



DESIGN STATEMENT

Project:

Proposed extension to

1 Wythe Cottages, Muddlers Lane, Twyford RG10 9PR

for

Ms. Chalker

March 2025

Introduction

1. Site and Surroundings/Context

1.1. 1 Wythe Cottages is a semi-detached property located in northwest Twyford. 1 and 2 Wythe Cottages are 1960s dwellings and are surrounded on three sides by Bridge Farm to the north, west, and east, which gained planning permission for 200 new dwellings and associated infrastructure (application number: 243124), which construction is yet to start. To the south the property neighbours 'Cedar Park Day Nursery'.

1.2. 1 Wythe Cottages fronts onto Bridge Farm Road with a small front garden to the west, and its northern, eastern and southern green and fence boundaries define its medium sized rear garden. The site is green with various trees along its southern boundary and over the road to the west. Its district is predominantly residential. The A321 runs parallel to Bridge Farm Road to the east and has a variety of architectural styles and materials but is predominantly defined as detached single dwellings within ample gardens.

2. House Description

2.1. 1 Wythe Cottages is a two-storey dwelling, faced in red brick with stretcher bond, gabled concrete interlocking tiled roof, and white uPVC windows. Its semi-detached neighbour, 2 Wythe Cottages, is finished in the same palette of materials and was built at the same time. 2 Wythe Cottages boasts a slightly larger floor area given a 1995 side extension to the north, which extruded the gabled profile for a flush facade with consistent materials. Its front door fronts onto Bridge Farm Road unlike 1 Wythe Cottages which sits on its southern gable end.



Image 1: Front elevation



Image 2: Rear elevation

3. Proposal

- 3.1. The applicant is seeking to extend the property to the south with a modest two-storey extension to increase the size of their ground floor kitchen, in addition to a new downstairs utility, and a larger bedroom with dressing room and bathroom upstairs. Externally, a new cladding is proposed to wrap the entire exterior with new windows and a front porch.



Image 3: Proposed front elevation

4. Design

- 4.1. The size of the proposed extension follows that of 2 Wythe Cottages extension size, but to the south. To demonstrate subservience to the original dwelling the proposal steps in on the front elevation, clearly distinguishing between existing and proposed construction. This also in term reduces the proposed ridge height creating a modest massing addition, one that visually respects and complements the existing dwelling as stipulated within Wokingham Borough Council Borough Design Guide.
- 4.2. In similarity to 2 Wythe Cottages, the intension is to relocate the front door onto the front façade for a less ambiguous main entrance, and create a sense of consistency with its adjoining neighbour. A new gabled timber open porch is proposed to frame the new door, continuing the interlocking concrete tile roof finish, and creating some nuance from 2 Wythe Cottages which currently has a bracketed mono-pitch open porch.
- 4.3. The proposals eaves line through with the existing eaves creating a clean visual across the entire front and rear facades. An interlocking concrete tile is proposed to match existing, whilst creating a more subtle visual junction between existing and proposed roofs. The roofs design and proportions ensure consistency in ceiling heights throughout the property.
- 4.4. At the rear, the proposed extension runs flush with the existing rear wall to maximise internal space and create a clean open plan kitchen/dining space to enjoy views of the garden.
- 4.5. To improve the overall appearance of 1 Wythe Cottages, a grey horizontal composite cladding is proposed to wrap the entire exterior of the existing property and the proposed extension. This will create a sense of cohesion and help disguise the junction between new and old to the rear façade. A small brick plinth will be left exposed, showcasing a couple of existing brick courses, allowing onlookers to see what the original facing fabric of the building was. The same external cladding and window finishes are proposed for 2 Wythe Cottages, under a separate planning application to smarten both properties up and maintain a cohesive aesthetic.
- 4.6. The applicant also seeks to refenestrate the entire property with new grey uPVC windows to improve the buildings thermal efficiency. New window positions do not worsen any existing overlooking to the neighbour. Window design has been simplified to remove the transom top hung windows, and provide simple two and three pane casement windows for a sleeker aesthetic.
- 4.7. Presently, 1 Wythe Cottages has three first floor bedrooms which consist of two well-proportioned bedrooms, and one much smaller bedroom, with a general lack of overall storage space. The proposal looks to relocate the third smaller bedroom into the extension to provide a larger, proportionate bedroom with accompanying

ensuite and dressing room. This then allows for a small study and storage area in the former small bedroom, which will allow the applicant to work from home.

- 4.8. 1 Wythe Cottages only has one first floor bathroom and toilet at present. It is proposed to introduce a downstairs cloakroom, with toilet and sink, to improve the usability of the home for guests of any age and ability. A new ground floor utility will also go some way to improve the houses storage situation.
- 4.9. Onsite parking has not been made any worse by the proposal, with the applicant able to comfortably park two cars on the drive before and after the proposal. The number of parking spaces available is consistent with a three bedroom house requirements.

