

## **DESIGN & ACCESS STATEMENT**

Flat 85A  
Addington Road  
Reading  
RG1 5PZ

30th April 2019

Job Reference: CBL\_D\_0015

### **1.0 : Existing Site**

The existing property is a self-contained basement flat which is part of a multiple level town house style property which has been split into multiple units in previous years. The basement flat is accessed via a staircase directly from the main highway on Addington Road. Although at basement level the property has its own rear garden and a small courtyard to the front area also. The existing property has one double bedroom, a kitchen diner to the front and bathroom in the middle of the property. It is situated closely to the Royal Berkshire Hospital and 1.5m from Reading Railway Station.



### **2.0: Proposed Scheme**

The proposed scheme looks to extend the property to the rear in the form of a single storey addition which will allow for an additional bedroom to be installed at the front of the property and to move the kitchen and dining area to the rear to look over the garden and create a more appealing living space. Extension of a very similar nature and size have been carried out on adjacent properties along the terrace also.

#### **CBL Consultants Ltd**

Registered at: 29 Benen-Stock Road, Staines, Middlesex, TW19 6AN  
T: 07703 001216 / 07540 797850  
W: [www.cblsconsultants.co.uk](http://www.cblsconsultants.co.uk)

Included in the extension will be a lightweight veranda style roof to create an external seating area for the occupants. Also proposed will be a small outbuilding situated to the base of the site which will provide much needed storage and a potential office space for the property which will be appealing to younger families and professional within the local area.

### **3.0: Use**

The use will remain the same for the property, as class C3[a].

### **4.0: Design Considerations**

The proposed design of the rear extension is simplistic as to not overbear the existing property and considers neighbouring extensions as to not exceed them in height of length and cause any adverse effect on neighbours. The internal layout will enhance the property and open it up to a wider demographic with the additional bedroom and enhanced outlook onto the rear garden which at current is under-utilized. The existing front door will also be moved to accommodate a revised layout as to create separation between the entrance hall and bedroom to the front.

### **5.0: Size**

As mentioned in item 4.0 the size of the extension will not exceed the adjacent extended properties in any way as to not cause a dominance or overbearing to the neighbours. A flat roof has been proposed to also help with this and keep the proposal in line with others along the terrace.

### **6.0: Appearance & Scale**

The proposed extension and outbuilding will be finished in a smooth render to give it an attractive outlook and also tie the garden together as one with the two new additional structures. Parapet walls with coping stones will disguise the flat roof behind to give the structures a more appealing look externally.

### **7.0: Landscape**

The landscaping will be updated to replace the existing lawn which at current is dying. The large tree to the rear will also be removed to make way for the proposed outbuilding which at current is in a poor state and overwhelms the garden and sunlight coming in. New bordering shrubs and flower beds will be incorporated to make the garden a more welcoming area.

### **8.0: Access**

Access to the property will remain the same in the form of the front staircase from the main pathway on Addington Road. The entrance door to the property will be relocated to the side to create a revised internal layout.

### **9.0: Refuse Requirements**

The refuse will remain the same due to the front ground level being a shared space between the tenants. There will be more available courtyard space below but due to the stairs refuge could only be stored temporarily by the tenant before having to be

moved up to the path side for collection.

**Conclusion:**

The proposed scheme looks to enhance and provide a more promotable property for the local area. The local amenities and proximities are very good and would suit young professionals and families alike. The proposal will offer a more appealing property which could be much better utilized by the new extension and arrangement giving better access to the rear garden.