



Waterloo Road

Design and Access Statement

Residential Front and Rear Section, with a Garage Conversion

44 Waterloo Road
Wokingham
RG40 2JH

1 October 2026

Reference: 2618-P600-P1



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Introduction

This Design and Access Statement has been prepared by Holtham Newman Architects Ltd. on behalf of Mr and Mrs Wilson and outlines the proposal for a front and rear extension, and a garage conversion to the main property at 44 Waterloo Road, Wokingham RG40 2JH.

This report will present the design proposal alongside relevant surrounding context and planning policies.



Google Maps, Sept 2026



Site Location and Context

The site is located on the Northern side of Waterloo Road in Wokingham and is accessed from the private driveway, which serves 3 dwellings. The property is a detached house, which backs onto the playing fields of St Crispin's School. The property has an existing front driveway, set back further from the private road.

The front boundary (south) is formed by a section of brickwork wall and the cross over with the private road. A timber fence and retaining wall form part of the front boundary to the east, this runs into the garage, with continues as a fence to the rear garden. To the northern rear boundary is a fence and shrubs, which wrap around to the western side boundary, which is also formed by a fence and shrubs.

The proposed site is 0.08ha.

The surrounding area is predominantly residential 2-4 storey residential dwellings. There is a mixture of styles and designs along the street, ranging including detached and semi-detached houses, as well as a block of with flats and garages.



View from the front driveway



Site Context and FRA

The site falls within the major development location, on the Council's policies map. The site is also highlighted within the bat roosting areas and Great Crested Newt 'Amber' zone, please see supporting ecology reports for more details. The site is noted to be within flood risk zone 1, although there is an area to the rear of the property which falls within the annual likelihood of flooding 1 in 1000, for surface water under 150mm. Please see the map below. Such areas are typically susceptible to short duration, shallow flooding caused by overland run-off, as opposed to flooding associated with rivers and/or ground water flooding.

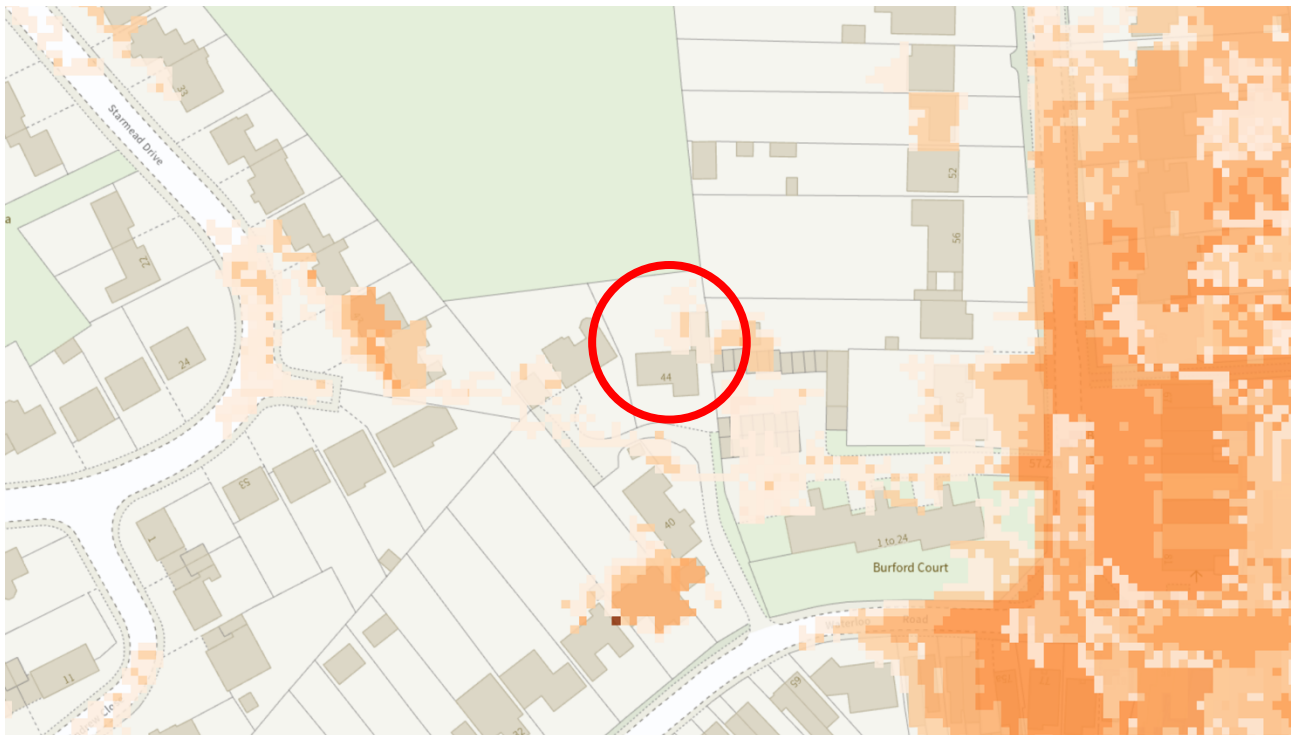
The proposed works applicable to flood risk and surface water run-off are associated with the single storey rear extension and conversion of the existing integral garage. There is an increase therefore, to the building footprint, but considered marginal given the area proposed. Please see further details below.

