

Design and Access Statement

January 2025

Proposed extension: 3 Montreal Terrace, Twyford, RG10 9ND



The site, restrictions and history

The property lies in the centre of the village of Twyford, in the Twyford Station Conservation Area, characterized by a mix of two and three storey buildings.

The site area is approximately 190 square metres in a long, narrow plot. The house is in a row of attached terraces and set over two storeys with a loft conversion in the roofspace. A small front garden is separated from the road by a low wall. Access to the house is through the front door, from the front garden path.

The size, design and siting of the proposal

The proposed changes are minor in nature and are confined to the rear of the property, so they will have almost no visual impact on the Conservation Area.

The proposed development is to demolish the existing conservatory and build a ground floor side extension to create an enlarged kitchen-dining space with a sloping roof with glazed rooflights along the common boundary. It also includes some minor internal remodelling.

The design has been carefully considered to reflect the character of the existing Victorian house while creating a more open plan environment suited to modern lifestyles. It uses sympathetic materials and the windows are located to avoid overlooking or overshadowing issues with the neighbouring properties. Creating doors at the rear will encourage connection and use of a currently under-utilised garden area.

Access considerations for the proposal

There is no driveway and pedestrian access is not amended. The number of habitable rooms is not increased. The occupier uses on-street parking so provision is unchanged by the proposal.

Policy considerations

The proposals have taken into consideration the requirements of the Borough Design Guide. The plot is in the Twyford Station Conservation Area. Recognising this, we propose a minimal increase in footprint and unchanged front exterior appearance.

Conclusion

We believe that the proposal is in keeping with the character and style of development in the area. The design is carefully considered to make no visible impact at the front. The aim is to allow the occupants to make good use of existing space and the natural environment, by more effectively connecting the house with the garden. Respect for and appreciation of the local environment underpin the approach.

We hope that officers will therefore feel able to support this application.

Anne Owen Architects Ltd

