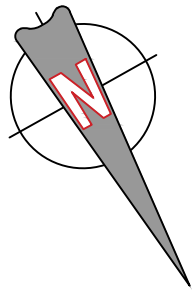




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GENERAL NOTES:

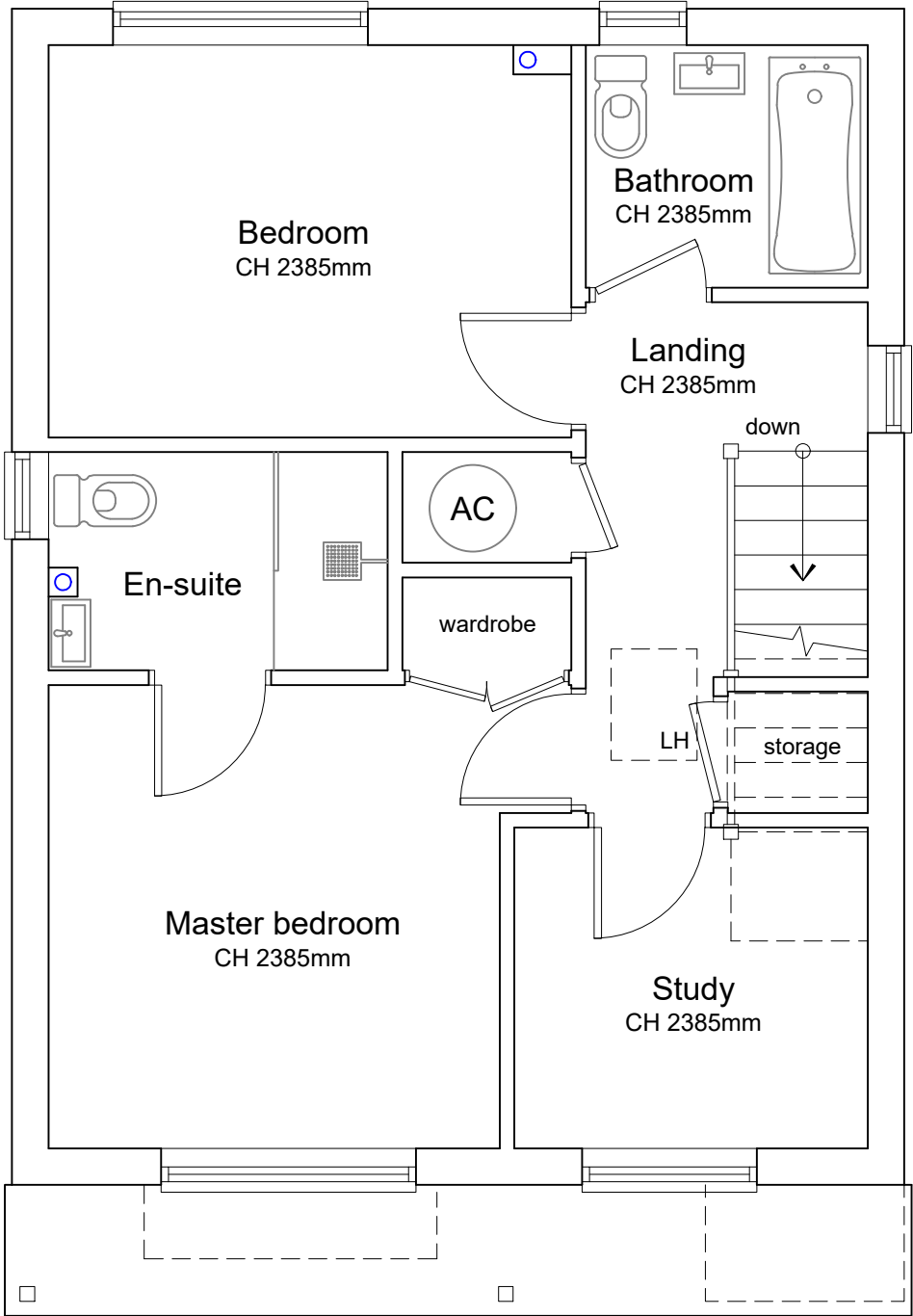
Check and verify all dimensions prior to commencement of work.
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LEGEND

	Boundary		Drainage
	Beam		Span Direction
	Demolition		



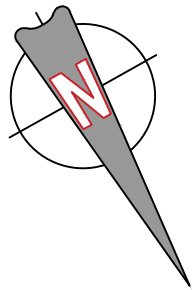
Existing first floor plan

POUNDFIELD WAY

Status		Planning	
Project			
52 Poundfield Way Twyford RG10 0XR			
Drawing Title			
EXISTING FIRST FLOOR PLAN			
 CREATIVE DESIGN & STRUCTURE LTD Henson House, Newtown Rd, Henley-on-Thames, RG9 1HG T:01491 411922 W: www.creativedesignandstructure.co.uk			
Drawn		Scale	
NJ		1:50@A1; 1:100@A3	
Date			
July 2025			
Drawing No.		Rev.	
12325-02			



