

20 Waltham Road, Twyford, Reading, RG10 9EF

Design and Access Statement – Single Storey Rear Extension

1.0 Introduction

The statement is in support of a Householder planning application for the replacement of an existing single storey rear extension and the erection of a new single storey rear extension and insertion of a new window to the rear elevation at first floor at 20 Waltham Road, Twyford.

1.1 Existing Building

The property is a two story Victorian end terrace located within the Twyford station conservation area and situated to the South side of Waltham road.

The property is not within a designated flood risk zone and therefore the risk of flooding is classified as very low probability.

The property is located in an area defined by the local authority as a possible roosting zone for bats however as the project does not involve any work to the existing roof an ecology report has not been produced.



View from rear of property



View from front of property (unchanged)

2.0 Design

2.1 Proposal

The proposal seeks to replace an existing rear extension with a new single storey rear extension in order to provide much needed improved amenity space within the family home. The proposal will retain the building line to the rear and extend to the side, keeping within the line of the existing side elevation of the principle building and retaining the side access to the rear garden.

The proposal consist of an asymmetric roof design and the overall scale, position and material choices have been carefully considered to compliment and be sympathetic to the existing property while also improving its visual appearance. The new brickwork and slate roof tiles will match the existing property and new glazing to the rear and a rooflight to the South East roof slope will borrow plenty of natural light into the new Kitchen area.

A modest white painted timber window with glazing bars is proposed to the rear elevation at First floor to match the existing window style of the property and borrow much needed natural light into the rear bedroom space.

2.2 Amenity and Impact to Neighbouring Properties

The proposal has been carefully considered to ensure that neighbouring properties are not negatively impacted in terms of privacy, loss of daylight/sunlight, overbearing or visual intrusion. Access and parking provision to the property will remain unaltered. The proposal will have no impact on the existing street scene and context.

3.0 Conclusion

This application has been sensitively designed to meet the clients need for more amenity space whilst enhancing the external appearance of the existing property. We believe that the proposal fully complies with Section 4.11 of the local plan design guide that residential alterations and extensions should be well designed, respond positively to the existing building and relate well to neighbouring properties.