

**DESIGN & ACCESS STATEMENT FOR A LOFT
CONVERSION AT 'NEUK' FIELD RD, READING.
RG1 6AP FOR MR STUART BARTLETT**

Date 23/08/2018

Existing property:

The existing property is a mid terrace house. Originally built circa 1950, the site occupies of plot size of 146sqM.

The property currently has two ground floor reception rooms a small kitchen.

Proposed extension and alterations

The proposal is to install 2no dormer windows in the rear elevation of the roof and to convert the loft into habitable space. This will provide an additional bedroom & Ensuite.

Design Considerations:

The proposal will use materials matching the existing external appearance. The new space will be constructed to current building regulations and provide a modern useable space, with the overhaul / refurbishment of the dwelling.

The proposal has no detrimental effect on neighbouring properties in regard to 'right of light'.

Flood Risk:

The Environment agency flood map suggests there is no history or potential for flooding

Parking arrangements:

The proposal site is very close to the town centre. There is on street parking available

Biodiversity:

The proposal will not affect the biodiversity of the site.

Conclusion:

It is our opinion that the proposal will enhance the existing dwelling and amenity, posing no impact on neighbour properties.