



Design & Access Statement

Project: Templemount, Blakes Road, Wargrave, RG10 8LA
Proposed single storey rear extension along with internal reconfiguration, replacement of pebble dash with render, alterations to windows and doors, addition of rooflights and PV panels.

Date: November 2024

Authority: Wokingham Borough Council

1 Introduction

- 1.1 This Design and Access Statement has been prepared by Absolute Architecture on behalf of the Applicant to accompany the submission of a Householder Planning Application for Templemount, Blakes Road, Wargrave, RG10 8LA.
- 1.2 The purpose of this Design and Access Statement is to explain the principles and concepts that have been applied to the proposed alterations and how it sits against current planning policy.
- 1.3 Templemount is an undesignated, detached house believed to date from 1901, sitting on the grounds of 0.34 acres of land. The 5-bedroom dwelling is not Listed and lies outside of any designated land.
- 1.4 The Applicants seek to expand and renovate the property as their long-term family home. Development at the property provides the opportunity to enhance the thermal efficiency of the property and reduce the energy demand. As a Passivhaus certified practice, Absolute Architecture have been appointed to provide a coordinated design and retrofit approach.
- 1.5 The proposal aims to create a desirable home that is responsive to the setting, takes into consideration the character of the existing property and makes a positive enhancement to the site. The Applicants love the character of the property and wish to enhance its aesthetic and architectural detail. Some interior alterations will be completed in conjunction with the proposals to improve the layout and uplift the interior environment.
- 1.6 The proposal is for a new brick single storey rear extension, alterations to the external fabric of the property including the replacement of the pebble dash with render, alterations to windows and doors, addition of rooflights and PV panels. Interior alterations including the addition of internal insulation to the northeast corner of the house will be completed in conjunction with the proposals.
- 1.7 This statement should be read in conjunction with the plans and supporting documents that have been submitted with the planning application.

2 Planning Policy - NPPF

- 2.1 The National Planning Policy Framework (NPPF) was published in December 2023 and provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. The NPPF is a material consideration in the determination of planning applications.
- 2.2 The NPPF is underpinned by a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking, and should, unless there are extreme adverse implications to doing so, supersede conflicting or absent Local Plan policies.
- 2.3 In developing the proposals on behalf of the Applicants, we have drawn on the following principles set out in the National Planning Policy Framework (NPPF):
- *To seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*
 - *That good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people*
 - *To respond to local character and history and reflect the identity of local surroundings and materials*

Planning Policy - Local

- 2.4 In developing the proposals for Templemount, we have drawn from the principles set out in the NPPF, as well as local plans and planning policies including from the Wokingham Borough Local Plan 2014, and the Wokingham Borough Local Development Framework 2010.

- Policy CP1 – Sustainable Development
- Policy CP3 – General Principles for Development
- Policy CP1 – Sustainable Development
- Policy TB26: Buildings of Traditional Local Character and Areas of Special Character

Other material considerations are:

- The National Planning Policy Framework (NPPF) 2023.
- Design and Sustainability SPD (2018)
- Landscape, Biodiversity and Trees SPD (2018)

It is anticipated that the key planning considerations will be:

- Impact on the host dwelling
- Impact on neighbouring properties
- Impact on ecology



Aerial view of Templemount. Red line indicates site boundary, blue line indicates right of way to the Coach House.

3 Site and Surrounding Area

- 3.1 Templemount is located in the village of Wargrave. The application site is in the defined settlement boundary of Wargrave. It is not within a Conservation Area, and the buildings on the site are not Listed. The site is located outside the Metropolitan Green Belt.
- 3.2 The property lies on the south side of Blakes Road which is characterised by large, detached homes set in substantial plots. The property is set back from the road and is partially screened by mature hedging and trees. A large garden extends to the east.
- 3.3 Neighbouring properties include the Coach House to the South and Timber Crest to the South East. Timber Crest is unlikely to be affected by the proposals due to separation distance and screening. The Coach House is screened from Templemount and is unlikely to be affected by the proposal.
- 3.4 Templemount was built in 1901, the Edwardian detached dwelling sits within a good size plot to the north east of Wargrave. The existing property features interesting brick detailing, however, the pebble dash is in poor condition and looks dated. The existing timber windows suit the existing house but are in poor repair and require urgent refurbishment and air tightness improvement.

