



Design and access statement

Extension, 4 Lansdowne Terrace, Twyford

Job Ref: 2554
Jan 2026

Introduction

The proposal is to extend the existing house by adding a first floor extension to include a first floor shower room. This is to provide sanitary facilities in closer proximity to the three bedrooms at an upper level.

The house is in the process of being brought up to standard decoratively and to get up to date with ongoing maintenance.



Brief

Overall requirements

to consider the best way to extend the existing house to provide the additional space.

Users:

- - Single professional owner
- - Long term considerations for any single person or couple
- - Retain garden for amenity space.

Function:

- - Better bathroom facilities
- - Close proximity to drainage.
- - Access from/near bedrooms
- - Renovation of the existing property to allow long term sustainable energy use

Style:

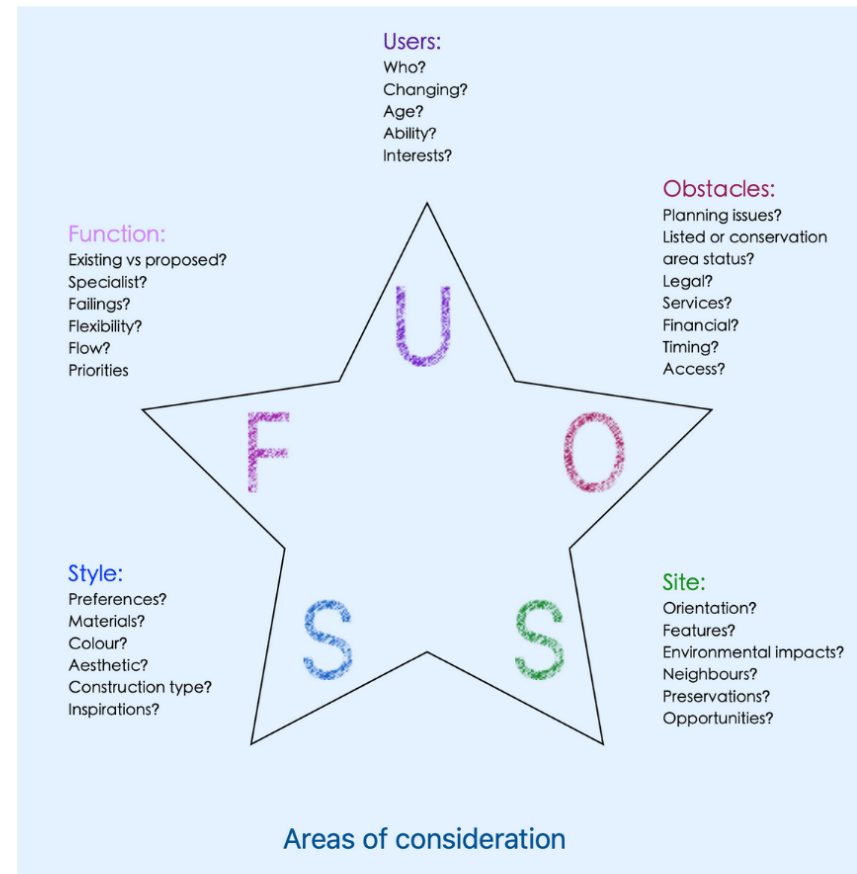
- - Traditional vernacular to reflect other houses in the close vicinity.
- - Victorian terrace.
- - Simple construction
- - Use of new construction, insulation and services to maximise environmental benefits.

Obstacles:

- - Within Conservation Area.
- - Designs to be in accordance with its guidelines and recommendations.
- - Ensuring daylight maintained to neighbouring properties.
- - Access path across rear of existing ground floor