The current building footprint is 171.5 sqm.

The proposed building footprint is 210 sqm.

This is an increase of 38.5sqm, which is 4.5% across the whole site.

The scheme design will include mitigation measures for improving the existing surface water drainage arrangements, in turn, demonstrating a marginal betterment over existing conditions. This includes a new roof and guttering to the garage, which will tie in with the rear extension. Water butts will be installed, where suitable and sustainable drainage inline with Building Regulation requirements.



Map A from Wokingham Council's 'Policy and Constraints' website Sept 2026.



Design Proposal

The proposal seeks to provide a balanced and considered extension to the existing dwelling through the construction of a first floor extension above the existing single storey front projection, a garage conversion, and a single storey rear extension. Collectively, these alterations have been designed to enhance the functionality and appearance of the property while respecting its established character.

The dwelling occupies a private setting, accessed via a private drive from Waterloo Road, and consequently does not form part of a conventional street scene. The visual impact of the development on the wider area is therefore limited, with views of the property largely confined to the private access and immediate surroundings. The proposal has been carefully designed to integrate with the existing building and maintain an appropriate scale and proportion within the site.

Internally, the development responds to the changing needs of modern family living. The first floor extension provides additional bedroom accommodation, helping to achieve a more balanced relationship between the ground and first floor living spaces. We have also infilled the front porch area, allowing the front door to be more prominent from the front driveway, and creating space internally to transition from the outside to inside space.

The garage conversion makes efficient use of existing built form and reflects a principle that has previously been accepted through an earlier planning permission, although one that was not implemented. The single storey rear extension creates a larger and social kitchen, dining and family space, improving the quality and usability of the property, as well as strengthening the connection between the home and garden.

Pitched roof forms have been incorporated throughout the design to reflect the character of the existing dwelling and to create a coherent architectural form. The rooflights proposed within the rear extensions, will also introduce natural daylight into the deeper north facing rooms, enhancing internal amenity while maintaining a modest external appearance.



Materials

The proposed material palette has been informed by the character of the existing dwelling. The property has evolved over time and currently displays a variety of materials, including rendered surfaces, brickwork, timber cladding and tiled walls and roof coverings. While these elements contribute to the character of the building, the proposed development presents an opportunity to rationalise and simplify the overall appearance, resulting in a more unified and considered architectural layout.

The design adopts materials that are sympathetic to the existing dwelling whilst introducing a clearer and more unified palette. The intention is not to create a contrast with the original building, but rather to reinforce its character through a restrained and complementary approach. This is particularly important given that the property has been altered over time. The proposed extensions have therefore been designed to sit comfortably alongside the existing structure.

The first floor front extension will be clad in vertical composite cladding, reflecting a material already present on the existing gable elevation facing the access drive. This approach helps to visually integrate the new addition with the existing dwelling. The cladding will be finished in a soft, contrasting light tone that complements the existing roof coverings and clad dormer features. The existing rendered ground floor will be retained but refinished to create a unified overall appearance.

To the rear, the existing brickwork finish of the garage will be retained, whilst the proposed rear extension will be rendered to match the principal dwelling. This treatment provides subtle visual differentiation between the various built elements and helps to break up the massing when viewed from the rear garden.

The external finishes and detailing have been carefully considered to provide visual continuity across both the existing and proposed elements, simplifying the appearance of the dwelling and enhancing its overall quality. The proposed materials will ensure that the development remains sympathetic to the host property, resulting in a high quality design that preserves and enhances its established residential character.



Planning Policy

The proposals put forward in this application, have carefully considered the Wokingham Borough Council design guide and supplementary planning policy documents.

The dwelling occupies a unique position within its plot, with no direct residential neighbours to the rear, and residential garages and long rear gardens to the east. This provides a significant degree of separation from adjoining properties.

To the west, No. 42 is positioned at an angle to the application property, creating an unusual relationship between the two dwellings. The proposed extensions are concentrated to the rear and eastern side of the property and are therefore located away from this neighbouring dwelling.

As a result of the site's arrangement, the separation distances and the angled relationship with adjacent properties, the development is not considered to result in any material loss of privacy, outlook or daylight. The proposal has been carefully designed to respond to the site's unique context whilst safeguarding neighbouring residential amenity.

Access and Parking

The pedestrian and vehicle access from Waterloo Road are not proposed to be altered.

The external parking arrangements currently include for four off street parking space. This is proposed to be maintained.

Waste Management

General waste and recycling bins are collected from the street by the town council, which is not proposed to be altered.

Sustainability

Any new building elements will be designed to meet Building Regulations Part L, upgrading the energy efficiency wherever possible.