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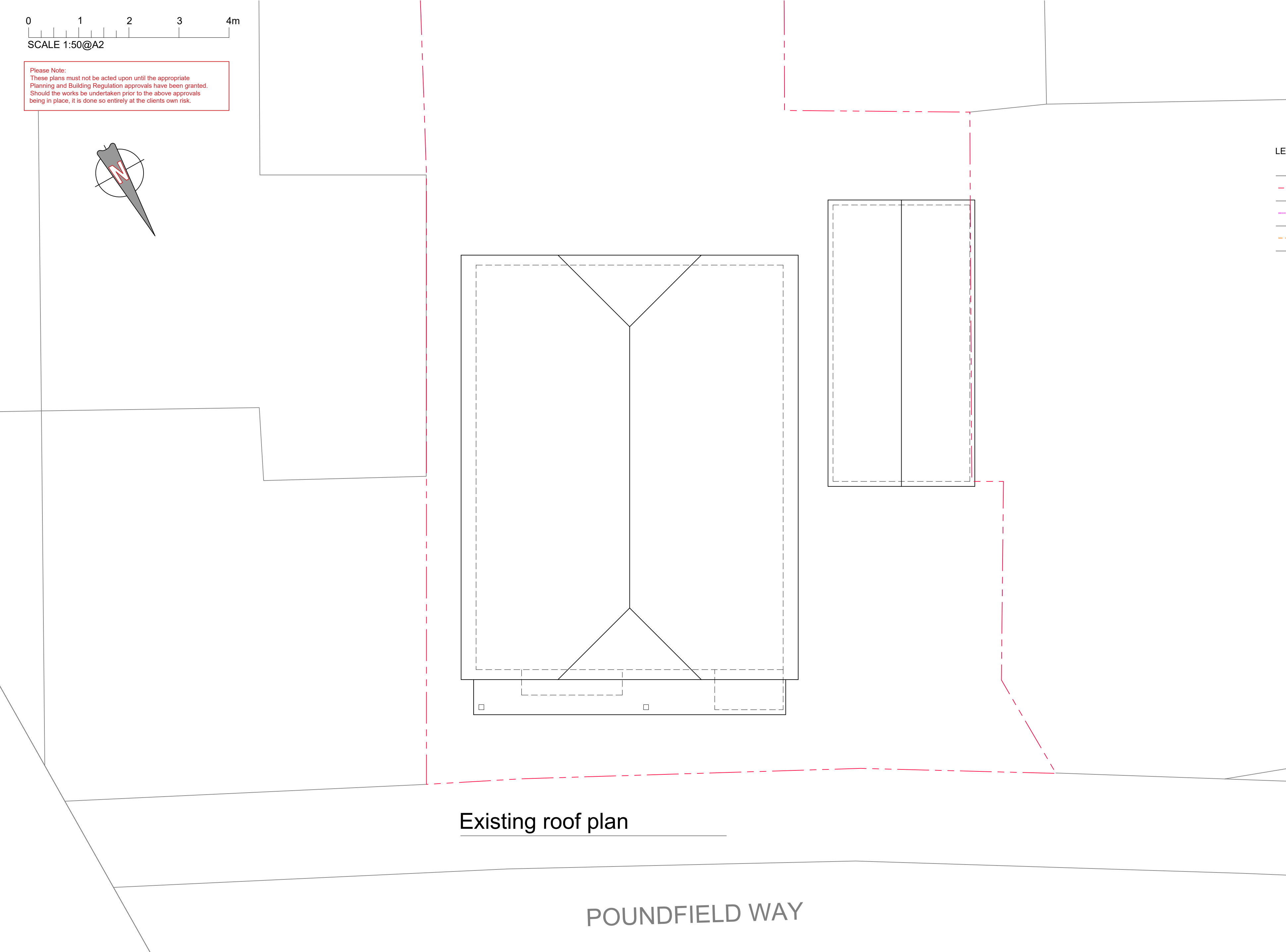
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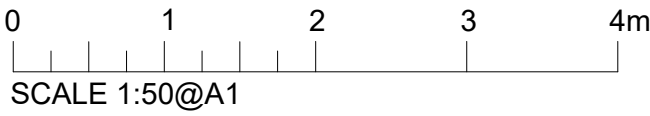
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LEGEND

	Boundary		Drainage
	Beam		Span Direction
	Demolition		



Status	Planning
Project	52 Poundfield Way Twyford RG10 0XR
Drawing Title	EXISTING ROOF PLAN
 CREATIVE DESIGN & STRUCTURE LTD Henson House, Newtown Rd, Henley-on-Thames, RG9 1HG T:01491 411922 W: www.creativedesignandstructure.co.uk	
Drawn NJ	Scale 1:50@A1; 1:100@A3
Date July 2025	
Drawing No.	Rev.
12325-03	



