

14 NEWTON AVENUE DESIGN & ACCESS STATEMENT

CAVERSHAM, BERKSHIRE, RG64 6PX

DESIGN & ACCESS STATEMENT

BACKGROUND

This Design & Access document has been prepared by Gareth Cotter Architecture & Design who have been appointed as Architects by the ‘Applicant’ to outline the scope for the proposed works at ‘The Property’ located at 14 Newton Avenue, Caversham, RG4 6PX

The property is located in a residential cul-de-sac (Newton Avenue) and is a terraced, two storey dwelling house. The property is similar in materiality and scale to it’s residential neighbours with a front garden consisting of lawn and hardstanding allowing for external vehicle parking

The property is not located in a conservation and does not feature any trees placed under a Tree Protection Order(TPO)

The proposed works outline in this document include the conversion of the existing ground floor garage into a new office space for the occupants complete with WC. The elevation treatment will match the materials of the existing property.

The existing access and external parking spaces for the property will not be affected by the proposal with the existing residential use and number of bedrooms remaining the same.



02 EXISTING SITE

STREET VIEWS

The property was constructed at approximately the same time as it's neighbours and helps to contribute to a consistent and uniform streetscape featuring tiled roofs, brick facades and white window/door frames.

A number of properties in the area feature garage conversion of various types.



