

Design & Access Statement

Plot R/O 26 Woods Road Caversham RG4 6NA

The Proposal is to build a two-storey 3 Bedroom House fronting Lowfield Road with 2 Parking Spaces to the side of the property.

The design of this property takes into account, the style and character of the two adjacent new Houses to the South Eastern side of the Proposed unit, and as much as is possible, taking into account the constraints of the plot. The proposed fenestration is of white double glazed UPVC. The windows to both rear bathrooms the will be glazed with obscured glass to avoid overlooking issues and privacy. The roof of the property will be constructed with dormer windows through the eaves to keep it in character with the two adjacent afore mentioned houses both of which have similar dormer windows. This of course also has the benefit of reducing the height and mass of the proposed unit. Consideration has been taken in the design to minimise the effect to the property at 27 Woods Road the rear of the proposed unit. The proposed height being about 6 meters and the ground level being about 2 meters lower than that of 27 Woods Road. Bearing in mind that the Rear Fence of the proposed unit will be some 1.8 meters in height the visible height of the proposed unit will not exceed 2.3 meters and as 27 Woods Road is some 22 meters from the proposed unit it would have little effect.

The site for the proposed development comprises some 375 Square meters and is in keeping with the plot sizes of the adjacent two new houses in Lowfield Road which have plot sizes of 321 and 370 square meters respectively.

The construction will utilise the similar materials as in those used in the adjacent properties recently constructed.

There will be parking provided for 2 cars on the drive together with a pedestrian access both being accessed to the front of the property. The sight lines for vehicles Leaving the site are in excess of 90 meters at 2.4 meters from the kerb in both directions as shown on the Site Line drawing.