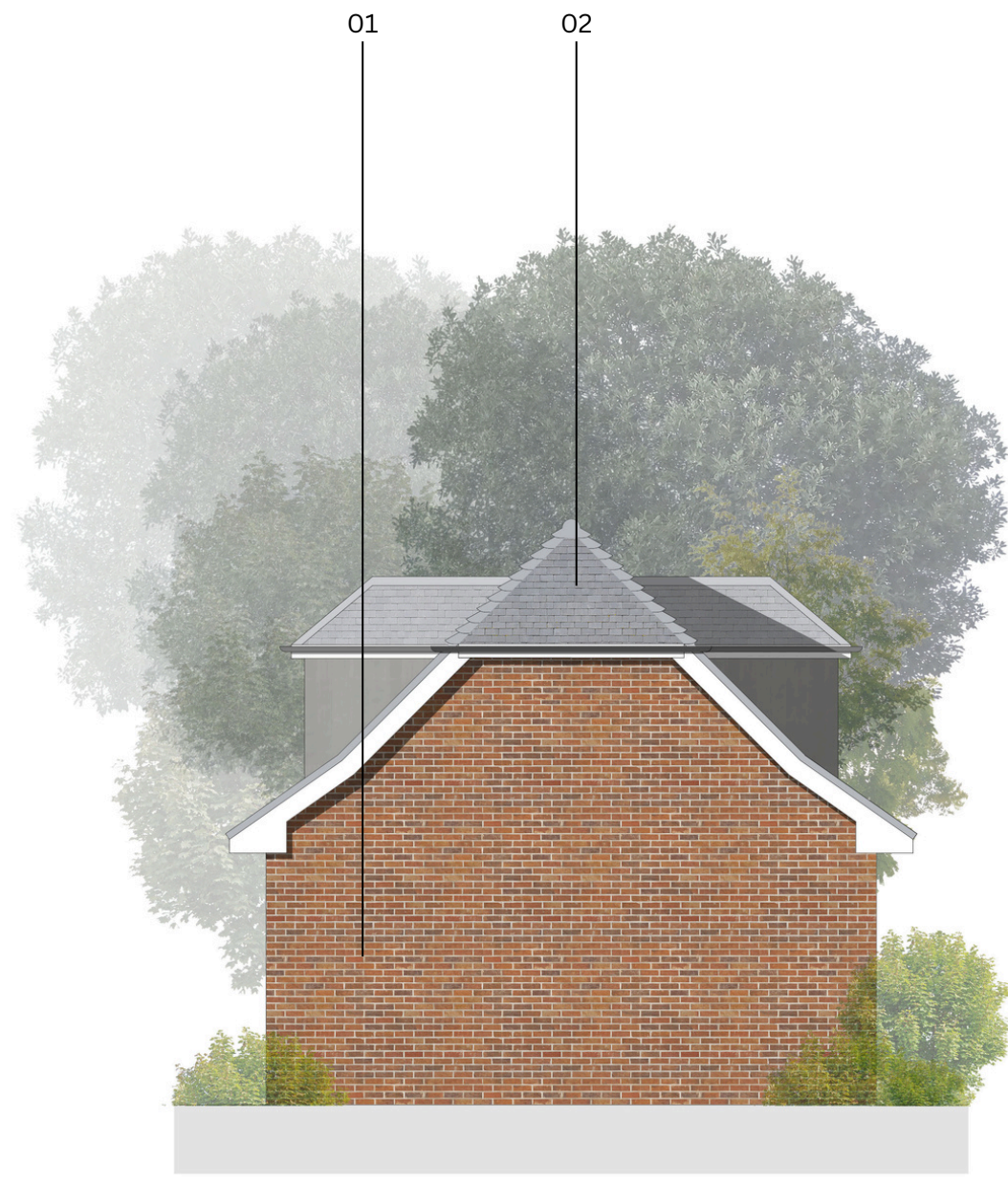
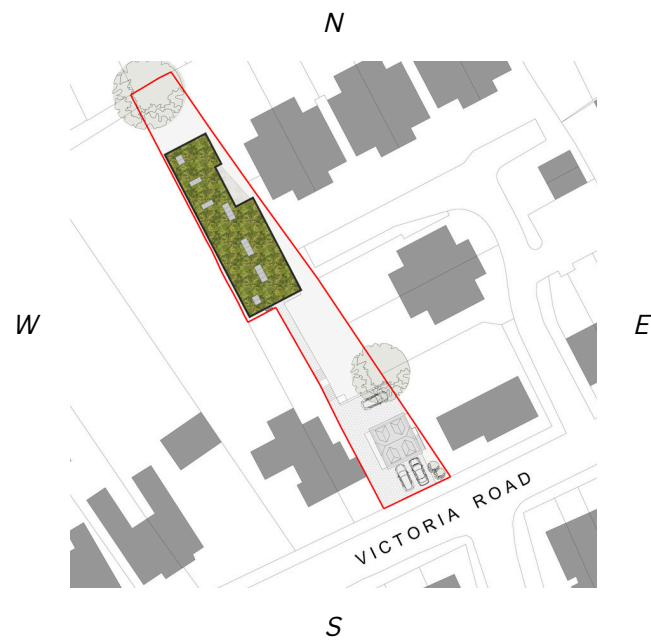




Side Elevation (East)



Side Elevation (West)



Proposed Side Elevations
 01. Red brick
 02. Slate tiles
 03. Olive / green windows & doors

Ground Floor Plan

- 01. Boot room
- 02. Utility
- 03. Entrance Halls
- 04. Dining
- 05. Kitchen
- 06. Social / living area
- 07. Snug
- 08. Bedroom 3
- 09. Bathroom
- 10. Galleried Hall

- 11. Bedroom 2
- 12. Landscaped courtyard
- 13. Dressing
- 14. Ensuite
- 15. Master Bedroom

Plan Layout - Ground Floor Plan

From the outset, the proposal has been guided by the surrounding natural environment, which provided both the inspiration and the framework for the design. The form of the building emerges directly from the landscape of the plot—shaped by the slope and shape of the site, the presence of established trees, the natural levels, and the views available across the garden.

The proposed single-storey, low-lying replacement dwelling is conceived as an earth-sheltered home, carefully embedded within the site. By cutting into the slope and essentially burying the structure below the surrounding built environment, the design ensures the dwelling is seamlessly integrated into its natural setting. Rather than imposing itself upon the landscape, the building becomes part of it — a discreet architectural intervention that feels both grounded and enduring.