01 Northern Street View



02 Southern Street View



03 Front Driveway, Garden and Facade



04 Rear Garden & Facade

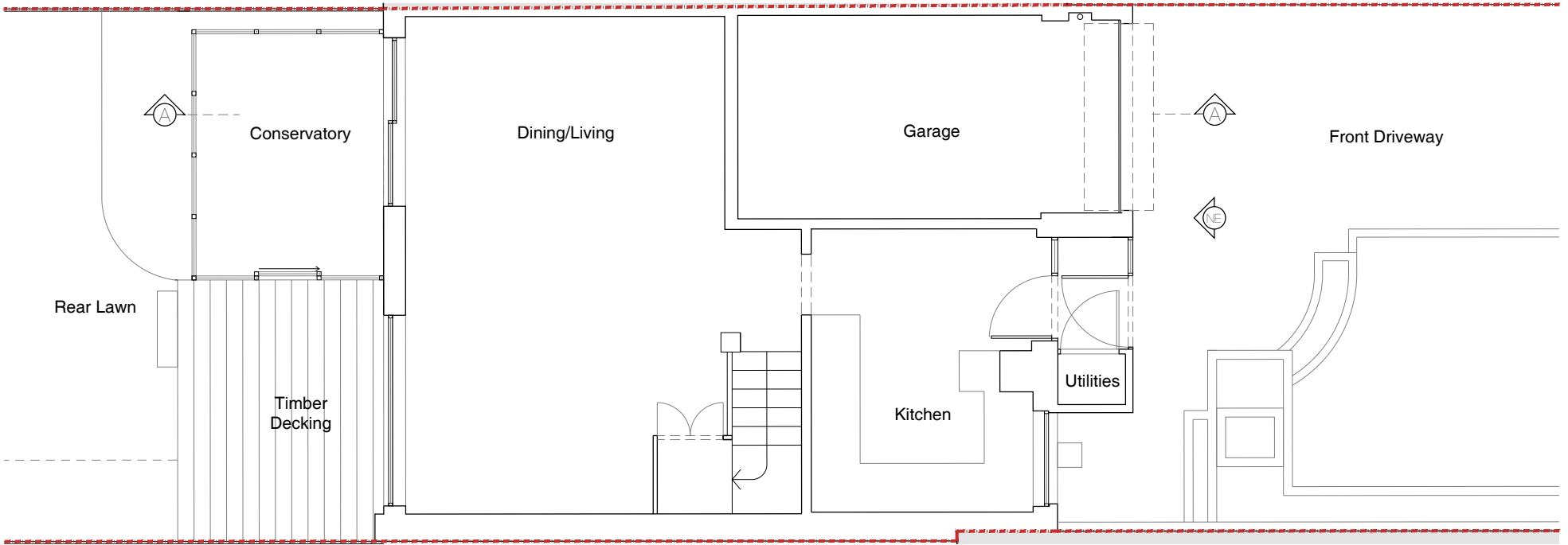
03 PROPOSAL

GROUND FLOOR

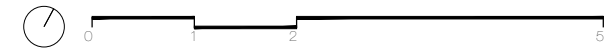
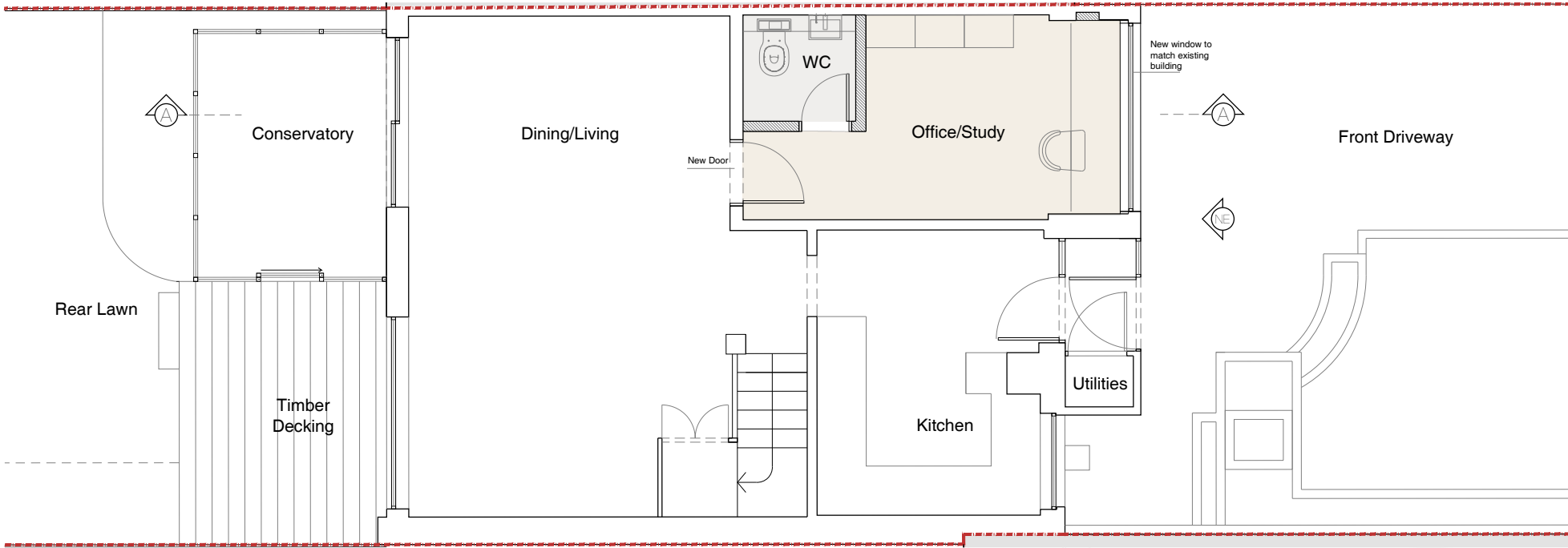
The proposed changes to the property involve the conversion of the existing under utilised garage space into a new office area complete with WC connecting to the existing mains sewer system.

A new internal door connecting the garage to the dining/ living area is proposed with the floor in the new office/ WC raised to align with the existing ground floor level.

Existing Ground Floor Plan



Proposed Ground Floor Plan



FRONT ELEVATION

The existing garage door is replaced with a window of similar proportions and materiality to the existing front elevation windows. Below the new window the facade will feature brickwork to match the existing building.

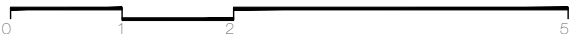
New UPVC rainwater goods are proposed and will match the colour of the existing external pipes.

