

42, Brook Street

Design, Access, and Heritage Statement Proposed Single-Storey Rear Extension

42, Brook Street
Twyford
Reading
RG10 9NX

26 June 2025
Client: Mr. J. Dancer

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1. Introduction

This Design and Heritage Statement has been prepared by David Holtham Architects on behalf of Mr. J. Dancer and outlines the proposal for a single-storey rear extension at 42, Brook Street, Twyford, Reading, RG10 9NX. This statement forms part of a House Holders planning application and must be read in conjunction with the submitted general arrangement plans and elevations.

2. Site Location and Context

The site is located within a terrace row of residential properties and within the demise of Brook Street. All properties are accessed off a no-through road with on road parking only.

There is a notable style and character to this street with repetitive vernacular. The key features of architectural merit are the bay windows, sliding sashes and arched headers together with the chimney stacks and metal railings that define the demise line of each property within the terrace.

The site falls within Twyford Station conservation area, which was designated in June 1996.

3. Heritage Statement

The proposal at 42, Brook Street does not include any proposal to the front of the property and therefore will not affect the existing character of the street.

4. Design Proposal

The proposal intended is denoted on drawing number: 2025-27-01 and comprises of the following element:

- Single storey rear extension.
- This new build proposal utilises an otherwise redundant outside space which is flanked on both sides by the adjoining neighbour's previous extension and the two no storey wing of the host property (please see Photograph: 01)
- The envelope of the extension is a rear elevation only due to its 'fit' within an existing recess. The proposed roof will comprise of a pitched condition that repeats the adjoining neighbours-built form. The internal ceiling will comprise of a sloping soffit to allow the opportunity for a 'Velux' style roof light to enhance natural daylight into both the new section and the depths of the host property.
- The internal chimney stack within the Dining Room is to be removed internally. Where this stack continues up to first floor level, it is to be capped at ceiling level. The remaining stack through the loft and to outside air will remain as per existing conditions to ensure that the external appearance of the property remains unaltered from the street.

Purpose: -

- To create additional space for the creation of a larger Kitchen
- The current Kitchen is designed as a galley Kitchen with a particularly narrow width between work tops of circa 600mm. Only one side of the Kitchen can accommodate 600mm deep Kitchen cabinets/appliances.
- To improve access to the downstairs cloakroom toilet and shower room which is currently through the Kitchen.
- The internal walls that segment the front living room and dining room are to be removed to create open plan living and improve connectivity that is in keeping with modern day living.
- The removal of the chimney stack will increase habitable area to the rear facing Dining room and to one bedroom at first floor level.



Photograph: 01 – Rear elevation of 42, Brook Street

Materials: -

The fabric of the new building intended will comprise of facing brick external walls, painted white above DPC level to match existing conditions. A Slate roof to a pitch that matches existing conditions will be proposed. The single door and side light will comprise of soft wood painted. All rainwater goods: guttering and down pipes to be non-UPVC material.

Consideration: -

All works intended are proposed only to enhance the basic service facilities of the building and to meet expected modern day living standards by an improved Kitchen Layout that facilitates the preparation and cooking of food to meet the purposes for which it was originally intended.

The proposals would not affect the heritage significance or character of the host property due to its visual detachment and concealment within a private courtyard setting. Hence, it can only be viewed publicly from the internal courtyard within the curtilage of the site, hence would not have a detrimental impact upon the streetscape/area.

5. Area Schedule

The Gross Internal Area of the extension proposed equates to 4.2sqm.

6. Access

The pedestrian and vehicle access to and from 42, Brook Street will not be altered and will remain unchanged.

7. Waste Management

General waste and recycling bins are to be located and collected as per existing arrangements with no changes anticipated.

8. Sustainability

Any new building elements will be designed to meet Building Regulations Part L, upgrading the building energy efficiency wherever possible with the required U-Values achieved through the floor, wall, and roof elements of the new structure.

9. Ecology

We can confirm that the proposed works do not affect the main roof of the principal residence by the fact that the proposal is limited to a single storey build only.