



Introduction & Brief

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Executive Summary

This Design & Access Statement has been prepared by Atelier T&B on behalf of Laurence and Sam Manning in support of a planning application for the replacement of a long-derelict dwelling and garage with a thoughtfully designed single-storey home and new garage.

The proposal reimagines the site by positioning the new residence within the generous garden of the existing property, while the garage is located on the footprint of the current dwelling.

The site carries no statutory designations and is situated outside of conservation areas, with no listed buildings in close proximity. This provides a valuable opportunity to design with freedom while being sensitive to the surrounding context.

The architectural response has been carefully developed, informed by the site’s topography, orientation, and neighbouring conditions. The new home is conceived as a contemporary single-storey dwelling, designed to sit harmoniously within its setting. A strong emphasis has been placed on landscaping, with a generous garden arrangement that enhances privacy, amenity, and connection to the outdoors.

Currently, the site is neglected with a derelict building that has stood vacant for many years. The proposals seek not only to replace this structure but to transform an underutilised plot into a high-quality residential environment, contributing positively to both the street and the wider area.

Commissioned in 2025, Atelier T&B undertook a detailed design assessment to develop a proposal that balances architectural ambition with contextual sensitivity. The material presented here—including investigative studies, conceptual development, and supporting drawings—forms the basis of this Design & Access Statement.

Objectives

Atelier T&B aspire to create a high-quality contemporary home for Wargrave, one that enhances both its immediate setting and the wider character of Victoria Road. The development is guided by the following ambitions:

- Regenerate an underutilised plot, transforming it into a considered residential environment that contributes positively to the street and surrounding landscape.

- Respect the established neighbourhood context, ensuring the new dwelling integrates sensitively while offering a fresh architectural addition.
- Deliver a benchmark in design quality, raising the standard for new homes through thoughtful detailing, proportion, and materiality.
- Celebrate the site’s inherent qualities—its orientation, topography, and natural setting—to craft a dwelling uniquely rooted in place.
- Embed sustainability at every stage, with solutions that minimise environmental impact and promote long-term stewardship of resources.

Design Principals

Atelier T&B have exercised a highly context-specific approach which focuses on the opportunities of the site in order to create the best quality of life for future residents, with minimal impact on the established neighbourhood.

The following design principals have been considered to ensure that development on Victoria Road will make a positive contribution to its immediate environment and the parish as a whole:

1) Density and scale

Balancing the need for increased density with a need for human scale and a contextual response to local massing, by generating a building typology that protect amenity and privacy of neighbours

2) Aspect

Maximising the ability to create a dual aspect, well-designed home which exploits the sites orientation, whilst maintaining privacy for the existing neighbourhood.

Structure of the document

The document is formatted in a logical sequence to take the reader through the design process as follows:

1) The site and surroundings context

An analysis of the site and context, setting the scene for the development of the design proposals.

2) Design development

Understanding the evolution of the design proposals, outlining the early options that were considered as the designs evolved and explaining the hurdles that were overcome.

3) Proposal

Describing in detail the proposed scheme submitted for planning approval which are supported by a full drawing set.

4) Landscape strategy

This section sets out the landscape proposals including planting, boundary treatments, and surfacing.

Drawings, Appendices & Supporting information

This design and access statement must be read in conjunction with the planning application drawing set which includes plans, sections and elevations of the dwelling and ancillary buildings.

Practice Statement

Atelier T&B is a Sussex-based architecture and design studio established in November 2021.

The practice is committed to the delivery of conceived and thoughtfully-detailed architecture for forward-thinking clients with an equal enthusiasm for design. The work of the practice encompasses many sectors. Projects span from small to large scale creating places to live, to work and learn. The ethos of the practice is driven by an untiring ambition to understand the spirit of the places in which we build, both urban and rural; to appreciate and consider the bigger picture. A concern for our clients' needs and a commitment to challenge preconceived notions of value are also central to our working philosophy.

We employ many methods to test and communicate our ideas including material prototyping, modelling, drawing, photography and collage.

01 Site & Context



Site Location - Wider Area

Wargrave is a large riverside village situated on the River Thames, approximately seven miles north-east of Reading.

The settlement has historic roots dating back to Saxon times and retains a strong village character, with notable heritage assets including St Mary's Church and a number of listed buildings within its core.

The village has grown over time to accommodate around 3,000–4,000 residents, offering a range of housing, local services, and community facilities.

The location combines a rural riverside setting with excellent transport connections. Wargrave benefits from its own railway station on the Henley Branch Line, linking to Twyford and onward to London Paddington, while also being close to the A4 and M4.

The village supports an active community, with local schools, sports clubs, and the long-established Wargrave & Shiplake Regatta contributing to its identity.

