

2423, 248 Kidmore Road, Reading RG4 7NE
By Atelier EURA

DESIGN AND ACCESS STATEMENT

Two storey side extension and rear bay window modification to a semidetached property



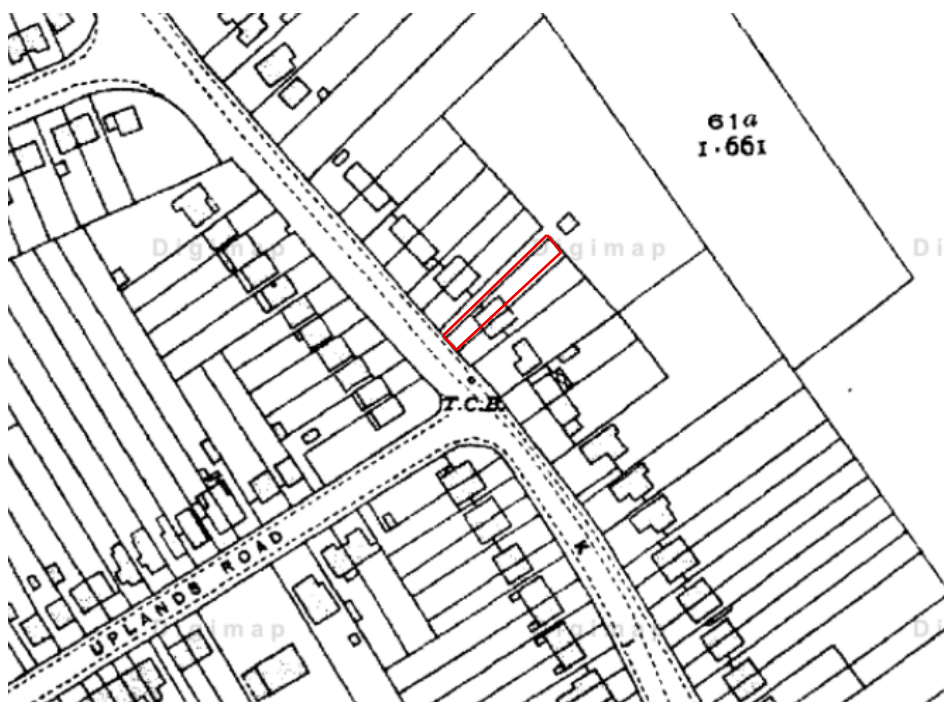
SITE ANALYSIS

Location:

The property is located in the predominantly residential ward of Caversham Heights, within a 315 sqm plot adjacent to a private pathway. It is not situated in a conservation area and, according to available records, there are no Public Rights of Way on the site.



(Source: My Reading map, Reading)



(1930s map of the area.)

Set on the edge of Tokers Green, the homes along Kidmore Road were constructed during the interwar period, with maps indicating the presence of No. 248 since the 1930s. The property's façade is primarily red brick with red hanging tiles, and the window configuration and use of breeze blocks in the party wall are consistent with this era. While there have been some refurbishments, most notably to windows and doors, No. 248 largely retains its original character. (Historical maps to be found in the appendices)



(1960s map left, 1970s map right)

The adjoining semi-detached property has a rear extension, initially built in the 1960s, further extended in the 1970s, and refurbished more recently.

Plot history

Several planning applications to extend No. 248 have been submitted over the years, but none have been implemented. The landscaping configuration has evolved, as summarized below (see appendices for images sourced from Google Earth):

1. **Front garden:** Transitioned from half grass/half pebbled to predominantly pebbled since 2009



2003 2009

2. **Side route:** Changed from open with a single fence to a three-part sectioned arrangement in 2020.



2009 2020

3. **Shed/ room:** First recorded in 2003, modified in 2009, and currently as of spring 2021



2003 2021

4. **Rear garden:** Documented changes to pavers from 2003 to 2022.

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2003 2022

Geology

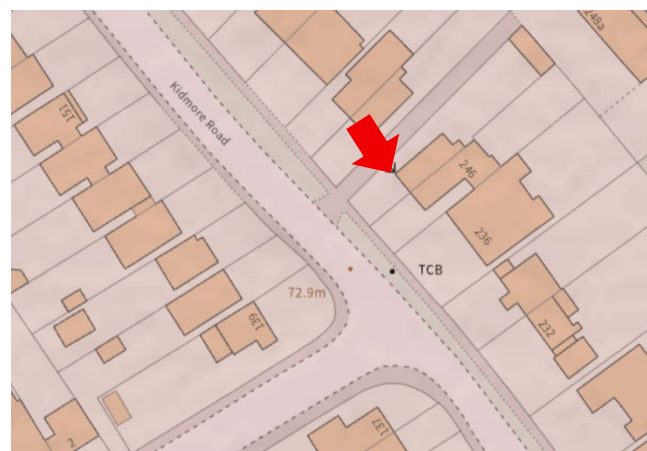
According to the British Geological Survey, the site comprises:

- **the bedrock (green):** "Seaford Chalk Formation and Newhaven Chalk Formation - Chalk. Sedimentary bedrock formed between 89.8 and 72.1 million years ago during the Cretaceous period."



