

DESIGN & ACCESS STATEMENT

Project: 44 Tredegar Road, Emmer Green, Reading, Berkshire, RG4 8QF.

Single Storey Extension

Site Layout & Location

The property comprises a detached house within a residential area in Emmer Green predominantly made up of detached and semi-detached dwellings all constructed as one development in the late 1990's. The property has the benefit of a detached two car garage and parking. It fronts onto a gated paved driveway shared with a similar dwelling off Tredegar Road. The property is positioned on a cut and fill site to the hillside. The garden areas to the front and rear are generally level and are mainly set at a lower level than the highway alongside. One side garden has a retained portion whilst the other side garden area slopes down to a boundary with Bug's Bottom comprising a 1.83m high close boarded fence. The site boundary with Glenrhondda and Tredegar Road are comprised of either 2.4m high green hedges or 1.83m high close boarded softwood fencing.

Building Form & Layout

The existing building is to be retained as a single dwelling with no increase in first or second floor area. This proposal will provide a single storey extension along the west elevation, comprising a garden room with living and kitchen areas and a bedroom with en-suite. The layout is wheel chair accessible. The entrance will have a level threshold, partially protected from the elements via a glazed canopy roof with a ramp down to original ground level. Internally, access is provided from the existing dining room.

The single storey extension will have softwood timber cladding (Larch). Cladding finishes/treatment to be agreed. Supporting steel structure and railings to be hot dipped galvanized. The flat roof to be dark grey membrane with dark grey verge capping and narrow fascia. Double glazed windows and doors – material/colour to be agreed. New paving to comprise concrete paving slabs and block paving, colour and style to marry in with the existing.

Landscaping

The existing boundaries will remain, comprising a mix of materials. The two trees in the front garden adjacent to the garage and access drive will be unaffected by the proposal. New paving and timber decking will blend in with the existing.

Access

The pedestrian and vehicle access provided, off Tredegar Road, to the front entrance door, path and garaging remains unaffected by this application. The additional entrance to the proposed single storey extension with access ramps and level threshold will improve mobility access. The proposal retains the established lawns and garden areas to front, side and rear of the property for recreation.