

NEWALLS

- DAS -



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25 Feb 2025
19 Newalls Drive, Wargrave, RG10

1. INTRODUCTION

1.0 INTRODUCTION

This DAS document has been prepared to set out the Proposed Development at 19 Newalls Drive, Wargrave, RG10 8AY. The development is seeking to demolish the existing dwelling and build an five bedroom house. The Proposed Development has been informed and prepared by the following team:

Outset Think – Architects

This application is compliant with the Development Management Procedure (England) 2015, and the Planning Practice Guidance 2014 (PPG, Paragraph 031, reference ID 14-031-20140306). The DAS illustrates the design principles and concepts that underpin the application proposal and address the requirements set out in the PPG website ‘Making an Application’. Specifically, responding to the PPG requirements ‘What should be included in a DAS’, A Design and Access Statement must:

- (a) explain the design principles and concepts that have been applied to the proposed development; and
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development’s context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly. Design and Access Statements must also explain the applicant’s approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

This document is therefore structured in the following way in order to meet the requirements set out above:

In Section 2.0, we have set out our understanding of the context, assessing the site’s immediate and wider context in terms of physical characteristics.

Section 3.0 outlines the relevant planning policy context.

Outlined in Section 4.0, is the design evolution, which sets out the design constraints and opportunities, the conceptual approach and explores a number of design options.

Section 5.0 details the design response, which is the subject of this detailed planning application. Here we describe the scheme under the Layout, Use, Amount, Scale, and Appearance sub-headings suggested in DCGL Circular and sets out some of the technical strategies of specific aspects of the design.

Section 6.0 sets out the accessibility aspects of the design. A suite of application documents support the application and this document should be read in conjunction with these reports.

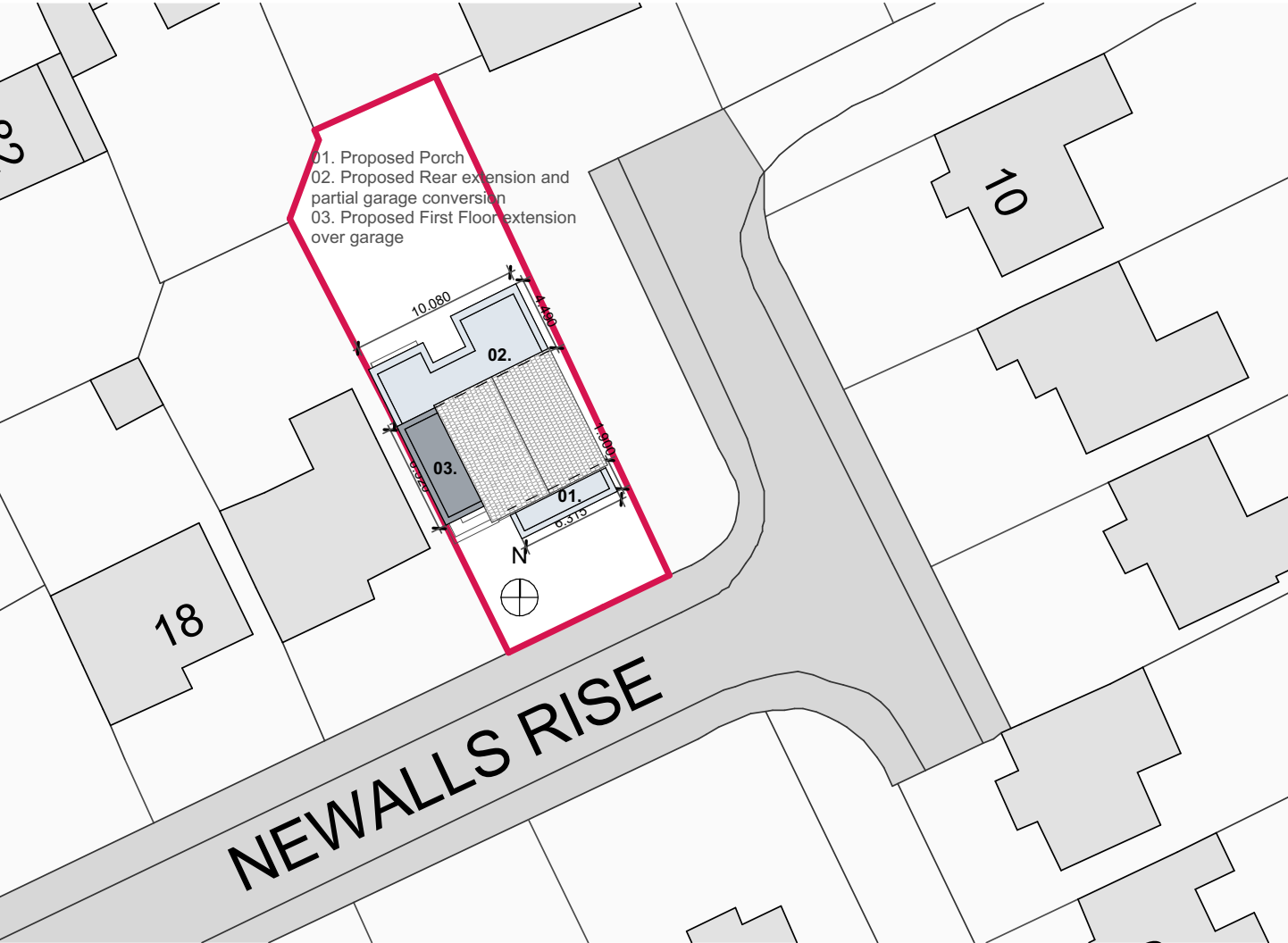
2. CONTEXT

2.1 LOCATION PLAN



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2.2 SITE PLAN



2.3 EXISTING SITE PHOTOS



The area exhibits a suburban character with a mid-20th-century architectural aesthetic. The primary feature of the area is the prevalence of two-story dwellings. These homes typically finished in brick or rendered exteriors, with accents of tile hanging or timber cladding, adding texture and visual interest to the facades.