(Source, <https://geologyviewer.bgs.ac.uk/>)

- **the superficial (light pink) :** "Boyn Hill Gravel Member - Sand and gravel. Sedimentary superficial deposit formed between 423 and 126 thousand years ago during the Quaternary period."



(Source, <https://geologyviewer.bgs.ac.uk/>)

This will be confirmed through trial pits prior to construction.

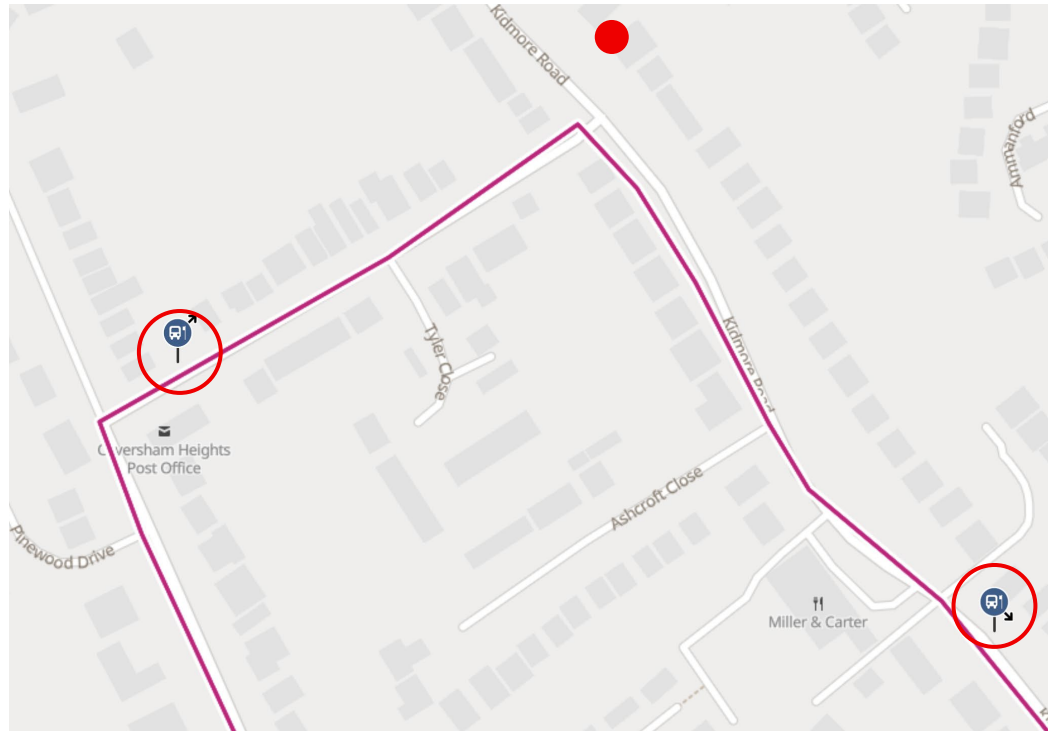
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Transport

The property is accessible from Reading train station within 25 minutes by public transport, with two bus routes (22 and X40) stopping within 1,000m.

Bus Route 22

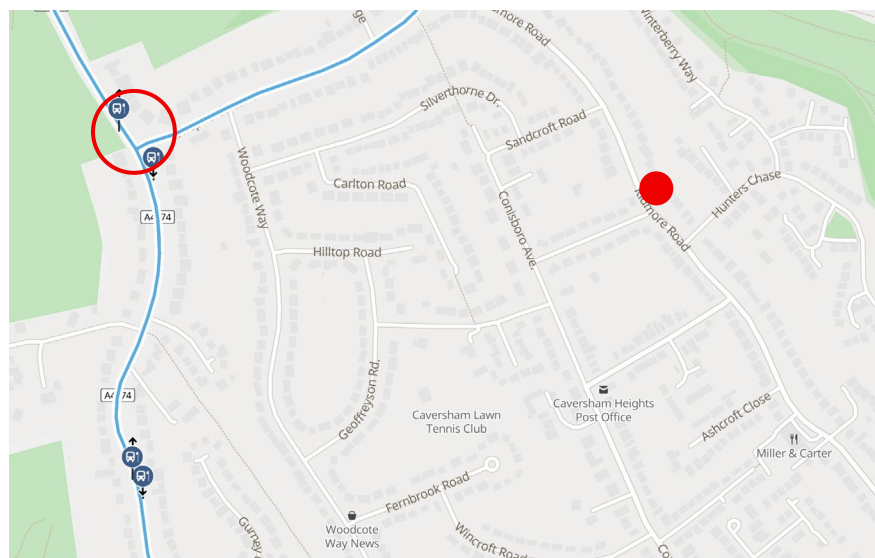
- Uplands road stop 190m
- Caversham rose stop 240m



(Source, <https://www.reading-buses.co.uk/>)

X40 river rapid (Connecting Reading with Oxford)