The exiting flat roof above the garage will be reclad and insulated. All works involving the use of lintels, foundations and other structural elements will have the input of a Structural Engineer

Existing Front Elevation



Proposed Front Elevation



CONCLUSION

Materials

The materials of the proposal will be in keeping with the existing building and residential streetscape featuring the following:

- Beige/Red Brick Wall (underneath new window)
- White framed double glazed window
- White coloured rainwater guttering & downpipe

Design

It is noted that a number of buildings along Newton Avenue have converted the front garage into a habitable room complete with new street facing window. The proposal due it's unimposing and contextual design will be consistent with it's existing context and not distract from the uniformity and appearance of Newton Avenue.

Access

Access to the property will remain unaltered with the external parking spaces retained

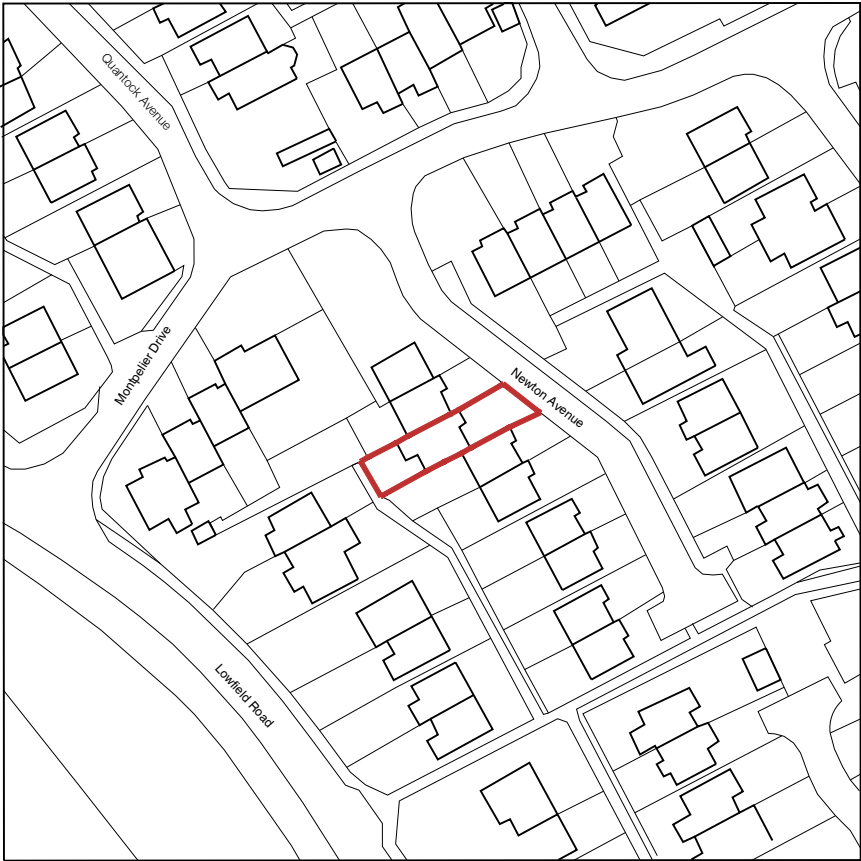
Existing Front Facade



Proposed Front Facade



04 APPENDIX



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473018,176242. Produced on 31 March 2025 from the OS National Geographic Database. Supplied by
UKPlanningMaps.com. Unique plan reference: p2f/uk/1234146/1656687



NOTES

	Existing Site Boundary
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DATE

31.03.2025

PROJECT

14 Newton Avenue
Caversham

DRAWING

Existing
Site Location Plan

SHEET

A-025-001

REVISION

DATE

31.03.25

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AMENDMENTS

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PROJECT
14 Newton Avenue
Caversham