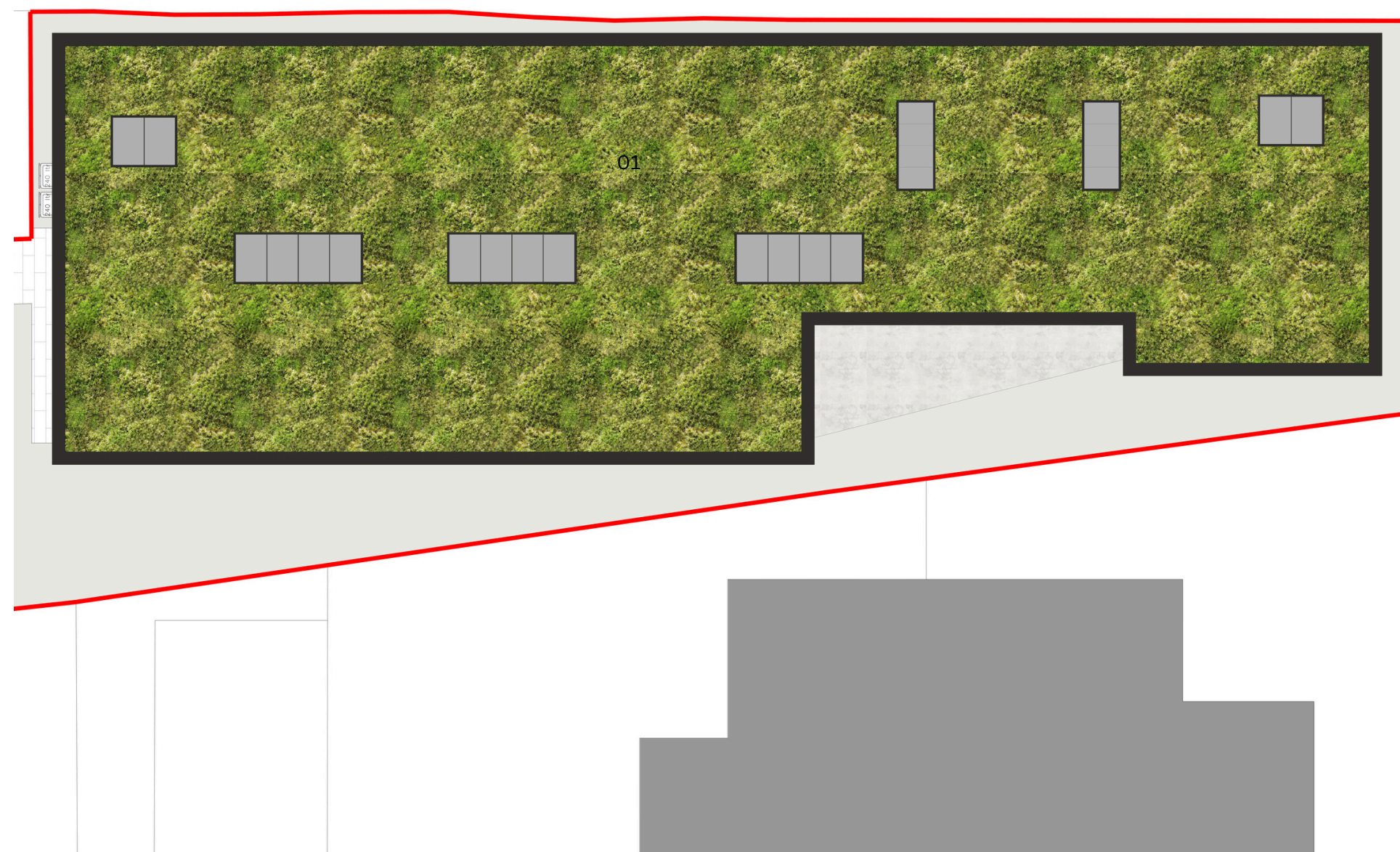
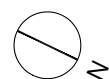
The internal layout is organised around a sequence of external gardens and courtyards which extend the living environment outdoors. The external landscaped courtyard provides a welcome, sheltered space, while a series of carefully positioned rooflights allow natural light and fresh air to penetrate deep into the floor plan.

A central gallery spine runs south to north through the dwelling, establishing a clear organisational axis. This divides the more social, light-filled living areas from the private, north-lit master suite, which is purposefully located toward the rear portion of the plan to provide a calm, contemplative resting environment. This degree of separation ensures both privacy and flexibility for the occupants, while maintaining spatial and visual continuity across the home.

Architecturally, the building is a refined yet sensitive form, deliberately understated in its presence. Barely glimpsed between the houses along Victoria Road that define the entrance track, and hidden from the surrounding boundaries by the topography of the site, the dwelling is almost invisible in the wider landscape.

Set within the existing deep and expansive garden, it achieves a balance between an increased footprint and a reduced visual impact, demonstrating how contemporary architecture can expand functionality while simultaneously enhancing environmental sensitivity.