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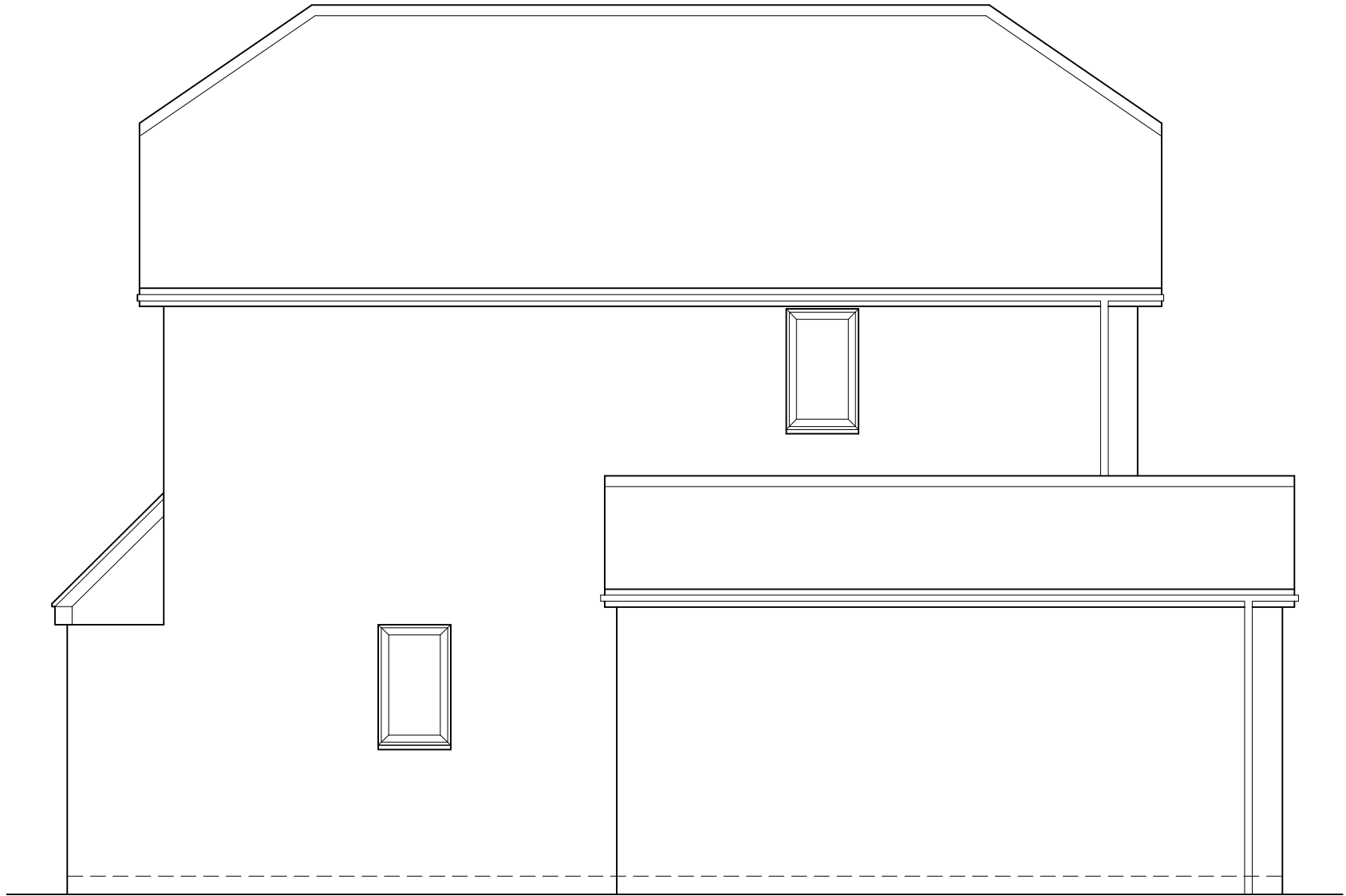
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LEGEND