A distinctive feature is the variation in timber cladding. This introduces a lively and individualised character to the street balancing uniformity with personal expression.

Additionally, the presence of two-story side extensions of varying scales adds a layer of architectural diversity. These extensions often reflect homeowners' adaptations to the original designs, contributing to a dynamic mix of styles while maintaining the core characteristics of the area.

3. PLANNING CONTEXT

3.1 PLANNING POLICY

The planning policy context in which the Proposed Development will be examined is as follows (the Development Plan):

The application has been assessed against the following policies:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Core Strategy
- Managing Development Delivery Local Plan
- Borough Design Guide
- Village Design Statements

Relevant policies: CP9, CC01 & CC02. Where relevant, CP11 & CP12

Character & Design

Relevant policies: CP1 & CP3

CP3 states that schemes should be of an appropriate scale of mass, layout, built form and height, without detriment to adjoining landowners or the character of the area.

R23 of the Council’s Borough Design Guide (BDG) states that the primary considerations are impact on neighbourhood, street scene and local character.

CC3: Adaption to Climate Change

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN12: Biodiversity and the Green Network

EN14: Trees, Hedges and Woodlands

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging

As well as the above, the following documents and the policies and guidance contained within these will also be material considerations:

4. DESIGN PROCESS

CONCEPT:

The concept for this house extension centres around creating a harmonious blend of open and defined spaces, emphasising natural materials and a strong connection to the garden. The layout embraces a semi-open plan that maintains a sense of flow between spaces while establishing distinct zones through the use of custom plywood joinery. This joinery acts as a visual and functional separator, subtly distinguishing areas like the living and dining spaces without breaking the continuity of the extension. The warm, natural texture of the plywood complements the timber-framed structure, enhancing the extension’s modern aesthetic while nodding to the home’s mid-century roots.

The design celebrates the evolution of the original mid-century house by exposing structural elements like timber frames and steel beams. These visible structures not only showcase craftsmanship but also convey a sense of the house’s architectural journey, creating a dialogue between the existing structure and the new extension. The exposed steel beams, in contrast to the dominant timber palette, add a modern, industrial edge that reinforces the connection between past and present.

At the front of the house, the porch is transformed into a practical yet aesthetic space. An expressed timber structure provides storage for items like a buggy and acts as a layered privacy element for the front room. Integrated planters add greenery that functions as a natural privacy screen, softening the appearance of the timber framework and creating a welcoming entrance. Inside, sheer curtains introduce an additional layer of privacy, diffusing natural light and creating a cosy, intimate atmosphere in the front room while allowing glimpses of the greenery outside.

The connection to the rear garden is approached with a dual strategy to maximise indoor-outdoor flow. Expansive French doors open fully to each side, creating an unobstructed transition to the garden and extending the interior space outward. This setup is ideal for gatherings or family activities, as it allows easy movement between inside and out. Frame less glazing is also integrated with the timber structure, aligning seamlessly with the built-in joinery and planters. This frame less glass design offers uninterrupted views of the garden, framing it as a focal point and enhancing the sense of connection to nature.

Natural materials like timber and plywood play a key role in creating continuity between the extension and the original house. The timber-framed elements and joinery extend visually and functionally into the garden area, blurring the boundary between interior and exterior and creating a seamless spatial experience. This concept balances openness with privacy, using thoughtful design elements to enhance functionality and foster a deeper connection with the surrounding landscape, resulting in a modern yet cohesive extension that respects the character of the original home.

The interior design concept embraces a harmonious blend of raw, natural materials and one accent colour and one transitional colour to create a contemporary, functional, and aesthetically pleasing space. The juxtaposition of robust materials like polished concrete and custom plywood joinery with playful blue accent colour and and orange as a transition between the wood tones and the playful colourful interior offers a unique balance between minimalism and inviting warmth. The space is envisioned as a balance between simplicity and vibrant cheerfulness. The raw finishes convey authenticity and durability, while the colours inject personality and warmth, making the design both modern and welcoming.

4.1. DESIGN RESPONSE

The proposed design for the detached house thoughtfully reflects the architectural vernacular and material palette of the existing neighbourhood, ensuring that the new structures will integrate smoothly into the local context.

MATERIALS AND TEXTURES:

The design preserves the existing brick, tiled roof, consistent with the surrounding houses, and introduces timber detailing, which pays homage to the characteristic features found in the neighbourhood, creating a cohesive visual connection with the area's architectural heritage.

ARCHITECTURAL FORM AND MASSING:

By maintaining the house as existing the proposed design respect the established scale and form seen throughout the neighbourhood. This approach helps to ensure that the new development feels like a natural evolution of the community's built environment.

WINDOWS AND DOORS:

Large windows have been included to maximise natural light within the homes while being considerate of their placement to foster privacy. The windows' design, framed by traditional brick and deep wood framing, offers a modern aspect that complements the buildings' overall appearance.

LANDSCAPING AND GREEN SPACES:

The design's landscaping strategy includes ample greenery, with well-placed planters and beds that echo the lush gardens of neighbouring properties. This not only enhances the aesthetic appeal but also contributes to the neighbourhood's green character.

DETAILING AND CRAFTSMANSHIP:

The attention to detail in the timber elements indicates a commitment to quality and craftsmanship. The careful execution of these details will contribute positively to the streets cape and uphold the

neighbourhood's appearance.

