



London Road

Design and Access Statement

Residential Loft Conversion and Rear Extension

62 London Road
Ruscombe
RG10 9HH

14 July 2026
Reference: 2547-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 Thornton and outlines the proposal for an extension and loft conversion to the main property at 62 London Road, Twyford RG10 9EY.

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



Google Maps, June 2026



Site Location and Context

The site is located on the Eastern side of London Road in Twyford, opposite the junction with Hermitage Drive. The property is a detached house, located at the end of the row of semi-detached dwellings along this side of the road. The property has an existing entrance gate and driveway, being set back further from the road, than the neighbouring properties. Access to the property is directly from London Road.

The front boundary (West) is formed by a brick wall and timber fence, with a metal gate that opens onto the driveway. There is a timber fence forming the northern boundary, along with the previously converted garage building. To the East, there is a timber fence, which continues and wraps around the southern boundary. These fences back onto the gardens of properties along Ruscombe Road.

The proposed site is 0.097ha.

The surrounding area is predominantly residential 2-3 storey residential dwellings. There is a mixture of styles and designs on the street, ranging from Victorian semi-detached houses, with converted roofs and rear facing dormers, to red brick detached houses with pitched roofs and gable ended properties.

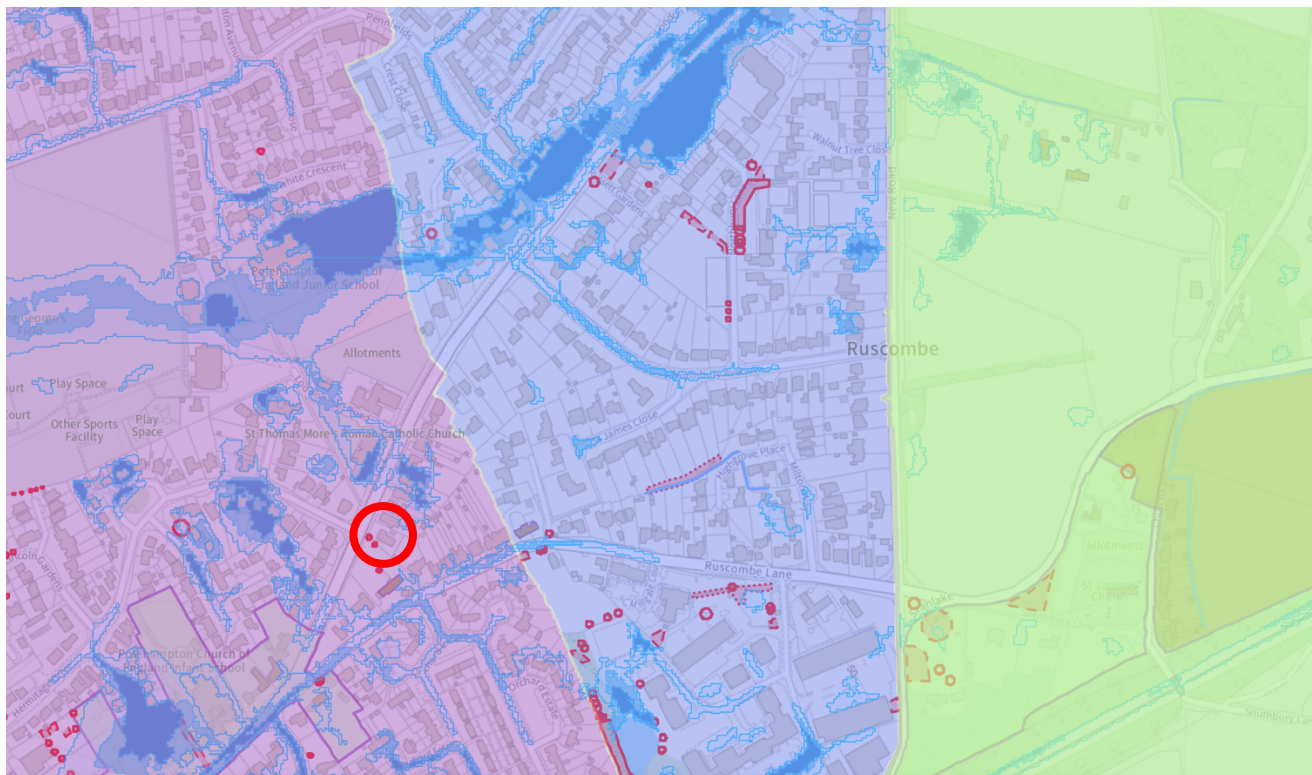


View from the front driveway



Site Location and Context Cont.

