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DESIGN & ACCESS STATEMENT

**Replacement Dwelling and Outbuilding/Garage application
following demolition of existing dwelling and outbuildings**

at

**Penguin
Wargrave Road
Henley-on-Thames
RG9 3JD**

Feb 2026

PROPOSAL

This statement is submitted in support of a full planning application for the following works:

- Replacement dwelling following demolition of existing dwelling and shed/store buildings.
- Replacement Garage and workshop building following demolition of existing Garage building.

SITE ASPECTS & CONTEXT

The site is located along the A321, with the River Thames bordering the southwest edge of the plot. The existing waterfront dwelling sits on the eastern side of a generous plot that also includes two garden sheds and a garage. Access to the site is provided via a footpath running parallel to the A321. The site lies within Flood Zone 3a but is not situated within a designated conservation area.



DESCRIPTION

The proposed development seeks to replace the existing dwelling with a high-quality, contemporary home that responds sensitively to its site context and riverside setting, while delivering a significant enhancement in architectural quality, energy efficiency, and residential amenity.

The design adopts a simple, linear built form, articulated through a restrained and robust material palette comprising grey facing brickwork, a standing-seam zinc roof, and a lightweight metal portal frame to the gable elevation. The selected materials offer durability and longevity while reflecting the modern architectural language of other replacement dwellings along the riverfront.

Fenestration has been carefully designed to balance privacy, daylight, and visual amenity. Slim-profile, Crittall-style metal windows reinforce the contemporary aesthetic while providing high levels of natural light. The street-facing elevation is deliberately restrained, with limited openings to maintain a discreet and calm presence within the streetscape. In contrast, the river-facing elevation incorporates larger areas of glazing, maximising daylight penetration and framing views towards the river and surrounding landscape.

The scale, massing, and proportions of both the proposed dwelling and associated outbuilding have been carefully considered to ensure they remain sympathetic to neighbouring properties and the wider street scene. The design offers a contemporary interpretation of the traditional pitched-roof form, providing a familiar yet modern silhouette. The separation between the main dwelling and the outbuilding creates visual relief when compared to neighbouring plots, many of which exhibit continuous or elongated built forms. This spacing also allows for enhanced landscaping opportunities, contributing positively to the character and ecological value of the site.

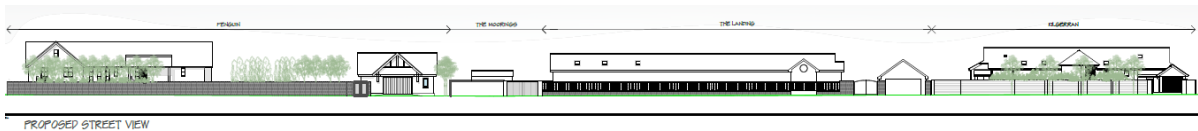
The surrounding riverside context already includes examples of modern replacement dwellings, including Kilgerran, constructed circa 2010, and The Landing, built around 2000. Both properties represent contemporary residential development along the riverfront and demonstrate the evolving architectural character of the area. The proposed design has been developed to complement this context, contributing positively to the established pattern of modern replacement dwellings while maintaining a high standard of architectural quality.

In terms of scale, the proposed finished floor level of the replacement dwelling has been set approximately 230mm higher than the finished floor level at Kilgerran. This modest increase reflects the need to respond to rising flood levels over time and ensures improved resilience while remaining consistent with the neighbouring built form.

The overall height of the proposed dwelling remains closely aligned with neighbouring development. Kilgerran has an approximate height of 5.5m above finished floor level, while the proposed replacement dwelling at Penguin measures approximately 5.67m, representing only a negligible increase in height. As such, the proposal maintains a scale that is comparable with neighbouring properties and will sit comfortably within the established riverfront setting.