By marrying traditional design elements with modern enhancements, the proposed detached dwellings are poised to become a natural and complementary extension of the neighbourhood, enriching its architectural diversity while respecting its established character.

IMPACT ON THE EXISTING DWELLING:

The design thoughtfully enhances the existing dwelling, offering an evolution in form and function while preserving the essence of its original character.

SIZE AND SCALE:

The existing size and scale of the extensions are in keeping with the extensions approved in the area.

OUTDOOR AMENITY

The outdoor amenity space for the dwelling is thoughtfully designed to provide a tranquil and verdant retreat. Introduced planters brimming with lush greenery and vibrant flowers line the property, contributing to the biodiversity and visual appeal of the space. The sizable terrace, offers residents a generous outdoor area for relaxation and entertainment, creating a natural extension of the living space. The 14-meter deep gardens allow for a substantial private area where nature can be enjoyed and gardening can thrive. Enhancements to the entrance porch not only elevate the curb appeal but also offer a welcoming, sheltered area for residents and visitors alike. This combination of functional and aesthetic improvements ensures that the outdoor living experience is both enriching and harmonious with the needs of modern homeowners.

OVERLOOKING, OVERSHADOWING AND OVERBEARING

The proposed designed ensures a negligible effect on the adjacent properties. To further protect privacy, all windows of will be fitted with deep vertical timber framing surrounds, reducing the likelihood of direct views into the neighbouring

