

55 Eastern Avenue, RG1 5SQ – Proposed Attic and Garage Conversion

Design and Access Statement

This report forms part of the full planning application for 55 Eastern Avenue, Reading. This statement is required because the affected property is located within the South Park conservation area. The proposed design looks to convert the attic into an additional bedroom and a separate shower room, as well converting a proportion of the garage into a gym. This document covers the proposed external changes at the front and rear of the property as well as providing an overview of the main materials to be installed. The access portion of the statement is not relevant due to the nature of the proposal.

Policies

The proposed site falls within the South Park conservation area. The selection of semi-attached buildings (49-59 Eastern Ave) are a good example of Edwardian buildings dating between 1903-5. They have highly decorative brickwork in a grey/cream brickwork with terracotta inset panels. This can be seen in Figure 1.



Figure 1. 55 Eastern Avenue. Front elevation and proposed alteration. (3no Velux Windows).

Attic Conversion

The generous roof space and structure offers an opportunity to utilise the attic to provide an additional bedroom and separate shower room. The additional shower room would increase the number of bathrooms within the property to two, which is more fitting for a house of this size. The proposed conversion maintains the current roofline, both front and rear.

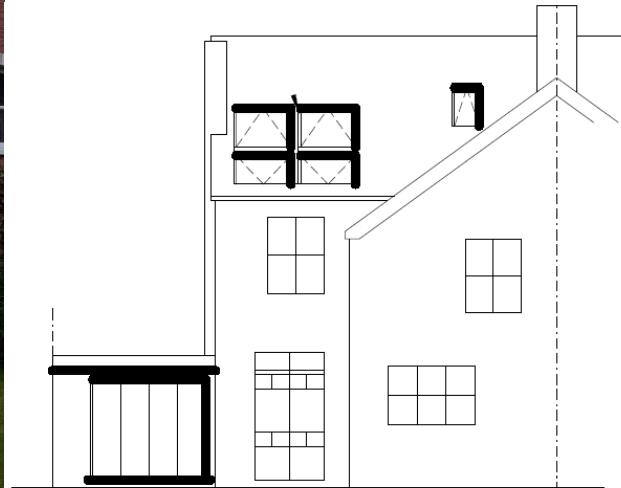


Figure 2.. 55 Eastern Avenue. Rear elevation and proposed alterations.

To protect aesthetics of the front of the house, the sole alterations visible from the public realm will be three “Velux” windows installed in the front elevation of the roof (see Figure 1). The windows shall be aligned at the same elevation for design cohesion.

The design intent at the rear was to ensure any alterations at the rear maximised light into the new living spaces, notably with the proposed “Velux Cabrio” window for the attic. The addition of the “Velux Cabrio” windows allows for the creation of a light and airy space whilst maintaining the existing roof line.



Figure 3. Velux Cabrio Window. Internal and External View

Garage Conversion

The current garage is not original to the house, however the front aspect has been constructed with the original design to mind (see Figure 1). The garage roof slopes from the front to back of the house, resulting in substantially-reduced internal head height at the rear. The proposed alterations would create a flat roof which shall be no higher than highest roof point, and any changes would not be visible from the the public realm. An internal partition would be used to separate the front storage area from the gym. The front elevation of the garage would remain unchanged and a set of bi-fold are proposed for the rear. By not changing the front of the garage, it allows the space to be re-converted back to a garage at a future date if the need ever arose, but more importantly, it allows the street scene to remain unchanged.

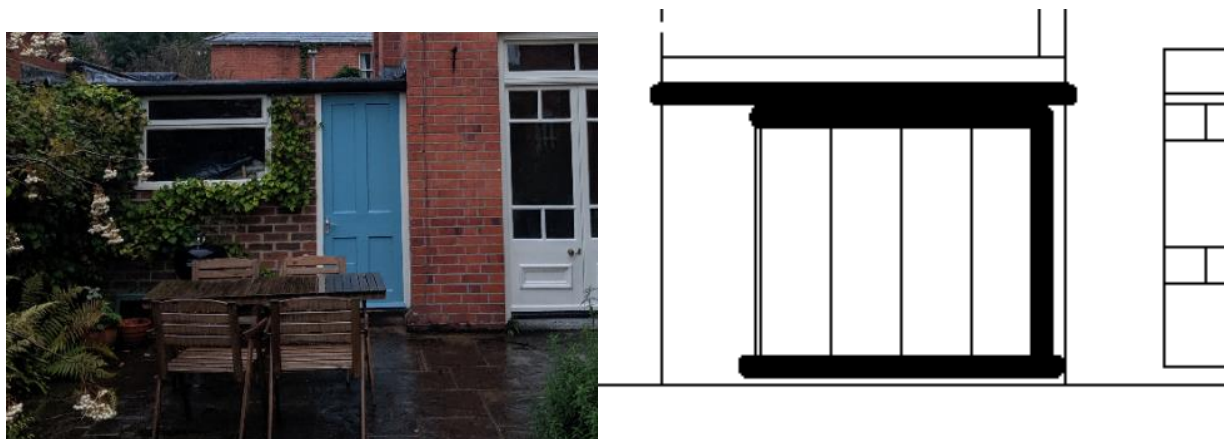


Figure 4. 55 Eastern Avenue. Garage Rear elevation and proposed alterations

External Materials

The “Velux” windows shall be lacquered aluminum in grey colour (equivalent to RAL 7043). Bi-fold doors shall either be aluminum, softwood or hardwood, coated to suit the existing woodwork. Any brickwork required for the installation of the bi-fold doors shall be selected to match the existing brickwork of the main house.

Conclusion

We are conscious that the property falls within the South Park conservation area. To this end, the proposed alterations do not affect the prized brickwork. However, what the proposals do allow for, is converting the existing, unused space, and turning into useable living areas with an abundance of natural light.

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