

**Design & Access Statement
for
Single storey rear extension and loft
conversion at
7 Montague Street, Reading**

Location

Montague Street is a one-way street which falls within one of the Conservation Areas of Reading. Number 7 is a three bedroom, double storey mid-terrace property. Most houses in the immediate vicinity are terraced properties and No. 7 is a typical example.

Majority of the properties have been extended to the rear over the years, including the application site. A rear extension currently provides kitchen accommodation with a bathroom to the rear and a third bedroom on the first floor.

Proposal

The proposed works will replace the existing single storey rear extension and provide a new kitchen/family room. The proposed loft conversion will house a bedroom with a shower room. One of the bedrooms on the first floor would be converted to an en-suite and walk-in-wardrobe. Thus the total number of bedrooms would remain the same.

The ground floor single storey extension would be an infill development between the adjacent properties and would also be extending to the rear up to 3M from the original wall of the house. This is similar to the extensions done by the adjoining properties.

Design

The new extension would be constructed in facing brickwork and render to match existing. The roof would be flat with roof lights. A French patio door is proposed to open out onto the patio and garden.

The loft conversion will have a small dormer extension towards the rear and two small roof lights within the front slope of the roof.

This is again in keeping with similar loft extensions done in the area.

Access

Existing access arrangements will remain unchanged.

Landscaping

No further additional landscaping is proposed.

Conclusion

The development is proposed to be appropriate and sympathetic in scale, design, materials, layout and siting and therefore maintains the character and setting of the local area.