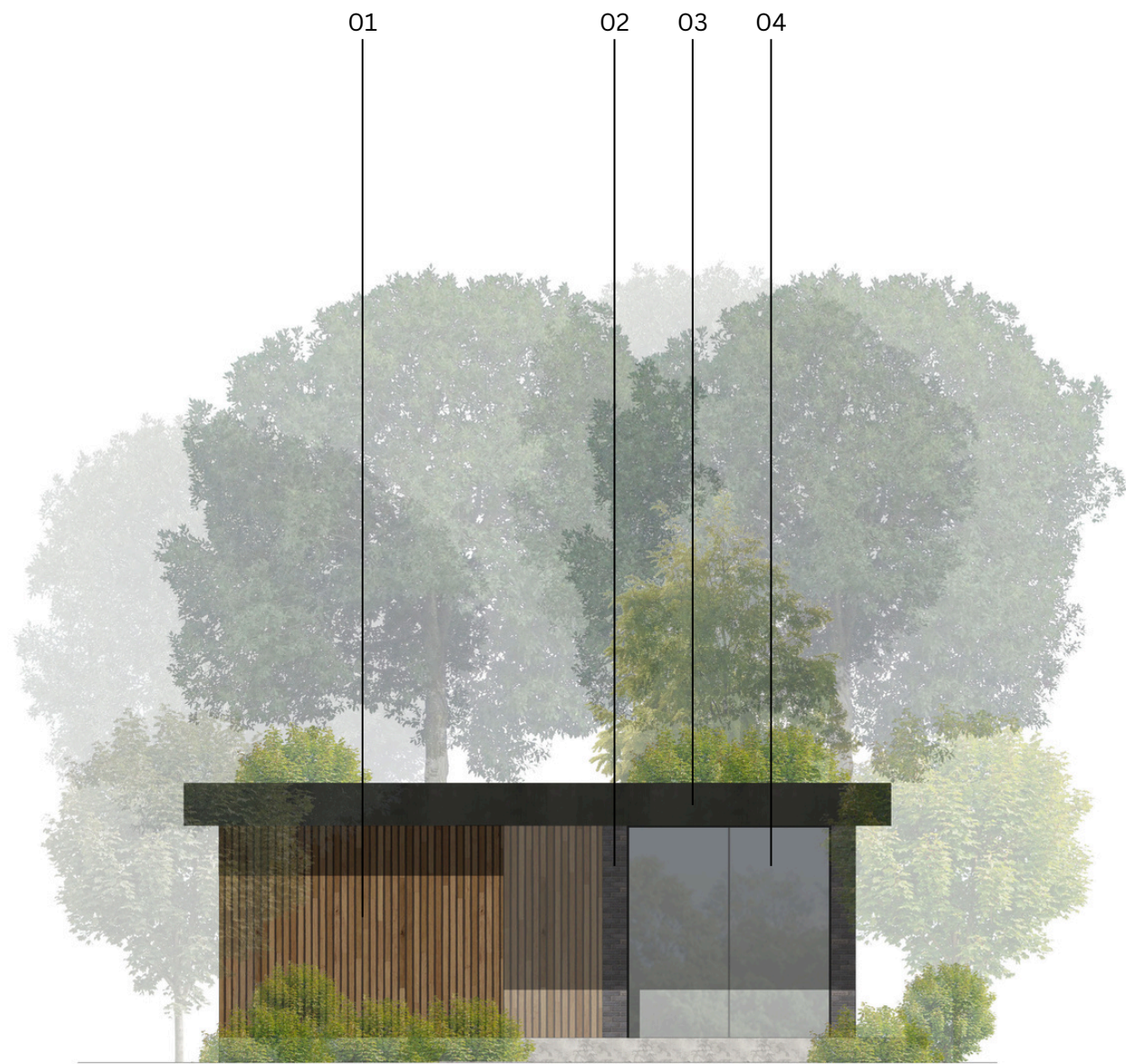
Proposed Roof

A defining element of the proposal is the incorporation of a green roof, which plays a crucial role in embedding the dwelling into its landscape. By capping the building with a living surface, the roof becomes a natural extension of the surrounding topography rather than a conventional architectural form. This design approach ensures that, when viewed from higher vantage points along Victoria Road or from neighbouring properties, the building is visually absorbed into its setting. The green roof softens the profile of the dwelling, concealing it within the broader landscape and minimising its presence within the street scene.

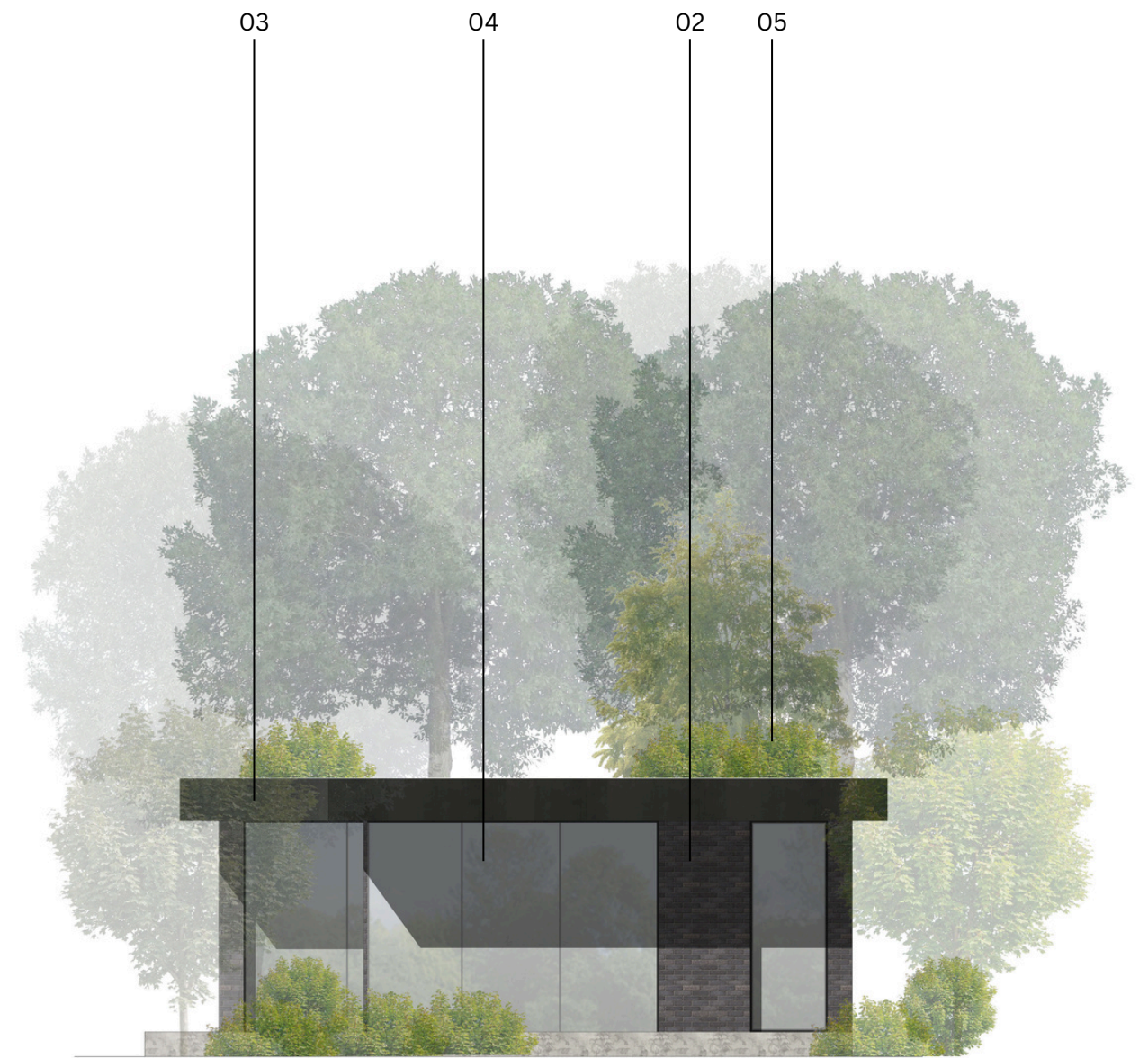
Beyond its visual benefits, the green roof also delivers important environmental and ecological advantages. It contributes to biodiversity, supports pollinator species, and enhances seasonal change by allowing the building to shift in character with the cycles of growth and colour throughout the year. The living roof further improves the thermal performance of the dwelling, assists with surface water management, and helps to mitigate the urban heat island effect, aligning the project with sustainable design principles.

