

Design & Access Statement

For the residential rear extension to;-
87 Berkeley Avenue Reading RG1 6HS

Design & Use

The proposed extension is located at the rear of the 3 bed residential property. On the ground floor, the proposal provides an extended kitchen dining area with patio doors opening out onto the garden and a new WC accessed from the hallway. The first floor space provides an additional bedroom. The extension utilises the existing covered rear veranda and first floor dormer window.

Scale

The size of the proposed extension matches that of the neighbouring development and vernacular of the existing property's gable end design.

Materials

The proposal will match the existing building façade materials. On the ground floor, the external finish will be red brick to match the existing masonry. On the first floor, the external finish will be an off-white render, to match the existing render on the upper part of the building. The windows and ground floor patio door are designed to match the existing property with white timber frames. Finally, red roof tiles will be used on the new gable end pitched roof, to blend in with the existing roof finish.

Parking & Pedestrian Access

Access onto the property for cars or pedestrians will not change.

Landscape

The current patio space under the veranda, to the rear of the property, will be taken up by the proposed extension. No additional landscaping will be required.