

DESIGN AND ACCESS STATEMENT

Prepared By...



45 Shepherds Lane
Caversham
Reading
RG4 7JJ

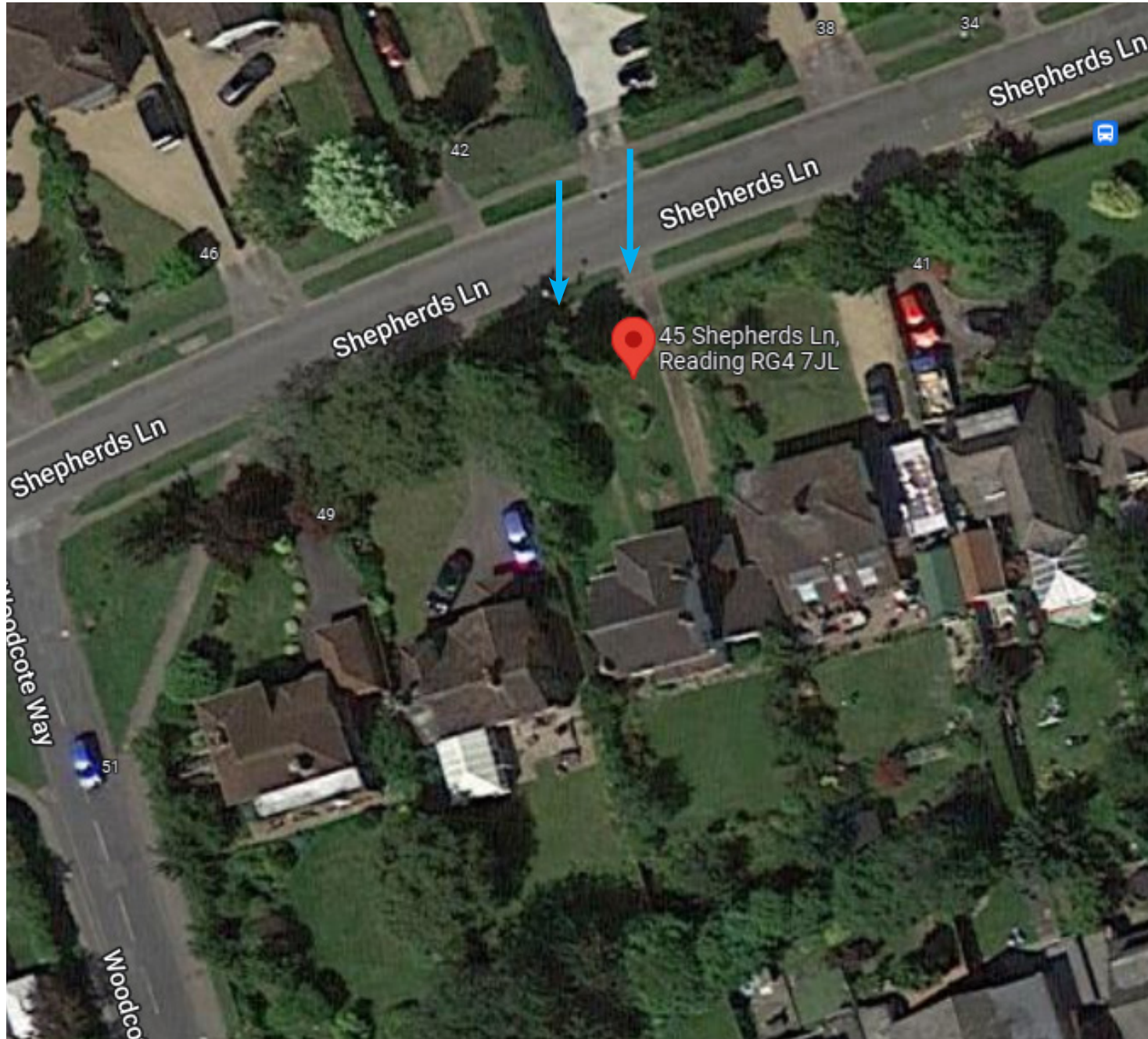
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This Design and Access Statement relates to a householder planning application at 45 Shepherds Lane, Reading RG4 7JL.

