



Design Access and Heritage Statement

24A Murdoch Road, Wokingham, Berkshire, RG40 2DF

Prepared by Binney & Sims Design Ltd

1 Introduction and site

This statement supports the removal of the existing conservatory, erection of a single storey rear extension, formation of a rear dormer window and installation of an external spiral staircase to the existing outbuilding. It should be read alongside the accompanying existing and proposed drawings for project 1401.

The site comprises an existing brick dwelling with a hipped tiled roof, rear conservatory, and a separate outbuilding within the garden. The heritage assessment considers the character of the Murdoch Road Conservation Area.

2 Design and layout

The rear extension replaces the conservatory with usable accommodation linked to the existing ground floor. The proposed plan provides an open kitchen, dining and living area with glazing towards the garden. Its single storey height and hipped roof keep it subordinate to the main dwelling and relate it to the existing lower roof forms.

The dormer provides additional space and light to the new proposed roof accommodation. It is positioned on the rear roof slope, below the main ridge and between the retained hips. The main roof form and chimneys remain identifiable.

The spiral staircase provides external access to the existing upper-level doorway in the outbuilding. The drawings retain the outbuilding footprint, roof form and principal architectural details.



Figure 1: existing conservatory and AI render of proposed extension



Figure 2: Existing outhouse and AI render of proposed spiral staircase

3 Materials

Element	Existing	Proposed
Walls	Brick	Brick
Roof coverings	Tiles and waterproof membrane	Tiles and waterproof membrane
Doors	uPVC	Composite and aluminium
Windows	uPVC	uPVC
Dormer window	N/A	Hanging tile
Spiral Staircase	N/A	Metal

New brickwork and roof tiles will complement the existing building in colour, texture and detailing.

4 Access and site considerations

The existing access arrangements and parking provision are retained. The proposal remains domestic in scale and use. No tree removal or tree works are proposed, all work to be carried out will be within the existing footprint and hardstanding of the property. No changes to site boundaries are proposed, and no parking or boundary issues have been identified by the applicant.

5 Heritage significance

The conservation appraisal identifies the area's significance as a planned residential development associated with the People's Investment Company and the architectural work of the Morris family. Its interest includes Arts and Crafts influences, varied but related house designs and the survival of the historic street and plot pattern.

The appraisal highlights brickwork, tiled roofs, chimneys, distinctive joinery and decorative details, together with gardens, trees and boundary treatments. These features contribute to the area's architectural quality and residential character. It also identifies unsympathetic replacement window designs as a potential source of erosion of that character.

At this site, the house retains a clear hipped roof form and chimneys. The outbuilding has a gabled form, decorative bargeboards and arched detailing to its openings. These features are relevant to its contribution to the surrounding street scape. The supplied documents do not establish an architect or construction date for 24A, and no specific attribution is mentioned in this statement.

6 Heritage impact

The extension replaces an existing conservatory at the rear of the house. Its limited height, hipped roof and brick construction relate to the existing building and avoid a substantial alteration to the principal frontage. The rear position reduces its prominence in the street scene, although visibility from adjoining properties and any wider views should still be considered.

The dormer introduces a new feature to the rear roof slope. Its position below the ridge and between the hips retains the overall form of the roof. Careful treatment of its cheeks, roof covering and window proportions have been considered to achieve a sympathetic appearance.

The external staircase will be visible against the outbuilding's garden-facing elevation. Its compact spiral form limits its footprint, and use of the existing upper doorway avoids forming a new access opening. The roof, chimney, bargeboards and decorative openings are retained. A restrained finish and carefully detailed fixings would help limit its visual and physical impact.

7 Conclusion

The proposal provides improved domestic accommodation while retaining the principal building forms and the outbuilding's architectural details. On the basis of the submitted drawings, and with sympathetic materials and detailing, the alterations are considered capable of preserving the character and appearance of the Murdoch Road Conservation Area.

Sources: Binney & Sims drawings 1401/EE, 1401/EP, 1401/PE/E, 1401/PP/E, 1401/OB and 1401/SPLP/PRO; McCoy Associates Murdoch Road Area Townscape Appraisal, September 2003; applicant's material (AI renders) and site information.