5. Ecology

- 5.1. A preliminary bat roost assessment was undertaken by GS Ecology for 1 Wythe Cottages which was deemed to have negligible potential, as such no further secondary emergence surveys are required. Please find the report attached.

6. Arboriculture

- 6.1. Duckworths Arboriculture LTD undertook an arboricultural report, please find the impact assessment and method statement attached. The extension is outside the root protection of all trees onsite, and the methodology report will be closely observed during construction to ensure compliance and no adverse effects on any onsite trees.

7. Flood Risk

- 7.1. 1 Wythe Cottages is located within EA Flood Zone 2 (medium risk). The applicant commissioned a flood risk assessment report from Unda Consulting Limited, please find it attached to the planning application. According to EA, flooding from groundwater is unlikely in this area. Due to the small scale of development, a full surface water drainage strategy is not required for this stage of planning. At Building Regulations stage and beyond the 'Physical Design Measures' set out by Unda Consulting Limited will be incorporated into the project and strictly adhered to. Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.

8. Neighbour Consultation

- 7.1. The applicant has spoken to the neighbour at 2 Wythe Cottages and they have not raised any issue of concern about the proposals.

9. Summary

- 9.1. 1 Wythe Cottages is a 1960s semi-detached property located in northwest Twyford. It is surrounded by Bridge Farm, which gained planning permission for 200 new dwellings and associated infrastructure (application number: 243124), and 'Cedar Park Day Nursery' to the south.
- 9.2. 1 Wythe Cottages fronts onto Bridge Farm Road. The site is green with various trees along its southern boundary and over the road to the west. Its district is predominantly residential with a variety of architectural styles and materials.
- 9.3. 1 Wythe Cottages is a two-storey dwelling, faced in red brick, gabled concrete interlocking tiled roof, and white uPVC windows as is its semi-detached neighbour, 2 Wythe Cottages. 2 Wythe Cottages has a slightly larger floor area given a 1995 side extension.
- 9.4. The applicant is seeking to extend the property to the south with a modest two-storey extension to increase the size of their kitchen at ground floor, in addition to a new downstairs utility, and create a larger bedroom with dressing room and bathroom upstairs.
- 9.5. The size of the proposed extension follows that of 2 Wythe Cottages extension size. The proposal steps in on the front elevation, clearly distinguishing between existing and proposed construction, and reduces the proposed ridge height. The extension is a modest massing addition, visually proportionate and complementary to the existing dwelling.
- 9.6. In similarity to 2 Wythe Cottages, relocating the front door onto the front façade will create a sense of continuity with its adjoining neighbour. A new gabled timber open porch is proposed to frame the new door.
- 9.7. The proposals eaves line through with the existing eaves creating a clean visual across the entire front and rear facades. An interlocking concrete tile is proposed to match existing.
- 9.8. The proposed extension runs flush with the existing rear wall to maximise internal space and create an open plan kitchen/dining space to enjoy views of the garden.
- 9.9. Grey horizontal composite cladding is proposed to wrap the entire properties exterior, to improve the overall appearance. This will create a sense of cohesion, whilst a small brick plinth will be left exposed allowing onlookers to see the original building fabric.

- 9.10. Onsite parking has not been made any worse by the proposal, with the applicant able to comfortably park two cars on the drive before and after the proposal.
- 9.11. All windows are proposed for replacement with new grey uPVC windows to improve the buildings thermal efficiency. New window positions do not worsen any overlooking to the neighbour.
- 9.12. 1 Wythe Cottages has three existing first floor bedrooms, one is very small. The property has a general lack of storage space. The proposal will relocate the smaller bedroom into the extension to provide a larger, proportionate bedroom with ensuite and dressing room. A small study and storage area will replace the former small bedroom, and allow the applicant to work from home.
- 9.13. 1 Wythe Cottages only has one first floor bathroom and toilet at present. It is proposed to introduce a downstairs cloakroom, with toilet and sink, to improve the usability of the home for guests of any age and ability. A new ground floor utility will also go some way to improve the houses storage situation.
- 9.14. A preliminary bat roost assessment was undertaken by GS Ecology for 1 Wythe Cottages which was deemed to have negligible potential, as such no further secondary mergence surveys are required.
- 9.15. Duckworths Arboriculture LTD undertook an arboricultural report. The extension is outside the root protection of all trees onsite, and the methodology report will be closely observed during construction to ensure compliance and no adverse effects on any onsite trees.
- 9.16. 1 Wythe Cottages is located within EA Flood Zone 2 (medium risk). Please find attached Unda Consulting Limited's flood risk assessment. Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.