This also will benefit the unity of the whole facade on the ground floor, just one straight wall from house 12 to house 10 (drawing as below) that will be the same result / outlook as the front extension for house 3&5 Whitby green (please refer to page 2).

We will aim to use all materials to match the existing and reuse the materials where it possible. Also aim to subtle down the effect of the extension and maintain the current style and respect the current local character. All building method, window style, flashing and external fair-faced wall will be matched current style, aim to minimize the impact for local residents and character.

Please let me know if you have any questions.

Best regards

Many thanks

RAY ART ARCHITECT