In combination with the low-lying form of the house, cut into the slope of the site, the green roof ensures that the dwelling is discreet and deferential to its surroundings. Rather than appearing as a new structure within the built environment, it reads as a continuation of the garden and natural landscape — an architectural strategy that both conceals and integrates the dwelling while enhancing its environmental performance.

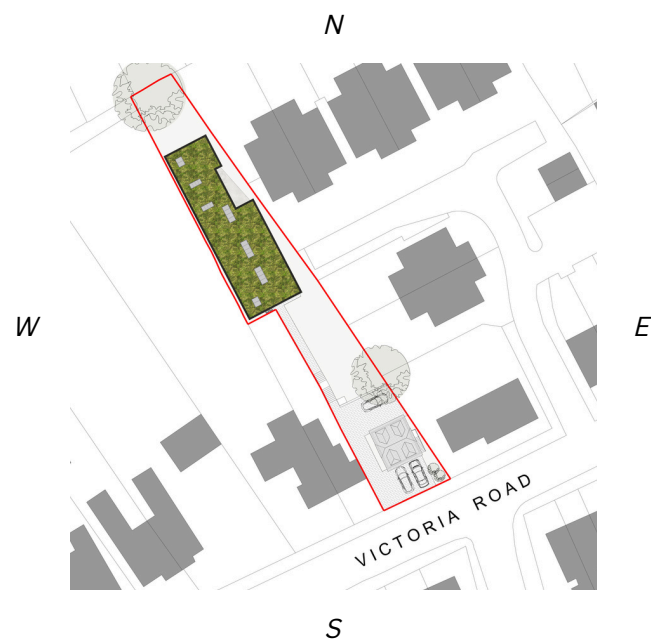
Roof Plan
01. Green 'living' roof



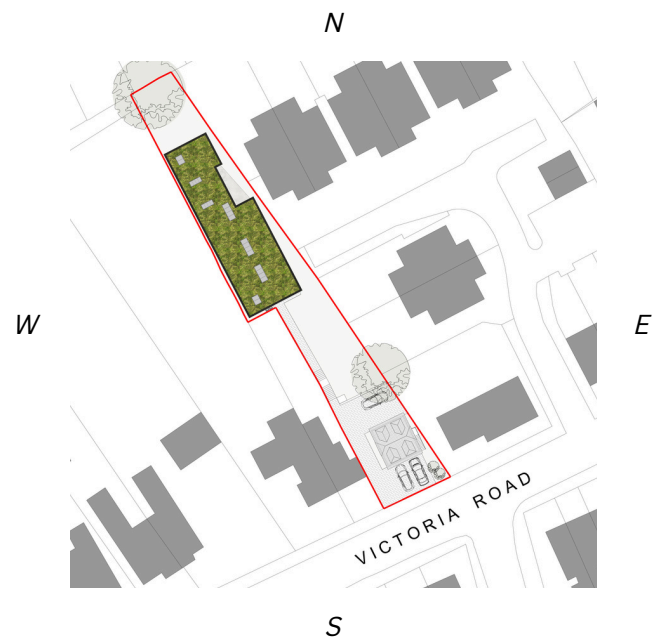
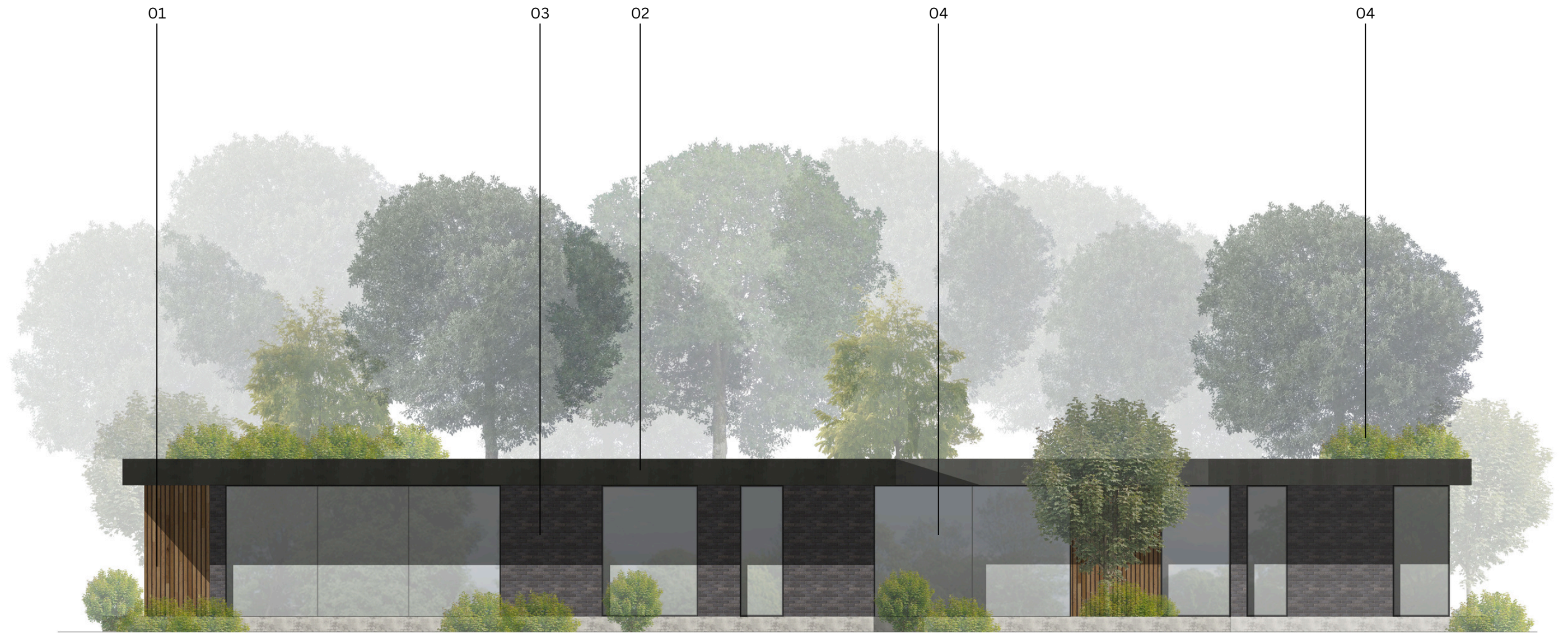
Front Elevation (South)



