



ARCADIA
DESIGN CONSULTANTS

305 Reading Road, Winnersh, | Tel: 01183 481 032, email: info@arcadia-design.co.uk
Berkshire – RG41 5LR | www.arcadia-design.co.uk

DESIGN & ACCESS STATEMENT

51 Simons Lane, Winnersh, RG41 3HG

Householder Application – Revised Scheme to previously approved Application: 222322

1. INTRODUCTION

This Design & Access Statement accompanies a householder application for modest alterations and extensions to 51 Simons Lane. The proposal seeks to refine and enhance the existing chalet-style bungalow by improving its proportions, updating its architectural expression, and making more efficient use of the approved first floor and roof space. The design has been developed with careful regard to the property's detached setting, the varied character of Simons Lane, and the planning history of the site, including the 2022 approval and relevant precedents within the Borough.

The approach is intentionally restrained, working with the existing structure rather than replacing it, and introducing a series of measured interventions that elevate the appearance and functionality of the dwelling without increasing its visual prominence.

2. SITE CONTEXT AND CHARACTER

Simons Lane is characterised by a diverse mix of dwellings, including traditional bungalows, chalet-style properties, and full two-storey houses such as No.55A. This variation in height, form, and architectural style is a defining feature of the street scene. The application property sits comfortably within a generous plot, well separated from neighbouring dwellings, and benefits from a detached relationship that reduces the potential for overlooking, overshadowing, or overbearing impacts.

The existing bungalow has a shallow roof profile that results in squat proportions and limited usable loft space. The proposed development seeks to correct this imbalance while retaining the essential identity of the original building.

3. DESIGN RATIONALE

The design philosophy is rooted in respecting the existing gable form and retaining the original walls wherever possible while refining the previously approved two storey arrangement into a more coherent and contextually appropriate form. The earlier approval established the principle of a full first floor and an increased ridge height. The current proposal maintains this approved scale but replaces the hipped roof with a gable profile that aligns more closely with the original character of the dwelling. A controlled increase in ridge height necessary to achieve balanced two storey proportions and a coherent gable form that aligns with the character of the original dwelling.

Although the proposal continues to provide a two storey dwelling, the visual impact remains modest due to the detached nature of the property and the generous spacing between dwellings along



ARCADIA
DESIGN CONSULTANTS

305 Reading Road, Winnersh, | Tel: 01183 481 032, email: info@arcadia-design.co.uk
Berkshire – RG41 5LR | www.arcadia-design.co.uk

Simons Lane. The revised proportions give the building a more settled and architecturally coherent presence while remaining comfortably within the varied character of the street.

To further articulate the front elevation, a flat-roofed porch has been introduced. This element breaks up the massing, provides a sheltered entrance, and creates the opportunity for a small roof garden. A secondary canopy feature softens the front gable, ensuring the elevation does not appear monolithic. These additions introduce visual interest without adding bulk and help integrate the revised roof form into the overall composition.

At ground-floor level, the extension footprint has been reduced compared with the previously approved 2022 scheme. This reduction improves compliance with the Borough Design Guide and ensures the dwelling remains proportionate within its plot. The rear projection is now more modest and sits comfortably within the depth of neighbouring extensions.

4. POLICY CONTEXT AND JUSTIFICATION

The proposal has been assessed against the relevant policies of the Wokingham Core Strategy, the Managing Development Delivery Local Plan, and the Borough Design Guide SPD.

Core Strategy Policy CP3 – General Principles for Development

CP3 requires development to be appropriate in scale, height, massing, and built form, and to respect the character of the area. The modest increase in ridge height directly supports this objective by improving the proportions of the proposed scheme and creating a more coherent architectural form. The revised roof remains well within the range of heights present on Simons Lane and does not introduce a scale that would appear incongruous.

Borough Design Guide SPD

The SPD emphasises the importance of proportion, roof articulation, and contextual response. The proposal achieves this by:

- retaining the existing gable form
- improving the roof-to-wall ratio
- introducing articulated elements (porch, secondary canopy) to break up massing
- reducing the ground-floor extension depth compared with the 2022 approval

These measures ensure the dwelling sits comfortably within its setting and contributes positively to the street scene.