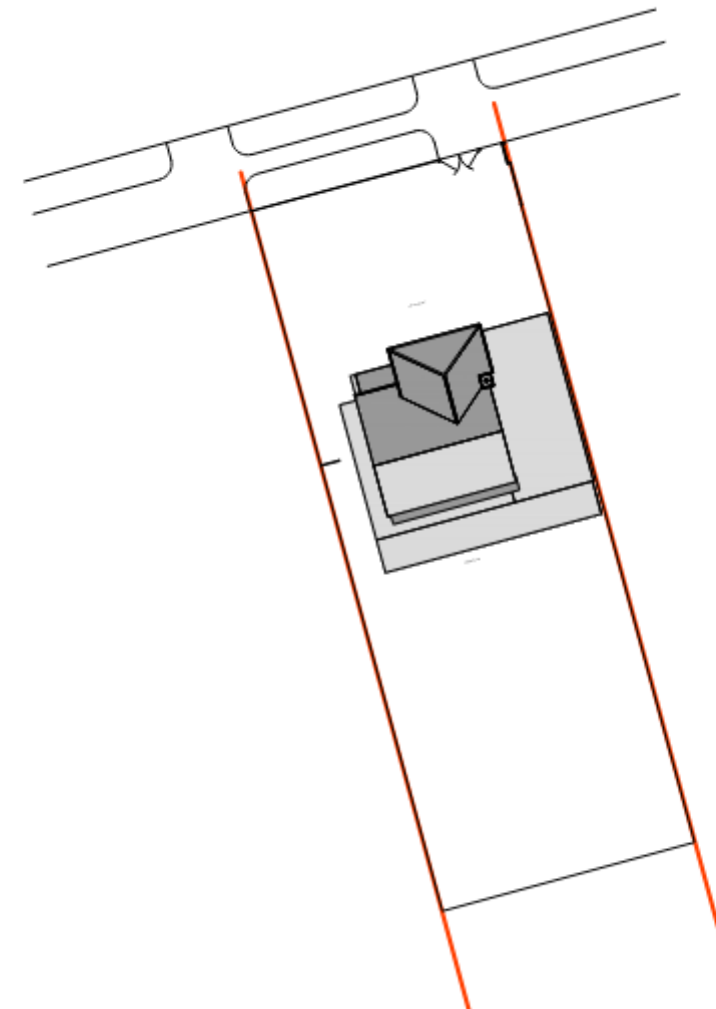
The property is currently a detached house.

The proposed works are primarily a single story side extension, small rear extension, loft conversion with a rear facing dormer and internal refurbishment.



45 Shepherds Lane is a detached property located in Caversham, Reading.

You can access the site by foot or car from Shepherds Lane. The blue arrows show the two access points from the road.



EXISTING PROPERTY



The existing property is currently a 3 bedroom, one bathroom detached house with a single story side extension garage.





The proposed works are primarily a full internal refurbishment, single story side extension, rear extension and loft conversion with a rear facing dormer.

Ground Floor:

A small change is being made to the front access of the property. We are proposing to brick up the existing canopy area and bring the existing front door to the front of the porch. The side access has been removed. The existing access from the rear of the house is being removed and replaced with two new French doors. The access to the existing garage has been removed.

Internal remodelling provides a large entrance hall with access to a new downstairs shower. The proposed side extension is being used for an office, a utility room and makes up part of the open plan kitchen diner. The existing kitchen area is being extended backwards and turned into a snug area with access to the kitchen diner and entrance hall.