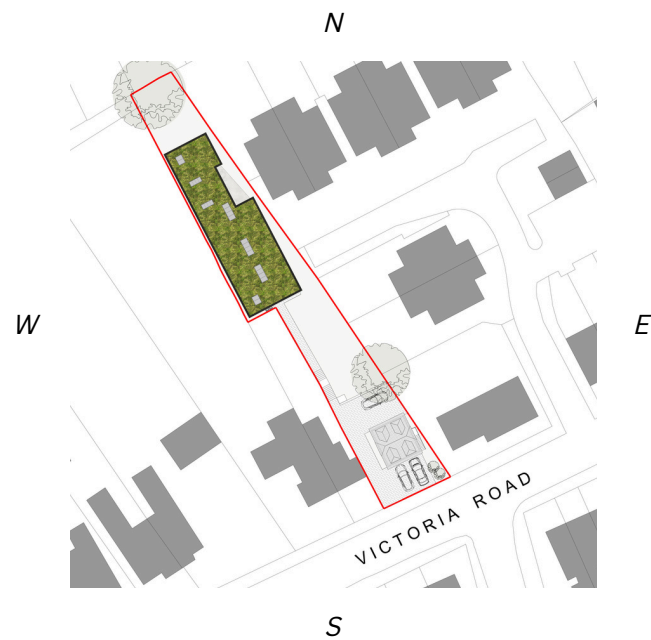
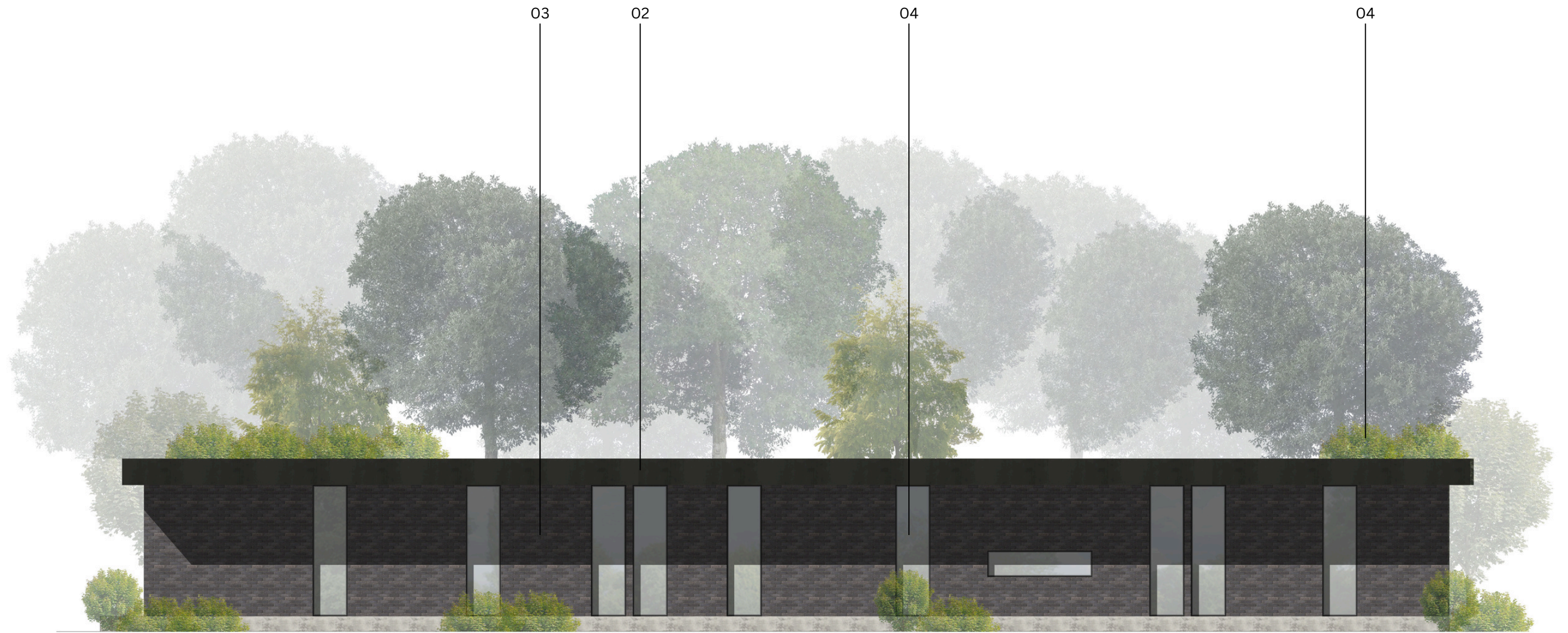
Rear Elevation (North)



- Proposed Front & Rear Elevations*
- 01. Vertical timber cladding*
 - 02. Black brick*
 - 03. Black metal coping*
 - 04. Frameless windows & glazing panels*
 - 05. Planted green roof*



- Proposed East Elevation*
- 01. Vertical timber cladding*
 - 02. Black brick*
 - 03. Black metal coping*
 - 04. Frameless windows & glazing panels*
 - 05. Planted green roof*



- Proposed West Elevation*
- 01. Vertical timber cladding*
 - 02. Black brick*
 - 03. Black metal coping*
 - 04. Frameless windows & glazing panels*
 - 05. Planted green roof*

08 Access Strategy



Access Strategy

The proposed dwelling will retain and build upon the established access strategy currently in place, ensuring continuity with the existing arrangement along Victoria Road while enhancing functionality for modern living. The principal vehicular access will remain directly from Victoria Road, leading to the new double garage and associated front and rear parking areas, providing clear and convenient arrival for residents and visitors alike and ensuring a smooth flow of movement throughout the site.

From the parking areas, the new dwelling and gardens can be accessed via a combination of a formal stepped entrance and a dedicated disabled-access lift, ensuring inclusivity and ease of movement for all users. This layered approach to access provides both practicality and architectural presence, establishing a welcoming entry sequence into the home.

Bin storage has been carefully located adjacent to the main dwelling for day-to-day convenience, positioned to remain discreet within the overall composition of the site. Meanwhile, cycle storage and charging provision are accommodated within the garage, further supporting sustainable transport choices.

The rear garden and courtyard spaces are directly accessible via a pathway running along the side of the dwelling. This circulation strategy ensures that the outdoor areas are seamlessly connected to the house, encouraging their use as extensions of the internal living environment. Together, these arrangements balance practicality, inclusivity, and architectural coherence, reinforcing the dwelling's integration into both its site and its wider setting.



Access to dwelling & rear parking



Access to double garage & parking

09 Landscape Strategy



Landscape Strategy

The landscape strategy for 149 Victoria Road has been developed to respond sensitively to the site's position, aspect, topography, geology, and history, creating a setting that enhances both the architectural proposal and the surrounding environment. The dwelling is conceived as a building embedded within its landscape, where architecture and nature exist in dialogue. This holistic approach ensures that the landscape design both reinforces the site's unique character and complements the careful positioning of the house, allowing it to sit discreetly within its context.