- 3.5 Additions have been made to the Edwardian property. In 1999, a two-storey side extension to the West was erected alongwith a single-storey rear extension and a detached garage. These extensions are sympathetic in style to the original building and replicate the decorative elements of the original.
- 3.6 To the north of the house is a detached garage.
- 3.7 The existing dwelling comprises of five bedrooms, three principal reception rooms and a separate kitchen.
- 3.8 The applicants wish to preserve and reinstate the original character and charm of the building.



View of the approach to Templemount, North elevation (front of house).



View of the West elevation (side), with the Coach House in the background



View from the garden, South and West elevations (rear and side of house) with the garage on the right end side



View towards the east end of the garden.



View of the West boundary between Templemount and the Coach House (building on the photo) – The Coach House is well screened from Templemount.

4.0 Planning History

The property has been subject to extensions and alteration projects over time.

992212: Proposed two storey side extension to Dwelling and erection of detached Garage.
Approved. 31/08/1999.

981250: Proposed two storey side extension to Dwelling and erection of detached Garage.
Refused. 10/11/1998.

5.0 Layout, Massing & Appearance

- 5.1 Planning permission is sought for: ‘a single storey rear extension along with internal reconfiguration, replacement of pebble dash with render, alterations to windows and doors, addition of rooflights and PV panels.’
- 5.2 The Applicants seek to create their forever home on this site and as such the modest proposals aim to be sustainable and architecturally exemplary in a timeless, sympathetic design.
- 5.3 The concept for the house has evolved from a detailed understanding of the site and its constraints, as well as sustainability best practice and the design aspirations of the client.
- 5.4 The external materials will be durable, high-quality, and suited to the location. The current pebble dash will be removed and replaced with render, and the brickwork will be repointed to enhance the house's appearance and durability. The timber sash windows will be repaired and refurbished to improve the property's thermal efficiency, along with the addition of internal insulation to the North East corner of the house. Additionally, the leaking lantern rooflight above the landing will be replaced with a high quality double-glazed rooflight.
- 5.5 A single-storey, subordinate extension will be added to the southeast corner of the property, creating an open-plan kitchen and dining area seamlessly connected to the playroom, with direct access to the garden. The extension will also include a pantry and a boot room, accessible from the back garden, a new zinc canopy will be added above the new back door, providing practical shelter. The extension will be built using bricks that match the existing structure, with arched lintels and high-quality timber-framed doors and windows designed to complement the property's existing window details. The brick-detailed parapet will align with the brick datum of the house, ensuring a cohesive design.
- 5.6 The proposal includes minor adjustments to the existing fenestration, such as adding a new window to the northeast elevation at the first floor to provide natural ventilation for the new ensuite. Brick detailing will be incorporated around this window to match the detailing of the adjacent window. At the ground floor, the existing double doors in the playroom will be replaced with the current sitting room window.
- 5.7 The internal layout will be remodelled to better suit the applicant's needs and to improve the layout and flow of the floor plans.

6 Amenity

The proposed development will not impact amenity to Timber Crest due to separation distances and screening. To the South, the Coach House is well screened from Templemount. Additionally, over shadowing is not a risk to either neighbour due the location of the proposed extension, to the north of the Coach House and Timber Crest.

7 Flood risk

The Environment Agency Flood Map identifies the application site as being in Flood zone 1, low probability of flooding.

8 Ecology

A Preliminary Roost Assessment has been carried out and the Report accompanies this application.

9 Access & Highways

The property is accessed via Blakes Road. The approach to the property will be unchanged. Parking allocation will remain unchanged - the proposal does not give rise to additional parking spaces. Arrangements for waste and recycling collection will remain unchanged.

10 Conclusions

- 10.1 The Applicants wish to add a modest extension to Templemount. The proposal will be of high quality architectural design that is sympathetic to the existing building. The house is very well screened and the proposed development will not be visible from the road. A simple palette of high-quality materials will harmonise the look and feel of the house. The rear extension has been carefully considered, and due to the relative positioning of the neighbouring property this is not considered to result in adverse impact.
- 10.2 The proposal provides an opportunity to improve the layout of the house to suit modern living standards and enhancing the sustainability of the dwelling. As such, it is respectfully requested that the application for planning approval is granted.