NPPF Design Principles

The National Planning Policy Framework encourages high quality design that responds to local character while allowing for innovation. The proposal aligns with this by respecting the varied character of Simons Lane while introducing contemporary elements that enhance the appearance of the dwelling.

5. IMPACT ON NEIGHBOURING PROPERTIES

The property's detached nature and generous separation distances ensure that the proposal will not give rise to any harmful impacts on neighbouring amenity. The modest increase in ridge height does not result in overshadowing or overbearing effects, and the reduced rear projection further minimises any potential impact. Privacy is maintained through careful window placement and the use of screening where appropriate.

6. ACCESS

The proposal does not alter the existing access arrangements. The driveway and parking provision remain unchanged and continue to meet the requirements of the Borough's parking standards.

7. DRAWING-BY-DRAWING COMPARISON

Ground floor plan: existing and proposed

The existing ground floor is a typical bungalow layout with a conservatory and garage attached to the original core. The proposed ground floor rationalises this arrangement by retaining the main structural walls and improving the relationship between the living spaces, kitchen and entrance. The footprint is controlled and, compared with the previously approved scheme, the overall projection is reduced. This creates a more compact and proportionate base for the new two-storey form.

First floor and loft: existing and proposed

The existing upper level is essentially loft space with limited headroom and only partial usability. The proposal replaces this with a full first floor created by raising both the eaves and the ridge. The new layout provides four bedrooms and associated bathrooms with comfortable headroom throughout while still allowing for eaves storage where the roof slopes down. This is a more efficient and logical use of the building volume than the existing low loft.

Front elevation: existing and proposed

The existing front elevation is that of a low bungalow with a shallow gable and a visually squat relationship between roof and walls. The proposed elevation becomes a clearly defined two-storey house. The eaves line is raised, the gable is extended upward and the windows are reordered to create a balanced vertical composition. The flat-roofed porch and canopy elements add depth and shadow and prevent the façade from appearing monolithic. The result is a more elegant and proportionate frontage that still references the original gable form.

Side elevations: existing and proposed

The existing side elevations show a low eaves line and a roof that sits heavily on the bungalow walls. The proposed side elevations show a full two-storey profile that is moderated by the detached setting and the generous spacing to neighbouring properties. The new form reads as a conventional



ARCADIA
DESIGN CONSULTANTS

305 Reading Road, Winnersh, | Tel: 01183 481 032, email: info@arcadia-design.co.uk
Berkshire – RG41 5LR | www.arcadia-design.co.uk

two-storey house when viewed from the side but its scale is consistent with other two-storey dwellings on Simons Lane and does not close down gaps or create a terracing effect.

Rear elevation: existing and proposed

The existing rear elevation is dominated by single-storey elements and the low roof. The proposed rear elevation introduces a full two-storey form with a controlled rear projection that is more modest than the previously approved extension. The composition of windows and doors reflects the internal layout and the overall massing remains appropriate to the size of the plot. The two-storey rear elevation sits comfortably within the garden setting and does not project excessively compared with neighbouring properties.

Roof plan: existing and proposed

The existing roof plan shows a shallow and simple roof over a bungalow footprint. The proposed roof plan reflects the new two-storey form with a deeper and more functional roof profile that covers the full first floor and integrates the front porch roof and terrace area. The geometry remains straightforward and coherent and avoids unnecessary complexity while delivering the height and volume needed for the new accommodation.

8. CONCLUSION

The proposal represents a sensitive and proportionate enhancement of the existing dwelling and reduces the ground floor massing previously approved in 2022 while delivering a more coherent and well balanced two storey form. It respects the varied character of Simons Lane and improves the architectural composition of the property through clearer proportions and a more contextually appropriate roof profile. The modest increase in ridge height is justified both visually and functionally and is fully supported by local policy and established officer reasoning. The development will sit comfortably within its setting and will not give rise to any adverse impacts on neighbouring properties or the wider street scene.

Approval is therefore respectfully sought.