

16 DARK LANE

Wargrave

DESIGN AND ACCESS STATEMENT

MARCH 2025
v2



Red Line indicates approximate extent of Site Boundary.

THE SITE

This Design and Access Statement (DAS) has been prepared by Philip Wadge Architecture and pertains to the rear extension of 16 Dark Lane, Wargrave. It should be read in conjunction with the proposed plans and elevations

The proposed site is located in along Dark Lane, Wargrave, North East of Reading between Henley-on-Thames and Twyford. The site is accessed via School Lane or Blakes Road. Dark Lane has good access routes to the M4 at around 15 minutes drive and is less than 15minute walk to Wargrave Train Station. Dark Lane offers a mix of styles, sizes and materials.

The site is bounded by large evergreen trees and hedges, to the south, west and east, off-road parking for at least 4 cars and plenty of amenity space to the rear and to the front.

INTRODUCTION

The proposal looks to modestly update the existing tired property by painting walls, fascias and soffits. It will update the rainwater goods to aluminium, and flat roofs to a single ply membrane. Two small, side facing, dormer windows, with frosted glass and a new slate roof with be introduced to replace the 100 year + existing roof.

The rear will see the garage, conservatory and outdoor stores replaced with a single storey rear extension. It will be gabled to produced maximum south facing roof space for PV panels. It will be pushed north to create south facing patio area and will be vertically timber clad. It will offer a subtle modern style against the traditional black and white chalet.



