

Design & Access Statement

82 Wargrave Road, Twyford, Reading RG10 9PJ

Proposed single storey rear and side extensions alongside replacement windows to the rear of the house.

1.0 Introduction

This statement has been prepared in support of the householder planning application for the replacement of the conservatory with a new single storey rear extension, alongside a ground floor side extension and replacement windows to the rear.

This statement sets out the development process that has led to the current proposals, and the rationale behind the scheme.

82 Wargrave Road is a two storey detached property located on the Wargrave Road in Twyford. The property is set back from the road with a timber 5-bar gate and gravel driveway. The garden extends primary to the east with a generous front garden to the west.



Fig.01 Street Elevation (Estate Agent Image)

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The material palette of the existing property consists of red brickwork, slate hanging tiles, brown concrete roof tiles and white upvc windows. The plot is approximately 0.14 hectares and is not located within a Conservation Area or the Green Belt. The property is located in Flood Zone 1 with low flood risk.

The brief for the project was to address the existing ground floor layout, replacing the existing conservatory. An open plan family and social space is desired by the clients with an improved connection to the garden.

2.0 Brief & Proposals

The intention for the proposals is to rationalise and modernise the rear of the property to provide the desired accommodation for the owners.

The brief was to alter the property to result in a layout suited to modern family life with a kitchen, dining and living open place space with a direct connection to the garden, alongside an enlarged utility room. The conservatory was not thermally efficient and this rendered a portion of the footprint unusable for the majority of the year, which needed addressing.



Fig.02 Garden Elevation (Estate Agent Image)

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The proposal has several elements within the overall design which, in combination, deliver the requirements of the brief and a sympathetic, high quality, subservient design. No elements of the proposal are visible from the street. The combination of these two new rear extensions will allow for an improved use of space, with increased thermal efficiency due to the additional insulation proposed. The rationalisation of this rear elevation, including the replacement windows will be a significant improvement on the overall appearance of the property.

3.0 Planning Policy, Form & Scale

The proposed extension area is 36m² of internal area, 26m² of this area forming the new dining room and the remainder is the new utility room to the side of the property. The existing conservatory occupied an area of 23m². Therefore the additional area proposed is a relatively minor 13m².

The existing conservatory has recently been demolished by the clients as it was in such poor condition.



Fig.03 Interior of Conservatory (Estate Agent Image)

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The separation between No.82 and the property to the south is retained with a generous gap of nearly four metres. To the north, the utility room side extension increases the width of the property towards the boundary, but only at single storey level at a low height of just over 3 metres and over a length of just over five metres.

The siting, scale and bulk of the proposed extensions are relatively minor and would not be visible from the street scene. As these are both single storey volumes, there are no overlooking issues or impact to neighbours in terms of overshadowing.



Fig.04 Proposed Rear Elevation (NTS)

The street elevation will remain unchanged. The proposed single storey extension to the rear will have a similar level of vertical glazing to the existing conservatory, but within an improved insulated shell. This results in a space that will be greatly improved in its usability for the family. Aluminium crittall style sliding doors are proposed to create a feature within the space, whilst also delivering high thermal efficiency. A flat roof tops each of the ground floor extensions.

4.0 Summary

Careful consideration has been made during the design development of this scheme to provide a high quality proposal which sits sympathetically alongside, and is complementary to, the existing house whilst respecting the neighbouring properties.

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