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DESIGN & ACCESS STATEMENT

PROPOSAL – Demolition of existing garage, Proposed Double Storey Side Extension including new Garage.

Address: 35 THIRLMERE AVENUE, READING, RG30 6XR.

Design and Access Statement

1. Introduction

This design and access statement has been prepared to support a planning application for a demolition of existing garage, proposing a double storey side extension and garage.

2. Location

This site is located at 35 Thirlmere Avenue Reading, RG30 6XR.

There are many public transport services within the area including trains, buses and over ground services. The surrounding properties are all similar. Many of the properties have been similarly extended.

3. Use

Currently this property is a single dwelling house, an expanding family have bought the house and wish to extend the property for day to day use.

4. Assessment

The application site, Thirlmere Avenue is located within the residential area of Reading.

5. Access

All access would be through Thirlmere Avenue. The proposed works do not interfere with the access route to the other properties on the road. The site has very good access to public transport service as stated above. Many of the properties have had various extensions to their properties.

6. Impact

There would be minimal impact to the street scene as the proposed works are to the side of the property. Looking at the nearby neighbouring properties it's clear that the neighbours have also extended their properties. Our proposal will be keeping in character with the street.

7. Materials

The materials proposed are of traditional nature which will ensure longevity of the building. High values of insulation required under the Building Regulations, installation of new condensing boilers and replacement of uPVC double glazed windows throughout will ensure energy saving.

Daylight to the rooms have been carefully thought about, each room within and externally have been designed to have maximum space and natural light.

8. Conclusion

The proposal is seen to be a reasonable develop of this type of scale and location. The extension has been designed to maintain the architectural aspect of the existing property and fit into the character of the surrounding properties.

It has been design to be sympathetic to the immediate neighboring property with the building line and key dimensions respectful of its context. The extension provides the more delightful accommodations to the Borough of Reading.



Arial view of the property and neighbouring properties with similar extensions granted.