gardens and act as a brise soleil to minimise overheating in summer

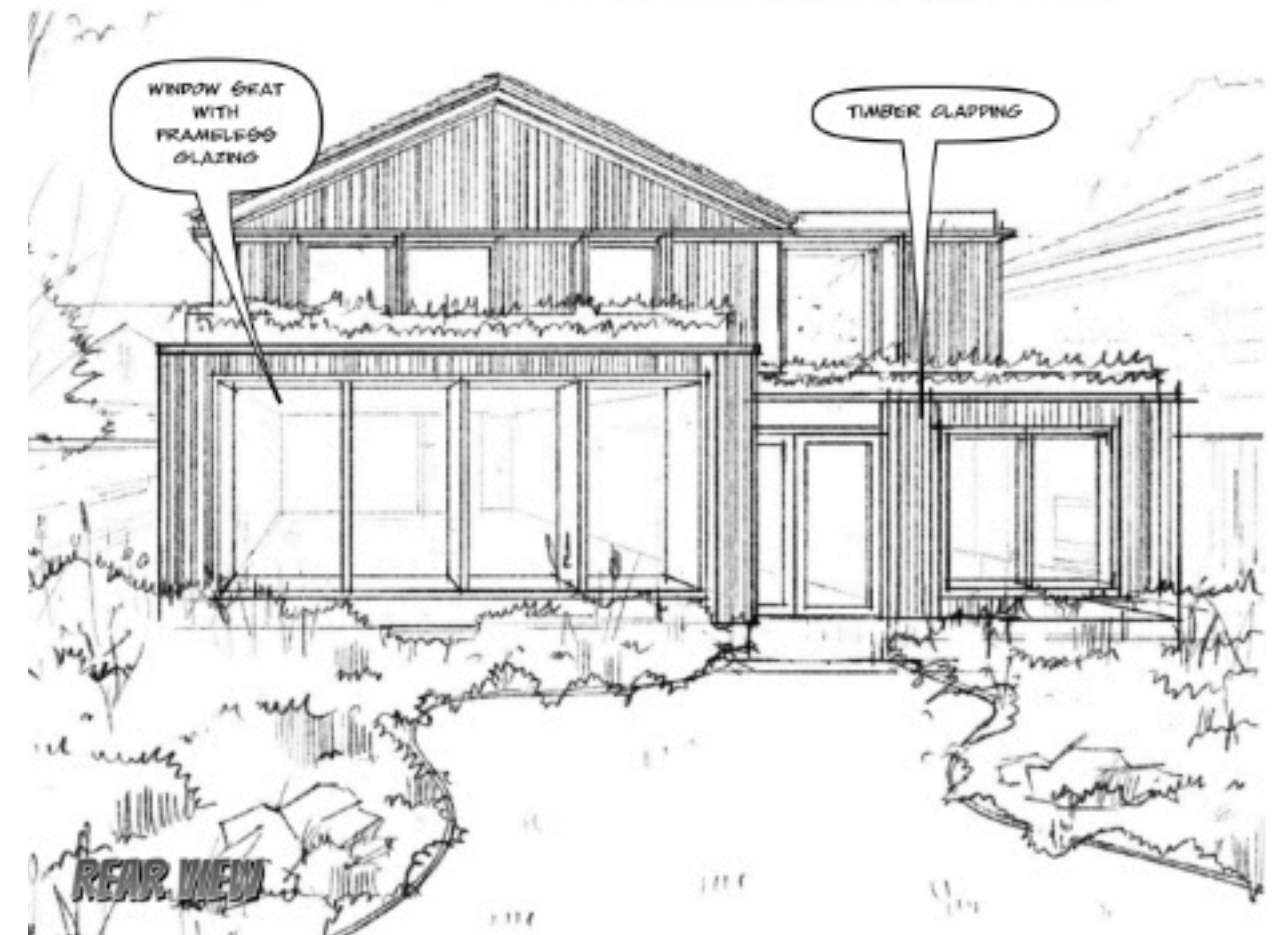