Hard Landscape Pedestrian & Vehicular Routes

The approach to hard landscaping responds directly to the functional requirements of the site while maintaining sensitivity to its natural character. A clear hierarchy of pedestrian and vehicular routes has been established, distinguishing between primary access and secondary circulation paths.

The main vehicular access from Victoria Road leads to the double garage and forecourt, with durable, permeable paving providing a surface that accommodates vehicles while managing surface water run-off sustainably. This material ensures practicality without compromising the environmental performance or aesthetic integrity of the site.

Secondary pedestrian routes, leading around the dwelling and towards the rear garden, adopt a more informal, naturalistic character. These paths are defined through seasonally mown strips within meadow planting, creating subtle yet legible routes that encourage exploration of the garden while preserving the openness and continuity of the landscape.

This layering of pathways allows the outdoor space to be navigated intuitively, connecting courtyards, gardens, and ecological zones without disrupting the overall naturalistic setting.

Proposed Site Plan

01. New permeable paving hardstanding

02. Soft seasonal mown access

03. Existing Mature Retained Trees

04. New Trees / vegetation to provide screening to existing dwellings

05. Soft Landscape Planting Shrub, Grasses & Herbaceous Planting

Soft Landscape Planting Shrub, Grasses and Herbaceous planting

The soft landscape palette has been developed to enhance ecological value, visual character, and integration with the dwelling. Large areas of wildflower meadow provide a dynamic and seasonal backdrop to the building, producing bursts of color in summer while receding into subdued greens in winter.

Shrubs, grasses, and herbaceous species have been selected to support biodiversity, attract pollinators, and frame views of the house, reinforcing the relationship between architecture and nature.

Planting arrangements are informed by both ecological surveys and Wildlife Trust recommendations, ensuring the design is robust, sustainable, and responsive to the local environment.

New and Retained Trees

The selection and placement of new trees within the site has been undertaken with careful consideration of both ecological and spatial principles.

Deciduous species provide summer shade and winter light penetration, enhancing outdoor comfort and contributing to energy efficiency.

Trees with light, open canopies have been prioritised to allow dappled light to filter through, maintaining visual permeability and supporting the sense of openness around the dwelling.

Proposed species such as Birch, Beech, Oak, and Field Maple have been chosen to complement the architectural language and reinforce the naturalistic character of the site, providing shelter, food, and habitat for wildlife.

The retention of mature trees across the site is fundamental to the strategy, maintaining a sense of scale, enclosure, and established character.

Larger trees frame the dwelling and define the garden, creating a woodland-like setting that enhances privacy and provides immediate maturity.

Non-native or poorly performing specimens will be carefully thinned or managed, allowing retained trees to flourish and become long-term feature elements within the landscape.

Ecology and Biodiversity

Biodiversity is central to the landscape strategy. The site has been designed to support and encourage wildlife, integrating ecological features throughout the garden, such as strategically placed logs, timber piles, and buried timber to offer shelter for invertebrates and small mammals.

Planting includes butterfly-friendly species and other pollinator-attracting plants, creating a dynamic, evolving ecological network. These measures establish a rich and varied habitat that actively contributes to the local ecological fabric, ensuring that the site supports wildlife while also enhancing the sensory and experiential quality of outdoor spaces.

Green Roof

The green roof is a defining feature of the scheme, playing both functional and aesthetic roles. Visually, it allows the dwelling to blend seamlessly into the landscape, softening its profile and concealing it from oblique views and neighbouring properties. This creates a low-lying, unobtrusive presence within the plot, ensuring the building respects its context while maintaining privacy.

Environmentally, the green roof provides biodiversity opportunities, improved thermal performance, and enhanced water management, while allowing the building to change character with the seasons. Together with the earth-embedded form of the dwelling, the roof ensures that the architecture sits lightly and harmoniously within the site.

Lighting Strategy

Lighting has been integrated as an architectural and landscape element, enhancing safety, wayfinding, and the experience of the site after dark.

The strategy employs white light sources, low-height luminaires, and a minimal range of fitting types to avoid visual clutter.

Modern lantern-style fittings and integrated building and landscape lighting highlight key areas such as entrances, pathways, trees, and focal points, while maintaining the subtlety and naturalistic character of the landscape.

The lighting design balances functionality with atmosphere, creating an inviting and legible environment while reinforcing the woodland and meadow character of the site.

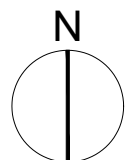
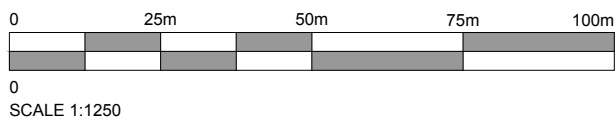
The basis for the lighting at 149 Victoria Road centres around the following key elements:

- White light sources
- Lower luminaire mounting heights
- Minimised range of luminaire types
- Modern lantern style with good photometric performance
- Highlighting gateways
- Building/landscape integrated luminaires to minimise clutter
- Lighting of trees
- Focal points across the scheme

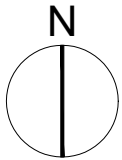
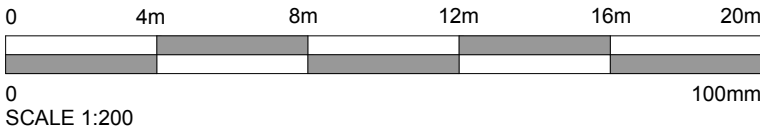
A Existing Drawings



Map number: TQRQM25133154425749
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	Project Title 149 VICTORIA ROAD, WARGRAVE, READING, RG10 8AG	Scale. 1:1250 @ A4	Date Sep 2025	Drawn TMA
		Drawing No. AT - 078 - P01	Rev. -	



