

**152 Elgar Road
RG2 0BN
Design Statement**



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Introduction

Number 152 Elgar Road is a mid-terraced property split over four floors. Bedrooms are split over the first and second floor, while the living spaces are housed over the ground and lower ground floor. The property is home to a couple and their three children. The front of the property looks onto the street while the rear of the property opens out to a generous garden which in turn backs onto the River Kennet. The couple intend to extend the home to make better use of the kitchen and living space. They also intend to relocate the existing family bathroom from the lower ground floor to the ground floor which is much more practical for modern family living.

Lower Ground Floor

The proposal at lower ground floor level is to demolish the existing poorly built flat roof extension, which currently houses an out-dated bathroom. A new extension will then be built in its place which will stretch the full width of the property. The extension will be similar in proportion to the rear extension of number 150 Elgar Road. The height of the new extension will be in proportion with the roofline of number 150 Elgar Road. This new extension will allow the family to expand what is currently a cramped kitchen space. The new extension will provide the family with a large kitchen/ living space more in keeping with their needs.

The extension will be constructed of brick to match the materials of the surrounding area. A new set of glass bi-fold doors will stretch the width of the new extension- allowing a much better connection with the garden, the outside, and views of the river beyond. The roof of the lower ground extension will be constructed of slate to match the existing property and will be punctured with three roof lights which will flood the space with natural light.

Ground Floor

The proposal at ground floor is to construct an outrigger type extension which will rehouse the family bathroom from the lower ground floor, this will make the bathroom much more accessible for all of the family.

This type of outrigger extension is characteristic of Victorian properties of this era. The outrigger extension will be similar to the outrigger of number 154 Elgar Road. The extension at ground floor will also be constructed of brick- in keeping with material in the surrounding area.

The roof to the ground floor extension will be constructed of slate to match the existing property. This roof will be in a single pitch which will match the slope of the roof to number 154 Elgar Road- in order to maintain the character of the properties in the area.

There will be no windows to the side elevations, therefore no overlooking of neighbouring properties. There will be a single window to the rear of the ground floor extension- the size and proportions of this window will be similar to the existing windows in the property.

The flank wall facing onto number 154 Elgar Road will be constructed of brick, in keeping with the local area and in keeping with the existing garden wall between number 152 and number 154 Elgar Road.

Conclusion

In conclusion, the construction of the proposed extension would provide the occupants of number 152 Elgar Road with a more open plan space, much more suitable to modern family living. The proposal will provide a modern insert to the property, while also maintaining the proportions and character of the other properties in the area.