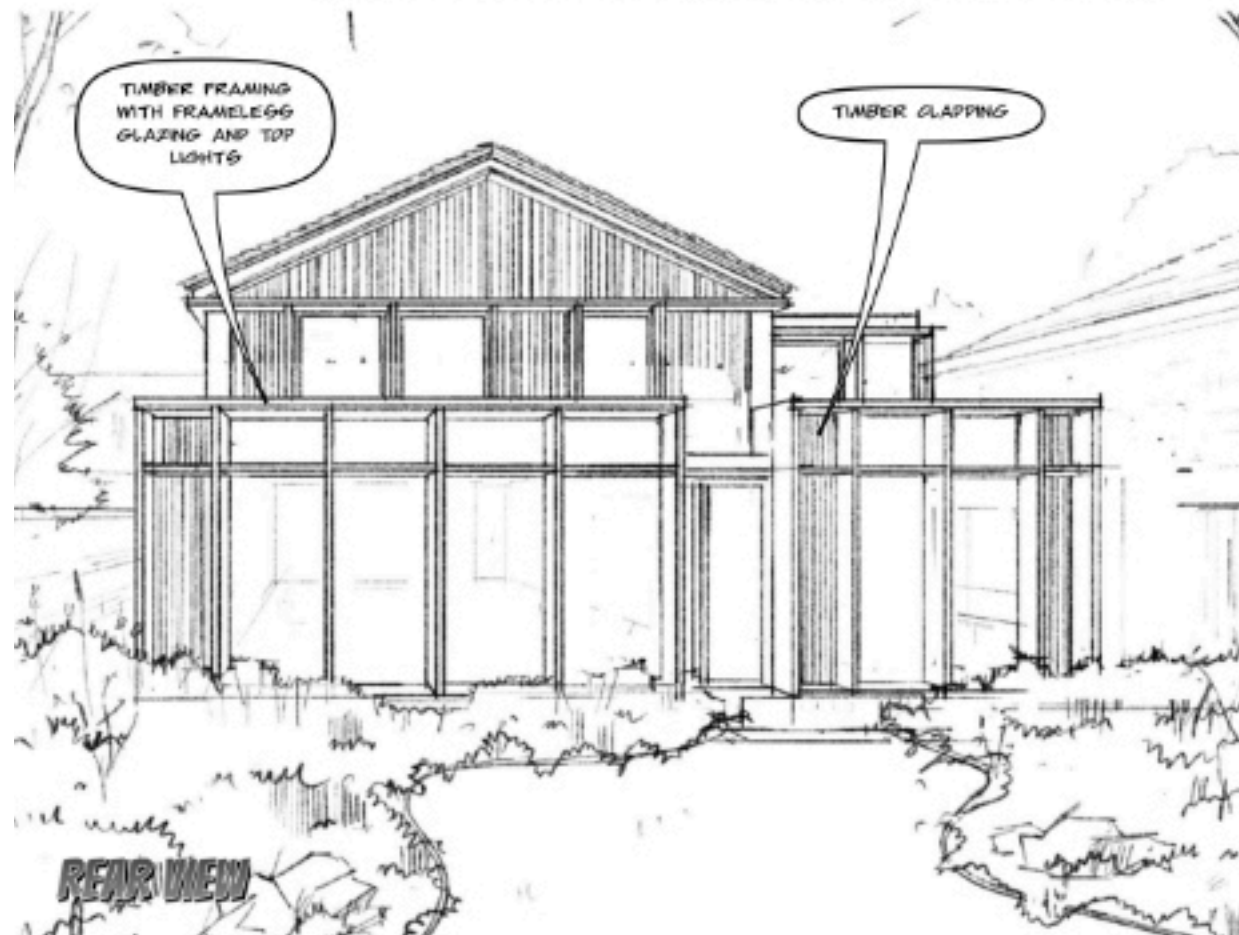
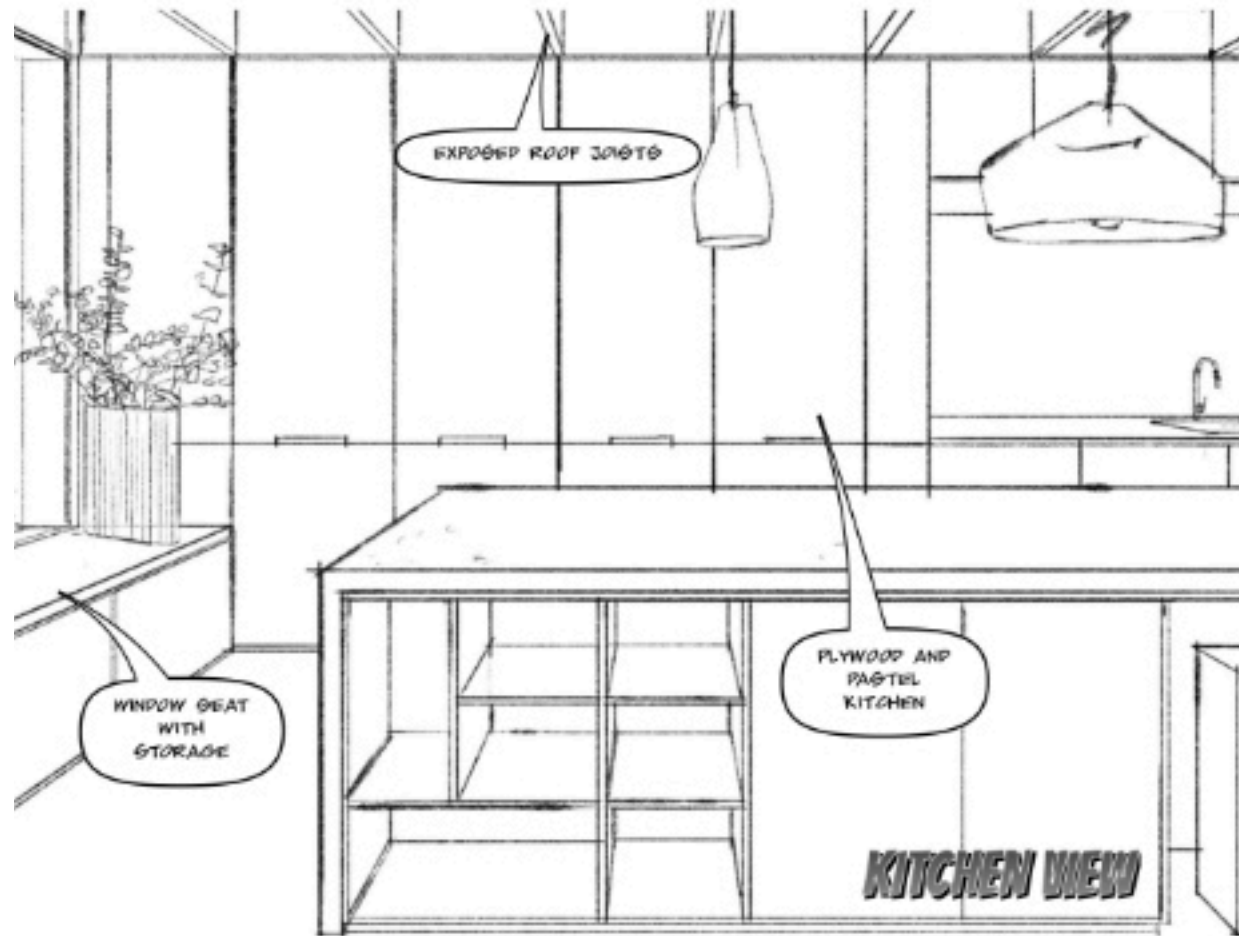
THE STREET SCENE AND THE SURROUNDING AREA

