



DESIGN & ACCESS STATEMENT

LOFT CONVERSION INTO HABITABLE SPACE WITH REAR & SIDE DORMERS
*AT 78 SAINT MICHAEL'S ROAD
READING, G30 4XR*



EXISTING VIEW



PROPOSED REAR CORNER VIEW

1 INTRODUCTION

This statement is in support of an application to convert the existing attic into an habitable space and partly extend at rear to accommodate a wet room

This proposal will provide Mr and Mrs Boateng the opportunity to fulfil their social and family requirements.

It will maintain the amenity of neighbouring properties and enhance the character of the immediate area .

The buildings within the surrounding area are essentially residential with similar characters with a pallet of materials ranging from brick, brickwork, standing seam roofing, PVC double glazed windows and doors.

The application is accompanied by drawings which include plans, elevations and 3D views, block plan and site location plan.



EXISTING REAR VIEW



EXISTING REAR CORNER VIEW



EXISTING BIRD EYE SITE MASS VIEW

2 SITE / GENERAL

The Site is open on 78 Saint Michael's Road. The property was originally consisted of 3 Bed-rooms Semi-detached.

Access is solely from Saint Michael's Road.

The rear of the property is partially extended already and accommodates the dining area.

The existing attic is used as storage.



3. DESIGN PRINCIPLE

The design has been based on the following principles:

Significantly improve the functionality of this property and increase the overall area of internal useable space.

To ensure that facing materials and rendering colour respect the local surrounding development, using painting, new roof covering and new glazing to match the existing property.

The overriding principle for the appearance of the new additional units is to fit within the existing context.



Proposals.

This proposal is to convert the existing attic into an habitable space with en-suite, with side and rear dormers.

Under Permitted Development, we will extend the existing rear extension at the side, to accommodate a wet room front of existing kitchen, by bricking up the existing rear kitchen window.

Any new window or replacement will match existing



4. HEIGHT:

The height of the additions will match existing in the Area.

5. LAYOUT & Landscape

The proposed location of the new additions will take into account the current dimensions in Site.

The new proposed garden, with new planting and bushes, allowing to create green spaces in Front and the back gardens, will be locally appropriated.

6. ACCESS:

The application site is open on Saint Michael's Road. The existing pedestrian and vehicular access to the site are unchanged and will not be affected. Access to the bins storage will remain and continue to support a selection of waste storage and recycling.

POLICY CONSIDERATIONS

The design statement has been prepared in accordance with the advice set out during many telephone contacts and the guidance notes provided by Reading Council

The new additions will be constructed using traditional building materials (Facing Bricks and Block works) , matching the existing dwelling. The new doors and windows to be PVC double glazing windows would be sympathetic with the surroundings.

This proposal will improve the existing landscape, without any adverse impact on neighbouring properties.



PROPOSED BIRD EYE VIEW



PROPOSED FRONT EVENING VIEW



PROPOSED REAR VIEW

The palette of materials has been taken from existing elements and quality design to enable the proposal to blend harmoniously with the surrounding area.

The proposal constitutes of minor and acceptable modifications to the property within the context of the site that do not affect the setting of the building



PROPOSED BIRD EYE VIEW

The use of sympathetic materials, sensitive design considerations and the means in which the mass and form of the proposal have maintained a proper and supportive relationship to the existing building.

As a result, the proposal will improve the aesthetics of the site, as well as the sustainability and amenity of the property whilst respecting the overall setting of the site