

**D&A STATEMENT FOR THE PROPOSAL TO ADD A MODEST REAR
EXTENSION TO 33 ALEXANDRA ROAD, READING.**

No. 33 is a late Victorian house in the Alexandra Road conservation area. Fortunately it is little changed from the original layout. Its only modification followed the second world war, when the owner changed it into a basic HMO type of residence with many residents living in the six large rooms.

My client's family bought it in 1976 and have used it as a family home ever since.

Recent changes in the family have prompted the idea to improve the kitchen, utility and cloakrooms on the ground floor.

Another aim of this proposal is to make the building suitable for living in, in later years of life and with an eye to making the ground floor friendly and accessible to wheelchairs.

The new ground floor layout will be extended to give an improved kitchen and informal dining area, with inclusive views and direct access to the garden from the kitchen.

To achieve the client's Brief, I have designed a single lean-to extension on the rear of the house in order to satisfy these changing requirements. In addition improving the utility and cloakroom, the latter can now be used as a shower room, should any member of the family need to live downstairs for a while.

I am proposing the extension should be constructed in matching brickwork and a lean-to natural slate roof. A terrace with a ramp will be formed to give easy access to the garden from the kitchen. The original kitchen is to be converted into the new utility and shower room.

There are no proposed changes to the access to the site from Alexandra Road. The only change is in the internal arrangements to make it easier to use a wheelchair on the ground floor.

This proposal will enhance this traditional Victorian house, making its use closer to 21st century living, while achieving a modest enhancement to this part of the conservation area.