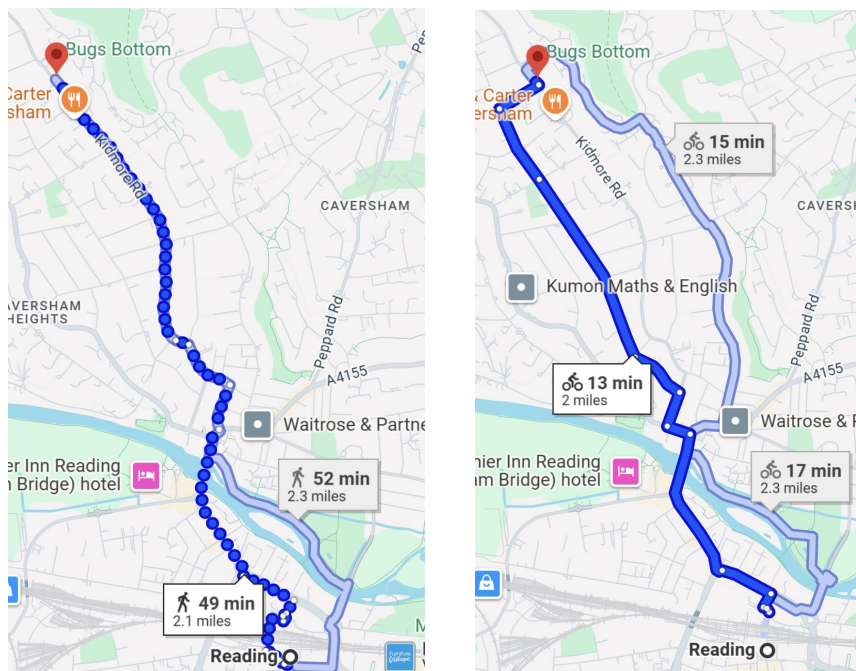
- St Peters Avenue 800m



(Source, <https://www.oxfordbus.co.uk/>)

Reading station is 50 minutes on foot, 13–17 minutes by bicycle, and 9 minutes by car.

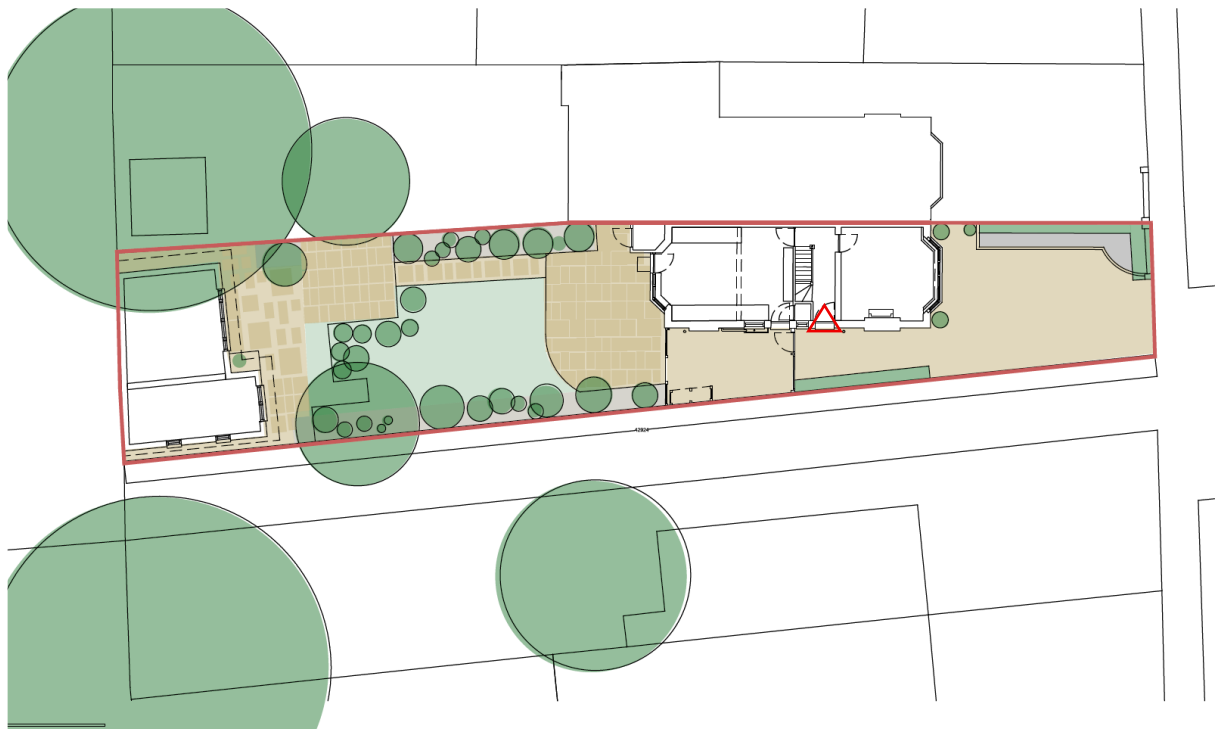
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(Source, Google maps)

Site Existing

The plot features a front garden with space for two cars via a dropped kerb, side access to the rear garden and front door, and a large rear garden. The current approach to the house is via a gravelled front garden and a side entrance not visible from the street, which reduces safety and accessibility. The internal floor level is 150mm above the external level, and the front door lacks a step for ease of entry.



