

PAUL JACOB

CHARTERED ARCHITECT

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DESIGN & ACCESS STATEMENT

(Jan '19)

6 DERWENT AVENUE, TILEHURST



Note: This document should be read in conjunction with the project drawings (PJA ref. 164).

ACCESS

No changes are proposed to the access to the property.

The existing garage located in the rear garden is to be demolished. Due to its location and the width the drive between the house and the boundary, it is not possible to park a modern car in the garage, therefore making it redundant. It also contains asbestos and should therefore be removed.

LAYOUT

The proposed layout has been designed to provide accommodation that is more suited to a family home. This includes a larger Family Room to the rear of the house, increasing the size of the kitchen and taking advantage of the long rear garden with the use of folding-sliding doors. A much-needed downstairs cloakroom is also included, together with a Utility Room.

At first floor the existing box-bedroom is to be enlarged to provide a Master Bedroom with En-suite bathroom.

SCALE

It is noted that whilst the side extension is flush with the front of house and could be seen to contravene Reading Borough Council's policy on extensions of this nature. However due to the width of the land available, and the limited scope to extend the house to the rear, it would not be possible to provide rooms of a practical size in any other way or if the front elevation was to be set back from the main house.

The design has been considered in detail to ensure the appearance of scale blends well with both the existing house and the property next door.

It is also noted that a precedent for this has been set directly opposite this house at no. 1 Derwent Avenue where a flush elevation was included.

The rear extension is proposed to be level with that of next door, and therefore has no impact on the adjacent properties.

APPEARANCE

The proposed extension to the house will remain in-keeping with the existing. Materials will match the existing, including facing brick walls, roof tiles and windows.

Features such as the protruding brick-banding on the front elevation and brick soldier course above windows will also be included. Window proportions have been designed to match the existing house.

LANDSCAPING

No changes are proposed to the existing front garden area.