The site falls within the modest development location, on the Council's policies map shown below (Map A). The site is also highlighted within the bat roosting areas and Great Crested Newt 'Amber' zone, please see supporting ecology reports for more details. There are TPO tree's within the garden, which are noted on the plans.



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



Design Proposal

The proposed development comprises a first floor rear extension above the existing rear addition, internal alterations, a loft conversion, a new front porch, and associated fenestration amendments to the front and side elevations.

To the rear, the new first floor extension will provide an enlarged master bedroom with an ensuite bathroom and dressing area. This addition allows for the repositioning of the staircase, which in turn improves the overall arrangement of the first floor accommodation. The revised layout enables the creation of larger secondary bedrooms and a well proportioned family bathroom along the front elevation.

The loft conversion is proposed following a previously approved scheme but incorporates a revised internal layout that makes more efficient use of the relocated staircase. The loft accommodation will be served by two rear facing dormer windows, providing additional usable floor space and improved layout.

At ground floor level, the proposals include to reconfigure the existing layout to better suit modern family living. A number of external doors will be removed to create a more centralised kitchen and dining space with an improved visual connection to the garden and the adjoining family living areas. With the staircase relocated away from the front elevation, the entrance hall can be reduced in size while remaining functional and welcoming. This arrangement allows for two equal sized front facing reception rooms, enhancing the appearance of the front elevation and contributing positively to the character of the street scene.

Overall, the proposals provide a balanced and coherent arrangement of accommodation across all three floors, delivering a spacious and functional family dwelling that makes efficient use of the generous plot, while enhancing the quality of both the internal living environment and the external appearance of the property.



Materials

The existing dwelling is constructed of red/brown brickwork with a tiled roof. The proposed development seeks to retain and complement the existing material palette wherever possible and maintain the character of the property.

The proposed first floor extension will be finished in brickwork to match the existing dwelling, where possible. The principal external alteration is the introduction of a rendered feature element at high level on the front elevation. This addition has been carefully considered to provide greater visual interest and to reflect similar architectural treatments found on the adjacent properties at Nos. 64 and 66, helping the property integrate with the established street scene.

The proposals also include the replacement of the existing entrance arrangement with a new central porch and a more symmetrical arrangement of windows across the front elevation. These changes are intended to improve the overall composition of the frontage and enhance the appearance of the dwelling within the street scene.

The new roof elements associated with the development will be clad in roof tiles selected to match the existing roof covering wherever possible. Existing windows will be replaced and upgraded where necessary, with all new windows designed to provide a consistent appearance across the property.

Additional architectural detailing has been incorporated into the design, including feature brick header detailing above new windows and a triangular feature window serving the principal bedroom. These elements provide visual interest while remaining the existing character and overall design of the dwelling.

The proposed development has been carefully designed to improve the functionality, efficiency and long-term adaptability of the dwelling. The revised internal arrangement provides enhanced family accommodation, reduces inefficient circulation space and creates a more logical relationship between living and sleeping areas. The proposals will also facilitate improvements to the thermal performance of the building through the upgrading of external fabric and fenestration. Collectively, the alterations will result in a high quality family home that responds positively to the requirements of modern living while remaining sympathetic to the character and appearance of the host dwelling and surrounding area.



Planning Policy

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

This includes the design of the rear facing dormers within the existing roof scape. Planning for a loft conversion has previously been approved, we are looking to make adjustments to create more meaningful habitable space at this level. We have taken the local context into consideration and kept overlooking to a minimum, with carefully positioned windows to create privacy for the property and its neighbours.

Access and Parking

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

The external parking arrangements currently includes for three/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.



