

Design and Access Statement

for

11 Erleigh Road

Reading, RG1 5LR



Proposed alterations and extension to existing
single storey rear extension within the Alexandra Road Conservation Area.

Prepared for Mr + Mrs Curtis by **ZLA Ltd** Jan 2nd 2018

Features- 11 Erleigh Road is a 4-storey semi-detached dwelling, according to the RBC Conservation Area Character Appraisal 2005 Erleigh Road was built in the 1860's. No 11 is situated on the outer edge of the Alexandra Road Conservation Area. This is a well-maintained, 4-storey townhouse, set well back from the main road and opposite the playing fields for Reading School. The area is described in the RBC Conservation Area Character appraisal 2005 as follows:

..' The middle-class Alexandra Road area, untouched by commerce and industry was designed to be more spacious and leafy than the artisans terraces which lie further to the east.'

The current property has a single storey, rear extension with a flat roof to the rear which forms the dining area and a small WC and utility space at the rear. The current extension is not considered to be of a good quality in terms of design and does not allow direct views to of the rear garden. Our clients wish to put this right as well as create a slightly larger space by extending the current extension to the side and replacing the flat roof with a pitched roof in materials to match the existing house.

- **Access-** neither vehicular or pedestrian access will be affected by the proposed works.
- **Layout-** As shown in the proposed drawings the scale of the extension will be small and restricted to the rear/ side. However, the new layout will enable more light to the dining space and direct access to the rear garden.
- **Scale and Appearance-** as described, new external walls will be built in brick to match the existing house with a new pitched roof in plain clay tiles – as per the main house and the scale will be similar to the current single storey extension. The appearance will be much improved by the new pitched roof, blending in with the current buildings.
- **Landscaping** – The existing paved areas to the side and rear may be improved. No other landscaping works are to be included.
- **Heritage Assets-** the neighbouring properties and conservation area will not be affected negatively by these works. Views to the extension from the main road and conservation area as a whole will be limited as the side extension does not protrude beyond the existing side walls and we consider that the replacement of the flat roof with a pitched, tiled roof will improve the overall look of the property from the neighbouring buildings.

In summary, the proposed small side extension, replacement of flat roof with pitched and subsequent increased light levels to the interior should have a positive impact upon the building and improve the aspect from any houses which may overlook no. 11 Erleigh Road. We consider it unlikely that any of the works proposed will cause any significant harm to the asset or the conservation area.