First Floor:

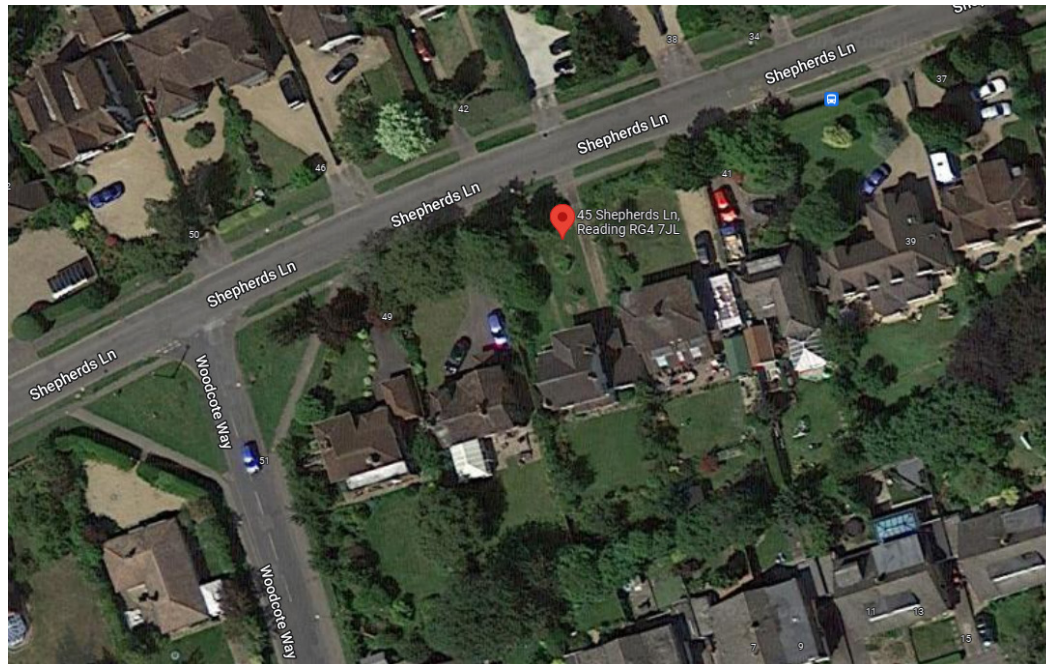
Internal refurbishment, with an new rear window made to match the existing windows on the rear elevation.

Loft Floor:

Loft conversion with a rear facing dormer with en-suite, walk-in wardrobe and Juliette balcony.

LANDSCAPING

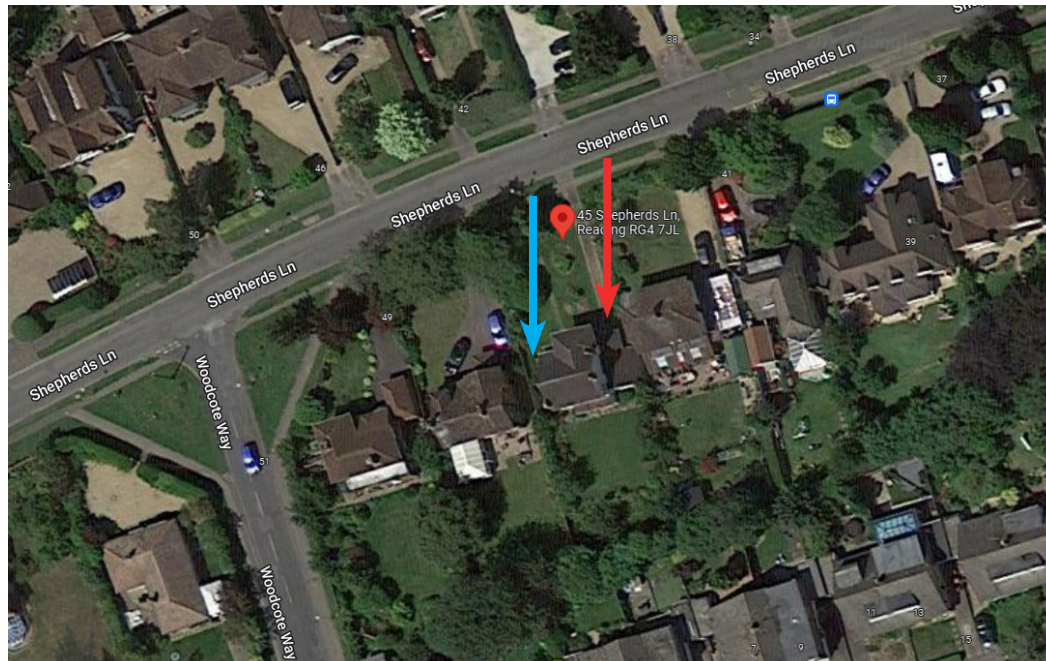
No landscaping is being done to this property.



