

Design and Access Statement

Proposed Rear Extension
to 1 Cressingham Road
RG2 7RS

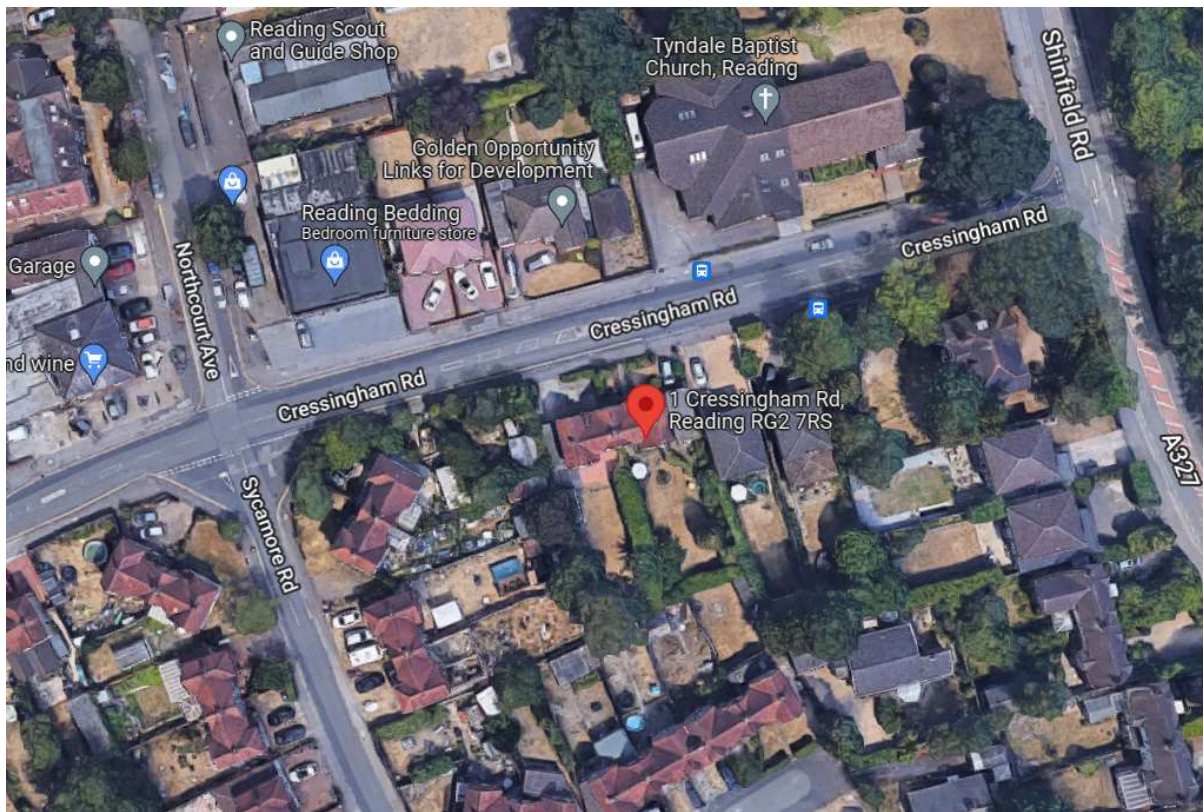
Submit to Reading Borough Council for
detail planning approval

Design and Access Statement:

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1. Local Area



Location Map

The application site is situated at 1 Cressingham Road, South-West from Reading University.

The existing house is typical of dwellings within two storey terrace domestic property constructed of brick externally, with a tiled pitch roof. As with many properties within the area the dwelling benefits from front / rear garden with parking to the side or front.

1 Cressingham Road RG2 7RS

2. Site Photos



Front View



Street View

1 Cressingham Road RG2 7RS



Rear View



Garden View

3. Site Analysis



Site Location plan

The property is not located within any Conservation Area and flood risk area.

4. Design Principle and Proposals

The proposal is single storey front / rear extension and side infill to enhance its use as a family home. Details as below:

- The single storey rear extension is 6m deep from existing rear wall to create living room and master bedroom.
- Remove the existing asbestos garage roof, rise 3 course of brickwork and replaced by GRP flat roof.

- Demolish the existing garage rear wall and extend 4.67m to create ensuite and dressing room to master bedroom.
- Create new front porch (1m x 2m)
- All facing materials in colour and form respect the local surrounding development and match as existing.

5. Access

The proposal has been designed to ensure that all users have equal access to local buildings and the public transport system via means of doors from the ground floor. The proposals have been designed to confirm to part B of the building regulations in relationship to access for emergency services. Access for emergency services has been allowed via access to the front and rear of the proposals. The proposals have been designed to conform to part M of the building regulations.