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DESIGN AND ACCESS STATEMENT

Re:Extended Roof Loft Conversion with 3no Rear Dormers and 3no Roof Lights to Front Elevation.Demolition of Existing conservatory and New single Storey Rear Extension. Conversion of Existing Outbuilding to Annexe with new Pitched Roof.New Front Porch.Rendering to Existing Brick elevations and Replacement of all Windows at 55A Armour Road,Tilehust Reading,RG31 6HA

Existing property:



Front elevation.



Rear elevation.



Existing Outbuilding



Neighbouring 57 Armour Road



Neighbouring 53 and 55 Armour Road



46A and B Armour Road, opposite.

History: In the words of the applicant (homeowner), 55A Armour Road is somewhat of an oddity in style and appearance in Armour Road and cannot be considered attractive. It is the applicant's wish to improve upon the accommodation available and the overall style and appearance of the property so it is more in keeping with the general street scene.

Use:

Extended roof loft conversion to create 4th bedroom with en-suite facilities.
Replacement of existing PVC conservatory with single storey extension to provide additional living accommodation.
Conversion of existing outbuilding to form annexe.

Layout: As detailed within drawings ref draft3a130921 submitted with householder planning application.

Scale:

Loft conversion: Footprint as existing house. Increase in ridge height approximately 2m to be compatible with other houses in the vicinity.

Rear Extension: Full width of house by approximately 6m deep (Technically within Permitted Development).

Outbuilding: Conversion from flat roof to pitched roof with a maximum increase in height of approximately 1m.

Appearance:

Roof: Pitch of roof amended to be compatible with street scene.

Walls: Defective brickwork, which cannot be matched if extending the property, to be rendered.

Windows: New style PVC windows.

Boundary: No impact to existing boundaries.

Landscaping: Generally no impact to existing landscaping.

Parking: No impact to existing parking.

Access: Within existing boundaries of property.