

Design & Access Statement for 5 Conisboro Avenue, Caversham, Reading, Berkshire, RG4 7JB

Introduction

This document has been prepared in relation to the proposed part single storey part two storey rear extension with partial garage conversion, elevational alterations and new front porch with feature gable window over as well as a new site access.

Site Analysis

Location

The property is situated on the west side of Conisboro Avenue.

Site Characteristics

The site is currently occupied by a detached 4-bedroom property built in brickwork with a plain clay tiled pitched roof.

Access

The site has pedestrian & vehicular access off Conisboro Avenue with parking to the front of the property as a driveway.

Site Topography

The site is rectangular in shape with a max length of 46.8m & a max width of 19.3m.





Scheme Proposal

Careful consideration has been given to streetscene as well as to both neighbours during the design stage and both have been consulted ahead of the Planning application

The proposal is to extend the property on each side of the rear with a single storey section linking the two. The two storey sections are to have a hipped roof whilst the single storey section is to have a flat roof incorporating rooflights, letting light into the open plan kitchen family dining room created to the rear of the property. The hallway has been opened up to give a more open feel whilst home offices have been formed to allow for the applicant to both work from home as and when required.

At first floor we are creating 4 bedrooms 3 of which are to have en suite bathrooms as well as a family bathroom.

The extensions are to be rendered together with the front gables following removal of the tile hanging. A replacement front porch is being formed with a feature gable window over on the front elevation.

The roof tiles are brown plain tiles to match existing, whilst the windows are to be replaced with double glazed upvc/aluminium

The chimney stack to the lounge fireplace is being reinstated on the south side elevation

It is also proposed to form a new site access to create an in and out gravel drive with granite set rubble strip and edging together with new dropped kerb