Existing Front Elevation

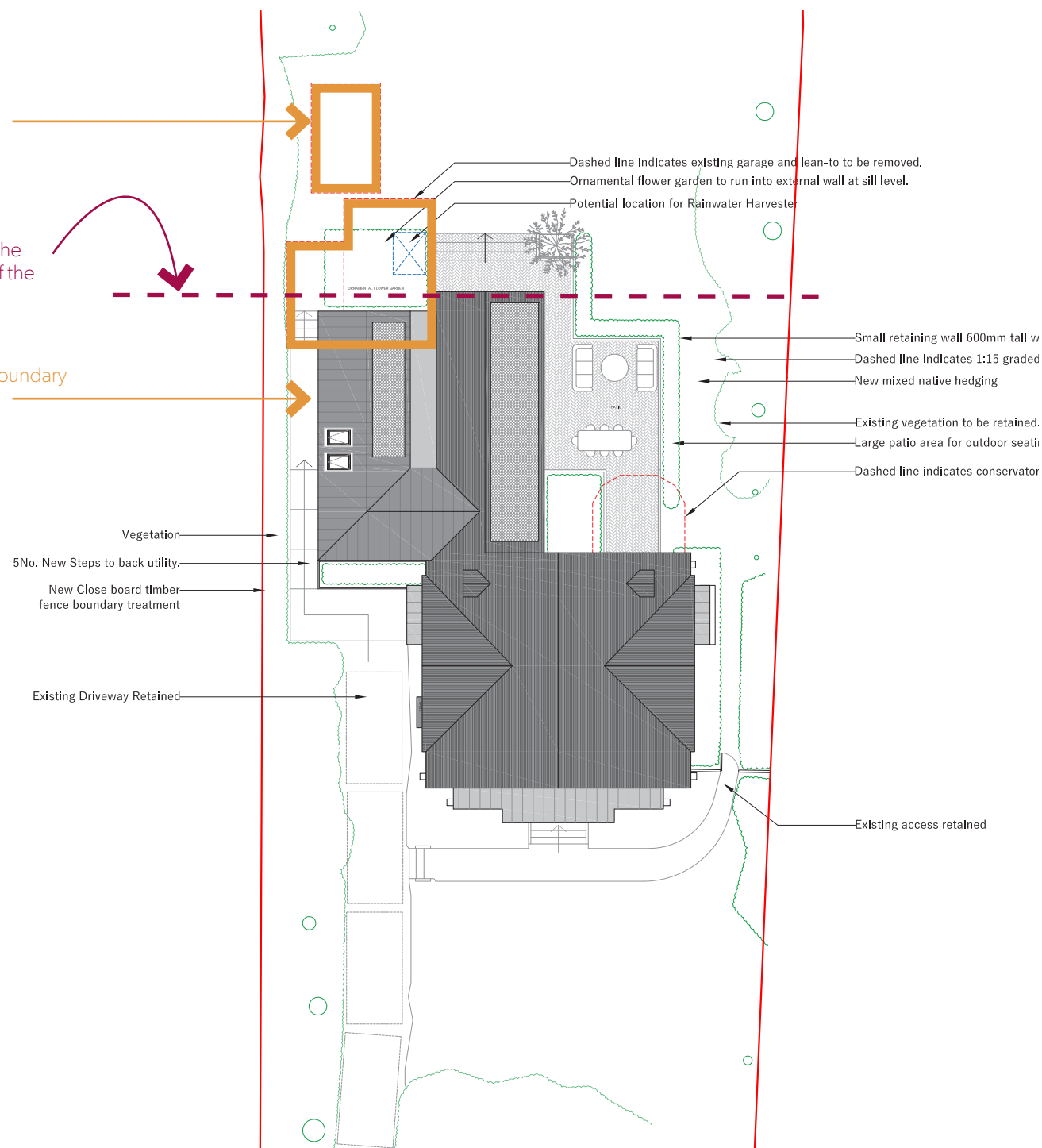




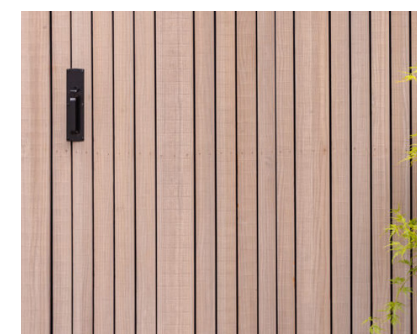
Orange lines indicates extent of existing Garage and Stores to be removed.

Extension set back from the existing built footprints of the garage and stores.

Extension Further from boundary than the existing garage.



Proposed Site plan.



Proposed materials: Slate, Timber cladding, Standing seam metal roof and Existing painted pebble dashed render.

THE DESIGN

The proposal aims to create an open-plan kitchen, living, and dining area that capitalizes on the beautiful garden views, currently obstructed by existing garage and storage structures. Additionally, a combined utility and boot room will be added, along with two new ground-floor bedrooms.

The chalet bungalow features a substantial roof with gables on all four elevations—a characteristic style we sought to emulate. This was achieved by extending the existing roof line to the rear, creating the necessary living space. A similar extension was added to the north to accommodate the boot room, lounge, and bedroom. This northern section is deliberately set down and set back from the rear elevation, with a distinct standing seam roof finish, allowing it to appear subservient to the main structure.

The southern extension, by contrast, seamlessly integrates with the existing roof, appearing as a natural continuation of the house. The reduced ridge height and variation in materials help break up the overall mass of the extension, while the hipped roof further minimizes its perceived bulk.