Proposed River View

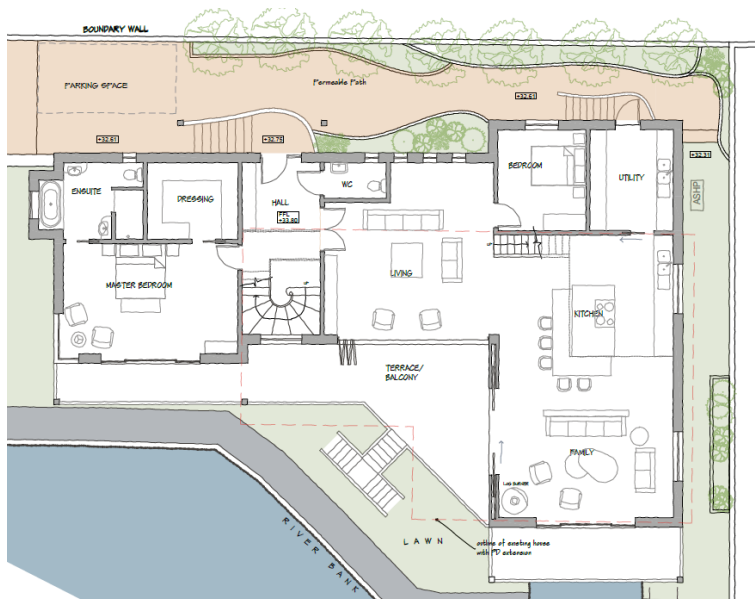


Proposed Street View

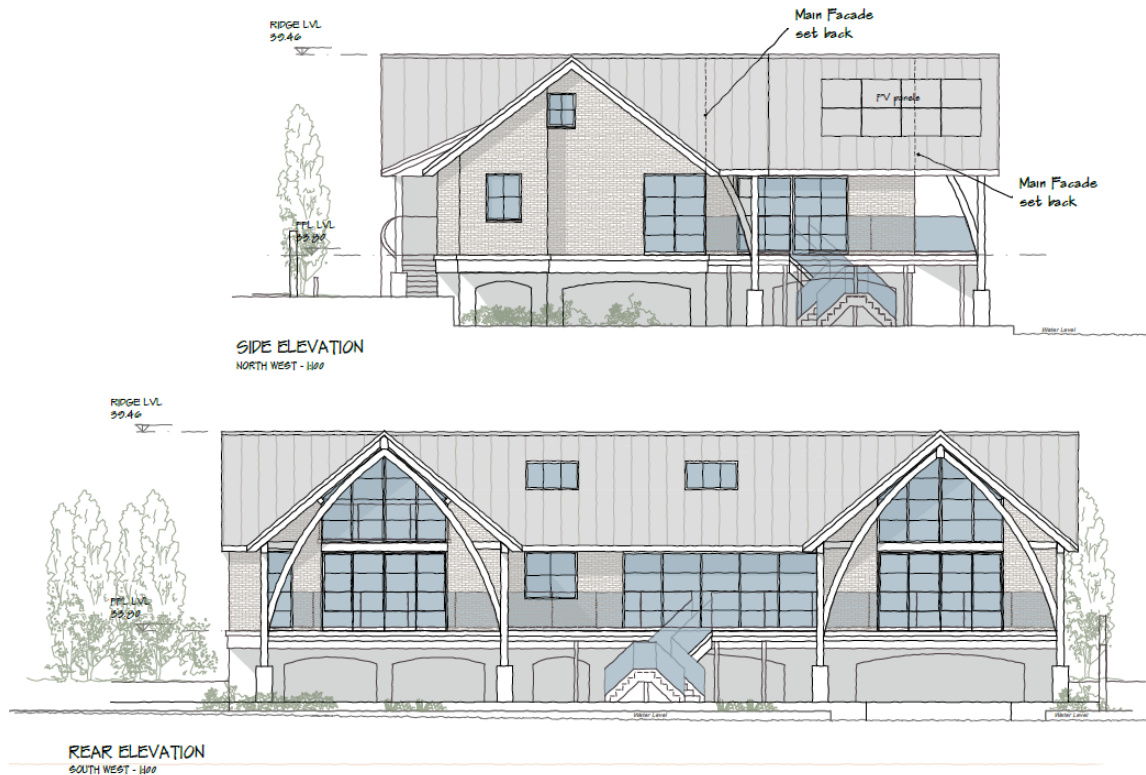
LAYOUT

NEW DWELLING:

The proposed new dwelling would occupy roughly the same location as the existing building but will be set further away from the boundary. The existing shed outbuildings near the fence will be demolished, creating an appropriate setback and improved setting for the new dwelling. This also enhances the street view, providing more open and visually appealing frontage.