	Boundary		Drainage
	Beam		Span Direction
	Demolition		



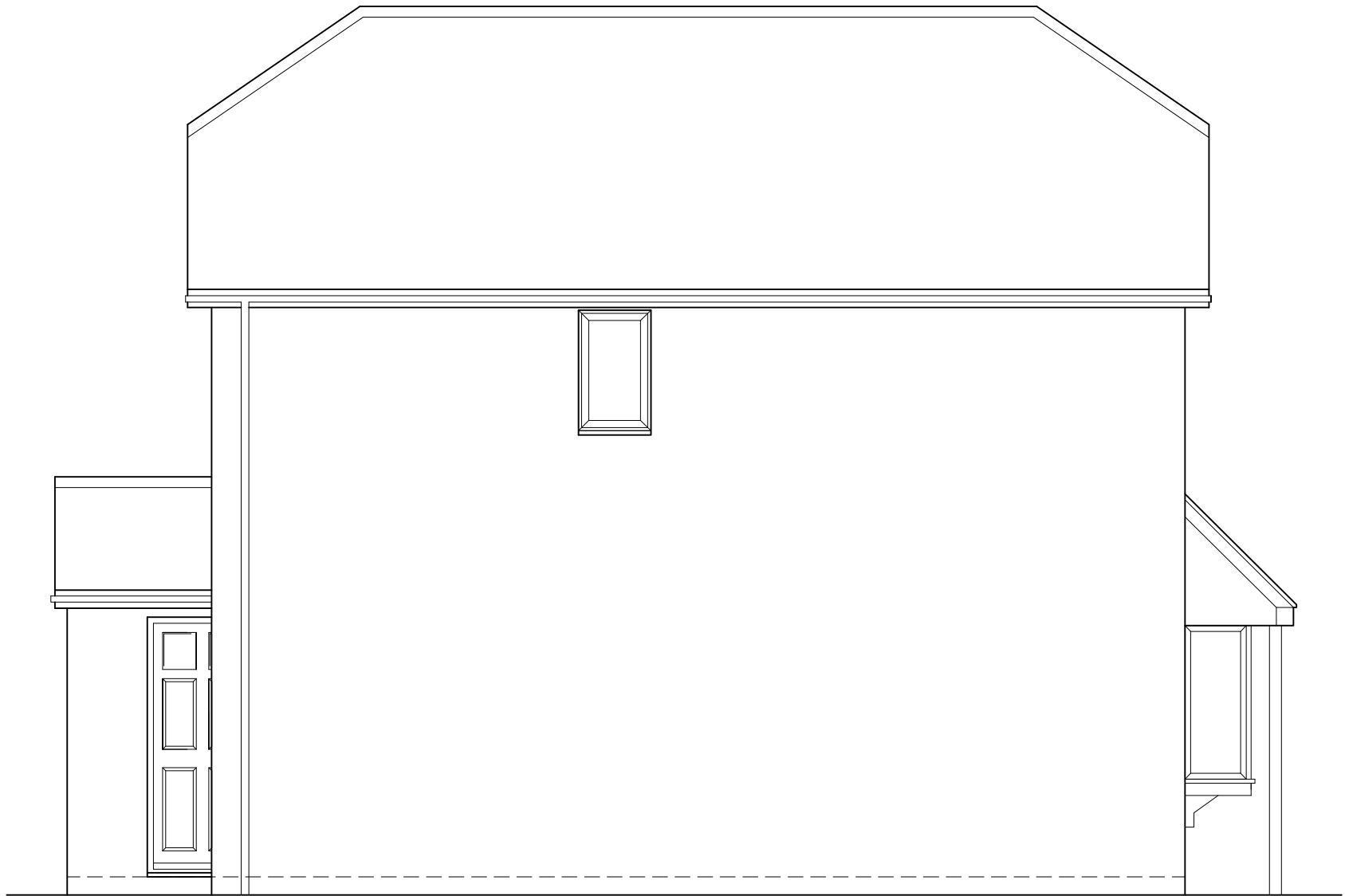
Existing front elevation



Existing side elevation



Existing rear elevation

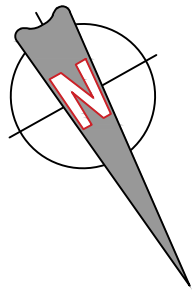


Existing side elevation

Status	Planning
Project	52 Poundfield Way Twyford RG10 0XR
Drawing Title	EXISTING ELEVATIONS
 CREATIVE DESIGN & STRUCTURE LTD Herron House, Newtown Rd, Henley-on-Thames, RG9 1HG T:01491 411622 W: www.creative-design-and-structure.co.uk	
Drawn NJ	Scale 1:50@A1; 1:100@A3
Date July 2025	Rev.
Drawing No. 12325-04	



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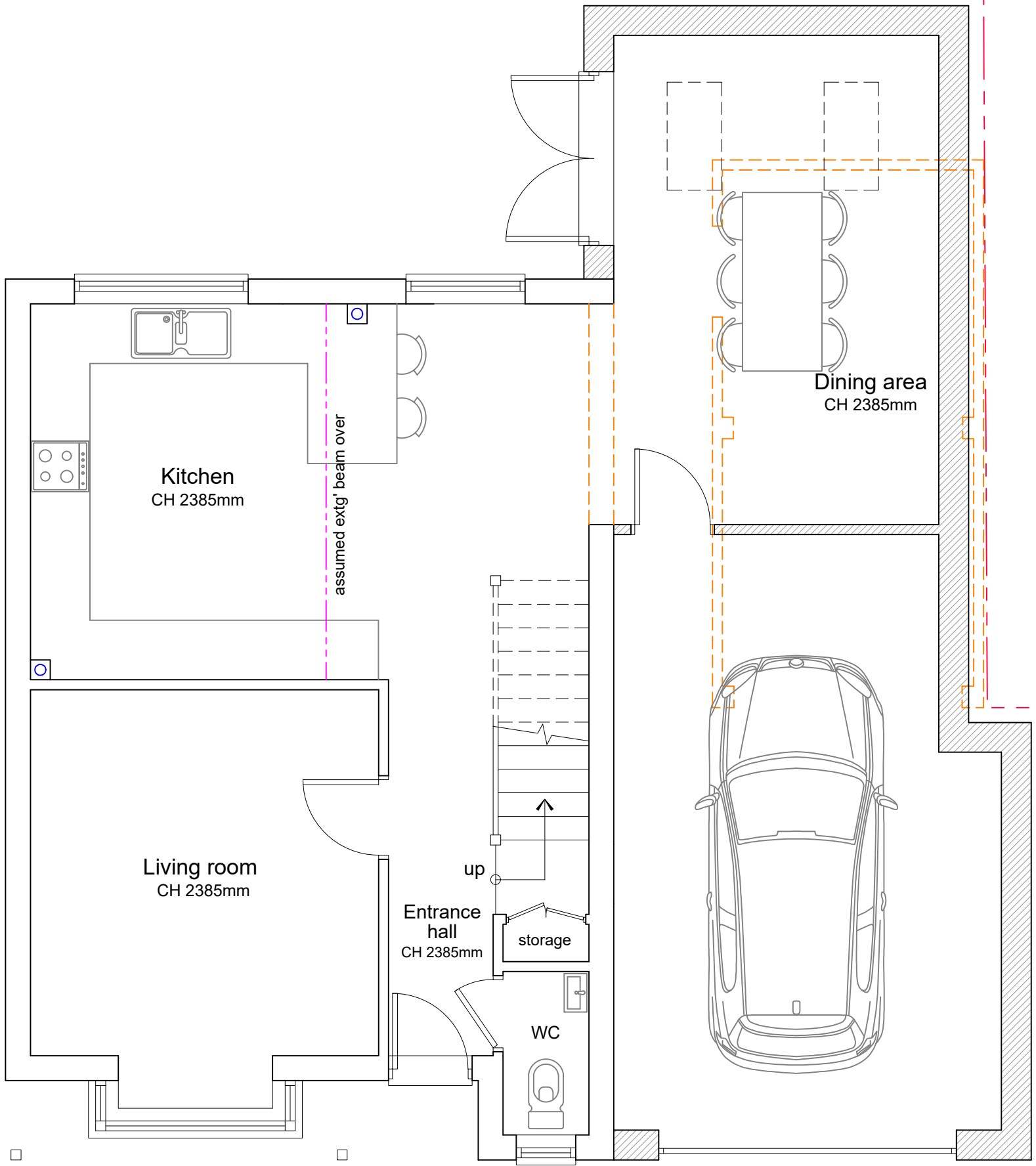
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LEGEND

