

Design and Access Statement

For Proposed Garden Room at: The Basement Flat 21 Coley Hill

Reading RG1 6AE

Site Description: No. 21 Coley Hill is a terraced house on a West – East axis. The application site is the rear garden for the basement flat

Design Proposal: It is proposed to construct a 24sqm. (5m x 4m x 2.5m high) garden room in the rear garden. The building will be constructed so that the internal floor will be flush with the external ground level.

Materials:

Walls: Front and left-hand flank elevations to be clad in cement particle board and finished with white render. The rear and right-hand elevations to be clad in cement particle board and painted with dark grey “weather shield” paint.

Roof: Grey EPDM with Black uPVC rain water goods

Windows / / doors: uPVC frames. Colour: Anthracite / grey.

Step: Composite decking coloured to match windows.

Access: There will be no change to the existing access and parking arrangements.

Assessment of the Proposals: The proposed garden room is modest in scale. Materials are sympathetic to the site and the location.

Consequently, the proposed building will not materially harm the character and appearance of the existing building, street scene or the wider locality.