

Design and Access Statement

Proposed First-Floor Extension Above Existing Utility Room & Internal Reconfiguration

8 Earley Hill Rd, Reading RG6 7BJ

Prepared by Access Architects Ltd

Project No: 687

Date: 03/04/2026



Front elevation of 8 Earley Hill Road

1.0 Introduction

This Design and Access Statement supports the planning application for a first-floor extension above the existing single-storey utility room at 8 Earley Hill Road. The extension will create a new hobby room at first-floor level. The proposal also includes internal reconfiguration of the existing first-floor bathroom and the installation of a new shower within the existing ground-floor utility room. These internal works are separate from the extension.

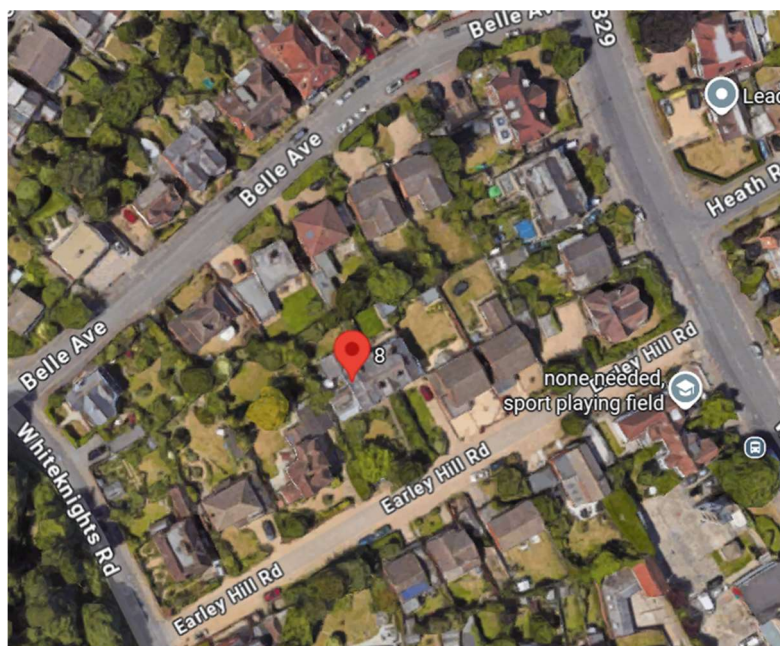
The design has been developed to respect the character and appearance of the surrounding area and to integrate sensitively with the existing dwelling.

2.0 Site Description and Context

8 Earley Road is a semidetached residential property located within a well-established suburban neighbourhood. Earley Hill Road is a small residential street connecting Whiteknights Road and Wokingham Road, in a suburban area with houses mainly built in the early to mid-20th century. The street contains a mix of detached and semi-detached homes of varying ages and styles, many of which have been extended or altered over time. The area has a spacious, leafy character with mature planting and generous plot sizes.

The front elevation of the property is the most prominent and features a distinctive arched window, twin chimneys, and a decorative gable. This elevation will be altered as part of the proposal, with the new works designed to remain in keeping with the existing architectural character.

The existing utility room and conservatory sit along the side elevation. This side of the house already contains several roof forms. The proposed extension sits above the utility room and behind the conservatory.



3.0 Proposed Development

First-Floor Side Extension

- A small first-floor extension above the existing utility room.
- The new space will be used as a hobby room.
- The extension is smaller than the main house and clearly reads as an addition.
- The new roof sits lower than the main roof so it doesn't overpower the original building.

Bathroom Reconfiguration (Existing Room)

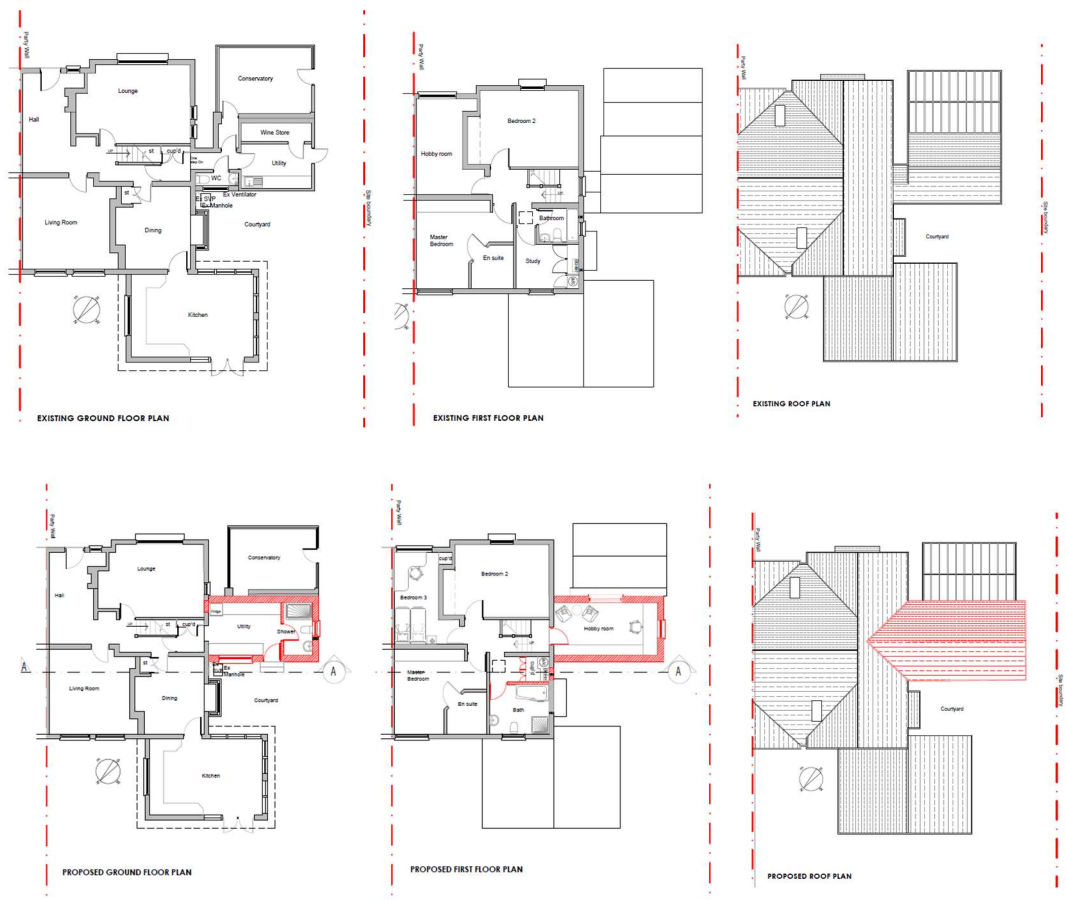
- The existing first-floor bathroom will be updated and reorganised.
- This includes a new layout with a bath, shower, WC and improved circulation.
- These works are entirely within the existing footprint and is not linked to the extension.

