

17th Feb 2026

Design and Access statement

95 Butts Hill Road, Woodley, RG5 4NT



Introduction

The site is situated on Butts Hill Road and currently comprises a semi-detached residential dwelling with single storey garage and utility to the side. The existing building benefits from a spacious gravel/concrete driveway to the front of the property.

The dwelling is predominantly two storeys and features a traditional hipped roof. The existing side extension is single storey with lean to roof, consisting of both tiles and single ply membrane.

The surrounding area is characterised by mostly semi-detached homes. These properties are generally set back from the road, each with driveways, many have been extended over the years, contributing to a consistent and orderly streetscape. Architectural styles and materials vary among the dwellings, showing the phased development of Butts Hill Road, creating a visually appealing and eclectic street scene.

Planning History

95 Butts Hill Road is not known to be subject to any planning applications.

The neighbouring properties have been extended with various planning approvals.

93 Butts Hill Road

Pre-1998 Planning Application: 41974

97 Butts Hill Road

F/2004/1052 Proposed single storey rear extension to dwelling.

F/2000/2700 Proposed first floor side extension to dwelling.

Pre-1998 Planning Application: 44253

Other notable applications within the vicinity.

F/2020/201556 16 Selsdon Avenue Woodley Householder application for the proposed erection of a single storey front extension, two storey side extension following demolition of existing garage, part single part two storey rear extension, conversion of loft to create habitable accommodation with 2no.roof lights and 1no.rear dormer following removal of existing chimney plus internal alterations and changes to fenestration.

Design rationale

The existing property is a family home with a modest single-storey side extension. The proposal seeks to extend both the ground-floor living accommodation and the first-floor level to create a larger and more functional family dwelling. The two-storey side extension has been designed to remain subservient to the host property by being set back from the existing front elevation. Although the extension will project forward of No. 97, it remains within the 45-degree line taken from the neighbouring property. We consider that this approach will contribute positively to the street scene, introducing variation and visual interest while maintaining appropriate relief between buildings.

To further articulate the relationship between old and new, the proposal incorporates fibre-cement cladding as a contemporary material finish. This will clearly distinguish the extension from the original dwelling and offers a durable, low-maintenance alternative to traditional timber or brickwork.



At the rear, the proposed first-floor extension will provide a new master bedroom with views over the garden, while the ground-floor extension enlarges the kitchen and dining area to create a modern, family-focused living space. The rear first-floor element has been carefully positioned to remain within the 45-degree sightlines taken from the neighbouring properties. At No. 93, we have considered the first-floor bedroom window, and at No. 97 the assessment has been based on the ground-floor kitchen window nearest to our property.

The wrap-around nature of the extensions also delivers a significant thermal benefit. By enclosing a substantial proportion of the original external walls within new, highly efficient construction, the proposal will markedly reduce heat loss from the existing dwelling and improve its overall energy performance.

Site designations

The site contains no trees protected by Tree Preservation Orders and it is not within a conservation area, AONB or national green belt.

Public transport links

There are bus stops on Butts Hill Road with good links to Reading, with other busses locally giving access to Wokingham, Twyford and Henley-on-Thames.

Sustainability

Sustainability is a core principle guiding all our projects, with careful consideration given to both environmental and social impacts. Our aim is to create developments that contribute positively to the wider community while minimising ecological footprints.

This project exemplifies that commitment by upgrading an existing building. By extending the life of the structure, we significantly reduce embodied carbon emissions and preserve the building's inherent value.

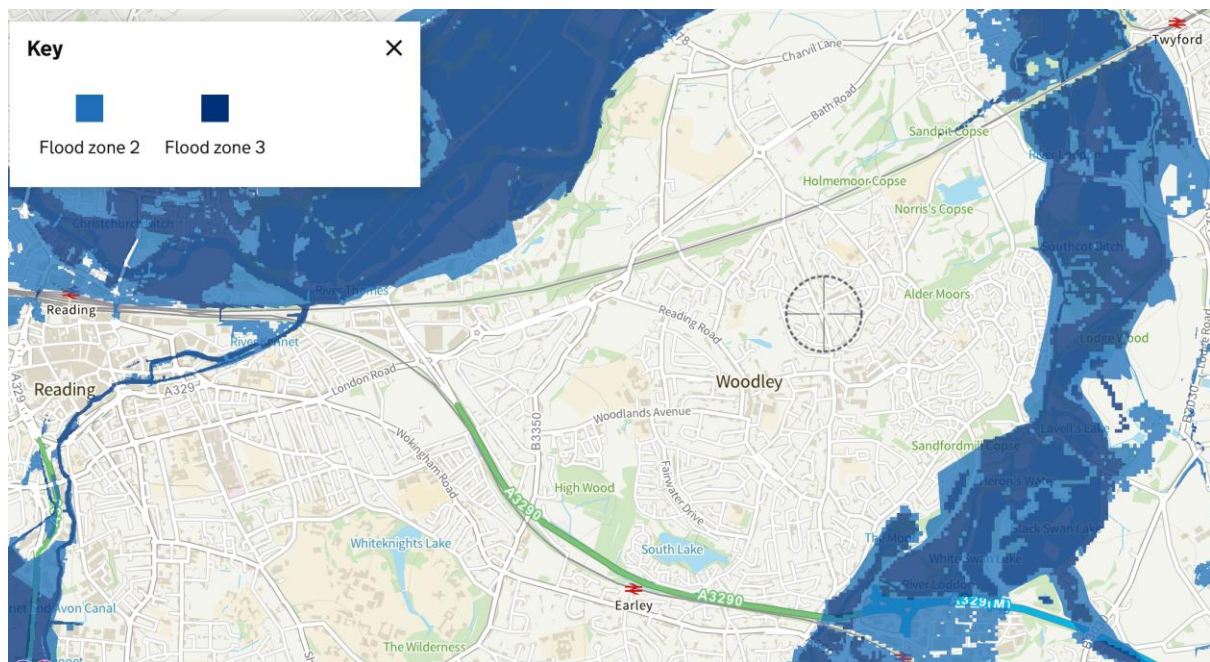
We adopt a fabric-first approach, prioritising improvements to the building envelope to reduce energy demand. Wherever feasible, we will enhance the insulation and airtightness of the existing structure, aiming to exceed minimum regulatory standards. These upgrades will improve thermal performance and reduce reliance on mechanical heating and cooling systems.

In addition to fabric improvements, the project will incorporate green technologies to further lower the property's energy consumption. These measures will work in tandem to deliver a more sustainable, efficient, and future-ready home.

Flood risk assessment

The site is wholly within flood zone 1. The proposals are for a small additional footprint the new roof will be drained to an appropriately sized soakaway onsite within the rear garden.

It is not considered appropriate to do a further detailed FRA given the scale, nature and location of the development.



Conclusions

The proposed scheme is designed to enhance the character of the street scene through thoughtful, high-quality design and sensitive upgrades to the existing building. The intention is to transform the current structure into a well-considered, high-quality home that makes significantly improved use of the site.

We believe this proposal represents a positive and sustainable enhancement to the site and trust it will be supported as a valuable contribution to the local built environment.

Daniel Kellett RIBA, ARB