Its character is defined by a balance of heritage, landscape, and accessibility, making it a distinctive and sustainable settlement within the borough.

Left: Aerial view locating the subject site indicated in pink and the village of Wargrave.

01. St Mary's Church

02. River Thames

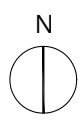
03. A321

04. Subject Site (149 Victoria Road)

05. Wargrave Recreation Ground

06. Blakes Road

01 02 03 04 05



Site Location

The site is presently occupied by a derelict dwelling, set within a generous rear garden that offers capacity to sensitively accommodate a new home.

Its position is defined by a linear arrangement of two-storey residential properties, with examples of more recent infill development evident immediately to the east, illustrating an established pattern of incremental growth.

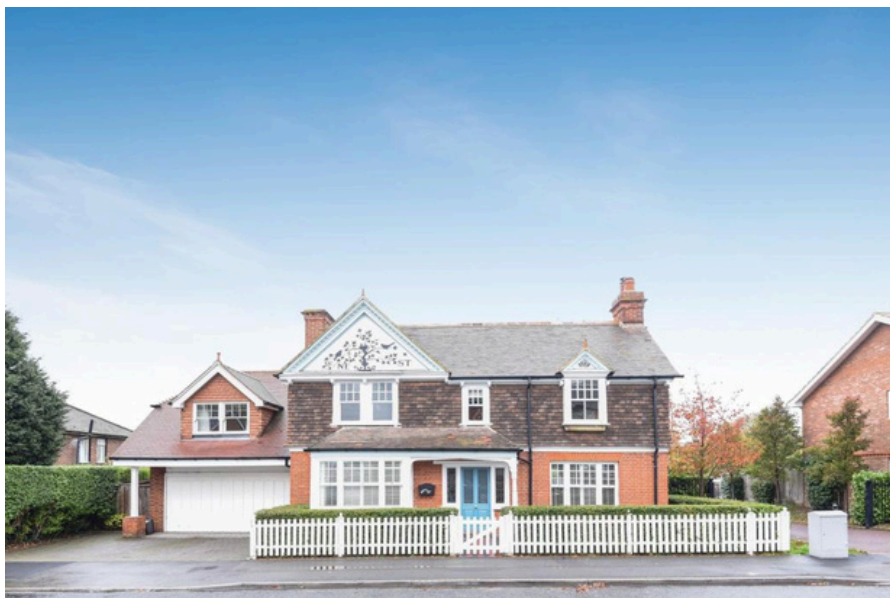
Current Local Scale

The plot is enveloped by residential uses on all sides, with Victoria Road to the south providing the principal point of access. In terms of scale and character, the surrounding townscape is primarily composed of two- and three-storey houses, creating a varied but cohesive residential environment into which the proposed development can integrate.

Left: Aerial view locating the subject site outlined in red and Victoria Road

- 01. Victoria Road*
- 02. Subject Site (149 Victoria Road)*
- 03. East View Road*
- 04. King's Field Orchard*
- 05. Blakes Road*

01



02



03



04



05



06



Surrounding Built Context

Victoria Road forms part of Wargrave's historic expansion in the 19th century, with subsequent infill and redevelopment shaping the varied residential character seen today. The street is predominantly residential, accommodating a mix of detached, semi-detached and terraced houses set within generous plots. The prevailing scale is two storeys, with some three-storey examples achieved through loft accommodation or more recent development.

Architecturally, the street displays a layered character. Many of the original period properties, dating from the 19th and early 20th centuries, are constructed in traditional brick with pitched roofs, bay windows, and original detailing such as sash or leaded-light windows, fireplaces, and decorative brickwork. These are complemented by later infill developments, including mid-20th century housing and more recent contemporary schemes, which, while modern in detail, generally respect the rhythm, rooflines and massing of the established streetscape.

Setbacks vary along the road, with properties typically benefitting from modest front gardens and deeper rear gardens, reinforcing the linear arrangement of the street. This creates a coherent yet diverse townscape, where incremental development has been absorbed into the historic fabric without undermining its overall character. As such, Victoria Road demonstrates a distinctive blend of heritage architecture and carefully integrated new development, offering a clear precedent for further sensitive, context-led design.

Above left:

01. 151 Victoria Road

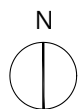
02. 98 Victoria Road

03. 74 Victoria Road

04. 24 Victoria Road

05. 84 Victoria Road

06. 114 Victoria Road



Local Site Layout

The site is currently occupied by a derelict dwelling set within a deep and generous rear garden, which provides the opportunity for a carefully considered new home. Its context is defined by a linear arrangement of traditional two-storey houses, with more recent infill to the east that demonstrates an established pattern of gradual, organic growth along Victoria Road.