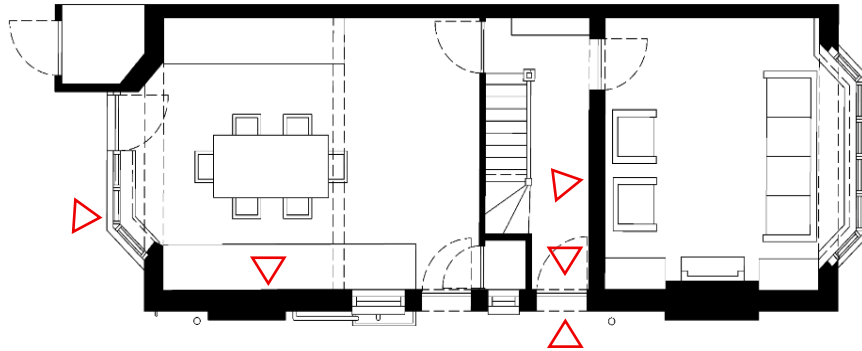
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Building
Existing

The existing layout presents several challenges:

On the ground floor:

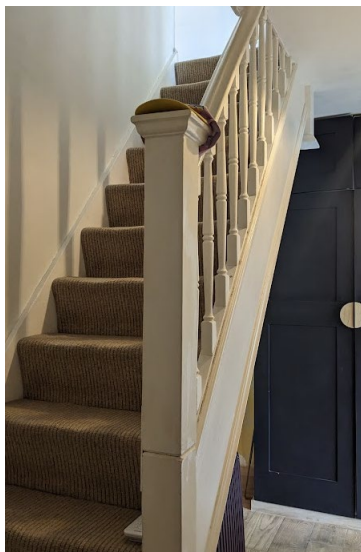
1. Narrow entrance hall, restricting comfortable movement
2. Steep and narrow staircase, non-compliant with current standards
3. Entrance hall lacks natural light
4. Garden access is via a single door with a small stepping stone
5. No ground floor WC
6. Party wall construction allows sound transmission between properties



Entrance



Internal
staircase



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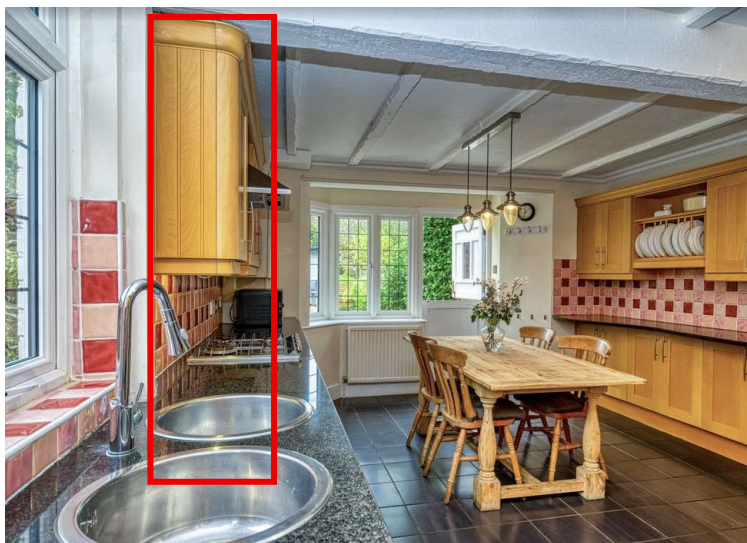
Entrance hall



Access to the garden



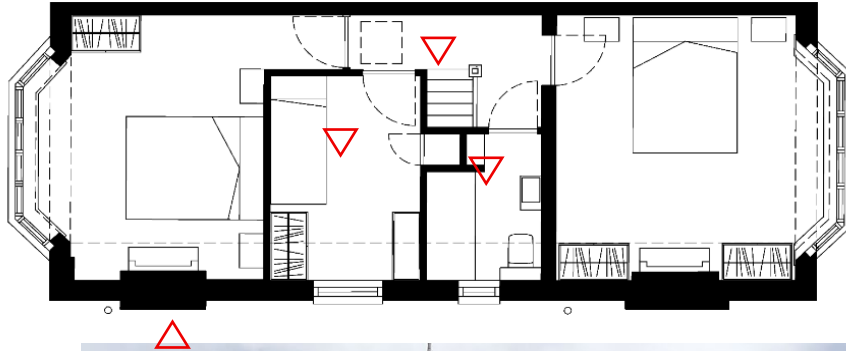
Chimney kitchen



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On the First floor:

7. Narrow and exposed staircase/landing area
8. Small family bathroom
9. Small third bedroom
10. Chimney removed at ground floor and roof levels, remains only at first floor



Chimney
outside



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Staircase
landing



Family
bathroom



Third bedroom



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Room areas,
existing

Existing:

Site: 315.5 m²

Outbuilding: 36.5 m²

Main building footprint

Ground Floor GEA

52.7 m²

Ground Floor GIA

42.50 m²

NIA

Entrance (inc stair)

6 m²

Living Room (front)

14.15 m²

Kitchen / Dining room (inc. pantry)

21 m²

Outdoor storage

1.4 m²

First Floor GEA

51.25 m²

First Floor GIA

42 m²

NIA

Corridor (exc. stair)