BIN STORES

The bin stores are moving from in front of the garage on the left hand side of the house to in front of the gate into the garden on the right hand side of the house. This can be seen clearly in the drawings provided.

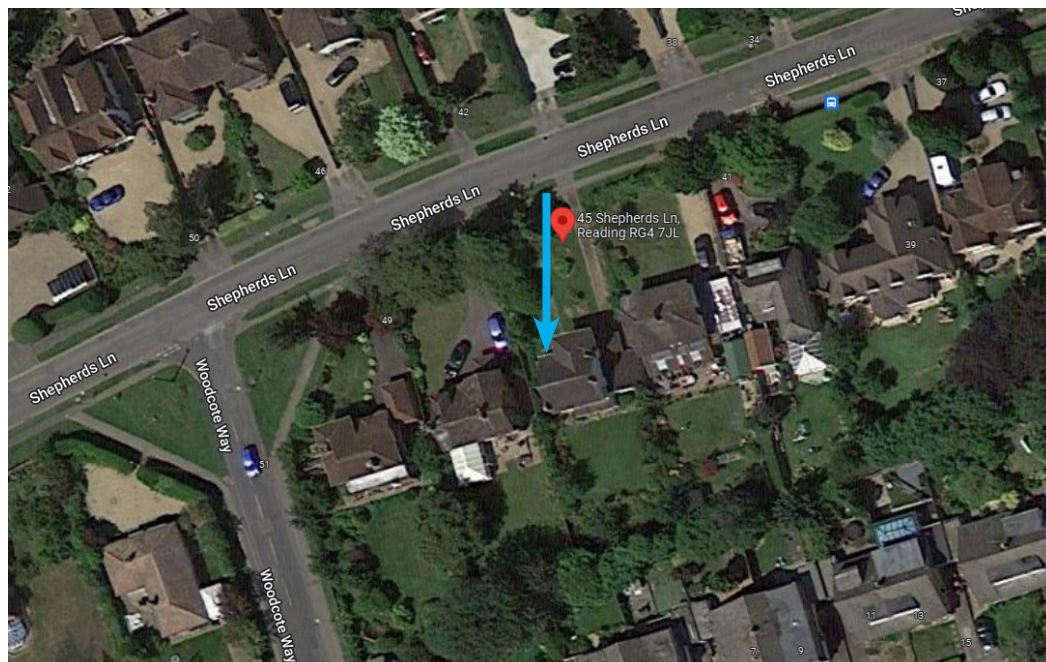
Red arrow shows where the existing bins are located.
Blue arrow shows where the proposed bins are located.



ACCESS

A minor change is being made to the front door access by bringing it forward to match the line of the existing front canopy.

Blue arrow shows where the proposed access to the house is located.





The result of this proposal is that the standard of living is improved and adapted for the owners for the next part of their lives.

The internal refurbishments make the house work better and makes better use of the currently unused garage.

Externally, careful consideration has been made to not change the language of the house from the street view. We have chosen materials and a style that is in keeping with the existing property.