	Boundary		Drainage
	Beam		Span Direction
	Demolition		



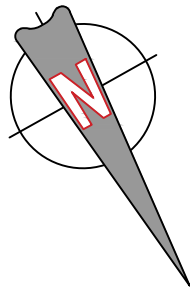
Proposed ground floor plan

POUNDFIELD WAY

Status	Planning
Project	52 Poundfield Way Twyford RG10 0XR
Drawing Title	PROPOSED GROUND FLOOR PLAN
 CREATIVE DESIGN & STRUCTURE LTD Henson House, Newtown Rd, Henley-on-Thames, RG9 1HG T:01491 411922 W: www.creativedesignandstructure.co.uk	
Drawn NJ	Scale 1:50@A2;
Date July 2025	
Drawing No.	Rev.
12325-05	

0 1 2 3 4m
SCALE 1:50@A2

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GENERAL NOTES:

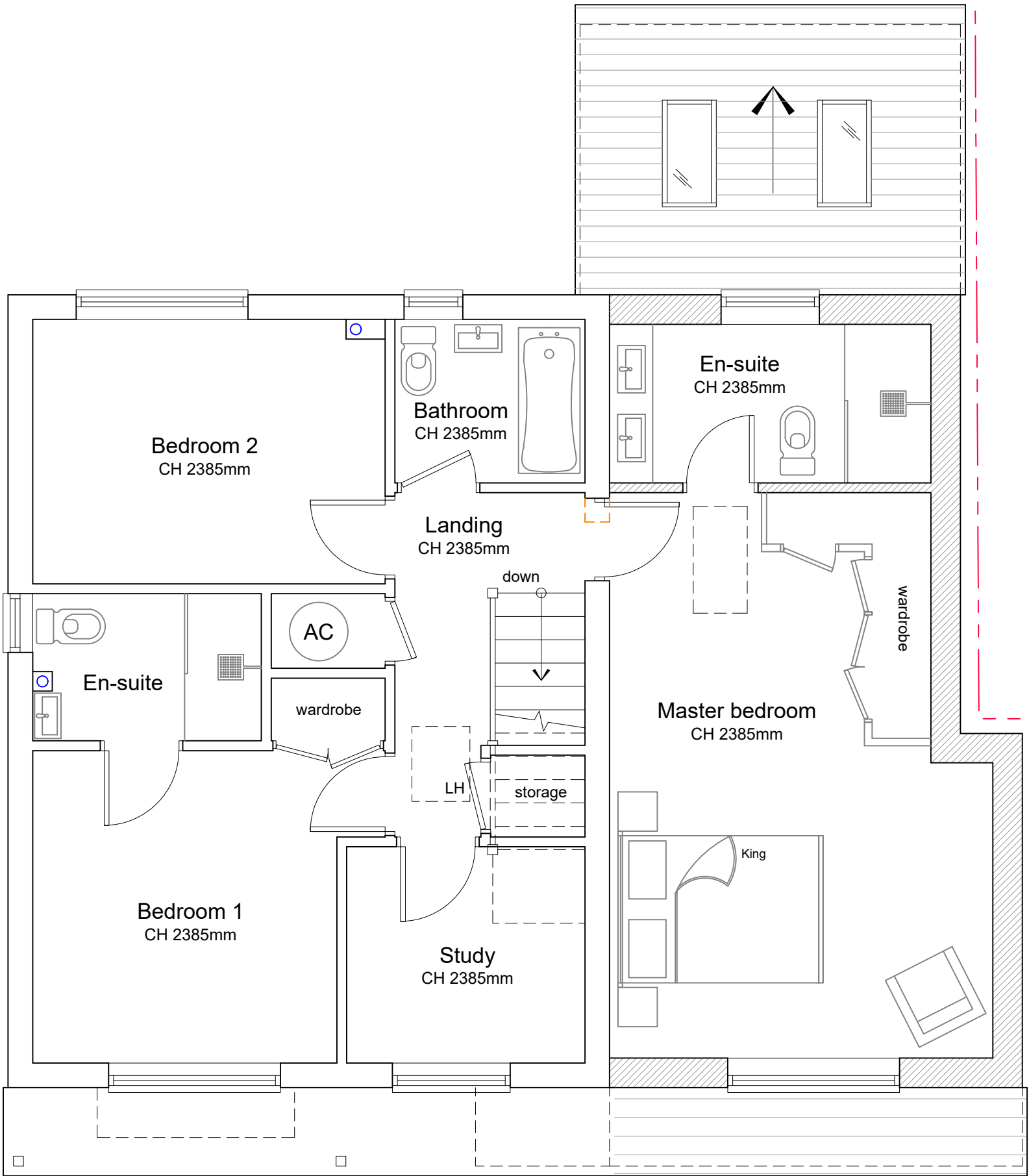
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LEGEND