3.2 m²

Bathroom

3.2 m²

Master bedroom

14.35 m²

Bedroom 2

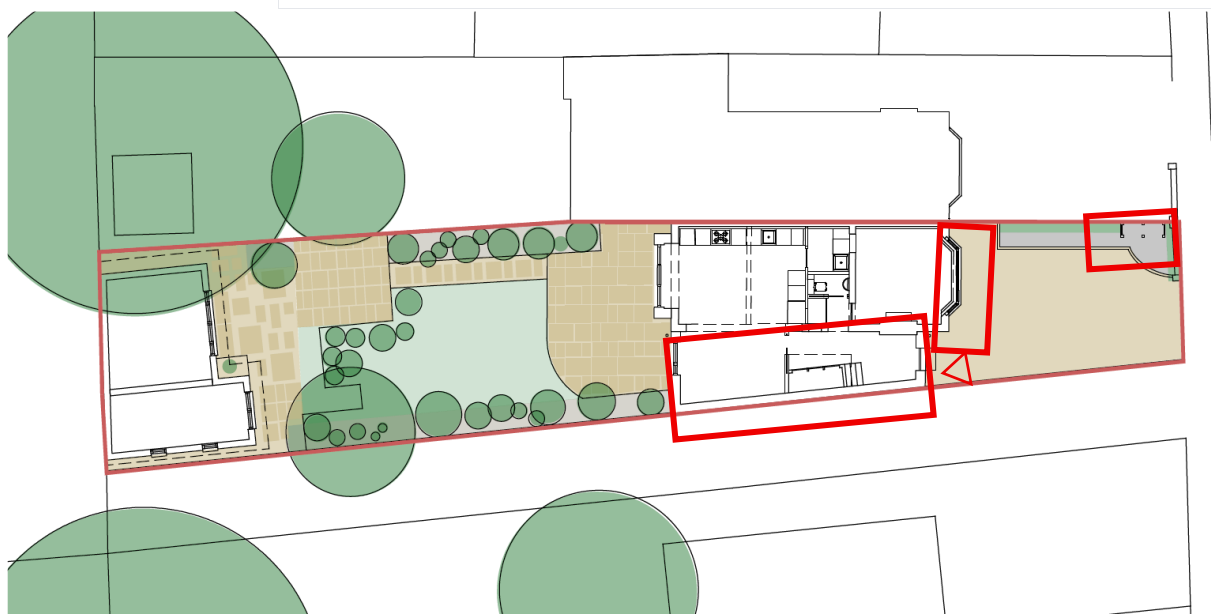
12.45 m²

Bedroom 3

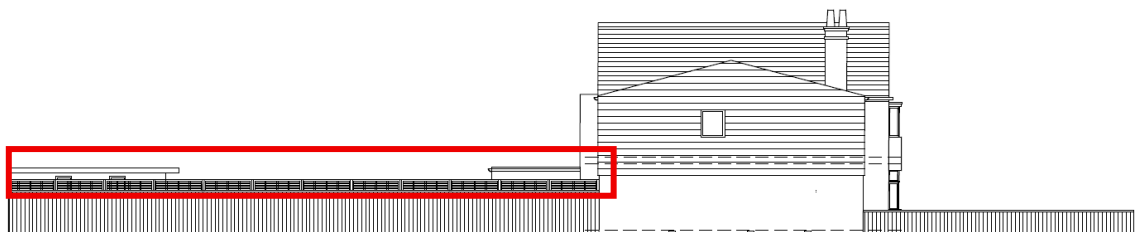
6.7 m²

Site Proposed

1. Install a small bin store concealed by existing yew shrubs for improved usage
2. Remove ivy from the front façade
3. Remove box shrubs and timber gates from side path (where extension will go)



1. Add a lightweight trellis atop the rear fence for privacy (see drawings)

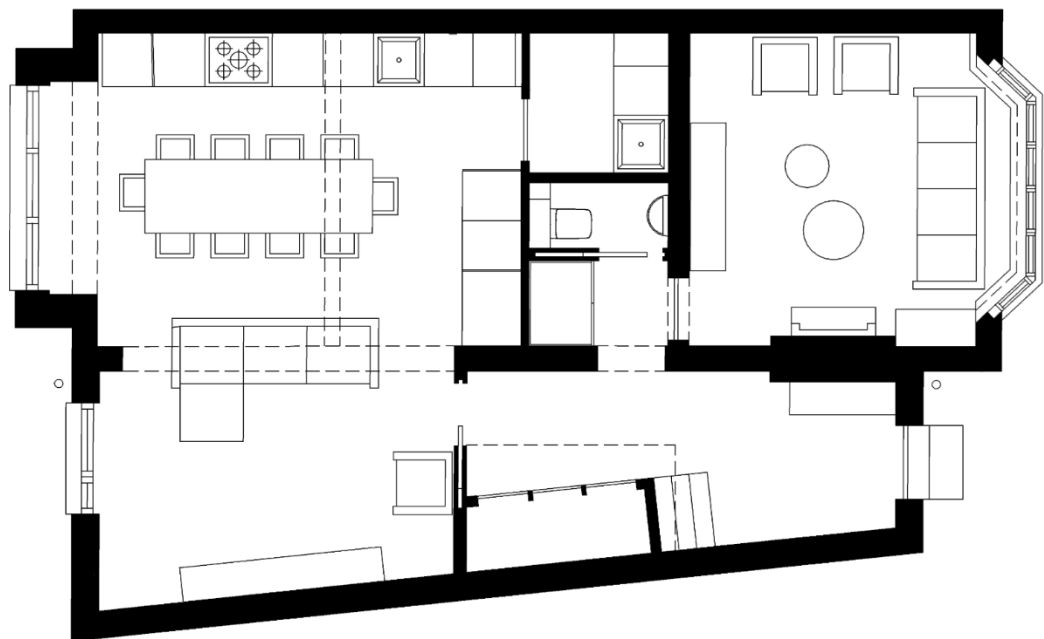


**Building
Proposed**

The primary intervention is a two-storey side extension designed to unlock the internal layout, improve accessibility, and minimize impact on adjacent properties.