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Existing
Site Block Plan

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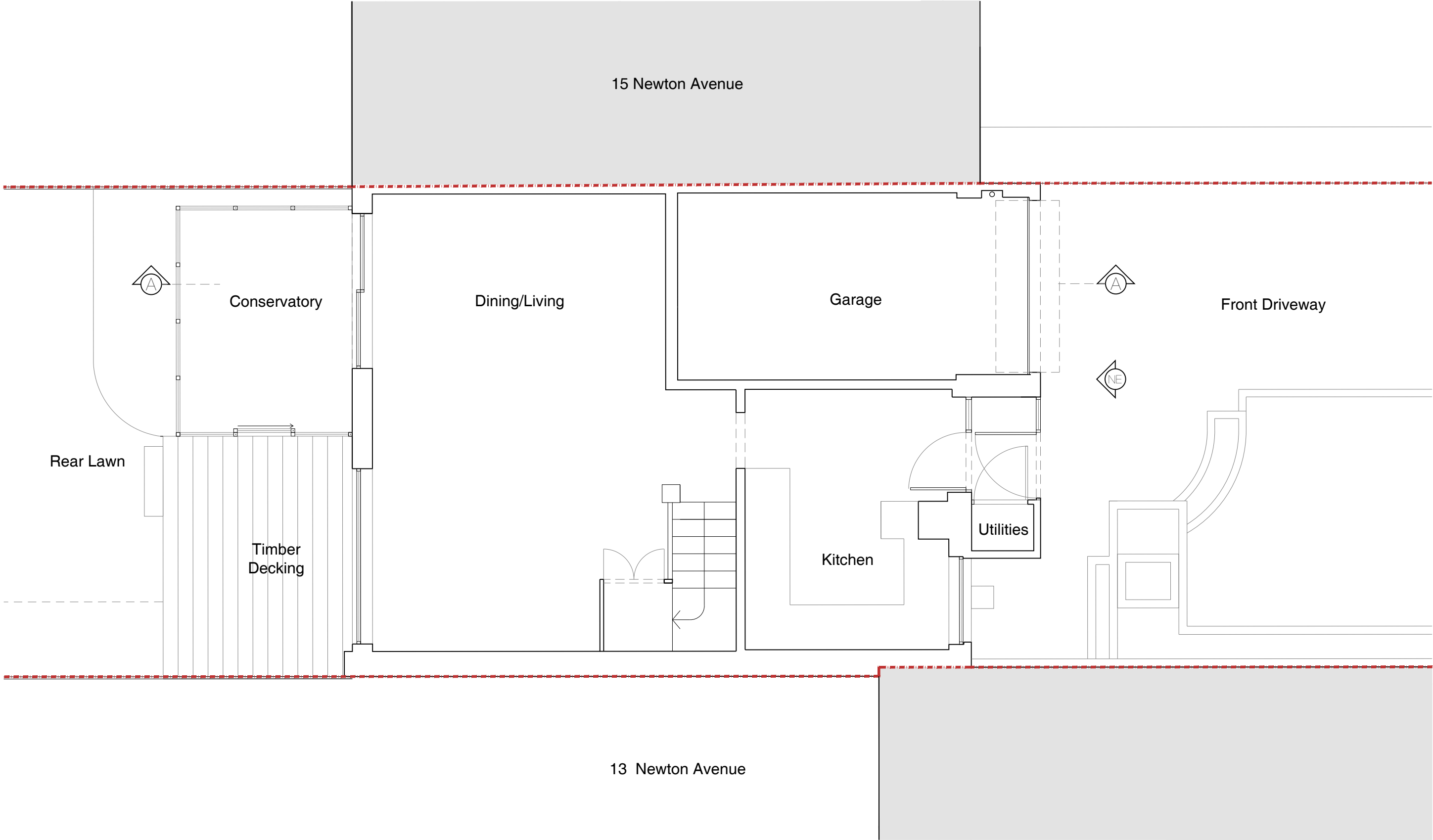
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NOTES

Existing Site Boundary

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PROJECT
14 Newton Avenue
Caversham