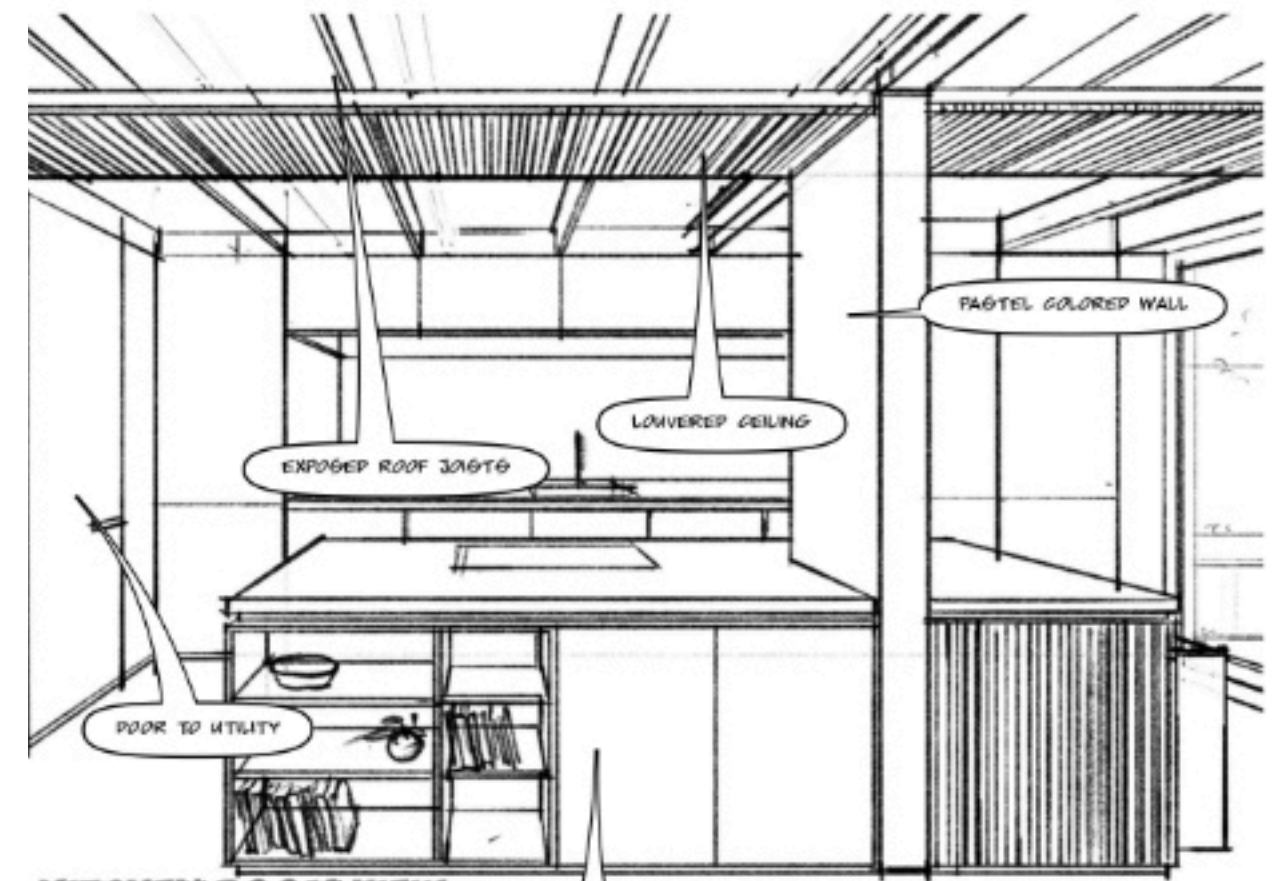
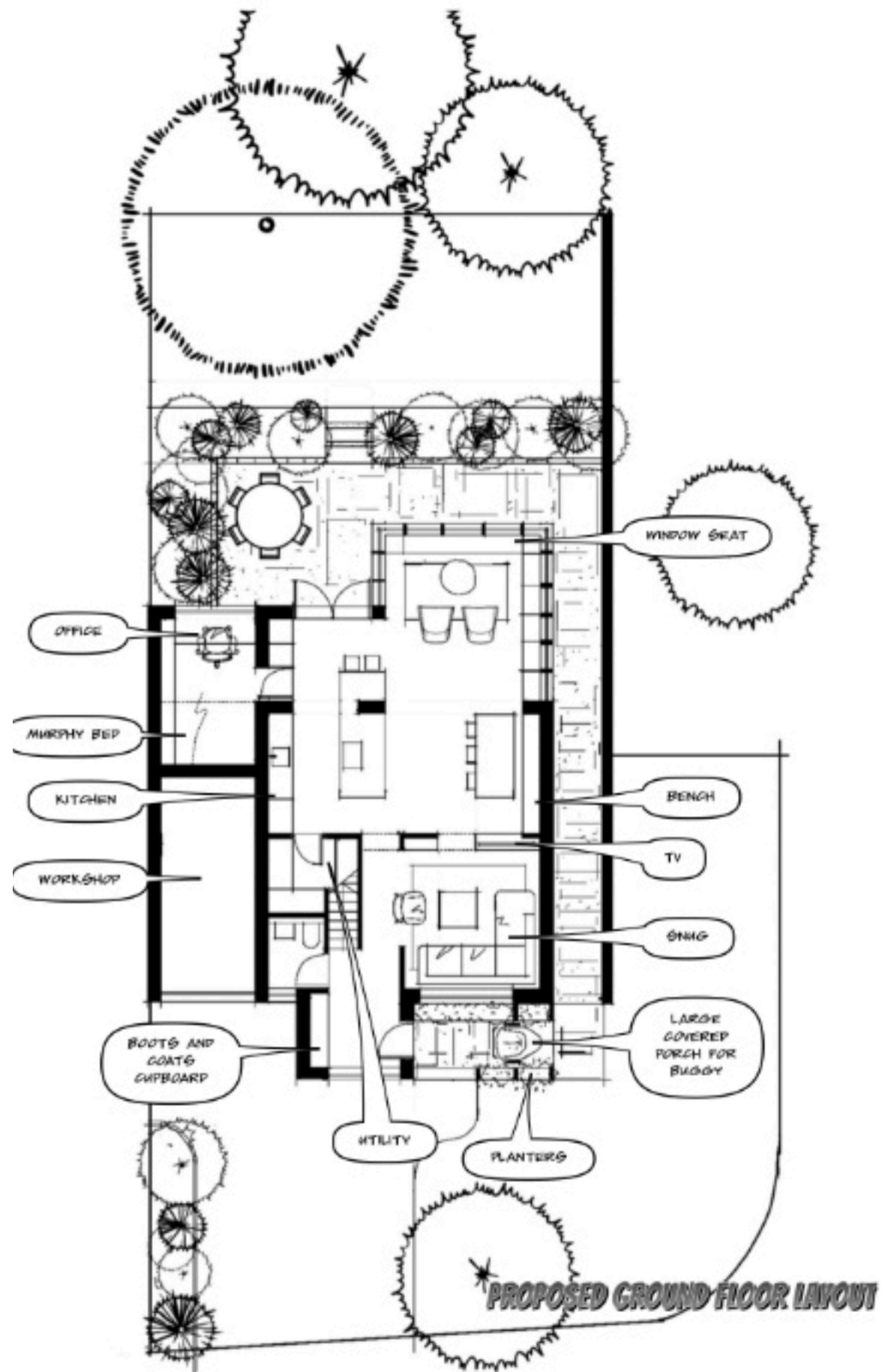
The proposed design integrates into the existing street scene with a thoughtful architectural approach that respects the area’s established character. It echoes the familiar brickwork and timber cladding of the neighbourhood, while the subtle introduction of modern elements, such as large windows and clean lines, provides a contemporary edge that complements rather than overpowers the local aesthetic. The enhancement of outdoor spaces with planters and a with the greenery prevalent in the surrounding gardens, fostering a cohesive visual flow along the street. This harmonious blend of old and new ensures the design enhances the collective streetscape, contributing positively to the existing tapestry of the community.