The plot is surrounded on all sides by residential uses, with principal access taken from Victoria Road to the south. The surrounding townscape presents a mix of two- and three-storey dwellings, offering a cohesive yet varied residential character that provides a clear framework for sensitive integration of new development.

Although the garden has become overgrown through lack of maintenance in recent years, its scale and setting reveal the capacity for a new dwelling, a precedent already visible in neighbouring plots. A notable characteristic of the site is its varying topography, which offers the potential to locate a new house at a lower level relative to surrounding properties. This creates the opportunity to design a home that is visually recessive, discreetly embedded within its context, and sympathetic to the established character of Victoria Road.

Above left

01. Site access

02. Existing dwelling and associated buildings (garage etc.)

03. Garden

04. Neighbouring residences



Site Occupation

The site plan, shown on the left, illustrates the current arrangement and use of the site within its broader context along Victoria Road. The property is enclosed by neighbouring residences on all sides, highlighting its position within a fully established residential setting.

Above left
01. Site access
02. Existing Trees
03. Adjacent residents gardens
04. Subject site (149 Victoria Road)
05. Existing Garage
06. Existing 3-Bedroom detached dwelling



01



02



03



Site Condition

The overall building fabric, although still structurally sound and in reasonably good condition, bears the clear imprint of time and neglect. Years without careful ownership have allowed the interior spaces to fall into a state of disrepair, with finishes deteriorating.

Externally, the grounds tell a similar story. The site has been left untended, allowing nature to reclaim much of the site. Dense overgrowth now defines the setting, creating a sharp contrast with the more carefully maintained neighbouring properties and emphasising the lack of recent maintenance.

Left

01. Site entrance viewed from Victoria Road

02. 149 Victoria Road

03. 151 Victoria Road



01



02



03



Left

01. 149 Victoria Road viewed from Victoria Road

02. 149 Victoria Road viewed from Victoria Road

03. 149 Victoria Road viewed from the rear garden



01



02



03



Left

01. 149 Victoria Road viewed from Victoria Road

02. 149 Victoria Road viewed from Victoria Road

03. 149 Victoria Road garage viewed from main access



Existing Detached Dwelling
The site is presently occupied by a detached three-bedroom residence, accompanied by a single garage and a collection of ancillary outbuildings that support the main dwelling. Together, these elements form the established built character of the plot.

The Gross Internal Area (GIA) of the existing dwelling and its garage is set out as follows:

Ground Floor	57.7m ²
First Floor	42.3m ²
TOTAL:	100m ²

Planning History
There is no available planning history to view on Wokingham Borough Councils website.

Left - Current scheme



Existing Site Plan

The site extends to approximately 82.3 metres in length and 13.8 metres at its widest point, resulting in a total area of around 848 square metres. Its elongated proportions create a distinctly linear plot, which naturally influences the organisation of built form and landscape within its boundaries. This geometry offers opportunities for carefully choreographed spatial sequences, allowing the dwelling to unfold gradually along the length of the site while maximising natural light, views, and connections to external spaces.

The plot boundary, illustrated in red on the accompanying plan, defines the extent of the property and establishes its relationship with neighbouring residential plots. While the site is modest in width, its depth provides flexibility for design, enabling the creation of a series of external and internal zones that respond sensitively to the surrounding context. The overall size and shape of the plot therefore present both practical constraints and unique architectural opportunities, guiding the development towards a form that is efficient, well-proportioned, and in keeping with the character of the area.

Left - Current scheme



Open Space
Diagram 1 indicates the density of building to open space and highlights particularly the examples of sub-development behind the main frontages to the right of the site.

Key
Surrounding urban fabric



Height
The site is surrounded by buildings of various heights. The tallest elements (3 storeys) are located largely within the sub-developed land to the right of the site.

Key (heights)
Single storey
GF + 1
GF + 2



Use Category
Diagram 3 highlights that the majority of the area surrounding the site consists of residential properties.

Key
Residential
Cultural
Commercial/Office

Urban Characteristics
We have undertaken a visual survey of the area around the subject site to gather the key characteristics which have influenced the design process. The adjacent diagrams illustrates the results which are further described below.

The site presents a predominantly linear pattern of residential development along Victoria Road, with clear indications of more recent infill projects positioned behind the main street frontage.

The primary development along Victoria Road is largely Victorian in style, reflecting its historical provenance, while mid-20th-century infill can be observed interspersed along these elevations, subtly interrupting the original streetscape.

In more recent years, modern development has been introduced behind these established frontages, reflecting a gradual evolution of the area’s built form.

The surrounding properties are predominantly two storeys in height, with occasional three-storey buildings punctuating the streetscape, contributing to a varied yet coherent urban rhythm.

02 Constraints & Opportunities