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Existing
Ground Floor Plan

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DATE
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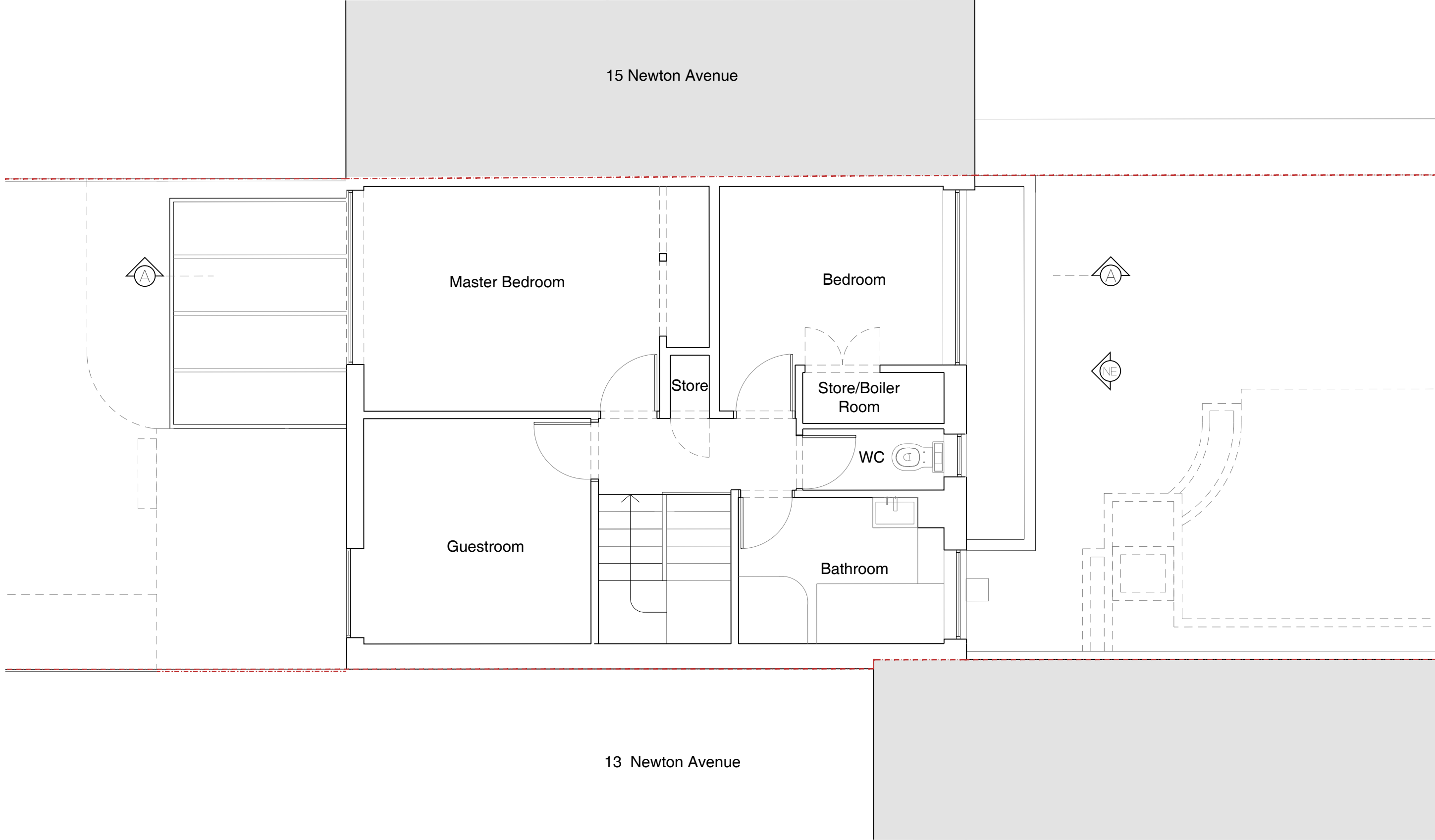
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Caversham