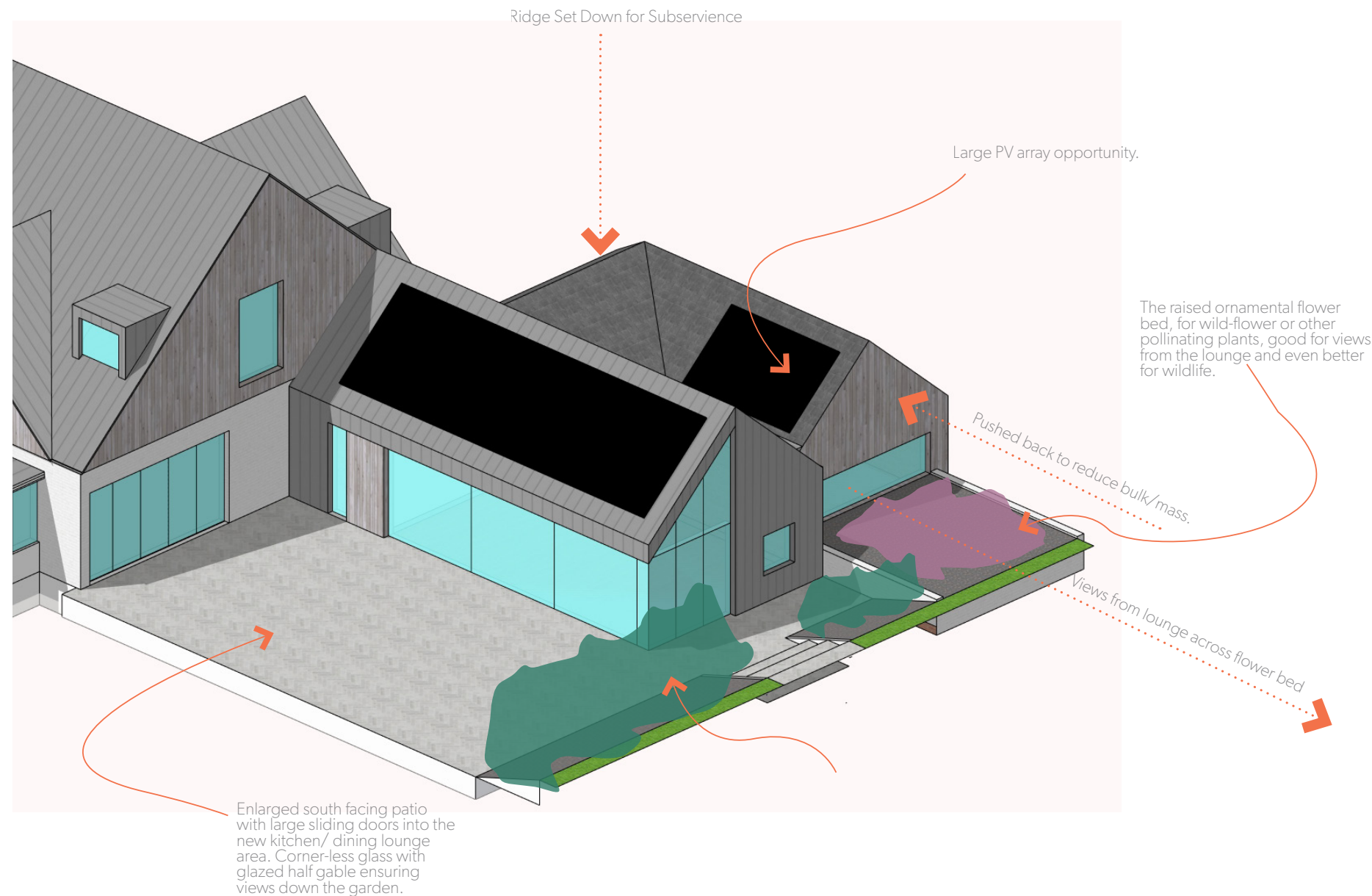
The use of vertical timber cladding introduces a soft, contemporary aesthetic that will gradually weather to a silvery tone. Glazing on the front elevation is intentionally minimal, while the rear features a large panoramic window in the lounge and larger glazed elements, including sliding doors to the south.

The property is well-screened on the west, south, and east. A new timber close-board fence will be introduced as a boundary treatment to the north, bounding the alleyway.

To the rear, new hard landscaping will connect the existing lounge to the extension through a patio designed for seating and dining. A small retaining wall will frame the space, softened by native hedgerow planting. A few steps will lead up to the garden, with a gentle slope extending southward beyond the hedge.

With the removal of the garage, stores and conservatory the net increase in footprint is only 12sqm.

The extension is designed with a southerly orientation to optimise roof space for solar PV panels and maximize solar gain through the glazing, enhancing the property's overall efficiency. It will feature insulation exceeding regulatory standards, while an air source heat pump and battery backup will ensure efficient heating and energy storage. The goal is to achieve self-sufficiency and generate surplus electricity beyond the property's needs.



RELEVANT PLANNING POLICIES

The proposed development aligns with several key planning policies set forth by the Wokingham Borough Council:

Policy CP11 of the Wokingham Borough Adopted Core Strategy: This policy aims to protect the separate identity of settlements and the environment by ensuring that proposals outside development limits do not lead to excessive encroachment or expansion away from the original buildings.

The policy also emphasizes that residential extensions should not result in inappropriate increases in the scale, form, or footprint of the original building.

Borough Design Guide: This supplementary planning document provides guidance to ensure that proposals are appropriate and protect nearby properties from the impact of development. The guide emphasizes the importance of design that is in harmony with the existing character of the area.

National Planning Policy Framework (NPPF): The NPPF sets out the government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

By adhering to these policies, the proposed extension is designed to be in keeping with the character of the existing dwelling and its surroundings, ensuring a harmonious integration with the local environment.

CONCLUSION

The existing vehicular access to the site will be retained, ensuring there is no reduction in accessibility or functionality. Level access from the new extension to the patio provides an improvement over the current arrangement. Additionally, the existing south-side access from the front to the rear of the house will remain unchanged.

Internally, the straight staircase will be replaced with a staircase featuring quarter landings, enhancing both safety and accessibility for ambulant users. The redesign also includes an enlarged hallway and landing area, significantly improving circulation throughout the house and creating a more spacious and accessible layout. Therefore we submit that the proposal should be approved.

ARTIST'S IMPRESSION, NOT FINAL PROPOSED SCHEME.