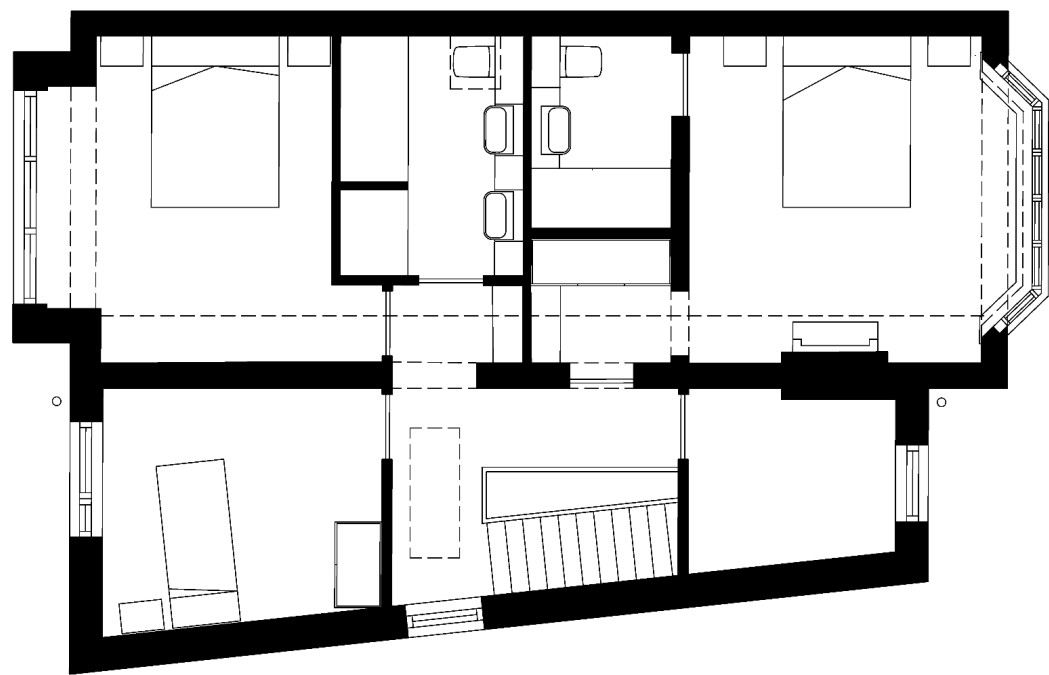
On the ground floor the new extension will:

1. New street-facing front door with external step for ease of entry
2. Accessible, Building Regulations compliant staircase
3. Wider entrance hall with space for seating
4. Addition of a ground floor WC, utility room, and storage for a water cylinder
5. Enhanced connection between house and garden
6. Improved cross ventilation
7. More direct access from entrance to front living room
8. Expanded kitchen/dining/family room



On the first floor:

1. Purposeful landing separated from main circulation
2. Removal of redundant chimney structure
3. Enlarged family bathroom
4. Master bedroom with ensuite and improved storage
5. Larger third bedroom, suitable for a teenager
6. Addition of a fourth bedroom/nursery
7. Rooflight and obscured window to naturally illuminate the entrance and staircase
8. Second bedroom benefits from a new, generous bay window



Room Areas:

Proposed:

We have carefully considered each of the new rooms to ensure they meet the Reading standards

Floor Area of Sleeping Room	Maximum Number of People
4.64m ² – 6.5m ²	0.5 (children between 0-10 years)
6.51m ² – 10.21m ²	1
10.22m ² – 14.9m ²	2

(source, Reading Borough Council Space Standards document)

Site:	315.5 m2		
Outbuilding	36.5 m2		
Main building footprint			
Ground Floor GEA	80 m2	67.35 m2	N/A
Entrance (inc stair)			12.5 m2
Living Room (front)			13.8 m2
WC			1.4 m2
Utility			2.8 m2
Kitchen / Dining room			33 m2
First Floor GEA	51.25 m2	42 m2	
Master bedroom			16.7 m2
Master ensuite			3.7 m2
Bedroom 2			12.5 m2
Bedroom 3			9 m2
Bedroom 4/nursery			5 m2
Family Bathroom			6 m2
Corridor (exc. stair)			6.5 m2

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Scale and
appearance

In developing the massing for this project, our aim was to ensure that the extension resolved the previously identified issues while remaining proportionate to the existing house.