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Existing
First Floor Plan

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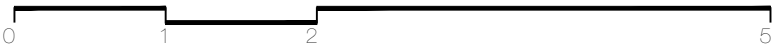
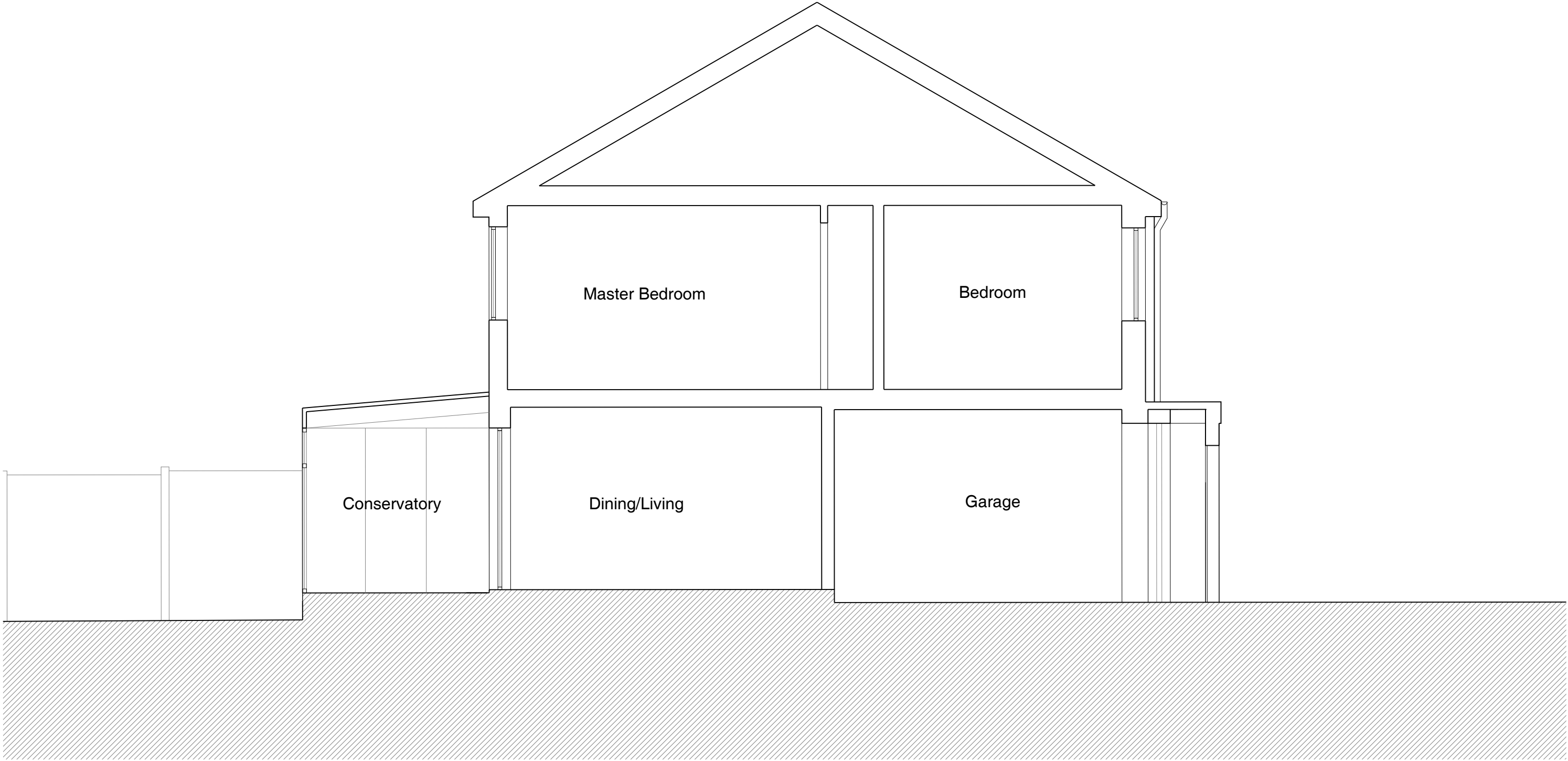
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PROJECT
14 Newton Avenue
Caversham

