

DESIGN & ACCESS STATEMENT

**25 THE MOUNT,
Reading,
Berkshire,
RG1 5HL**



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1.00 Introduction

1.01 The following Design and Access Statement has been prepared in support of a planning application for the conversion of existing out-buildings, single storey rear extension and part garage conversion into habitable accommodation. And a roof light on the rear elevation of the existing house.

2.00 History

2.01 The existing property is a Grade II listed building, but the out-building to the rear isn't listed.



3.00 Design

3.01 The proposal is to carry out a part garage conversion, still allowing a car to park on the driveway. The part garage conversion combined with a single storey rear/side extension, linking the house to the out-building, is to form a shower room, Utility room and new Kitchen/Breakfast area.

3.02 There is also a roof light proposed on the rear gable to give additional light to the first floor room.

4.0. Appearance

4.01 The appearance of the existing Grade II listed building will not be changed. There are no structural changes made to this property.

4.02 There is a roof light on the rear elevation which cannot be seen from any public road or footpath.

4.03 Converting the existing out-building, which is in poor condition, can only improve the appearance of the property.



6.00 Conclusion

6.01 The owners wish to improve their living accommodation without changing the appearance or structure of the Grade II list building.

END