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Structural & Civil

**REF:- 1973**

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## **DESIGN & ACCESS STATEMENT**

**CLIENT:** Mr G Probst

**PROPERTY:** 20 BELLE VUE ROAD, READING, BERKSHIRE, RG1 7TX  
**PROPOSED SINGLE STOREY REAR EXTENSION**

### **INTRODUCTION:**

The proposal before officers is a small single storey rear extension built within the curtilage of 20 Belle Vue Road, Reading. The Northern boundary at the garden area is defined by a 1.5m high single skin facing brick wall, which forms part of the curtilage of numbers 69 & 71 Baker Street, which in turn, are Grade 2 Listed Buildings.

### **PHYSICAL CONTEXT:**

The proposed extension will project some 700mm in front of the existing single storey extension serving the adjacent property, namely 18 Belle Vue Road. The Northern wall of the proposed extension is located some 1.6m from the existing listed building boundary wall. The wall is poorly constructed and has been the subject of some rebuilding in the past. It is a single skin with 215mm brick piers constructed within the curtilage of the listed buildings.

### **SOCIAL CONTEXT:**

The proposed kitchen extension is located on the southern side of the property and is a straight forward extension of the existing rear projection of the property. There are no social issues other than a requirement for the applicant to enter the party wall procedures with the owner of number 18 Belle Vue Road. As the proposed extension is some 1.6m distance from the listed wall, there are no social issues as far as a perceived effect on a listed structure are concerned.

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## **EVALUATION**

The existing kitchen area is:

- Small in relation to the other habitable rooms
- Too small to satisfactorily accommodate a dining table.
- Potentially dangerous in terms of an alternative means of escape.

The proposed alteration and extension will:

- Remove the fire risk regarding the alternative means of escape.
- Increase the amount of worktop and storage space.
- Provide sufficient space to accommodate a dining table.
- Create a better prospect to the existing garden.

## **HERITAGE**

The heritage issue is the potential effect of the proposed kitchen extension on the existing listed boundary wall. As the proposed structure is some 1.6m distance from the listed structure, there will be no discernible effect upon the existing listed wall. The only abutment issue will be that of the proposed surface treatment to the garden area between the wall and the extension. Here it is proposed that the surface treatment will be terminated at 150mm away from the listed brickwork with nothing touching the wall. A pea shingle margin will be installed.

## **DESIGN**

The design of the proposed extension is intended to create a more useable internal and external series of spaces, thereby improving the functionality of the house. In terms of the fabric of the existing building, the applicant wishes the proposed extension to blend seamlessly as possible into the existing external fabric. This will be achieved by using matching materials. As far as the existing listed wall is concerned, the proposed extension will not touch or impinge upon the existing structure.

## **ACCESS**

Access to the existing house will remain unchanged. Existing street parking arrangements will also remain unchanged. Access for building works in terms of materials and labour will be through the house. Skip provision will be by licence arrangement through the local Highway Authority. No access arrangements will be permitted to adversely affect the listed boundary wall.

## **SUMMARY**

The aim of the proposal is to improve the internal functionality of No. 20 Belle Vue Road and in particular the ground floor. An important potential constraint is the existence of a boundary wall on the north side of the house, which forms part of numbers 69 and 71, Bakers Street, which are themselves Grade 2 listed buildings. The proposed extension has been devised to avoid any impact upon the existing listed wall.