

Design & Access Statement for proposed extension and alterations to 239 Hemdean Road Caversham Reading RG4 7QX

- 1.0** This document has been prepared in relation to proposed two storey rear extension and detached garage to 239 Hemdean Road Caversham

Site Analysis

2.1 Location

The property is situated on the east side of Hemdean Road on the corner of Grove Hill

2.2 Site Characteristics

The site is currently occupied by a 4-bedroom detached house built in a combination of brickwork and render plain clay tile pitched roof tiled pitched roof. To the rear there is a brick built store to be demolished

2.3 Access

The site has pedestrian access off Hemdean Road and vehicular access off Grove Hill

2.4 Site Topography

The site is mainly rectangular in shape with a max length of 26m & a max width of 23m. There is a parking area to the rear of the property access off Grove Hill





Scheme Proposal

3.1 Design

Carefull consideration was paid with the design so as not to impact the street scene and adjacent neighbouring dwelling. It was felt that by extending the original property to rear that any impact would be minimal.

The proposal is to extend two storeys to the rear creating a large open plan kitchen family room at ground floor level linking up two single storey extensions with two new bedrooms over. The design is to form a new gable running the width of the property linked through to the main roof preserving the character of the existing dwelling

The eaves level and ridge will line through with the existing

The materials will be brickwork with white upvc windows and plain clay roof tiles to match existing.

To the rear there is to be a detached garage previously approved under application 15/1998 in Jan 2016

Submitted as part of the previous application a Bat Survey was prepared and the finding were that there was no evidence of Bats. The report has been resubmitted as part of this application