Ground-Floor Shower

- A new shower will be added within the existing utility room.
- This provides an additional washing facility and improves flexibility for the household.

Materials

- External materials will match the existing house in colour and appearance.
- Roof tiles, brickwork and window proportions will be consistent with the original building.



4.0 Design Considerations

- **Character and Appearance**

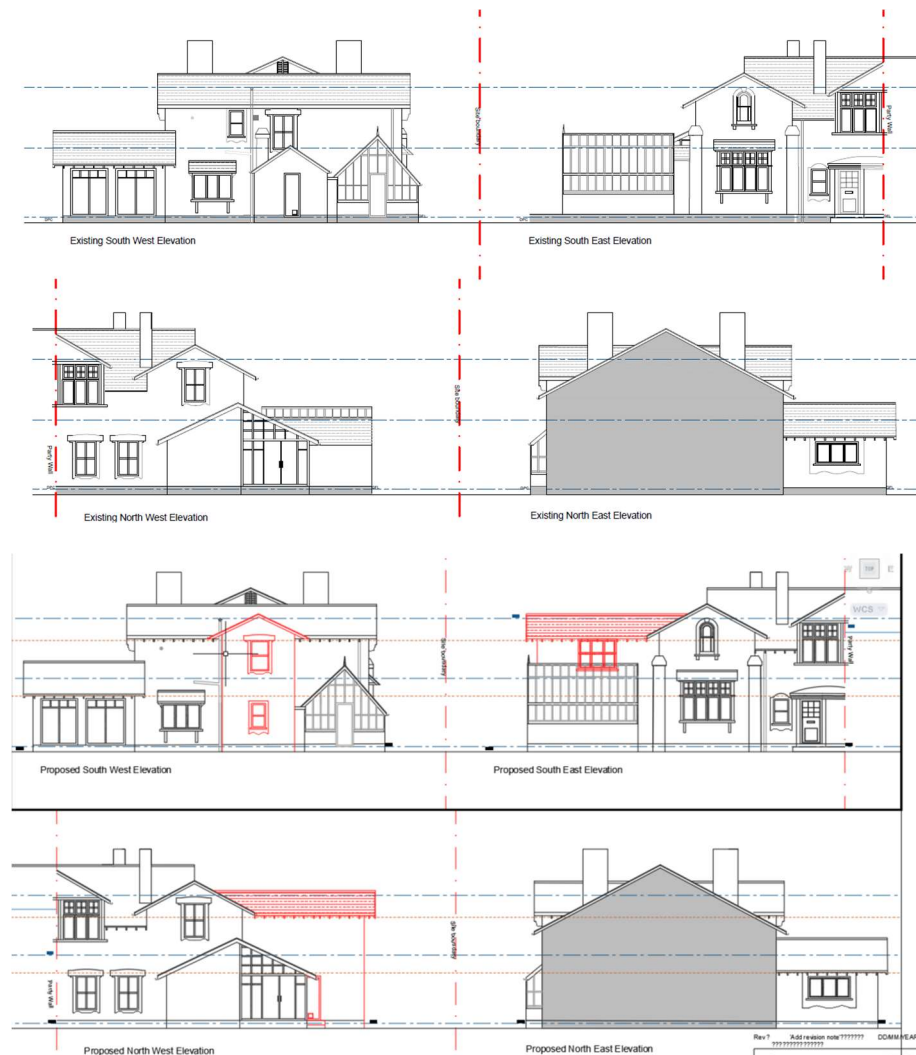
The extension is modest and positioned so it fits naturally with the existing house. It does not alter the front elevation and sits comfortably within the varied roofline on the side of the property.

- **Relationship to the Existing Building**

The extension is clearly secondary to the main house. The new roof sits lower than the main roof so it doesn't dominate the original building. Matching materials ensure the new work blends in.

- **Scale and Massing**

The extension is built above an existing single-storey structure, avoiding additional bulk at ground level. Its size and position ensure it does not dominate the house or the street.



5.0 Residential Amenity

The proposal has been designed to avoid any impact on neighbouring properties. There is no harmful overlooking, no loss of light, and no overbearing effect. The extension does not extend beyond the existing side elevation in a way that would affect neighbour amenity.

6.0 Access and Parking

The proposal does not change vehicle access, pedestrian access or parking arrangements.

7.0 Conclusion

The proposed extension and internal improvements:

- fit naturally with the existing house
- respect the character of the surrounding area
- provide useful additional space
- maintain neighbour amenity
- follow good design principles

Planning permission is respectfully requested. We are happy to work with the local planning authority and respond to any comments during the application process.