	Boundary		Drainage
	Beam		Span Direction
	Demolition		



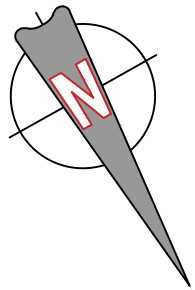
Proposed first floor plan

POUNDFIELD WAY

Status	Planning
Project	52 Poundfield Way Twyford RG10 0XR
Drawing Title	PROPOSED FIRST FLOOR PLAN
 CREATIVE DESIGN & STRUCTURE LTD Henson House, Newtown Rd, Henley-on-Thames, RG9 1HG T:01491 411922 W: www.creativedesignandstructure.co.uk	
Drawn NJ	Scale 1:50@A2;
Date July 2025	
Drawing No.	Rev.
12325-06	



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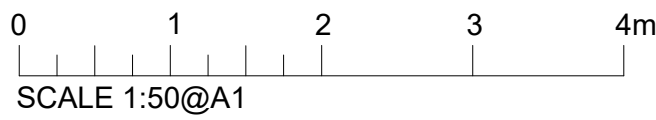
LEGEND

	Boundary		Drainage
	Beam		Span Direction
	Demolition		

Proposed roof plan

POUNDFIELD WAY

Status		Planning		
Project				
52 Poundfield Way Twyford RG10 0XR				
Drawing Title				
PROPOSED ROOF PLAN				
 CREATIVE DESIGN & STRUCTURE LTD Henson House, Newtown Rd, Henley-on-Thames, RG9 1HG T:01491 411922 W: www.creativedesignandstructure.co.uk				
Drawn		Scale		
NJ		1:50@A2;		
Date				
July 2025				
Drawing No.		Rev.		
12325-07				



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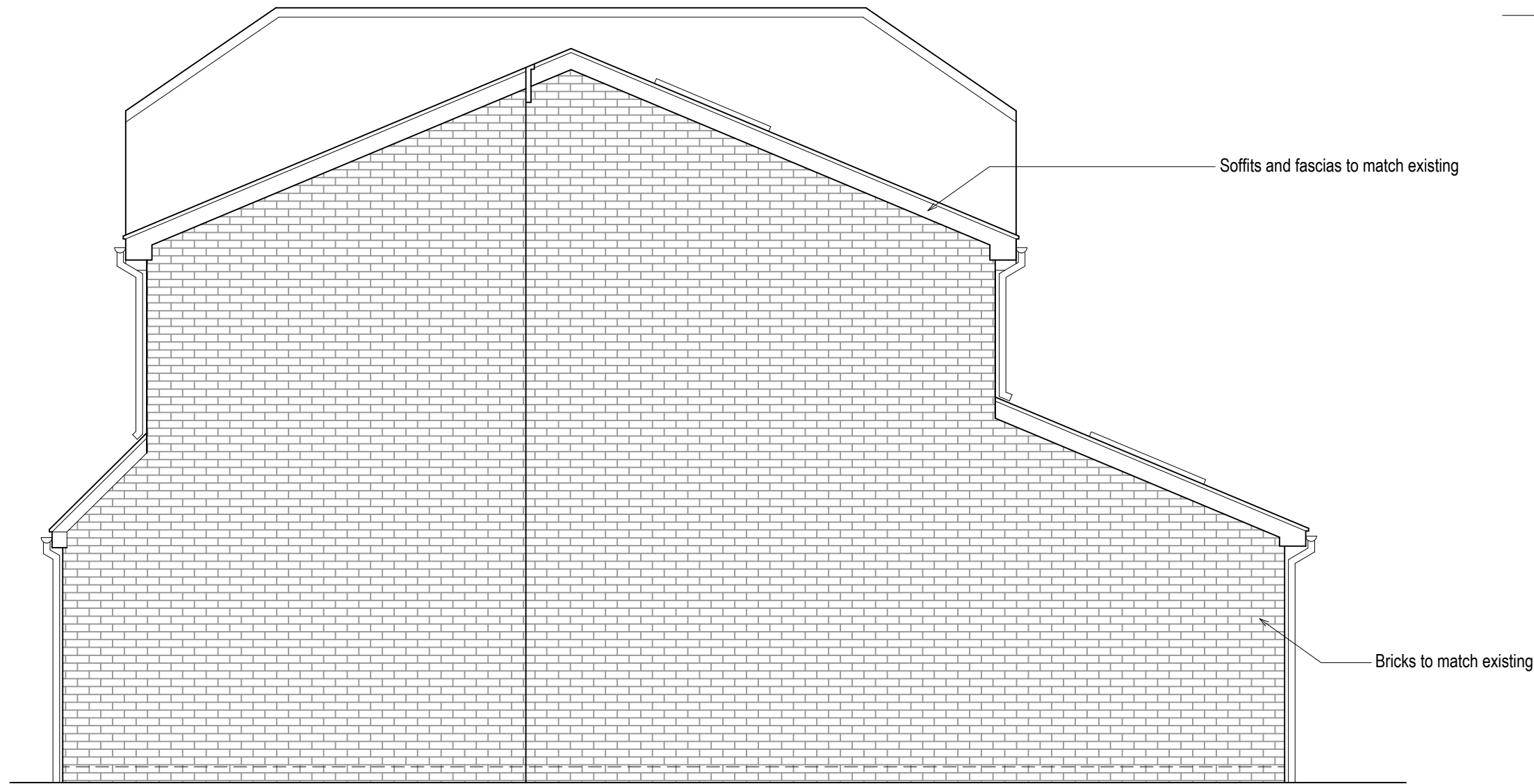
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LEGEND

