



SUBMITTED BY  
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19-12-2020

# DESIGN & ACCESS STATEMENT

75 BIRDHILL AVENUE, READING, RG2 7JU

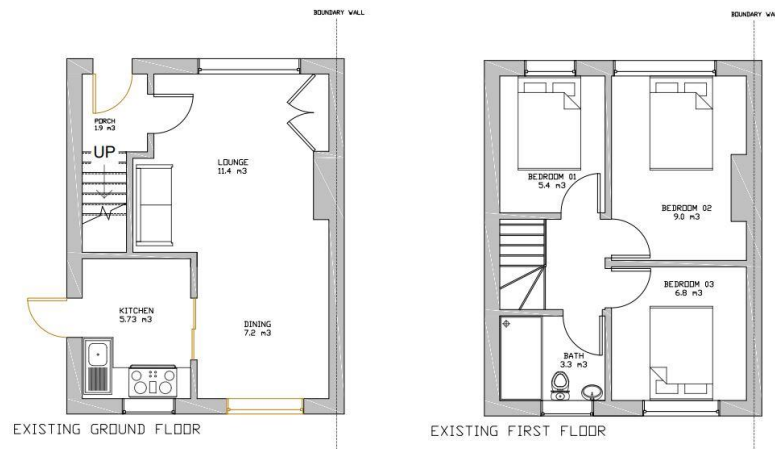
## LOCATION

The property is located on Birdhill Avenue in Reading.



## EXISTING CONDITION

The property is a 3 Bedroom, double-storey, semi-detached house. It has lounge space, dining room, a kitchen on ground floor and three bedrooms and a bath on first floor.



## NEED OF EXTENSION

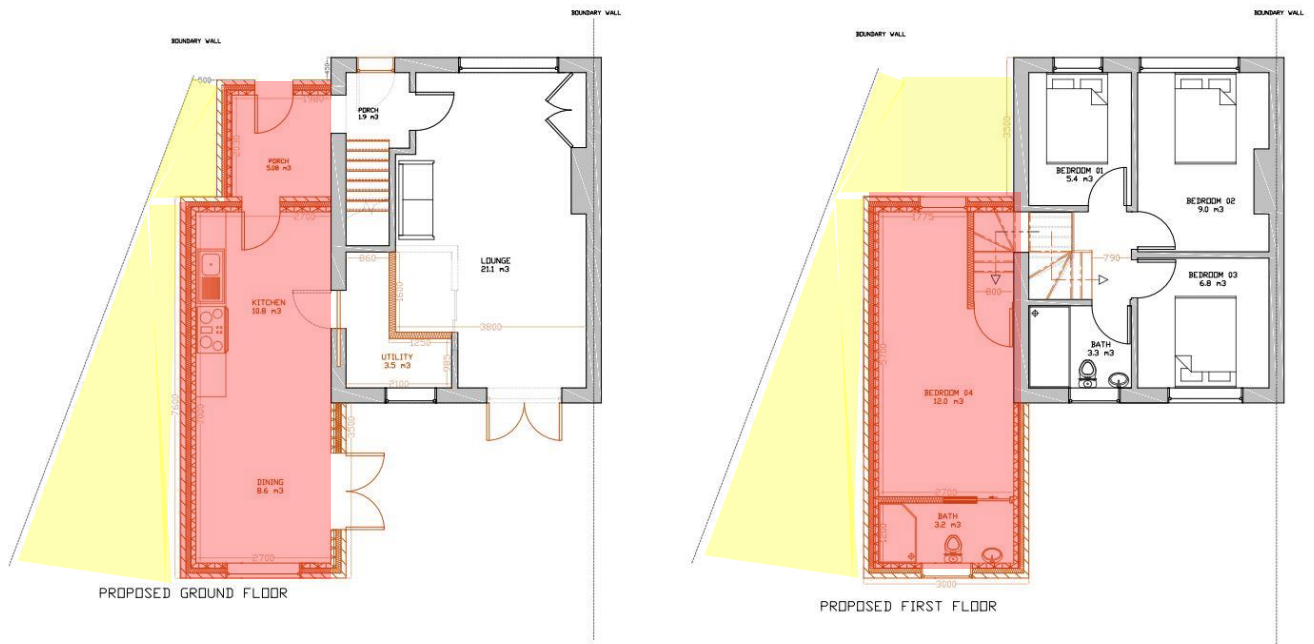
As needs of family grow, they need more space in their house. Client wants to add extra space to the house to accommodate changing needs of house.

## PROPOSAL

To provide that space, we have proposed double-storey side extension. We have proposed 3 meters side extension. To make double-storey extension appear smaller in scale we have started it after giving a set back of 3.5 meters from front. This way it will not disturb the street scape. Front porch is proposed on

ground floor. Roof of extension is designed in a way that it merges with that of original house's roof and still roof of original house is dominating.

Red highlighted part shows proposed extension on both floors and yellow part shows the set back area on side. This was done to maintain the semi-detached look of property.



In its existing condition the house has bricks at bottom and render at top. We have proposed material change of original house to be block render, proposed material of extension is block render as well. This will extend wall span.



EXISTING HOUSE



PROPOSED HOUSE

### IMPACT OF PROPOSAL

#### ON EXISTING HOUSE

Addition of new spaces on both floors will make house more spacious. Which will add more value to cost of house.

Residents will not have to shift to a new house to accommodate changing needs of family.

New extension merges with the existing house in terms of its layout and after extension house becomes a better place for it's occupants.

### FURTHER INFORMATION

The proposal for double story side extension and material change to block render, is being submitted to your local council. At our part we have decided to follow all rules but if council finds issues in this proposal, **we request you to please contact us using our contact information on application we are ready to amend drawings as per your request.**

Thank you.