CLIMATE CHANGE

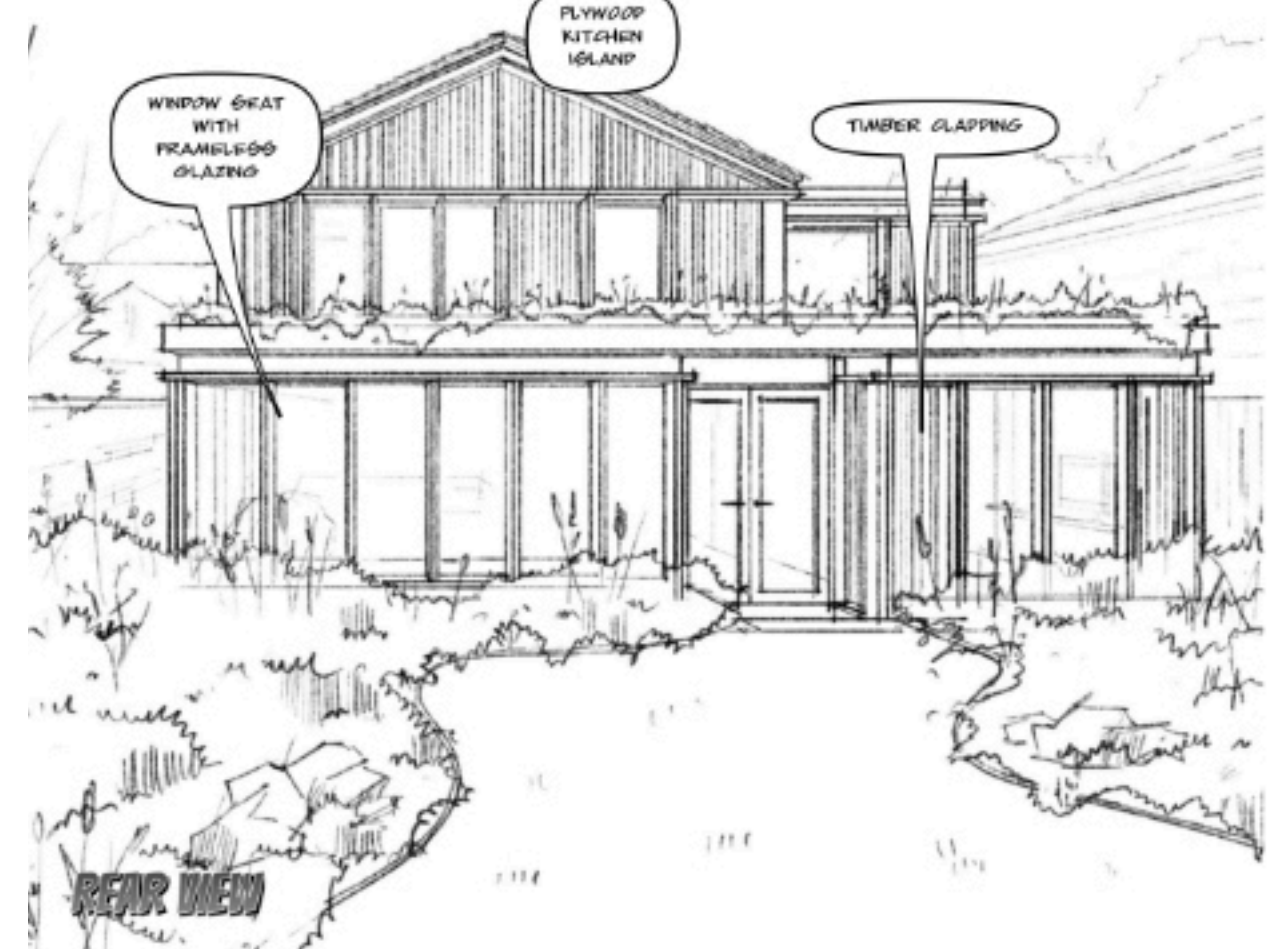
The refurbishment of the house has also been considered against The Reading Climate Emergency Strategy 2020-25. The proposal improves the building fabric to the current Part L 2022 building regulations by adding additional Floor insulation, and loft insulation. A more efficient heating system will be introduced.