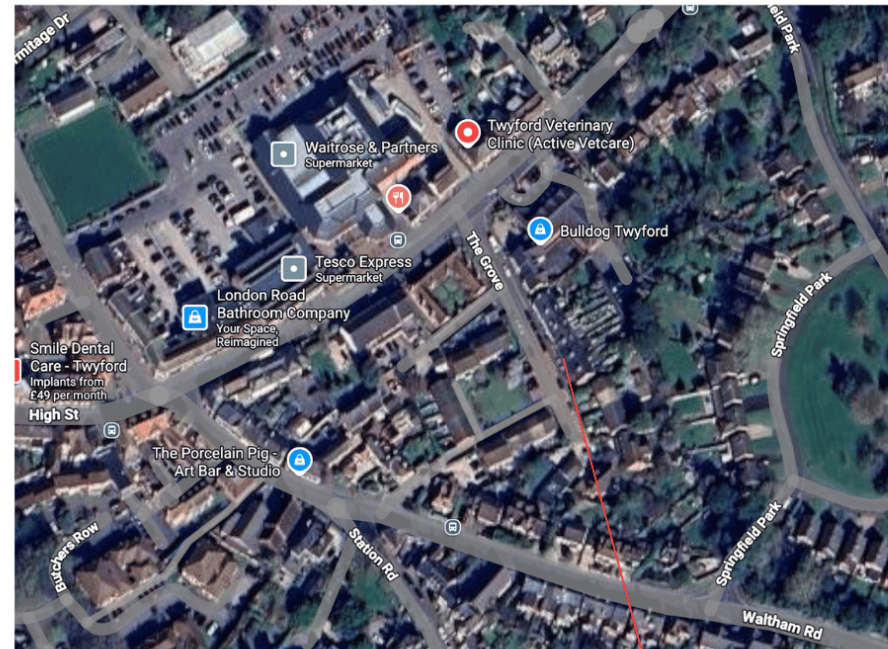
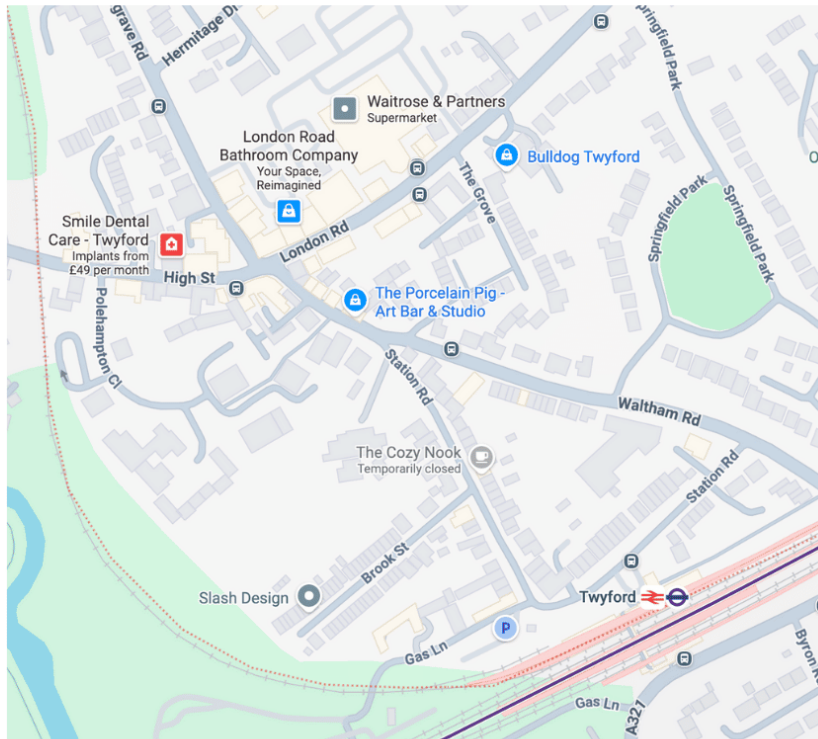
Site:

- - East facing rear garden.
- - Established trees to rear boundary.
- - Mid-terrace.



Location and site

The property lies in the centre of the village of Twyford in The Grove, within the Twyford Station Conservation Area, characterized by a Victorian terrace of two storey cottages. The house is close to all local amenities and is well placed for living car free, being near the station, bus routes and supermarket.



4 Lansdowne Terrace

Planning Considerations

The proposals have been considered in relation to the local neighbourhood plan and general design guidance for the conservation area and borough design guidelines for the local area :-

- The proposal is to provide modest upstairs bathroom facilities. The alterations are to a property within an established settlement area and, being to the rear of the property, do not encroach upon the street scene.
- The proposal is carefully designed to respect the daylight considerations of neighbouring properties. It does not encroach on the notional daylight lines defined by the BRE guidelines and the local borough design guide.
- The slate pitched roof and vernacular tile hanging maintains the character of the existing dwelling and adjacent properties.



Rear view showing
neighbour's existing first floor
bathroom

- The Twyford neighbourhood plan requires proposals to use materials, building forms and layouts to reflect the local vernacular. We have sought to reflect these in our proposed designs.
- The extension is to the rear of the property and reflects in its scale and design similar first floor rear extensions to the next door property and another dwelling in the terrace.

Rear view showing first floor rear extension to another property in the terrace



Access Considerations

The proposals will not affect access into the house, but will provide access to sanitary facilities from the bedroom storeys of the house. At present the residents have to descend to ground floor level and go through the house to reach a toilet.

Sustainability Considerations

The addition of a rear extension will help to add insulation to the existing kitchen area below and the rear of the property, improving the existing performance of the house.

Conclusion

We believe that the proposed minor extension to this property will be sympathetic to the local environment, improve the sustainability and lifespan of the property. A modest upstairs bathroom brings the dwelling up to a generally acceptable modern standard for habitation. The proposed alterations reflect the vernacular aesthetic of the area and the building's use of materials, supporting the ethos of the local neighbourhood plan. We hope therefore that officers will be able to support our proposals.

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