

Design & Access Statement

70 Victoria Rd, Wargrave RG10 8AE

Oct 2025



Introduction

This Design & Access statement is submitted in support of the Householder Planning Application for the alterations to 70 Victoria Rd, Wargrave RG10 8AE.

The property is a 3-bed semi-detached house built before 1900.

This statement demonstrates how our proposal accords with planning, design and access objectives as set out in national and local policies.



Satellite View of Location

Location

The property is located within Victoria Road, a residential area comprising a mixture of housing, just to the east of the town centre. The property is not listed or within a conservation area, but is just outside the Green Belt. The road has a broad range of architectural styles that do not adhere to any particular local building methods or characteristics.



Front Façade from the road

Site Description & Use

The property is a 3 bed semi-detached residential home, built on a sloping site. The building is a solid masonry brick construction with some contrasting feature brickwork and stone cills. The existing roof is slate tiled. An existing retaining wall runs along the east side of the plot.

Proposed Development

The aim is to provide a family home, with enough living space so that they can have the flexibility to work from home.

The owners wish to maximise the internal layout by moving the front door to the side, add some internal storage and create a modest extension to the rear to match the depth of the neighbours' extension.

They also wish to modify the front drive, so that 2 no. cars can fit on it.



Rear Elevation

Amount & Layout

The existing footprint is 58sqm and the proposed is 73sqm, which is an increase of only 25%.

Volumes – The existing volume is 304m³. The Proposed volume is 357.3m³. An increase of 17.5%.

The small side extension will only come out by 500mm and will have a small pitched roof to match the side pitch. The rear extension will only be 3.4m deep and has a shallower pitch to avoid the first floor window and to match the neighbours.



Rear Elevation

Scale and Appearance

We have carefully considered the scale, mass appearance and external materials to ensure that our proposals respect the character of this location and the existing property.

The single-storey extension only extends 3.4m to the south side of the property and the roof height has a shallow pitch, to reduce any impact on neighbours, as with the side extension.

The alterations will not affect the light or outlook of any of the neighbours.

The adjacent property, no.68 has already moved their front door, so our proposals will match this. They also have a rear extension, which our extension will also match.

All materials will match the existing, so that the extension is in keeping.



Front elevation

Landscaping

A new retaining wall will be built closer to the house, in brickwork, to match the existing. New access steps will be built to the left side of the house to meet the new entrance door.

All materials will match existing.

No trees will be affected by any of the proposed works.

Access & Mobility

New access steps will replace the existing ones, so that they are closer to the new side door.

There is existing parking for 1no. car. This will increase to 2no. cars once the driveway is enlarged.

Due to the nature of the sloped site it is difficult to include disabled access, but the current access will not be reduced.

Sustainability

As far as reasonably practicable, sustainable practices in relation to energy efficiency will be employed throughout this development. These practices will include the efficient use of land, good layout design to minimize energy and water usage, the promotion of energy efficient measures, such as insulation and utilisation of local and recyclable materials where possible.

Conclusion

The proposal has been carefully considered to address the planning and physical restraints imposed on the site which is not an entirely typical arrangement. Every care has been taken to retain the character of the property and propose positive improvements to evolve the relevance and functionality in the context of the surrounding area.

The proposals are committed to a sustainable design.



Front elevation of no.68 and no.70 Victoria Rd.