5.2. INITIAL CONCEPT SKETCHES





KITCHEN ROOM VIEW

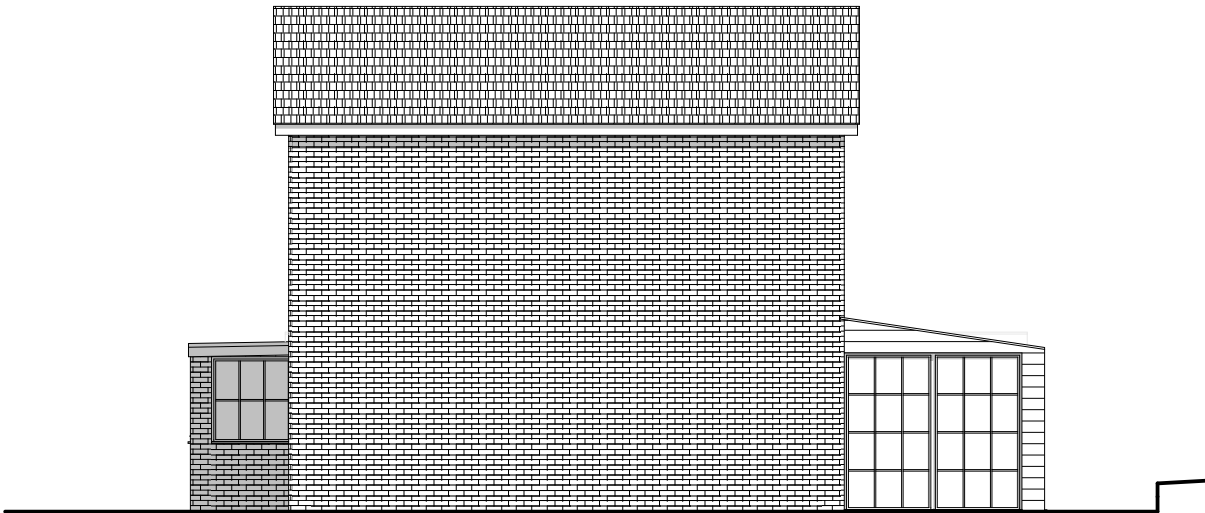


REAR VIEW

5.3. EXISTING ELEVATIONS



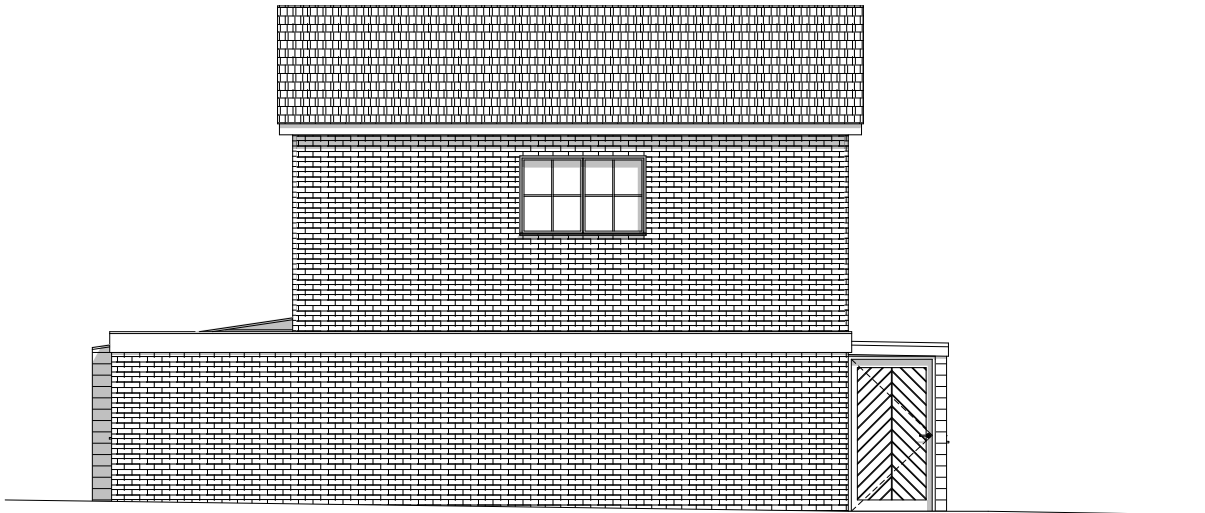
E-01 Proposed Ground Floor Plan 1:100



E-02 Proposed Ground Floor Plan 1:100



E-03 Proposed Ground Floor Plan 1:100



E-04 Proposed Ground Floor Plan 1:100

EXISTING ELEVATIONS

5.4. PROPOSED VIEWS





ILLUSTRATIVE REAR VIEW



ILLUSTRATIVE REAR VIEW







5.4 INTERNAL VIEWS



ILLUSTRATIVE FRONT VIEW



















6.1. LANDSCAPE DESIGN

The landscape design is envisioned as an integrated extension of the proposed refurbishments, enhancing both the aesthetic and functional aspects of the property.

FRONT GARDEN:

The existing front garden, with its established lawn and planting, will be retained to preserve the character of the property. To enrich its visual appeal, additional decorative grasses and a selection of perennial plants will be introduced, creating seasonal interest and textural variety. Suggested perennial varieties include:

Salvia nemorosa (Woodland Sage) – for vibrant purple-blue spires

Echinacea purpurea (Coneflower) – offering bold pink blooms and pollinator interest

Heuchera varieties (Coral Bells) – for colorful foliage in shades of burgundy and lime

Geranium Rozanne (Cranesbill) – a hardy groundcover with violet-blue flowers

Nepeta faassenii (Catmint) – with soft lavender blooms and aromatic foliage

These enhancements will contribute to biodiversity while softening the architectural lines of the refurbished dwelling.

ENTRANCE & PORCH INTEGRATION:

The newly proposed porch has been designed with integrated planters, introducing a layered planting approach that frames the entrance door. These planters will host a mix of structural and trailing plants, adding depth and visual interest while enhancing privacy from the street. Suggested planting includes:

Boxwood or Ilex crenata – for year-round structure

Trailing Vinca minor (Periwinkle) – cascading foliage with subtle flowers

Seasonal color accents such as Violas or Cyclamen

The planting scheme will complement the materials and color palette of the extension, ensuring a cohesive transition between the built and natural environments.

REAR GARDEN:

A new terraced area will be created to enhance outdoor living and entertainment. The terrace will feature two integrated planters and a built-in BBQ stand, establishing a functional and visually appealing space for gatherings.

The planters will host decorative, taller structural plants such as:

Rhododendron – for dense evergreen foliage and vibrant spring flowers

Strelitzia reginae (Bird of Paradise) – adding a tropical focal point with striking orange blooms

These will be enhanced with a mix of decorative grasses and perennials for texture and seasonal interest, such as:

Miscanthus sinensis (Maiden Grass) – for vertical movement and texture

Pennisetum alopecuroides (Fountain Grass) – offering soft, arching plumes

Agapanthus africanus (African Lily) – with bold blue or white globe-like flowers

Hemerocallis (Daylilies) – long-blooming and hardy with colorful trumpet flowers

Lavandula angustifolia (English Lavender) – for fragrance and pollinator appeal

The existing evergreen plants will be retained and utilised to reinforce the garden borders, enhancing privacy and maintaining the established greenery. This careful balance of new and existing plantings will create a cohesive and vibrant garden environment that complements the refurbished dwelling.



7. ACCESSIBILITY

7.1 INTRODUCTION

Attached to this pre-application document are the additional documents and plans.

The front driveway has been retained and can accommodate two car parking spaces, each measuring 2.5m x 5m. This will be achieved using the existing hard-surfaced driveway, with the new parking spaces finished in permeable materials to ensure proper drainage. Additionally, we propose the introduction of a dedicated bicycle storage area, conveniently located in the existing garage

7.2 CONCLUSIONS

The proposed design is rooted in the present but expresses the history of the place and the passage of time using beautiful, and traditional materials. The extensions emphasises honest materiality and craft, and the relation between indoor and outdoor space, through carefully selected, tactile, and handcrafted finishes. The proposed development minimises the impact on the surrounding properties.