

Design and Access Statement

PURPOSE OF THIS DOCUMENT

This statement is provided to explain the design and access considerations for the proposed single side extension and front porch enlargement at 97 St Peters Avenue, Caversham, Reading, RG4 7DP

INTRODUCTION

97 St Peters Avenue is a 5 bedroom detached house built approx. 80-90 years ago. The buildings on St Peters Avenue are of brick elevations tile hanging and render incorporated to most of the houses. St Peters Avenue is built up of 2 storey detached dwellings.

DESIGN AND APPEARANCE

The proposed single storey side extension will be built of brick to match existing, in addition to this we are enlarging the front lean to porch to the front elevation only. By doing this it will blend to its existing environment also not causing a terracing effect to the property and no loss of light to neighbouring properties. The property will extend the living space to the ground floor. The driveway including double garage supplies at least 5 No. car parking spaces to the property.

USE

The property to date is 5 Bedroom residential dwelling.

ACCESS AND TRANSPORT

The property will use its existing access to St Peters Avenue and being approximately 2.5 miles North of Reading town centre and 0.1 miles from public transport.

CONCLUSION

The proposed extension at 97 St Peters Avenue, will have very low impact both physically and visually to its neighbouring properties.