



Fairview Avenue

Design and Access Statement

Residential Loft Conversion and Rear Extension

15 Fairview Avenue
Earley
RG6 1HE

21 May 2025
Reference: 2514-P600-P1



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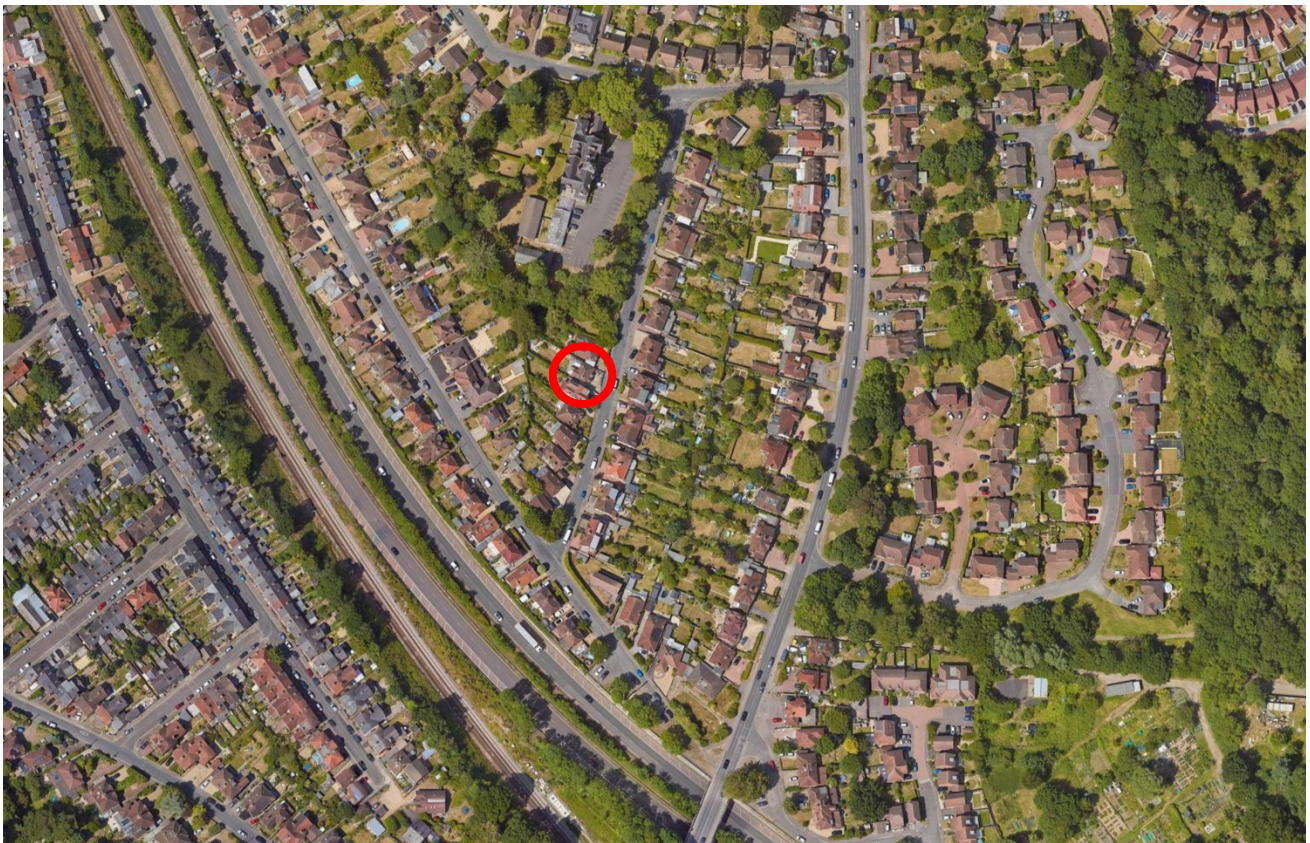
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Introduction

This Design and Access Statement has been prepared by Holtham Newman Architects Ltd. on behalf of Mr and Mrs Pinks and outlines the proposal for a loft conversion and new roof line with a single storey rear extension at 15 Fairview Avenue, Earley.

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



Google Maps, May 2025



Site Location and Context

The site is located on the western side of Fairview Avenue in Earley, which is located between Eastcourt Avenue and Anderson Avenue. The property is a detached bungalow with a front and rear garden and access to the property is directly off Fairview Avenue. There is another bungalow to the north and a two storey house to the south.

The front boundary (eastern) is formed by low brick wall and the cross over from Fairview Avenue. A low timber fence stretches across the front garden between number 15 and 17, forming the northern boundary, which changes to a 1.8m high fence between the properties and to the rear garden. A 1.8m timber fence forms the southern boundary with number 11 (there is no number 13), and wraps around to form the rear western boundary..

The proposed site is 0.037ha.

The surrounding area is a mix of residential 1-2 storey houses.





Design Proposal

The scheme design is for a new roof pitch with a loft conversion and single storey rear extension. This proposal includes the demolition of the existing conservatories to the rear which currently separate the kitchen and living spaces, and infilling the space in between. This would create a new open plan kitchen living diner to the back of the house, with views out to the gardens.

Downstairs the bathroom and new utility room are located to one side of the property behind the two front bedrooms. A smaller obscured window and new back door are proposed to the southern elevation. A new staircase is to then be installed on the other side of the house, allowing access to the new loft extension.

The new roof pitch, which has been designed to suit the neighbour properties roof line, provides more head space on the first floor and a new gable end overlooks the garden. The side dormer provides additional floor space, with no windows to prevent overlooking the neighbours, and a roof light is proposed to bring in natural light.

To the front, the roof is hipped, and an ensuite is located within the sloped roofs, with a front facing central Velux roof light. A new gable end to the bay window and a new porch entrance create interest to the front elevation, in keeping with the street scene, as well as matching in with the new roof line.

Materials

The existing property has a white render finish. This style can be seen across the neighbouring properties, as well a range of red brickwork and tile hanging cladding. The proposal is to retain this style to the original property, with the new extension to have a brick finish. This allows the property to create a definition between the new and existing elements, as well as maintaining the street scene. The brickwork finish has also been chosen, as it provides a maintenance free façade.

The new proposed roof is to be tiled, suitable with the new pitched roof line. The side dormer is set back from the street frontage and proposed to have composite cladding finish, the colour is to match in with the new roof tiles, to provide a low maintenance facade.

The design proposal has been carefully considered to create a family home with a central entrance hallway and open plan living space to the rear. The proposal has been designed to improve the liveability of the home and to improve the thermal performance and well-being, creating a more sustainable home through improved finishes internally and externally.



Planning Policy

The proposals put forward in this application have carefully considered the Wokingham Borough Council Design Guide, Supplementary Planning Document (June 2012).

This includes the neighbouring properties and their existing windows. Most of the side windows serve non-habitable rooms, and we have reviewed any possible impact on the kitchen window at number 11 and the lounge window at number 17. The window review can be seen on the street elevation, alongside the proposed elevation for number 15. The first-floor loft conversion is not proposed to extension past the neighbouring building lines to the rear, with a single storey flat roof extension proposed to project a further 2m into the garden than the current conservatories.

Access and Parking

The pedestrian and vehicle access from Fairview Avenue are not proposed to be altered.

The external parking arrangements currently includes for off street parking space, which will remain as existing.

Waste Management

General waste and recycling bins are collected from the street by the town council, which is not proposed to be altered. The property benefits from side access, where the bins are kept and the new side door, will allow for more easy access to these areas.

Sustainability

Any new building elements will be designed to meet Building Regulations Part L, upgrading the energy efficiency wherever possible.