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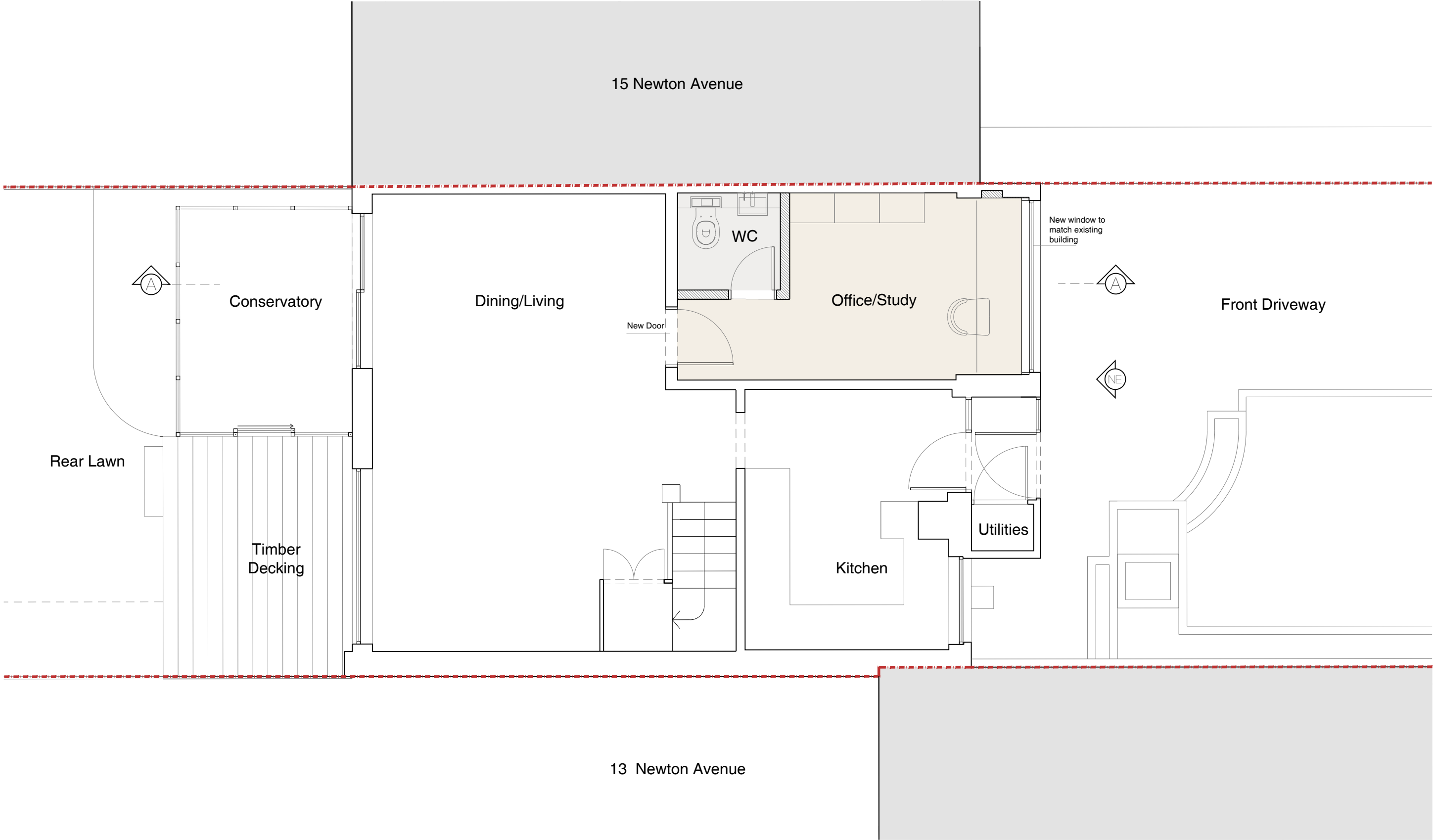
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PROJECT
14 Newton Avenue
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Proposed
Ground Floor Plan

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Existing North East Elevation

