

Design & Access Statement for Water House, 65 Eastern Avenue, Reading, RG1 5SQ



Figure 1 principal elevation

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Existing site

Water House (65 Eastern Avenue) is a semi-detached dwelling within the South Park conservation area. Although the property is not referred to specifically in the appraisal dated March 2008, South Park conservation area is described as “an essentially mid to late Victorian and Edwardian suburb of Reading, mainly centred on Eastern Avenue and Hamilton Road”.

Planning History

According to the Reading Borough Council planning website, no applications have previously been made in respect of this property.



Figure 2 rear elevation

Design Concept

This Design and Access Statement accompanies a planning application which seeks permission for the construction of a single-storey rear extension.

In the short term, the extension is designed to allow for an open-plan kitchen/dining/seating area to provide a more communal space and for better enjoyment of the rear amenity space.

The new space is also designed to future-proof the needs of one of the residents of 65 Eastern Avenue who has a degenerative neurological condition which will increasingly affect his mobility. Plans include an accessible shower room with doors wide enough for wheelchair access. As the disabled resident's mobility deteriorates further, the new space can potentially be adapted to host a specialist bed, hoisting equipment, etc.

From a sustainability perspective, the proposals also include the installation of PV solar panels on the south-facing roof of the new extension and also a section of the existing roof.

Materials

The proposals are respectful in terms of materials and finishes and will match those of the existing property.

Access

No changes are proposed.

Flood Risk Assessment

65 Eastern Avenue is in flood zone 1.

Additional assessments

- **Daylight/Sunlight**
 - The proposals will not impact on neighbouring properties.
- **Biodiversity**
 - The proposals will have no impact on wildlife habitats or protected species.
- **Noise impact**
 - There will be no noise impact.