Rev.	Date	Detail
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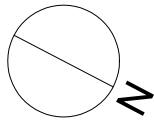
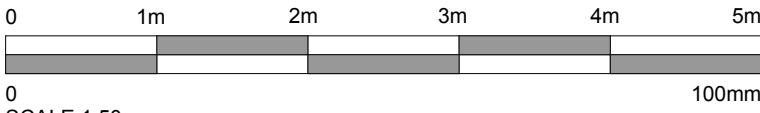
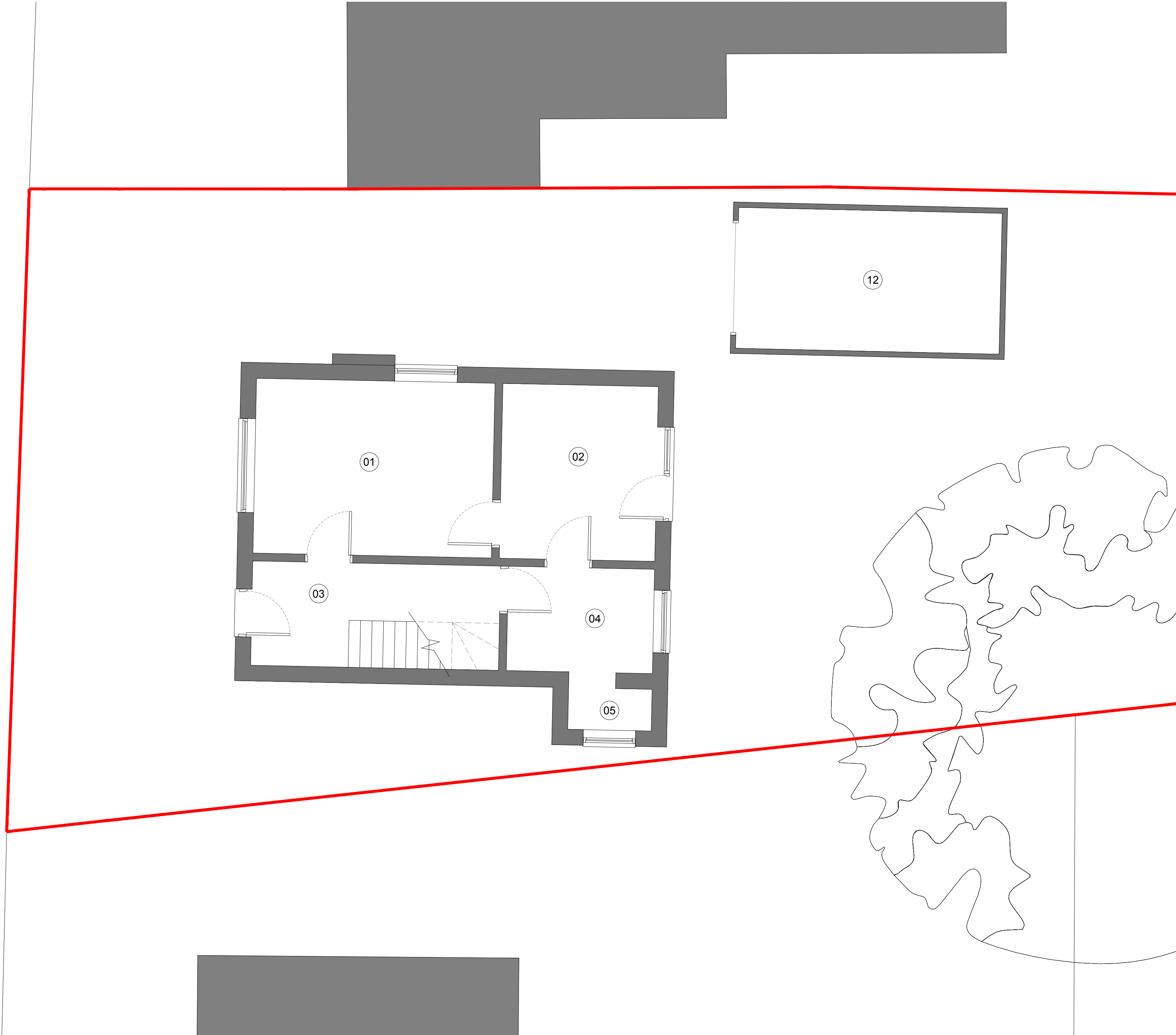
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Drawing Title
EXISTING SITE PLAN

Scale	1:200 A2	Date	Sep 2025	Drawn	TMA
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Drawing No.	AT - 078 - P02	Rev.	-
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Existing Notes:

- 01. Living Room
- 02. Dining Room
- 03. Entrance Hall
- 04. Kitchen
- 05. Pantry
- 06. Bedroom 2
- 07. Bedroom 3
- 08. Bedroom 1
- 09. Landing
- 10. W/C
- 11. Bathroom
- 12. Single Garage

Existing Materials:

- 13. Plain Clay Tile
- 14. White Render
- 15. Plain Clay Tile Hanging
- 16. Red/Brown Multi-Stock Bricks
- 17. White Windows & Doors
- 18. White Painted Brick

Rev.	Date	Detail
-	-	-

Status
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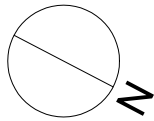
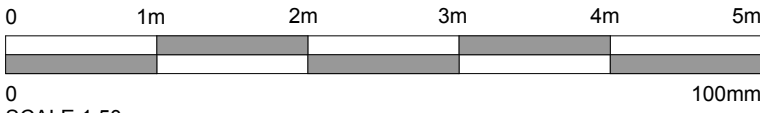
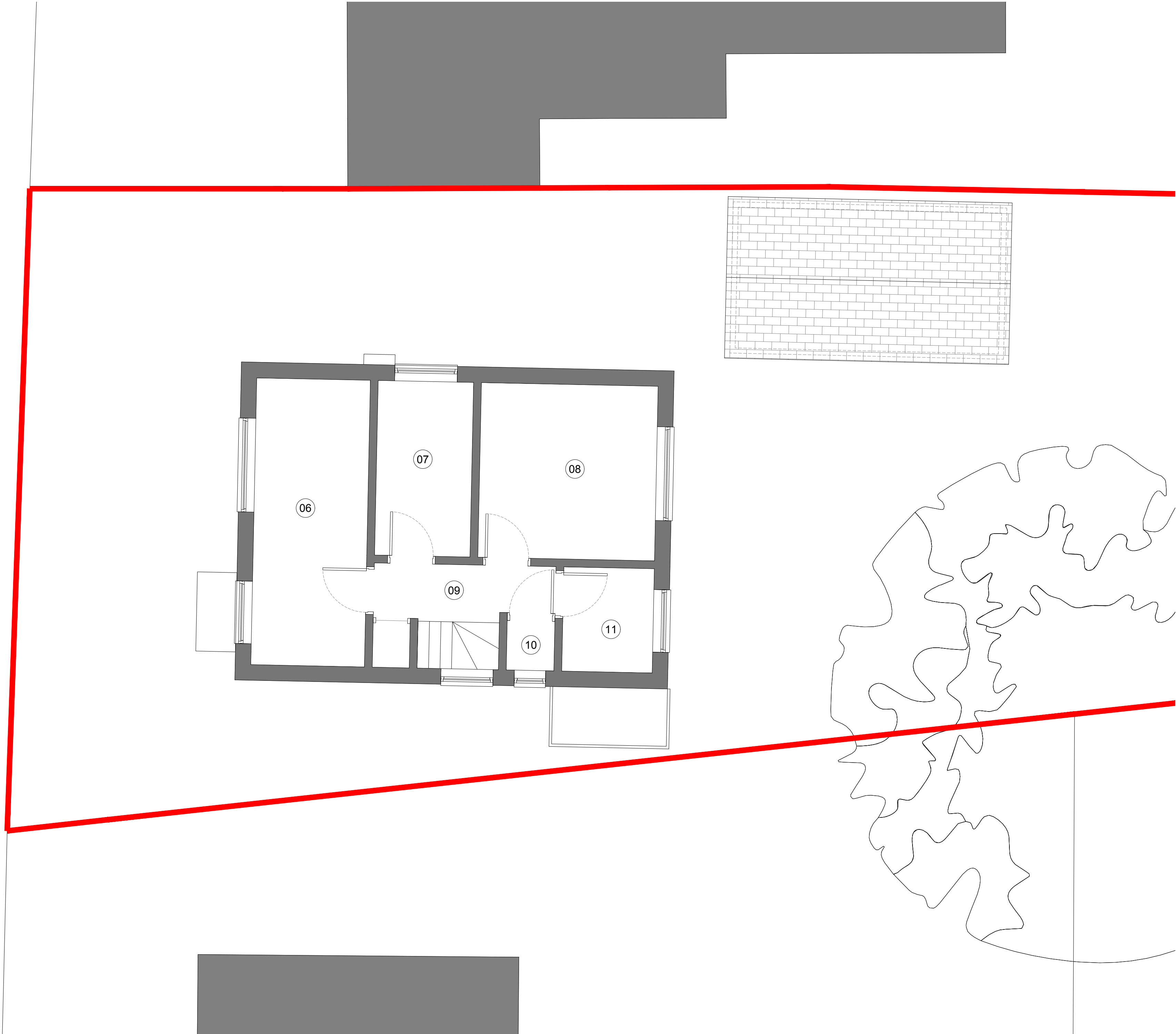
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WARGRAVE,
READING, RG10 8AG**