As demonstrated in the elevations and section drawings, we have carefully aligned the new extension with the established proportions and architectural lines of the original building. To reinforce the hierarchy of the site, we set the street-facing façade of the extension back from the main building line. This approach ensures that the original house remains the primary focal point and preserves the visibility of the original corner, thereby maintaining the legibility of the façade.



Existing Street Elevation



Proposed Street Elevation (Indicative volumetry and use of material)

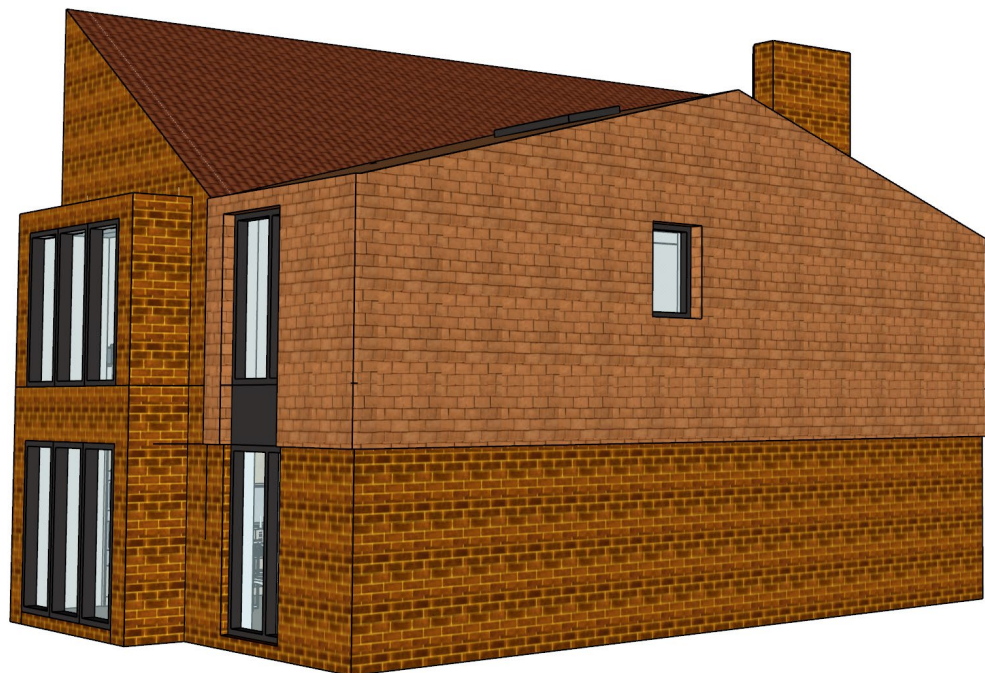
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In designing the side elevation, we were mindful of the numerous windows at 250 that face the side path. To maintain privacy and minimize overlooking, we limited new openings to a single window with obscure glazing at the top of the staircase, complemented by a rooflight.

For the cladding, we opted for a two-part approach: the ground floor will be clad in brick to match the existing, while the first floor and roof will feature terracotta hanging tiles, echoing the original bay windows. This deliberate change in materials serves to break up the massing and visually articulate the extension.



Existing Side Elevation



Proposed Side (Indicative volumetry and use of material)

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The proposed changes to the garden elevation involve removing the existing bay window and replacing it with a contemporary bay. At ground floor level, this new bay will feature bifold doors, creating a seamless connection between the dining room and the garden. On the first floor, a combination of fixed and openable windows will provide both light and ventilation.

Consistent with the approach taken on the street façade, the extension will respect the established hierarchy, ensuring the main building remains the primary architectural focus.



Existing Rear Elevation



Proposed rear elevation (Indicative volumetry and use of material)

Materials

As we explained, we have selected red brick for the ground floor and the new bay window to match the existing materials. For the first floor cladding and the extension roof, we will use red terracotta hanging tiles, consistent with those found on the original bay windows. This approach ensures material continuity and visual harmony with the existing building.



Original brick



Original hanging tiles

Bat survey

During our research into the property's history, we discovered that a previous extension application in 2016 included a council requirement for a bat survey.

After reviewing the findings of that survey, we conducted our own assessment, looking for the same external and internal indicators, such as bat droppings, insect remains, staining at potential roost entrances, and evidence of bats, and found no signs of bat activity.

The original survey concluded that the property lacked features suitable for bats but recommended that an endoscopic and torch survey of the hanging tiles be repeated prior to any works to confirm this remains the case.