	Boundary		Drainage
	Beam		Span Direction
	Demolition		



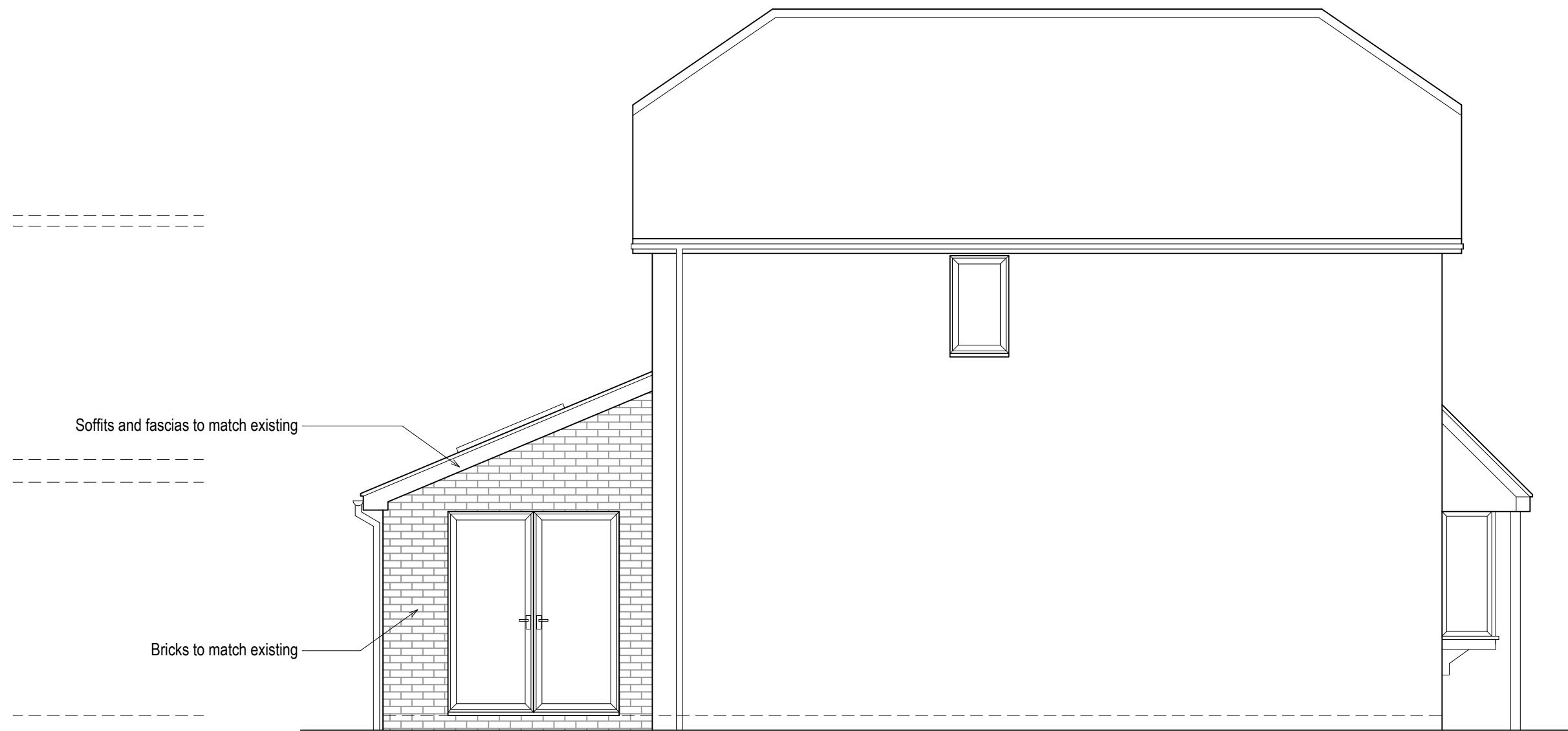
Proposed front elevation



Proposed side elevation

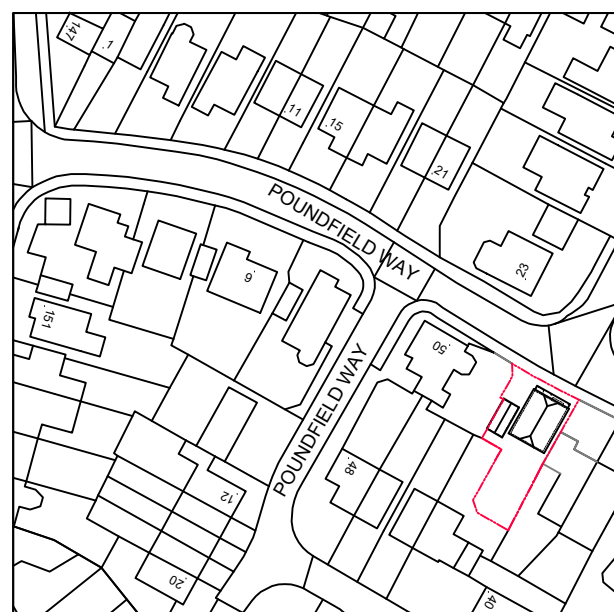


Proposed rear elevation



Proposed side elevation

Status	Planning
Project	52 Poundfield Way Twyford RG10 0XR
Drawing Title	PROPOSED ELEVATIONS
 CREATIVE DESIGN & STRUCTURE LTD Herron House, Newtown Rd, Henley-on-Thames, RG9 1HG T:01491 411622 W: www.creative-design-and-structure.co.uk	
Drawn	NJ
Date	July 2025
Drawing No.	12325-08
Scale	1:50@A1; 1:100@A3
Rev.	



0 20m 40m 60m 80m 100m

A horizontal number line with tick marks at 0, 5m, 10m, 20m, 30m, 40m, and 50m.

PROJECT	52 Poundfield Way Twiford PC10 0NP	DRAWING TITLE LOCATION & BLOCK PLAN	CREATIVE DESIGN AND HENLEY-ON-THAMES RG9 THG Tel 01491 411922	HENSON HOUSE NEWTOWN ROAD HENLEY-ON-THAMES RG9 THG Tel 01491 411922	DRAWN: NJ	DRAWING NO. 12325-09	REV.
					SCALE: AS STATED		
					DATE: AUGUST 2025		

Design & Access Statement

52 Poundfield Way, Twyford, RG10 0XR

1. Introduction

This Design & Access Statement supports the Householder planning application for a part two-storey, part single storey side / rear extension at 52 Poundfield Way, Twyford. It sets out the current parking arrangements, the proposed changes, public transport links, cycle storage, and relevant local planning precedents.

Planning history of the application address

- 52 Poundfield Way (Ref: 180943) – Approved 22/05/2018.
This scheme provided one off street parking position
- 52 Poundfield Way (Ref: 171879) – Refused 23/08/2017.
This scheme did not provide sufficient off street parking provisions

2. Existing Parking

The property currently has a detached single garage measuring approximately 2.3m wide by 5.2m long internally. This is too small for a modern car so is not currently used or classed as off street parking.

In front of the garage is a driveway that is currently the only off street parking position.

3. Proposed Parking

The proposal is to demolish the existing garage and build a two-storey side extension. This will include an integral garage with internal dimensions of at least 3.0m × 6.0m, which meets Wokingham's minimum standard.

