

Design & Access Statement for 4 Upper Warren Avenue, Caversham, Reading, Berks RG4 7EJ

- 1.0 This document has been prepared in relation to the construction of a single storey side extension.

Site Analysis

2.1 Location

The property is situated on the north side of Upper Warren Avenue

2.2 Site Characteristics

The site is currently occupied by a 3-bedroom semi-detached house built in brickwork with a Plain tiled pitched roof. (see photo's below).

2.3 Access

The site has pedestrian access off Upper Warren Avenue.

2.4 Site Topography

The property sits in a plot which is mainly rectangular in shape with a max width of 15m and a max length of 52m.





Scheme Proposal

3.1 Design

The proposal is to construct a single storey side extension to create a new large open planned kitchen/dining along with a family area with bi-fold doors opening out onto the patio. The existing toilet and utility room is being relocated to enable the rear of the kitchen to be opened up into the dining room with a picture window being inserted into the existing wall

The existing lean to roof to the rear will remain.

The materials will be facing brickwork with white upvc windows and plain roof tiles to match existing.