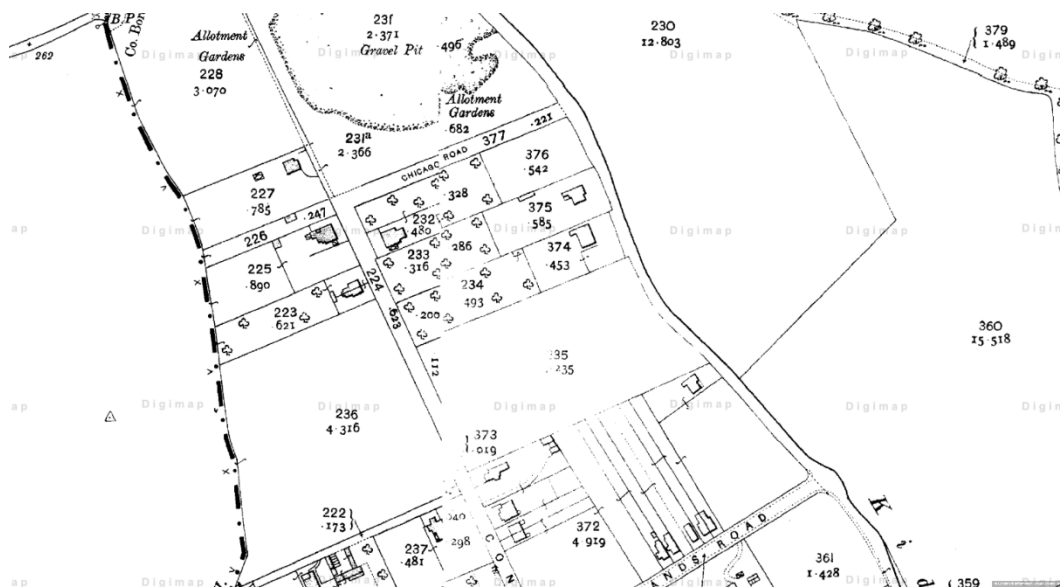
Our client intends to follow this precautionary recommendation and will arrange for the survey to be carried out before work commences.

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APPENDICES:

Historical maps

1910



1930



1950



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1960



1970



2005



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(Google earth historical images of the site)

2003



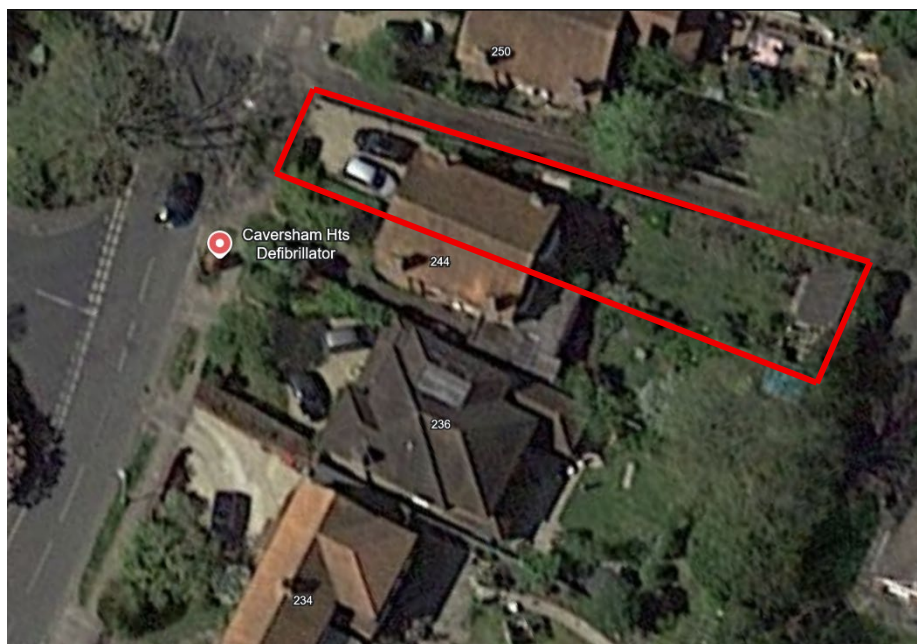
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2009



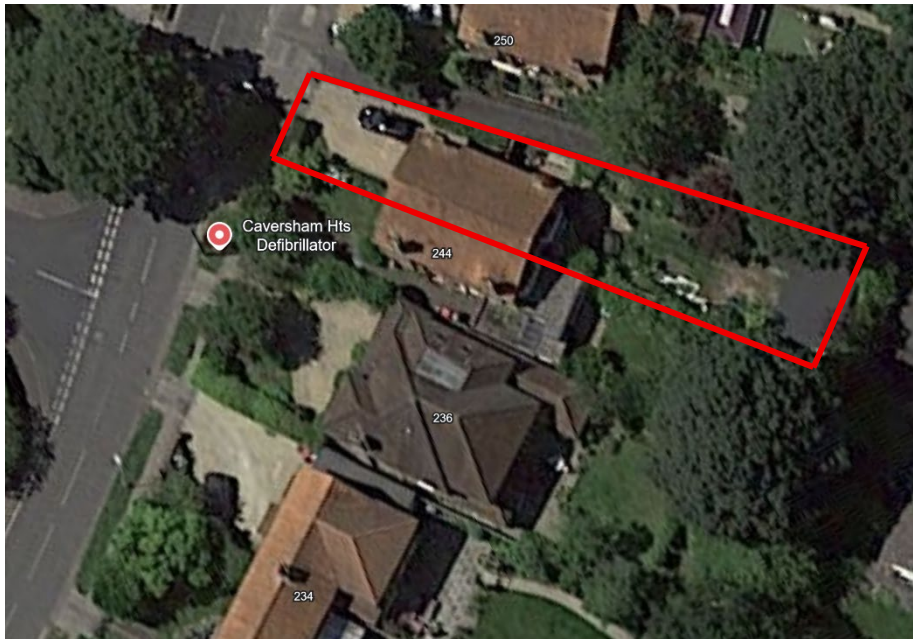
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2020



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2021



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2022