The front of the garage will be set approximately 1.2m back from the public footpath. The applicant does not propose parking in front of the garage. An automatic garage door will be installed to reduce any time spent in front of the garage prior to pulling into the garage.

The compliant driveway space will be replaced by a compliant integral garage, so there is no net loss of compliant off-street parking provision.

4. Proposal

Although the proposal includes the creation of a new master bedroom, it does not increase the number of usable bedrooms at the property. The existing third bedroom measures 5.3 m², falling below the nationally recognised minimum size for a single bedroom (6.51 m² under the Housing Act 1985). This room is currently and will in the future be used as a study and is not suitable as a bedroom for an adult. The proposed works therefore replace this undersized room

with a compliant master bedroom, maintaining the practical bedroom count at three and not increasing demand for additional parking or occupancy.

5. Public Transport

The property is well connected by public transport. Nearby bus stops on Broad Hinton provide regular buses to Reading, Wokingham and surrounding areas. Twyford Station is around a 15-minute walk away and provides regular Great Western and Elizabeth Line rail services.

6. Cycle Storage

The property has gated side access to the rear garden and a secure shed, allowing for safe and convenient cycle storage. This supports sustainable travel options.

7. Local Precedent

Similar extensions have been approved locally, demonstrating that comparable proposals are acceptable in principle:

- 56 Poundfield Way (Ref: 042592) – Approved 08/04/2004
Two storey side extension
- 48 Poundfield Way (Ref: 170914) – Approved 06/07/2017
Part single part two storey side extension and conversion of garage to habitable accommodation

8. Summary

The proposal replaces an undersized detached garage with a policy-compliant integral garage, maintaining one compliant off-street parking space. Public transport and cycle storage provision are good, supporting reduced reliance on on-street parking. Local precedent shows that similar two-storey side extensions are considered acceptable in this area.