Proposed GF Plan



Proposed Elevations

NEW OUTBUILDING:

The proposed new outbuilding would occupy roughly the same location as the existing garage building and is set at an appropriate distance from the boundary, with trees and landscaping proposed in between to enhance privacy and visual amenity.

ACCESS & PARKING

Vehicular access to the site is retained in its existing form, ensuring no material change to local traffic patterns or highway safety. The proposed development provides a new garage outbuilding alongside additional on-site parking provision for two/three vehicles, ensuring ample off-street parking in accordance with local authority standards.

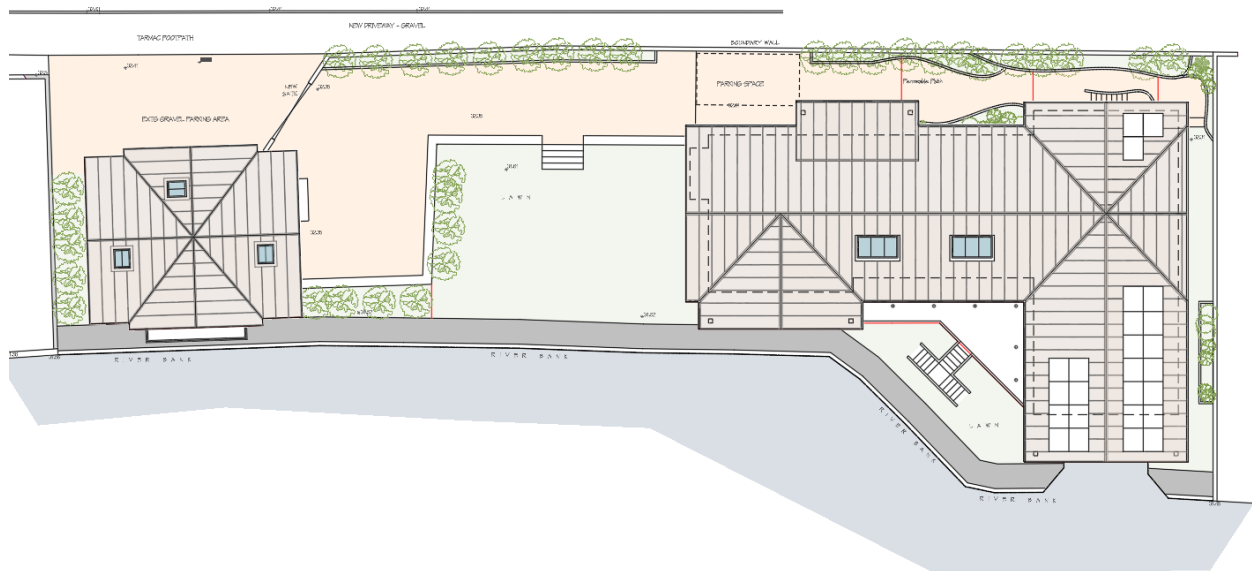
Pedestrian access is similarly retained, with improved arrival and circulation spaces enhancing the experience of entering the site.

LANDSCAPE AND SETTING

The proposals incorporate a comprehensive landscaping strategy to enhance visual amenity, biodiversity, and the character of the riverside setting. New tree planting and soft landscaping

will increase ecological value, provide appropriate screening, and reinforce the green corridor along the river frontage.

The spatial separation between built elements allows for effective landscape interventions, softening the appearance of development, improving privacy, and contributing to a high-quality residential environment.



Proposed Site Plan

CONCLUSION

The proposed development delivers a high-quality, contemporary replacement dwelling that responds sensitively to its context and setting. Careful consideration has been given to scale, form, materials, fenestration, and landscaping to ensure the new dwelling compliments the surrounding streetscape and riverfront character.

Overall, the proposal represents a significant enhancement over the existing building, delivering a high-quality, sustainable replacement dwelling that accords with local and national planning policy objectives.