Tree Protection

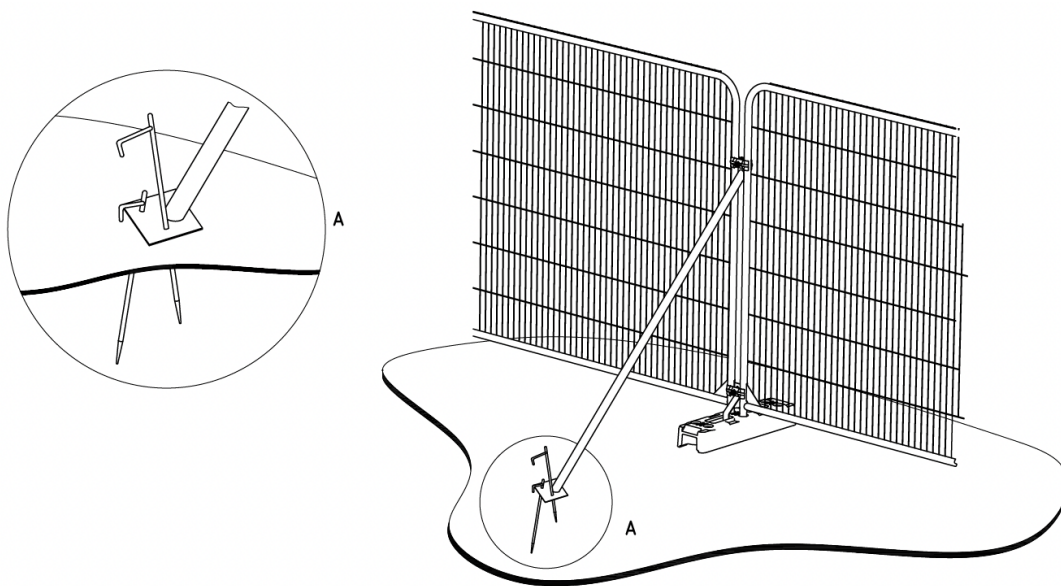
There are existing tree's within the side/rear garden, these tree's include TPO's and therefore protective fencing is proposed. It is noted that the proposals include very limited ground works, with the extensions being at first and second floor.

Protective fencing is to be erected around the protection area before work commences on site. This fencing is to be in place until all construction works has finished.

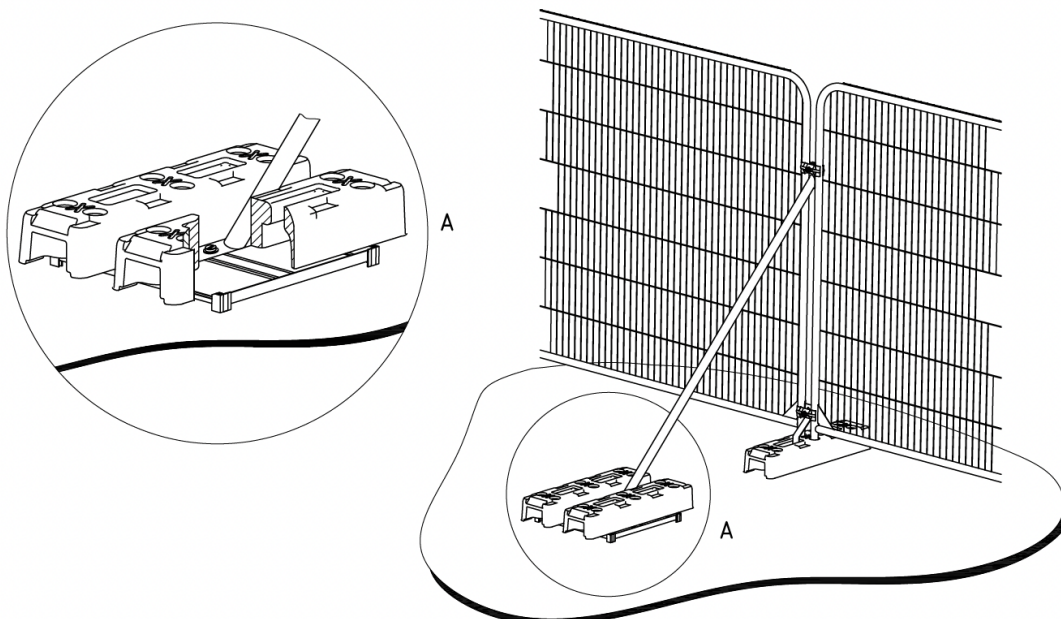
'Fencing should be established at the minimum distance set out in British Standard 5837:2012... Trees in relation to design, demolition and construction - Recommendations'.

Building work, including excavations, should not encroach into the fenced area, with any proposed level changes being at least 0.5m away.

Diagrams extracts from the British Standards:



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray