



Design & Access Statement

80 Albert Road
Reading
RG4 7PL

September
2020

Description of Proposals:

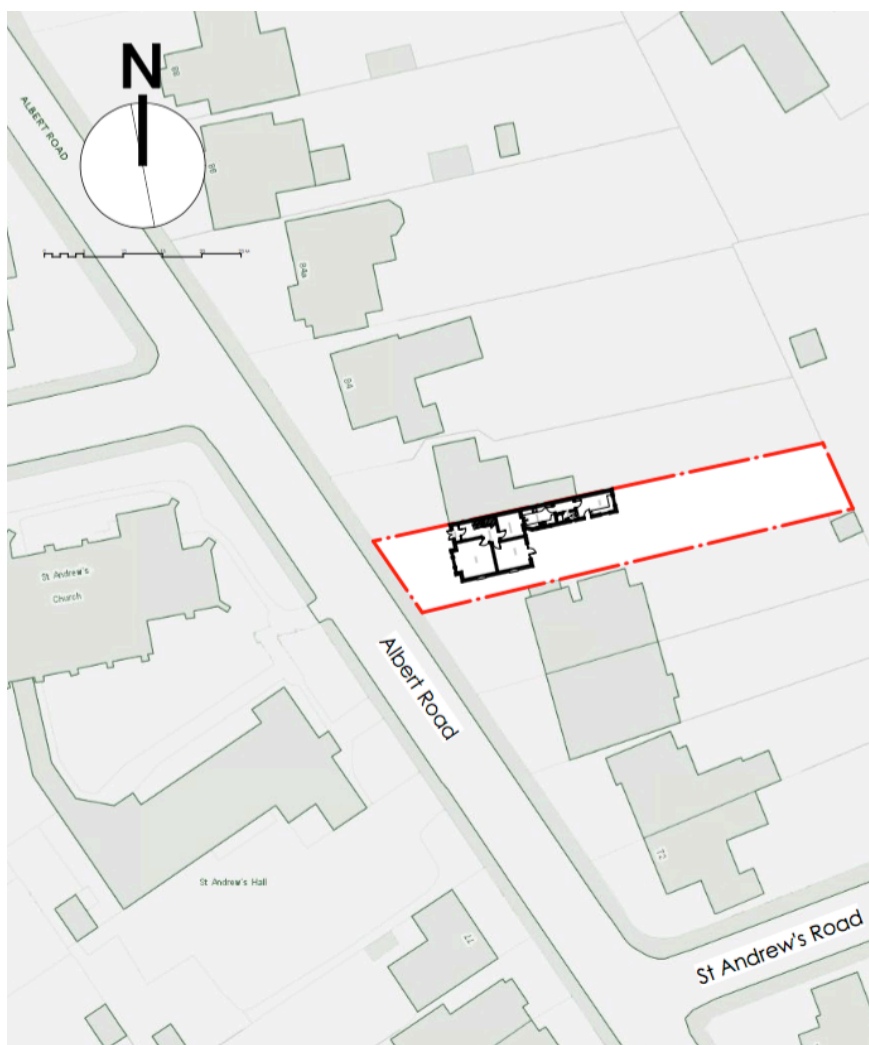
"A 2 storey rear and side extension to an existing semi-detached house, including general refurbishment and other internal alterations."

The Site

The site is located within the Caversham Height area of Reading, opposite to St Andrew's Church. The site is not in a conservation or designated area.

The existing dwelling is a semi-detached house, which has been extended in the past.

The linear dwelling site goes east-west direction, with the front garden providing the parking spaces for two or three cars.



The Existing Dwelling

The existing 2.5 storey dwelling has been extended at the back, probably multiple times, which clustered the rear appearance. The kitchen and dining areas are disjointed, and with a single step level change. The utility area is too far at the back, lack of easy access toilet facility throughout the house. Level changes at both ground floor and first floor make the house uncomfortable for the current house owners, a young and relatively large family.



Design Proposals:

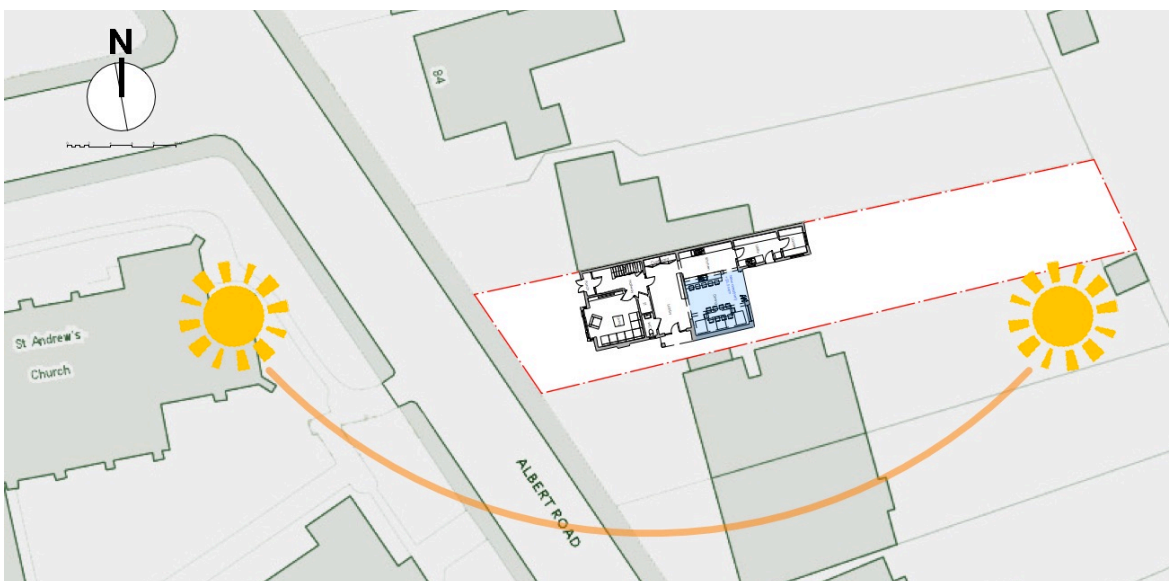
A simple contemporary extension is proposed for the side and rear of the existing, with brick finish responding to the existing building and other nearby buildings. Within the simple envelope, sit a new dining area directly connected to the kitchen on the ground floor, and a new double bedroom on the first floor. A side entrance is introduced to regularise the circulation flow, making access kitchen and utility areas much easier. Ground floor toilet is relocated next to the new side entrance, and can be easily accessed. The existing bedroom on the first floor is re-purposed into a large family bathroom and an en-suite for the master bedroom. Total number of bedrooms is not changed, but accommodation spaces are re-organised with much improved and easily accessible toilet provision. Level changes on both ground and first floors are leveled up.

The driving design principle was to present a complementary yet sympathetic addition to the existing building that would sit comfortably among the nearby neighbours. The side extension is small and setback far from the front facade. In that position, the proposed design offers a glimpse of a the new extension from the front, signaling the new lease of life to the old building.

The alterations and extension provide a re-orientated entrance, generous entrance lobby with a accessible toilet, additional dining / living space, updated kitchen, utility room and a larder to promote sustainable living style on the ground floor, and more toilet provision on the first floor. The scheme creates an appropriate balance of bedroom and living accommodation for a four-bedroom family home.

Day light / sunlight

The extension is built to the back of the main building, filling in part of the inner corner of the existing L shape footprint. The location of the extension will have no impact on the daylight / sunlight afforded to neighbouring properties and integrates well with the existing building.

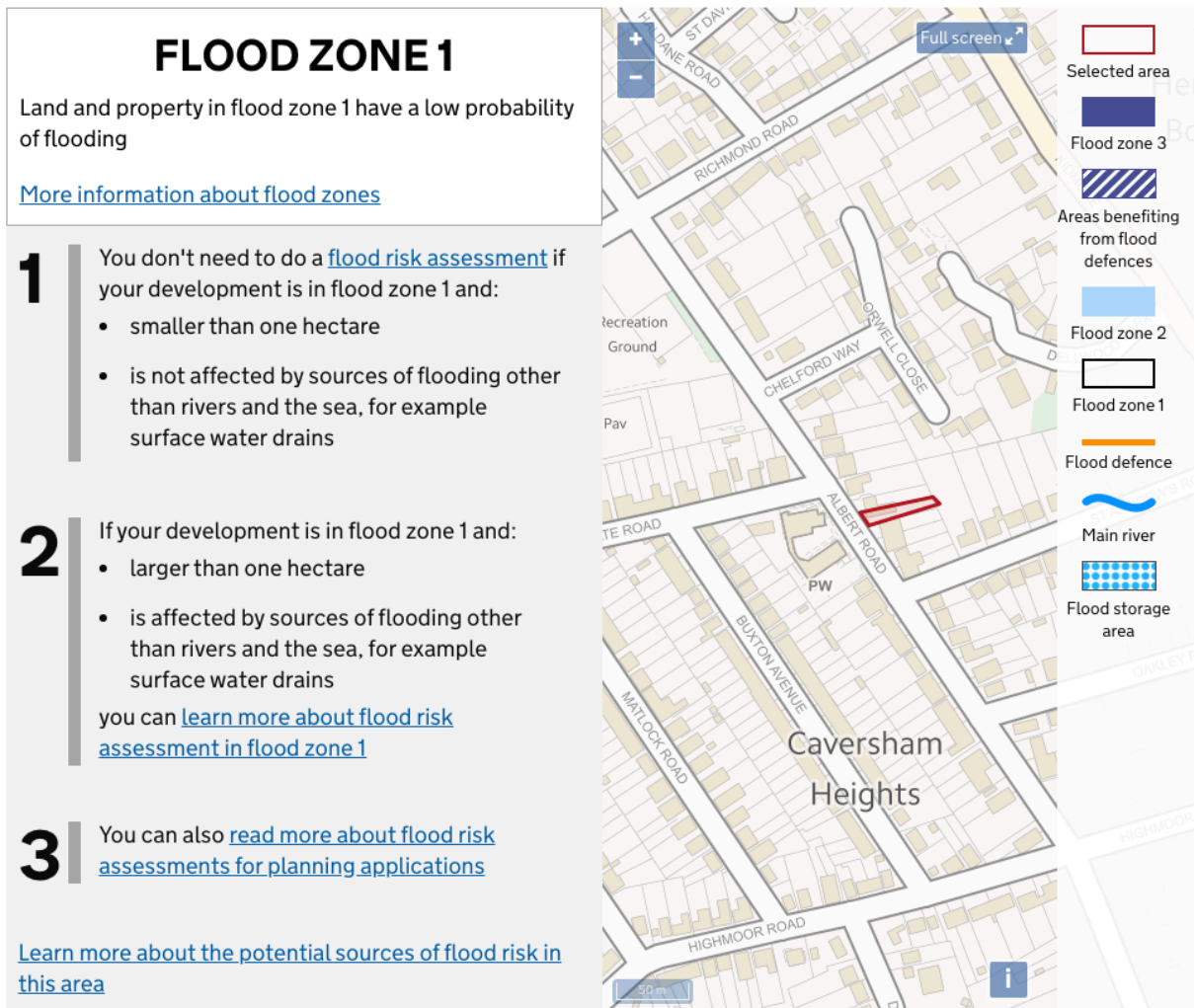


Flood Risk

The site is within a Flood Zone 1 area and therefore has a low probability of flooding. We assume no further flood risk assessment is required.

Likelihood of flooding in this area

This location is in an area with a low probability of flooding



Ecology

No significant tree is near the location of the extension, we assume no ecology specialist reports are required.