



RH DESIGN SERVICES

Building Design Consultancy

"SUNNYSIDE"
62 Reading Road
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Surveys-Design-Planning Applications-Building Control Submissions

Prop: R.E. Harward Ref: 5, Southview Cottages, Newnham Road
Hook, RG27 9LS

PROPOSED GROUND FLOOR REAR EXTENSION
AND PORCH TO FRONT DOOR.

Please find enclosed, a Planning Application for the
above proposal.

Please contact me if you need anything further
yours faithfully,



Ref: 5, Southview Cottages, Newnham Road, Hook, RG279LS

Proposed Ground Floor Rear Extension and
Porch to Front Door,

DESIGN AND ACCESS STATEMENT

Location Analysis

Newnham Road lies within the settlement boundary of Hook and is set back from London Road (A30). This location is the culmination of piecemeal development in the 19th and 20th centuries and is a mixed housing stock of terraced and semi detached houses.

Site Analysis

No 5 is a two bedroomed 19th century end terrace cottage with a rear garden of 40 metres in length. It is of traditional construction i.e. red stock bricks and red clay tiles.

Design Analysis

This application aims to secure permission for the construction of a ground floor rear extension and porch to the front door. This will significantly improve the amenity of this property in an unobtrusive way. To this end, building material will match the original cottage.

Parking and Access

This proposal will not effect parking arrangements or pedestrian access.

Flooding

Whilst this location falls within flood zone 1, it has a 'very low' flood risk (less than 0.1% each year). See enclosed map and data.