



DESIGN STATEMENT

Project:

Proposed extension to

2 Wythe Cottages, Muddlers Lane, Twyford RG10 9PR

for

Mr. Chalker

March 2025

Introduction

1. Site and Surroundings/Context

1.1. 2 Wythe Cottages is a semi-detached property located in northwest Twyford. This 1960s dwelling is surrounded on three sides by Bridge Farm to the north, west, and east, which gained planning permission for 200 new dwellings and associated infrastructure (application number: 243124), which construction is yet to start. To the south the property it neighbours 1 Wythe Cottages and 'Cedar Park Day Nursery' one plot over.

1.2. 2 Wythe Cottages fronts onto Bridge Farm Road with a small front garden to the west, and its northern, eastern and southern green and fence boundaries define its medium sized rear garden. The site is green with various trees along its boundaries and over the road to the west. Its district is predominantly residential. The A321 runs parallel to Bridge Farm Road to the east and has a variety of architectural styles and materials but is predominantly defined as detached single dwellings within ample gardens.

2. House Description

2.1. 2 Wythe Cottages is a two-storey dwelling, faced in red brick with stretcher bond, gabled concrete interlocking tiled roof, and white uPVC windows. Its semi-detached neighbour, 1 Wythe Cottages, is finished in the same palette of materials and was built at the same time. 2 Wythe Cottages boasts a slightly larger floor area given a 1996 side extension to the north, which extruded the gabled profile for a flush facade with consistent materials. Its front door fronts onto Bridge Farm Road.

3.



Image 1: Front elevation



Image 2: Rear elevation

4. Proposal

4.1. The applicant is seeking to introduce a new cladding to wrap the entire exterior with new windows.



Image
3:

Image 3: Proposed front elevation

5. Design

- 5.1. To improve the overall appearance of 2 Wythe Cottages, a grey horizontal composite cladding is proposed to wrap the entire exterior of the existing property. A small brick plinth will be left exposed, showcasing a couple of existing brick courses, allowing onlookers to see what the original facing fabric of the building was. The applicant also seeks to refenestrate the entire property with new grey uPVC windows to improve the buildings thermal efficiency.
- 5.2. The same external cladding and window finishes are proposed for 1 Wythe Cottages, under a separate planning application to smarten both properties up and maintain a cohesive aesthetic.

6. Ecology

- 6.1. There are no ecological requirements for this planning application.

7. Arboriculture

- 7.1. There are no arboricultural requirements for this planning application.

8. Flood Risk

- 8.1. There are no flood risk requirements for this planning application.

9. Neighbour Consultation

- 7.1. The applicant has spoken to the neighbour at 1 Wythe Cottages and they have not raised any issue of concern about the proposal.

10. Summary

- 10.1. 2 Wythe Cottages is a 1960s semi-detached property located in northwest Twyford. It is surrounded by Bridge Farm, which gained planning permission for 200 new dwellings and associated infrastructure (application number: 243124), and 1 Wythe Cottages and 'Cedar Park Day Nursery' to the south.
- 10.2. 2 Wythe Cottages fronts onto Bridge Farm Road. The site is green with various trees along its boundaries and over the road to the west. Its district is predominantly residential with a variety of architectural styles and materials.
- 10.3. 2 Wythe Cottages is a two-storey dwelling, faced in red brick, gabled concrete interlocking tiled roof, and white uPVC windows as is its semi-detached neighbour, 1 Wythe Cottages.
- 10.4. Grey horizontal composite cladding is proposed to wrap the entire properties exterior, to improve the overall appearance. This will create a sense of cohesion

with 1 Wythe Cottages where the same external treatment is proposed under a separate planning application, whilst a small brick plinth will be left exposed allowing onlookers to see the original building fabric.

10.5. All windows are proposed for replacement with new grey uPVC windows to improve the buildings thermal efficiency.

10.6. There are no ecological, arboricultural, or flood risk issues to address as part of this planning application.