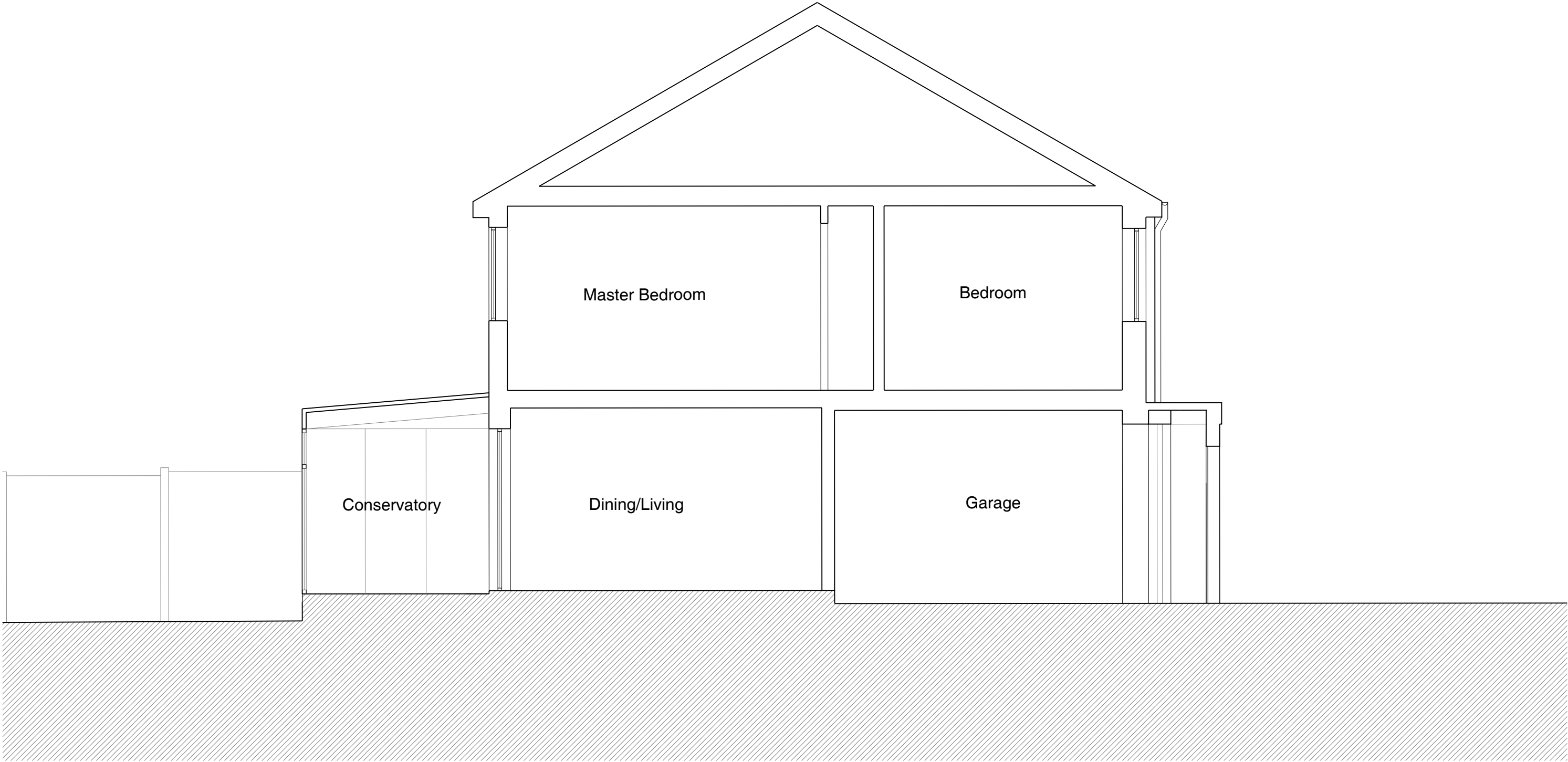


Proposed North East Elevation



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— Existing Site Boundary

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Section AA

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