Drawing Title
EXISTING GROUND FLOOR PLAN

Scale: 1:50 A2	Date: Sep 2025	Drawn: TMA
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Rev.	Date	Detail
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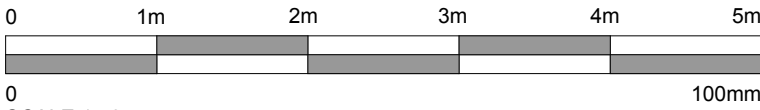
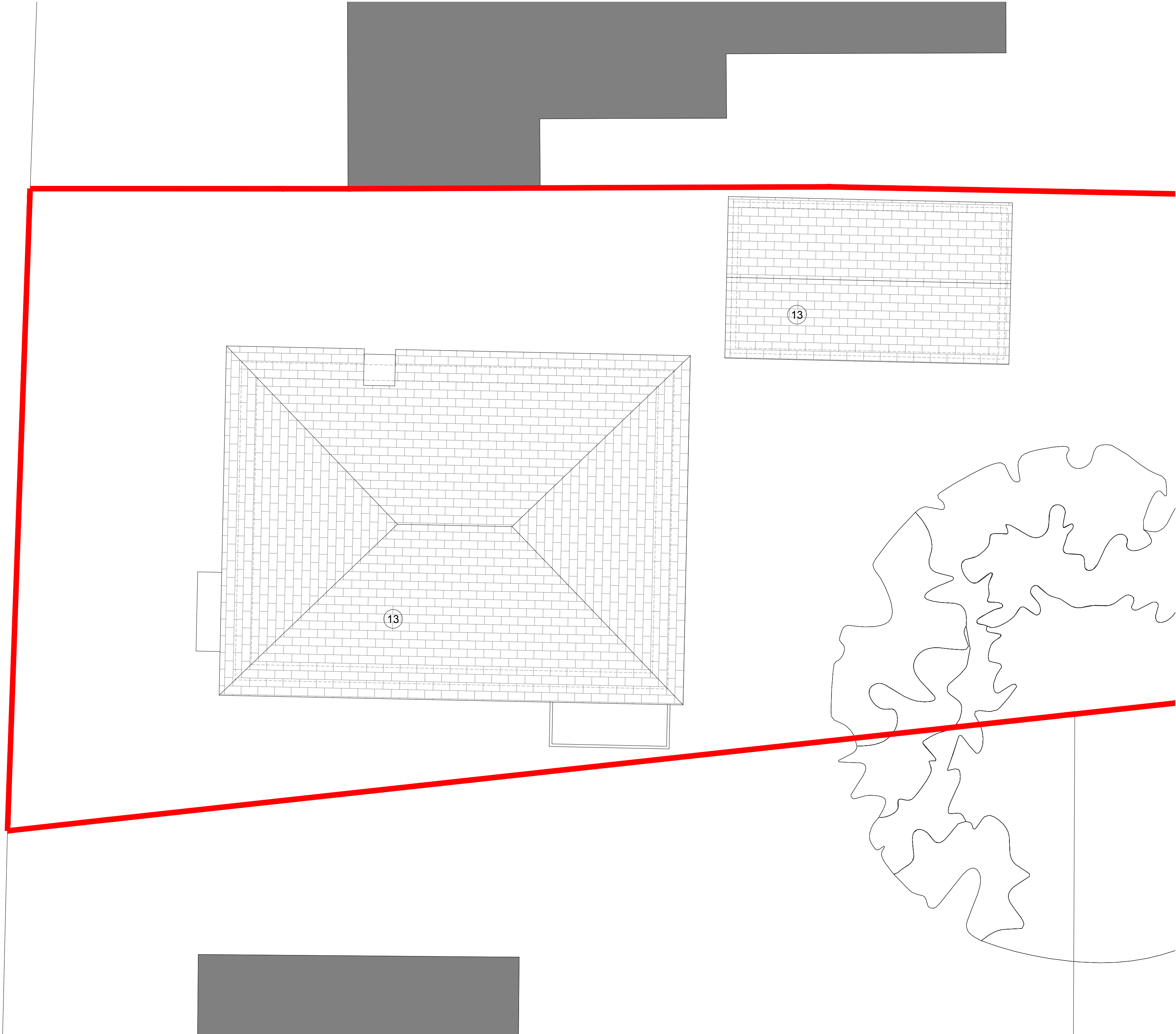
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READING, RG10 8AG**

Drawing Title
EXISTING FIRST FLOOR PLAN

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Drawing No. AT - 078 - P04	Rev. -
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Rev.	Date	Detail
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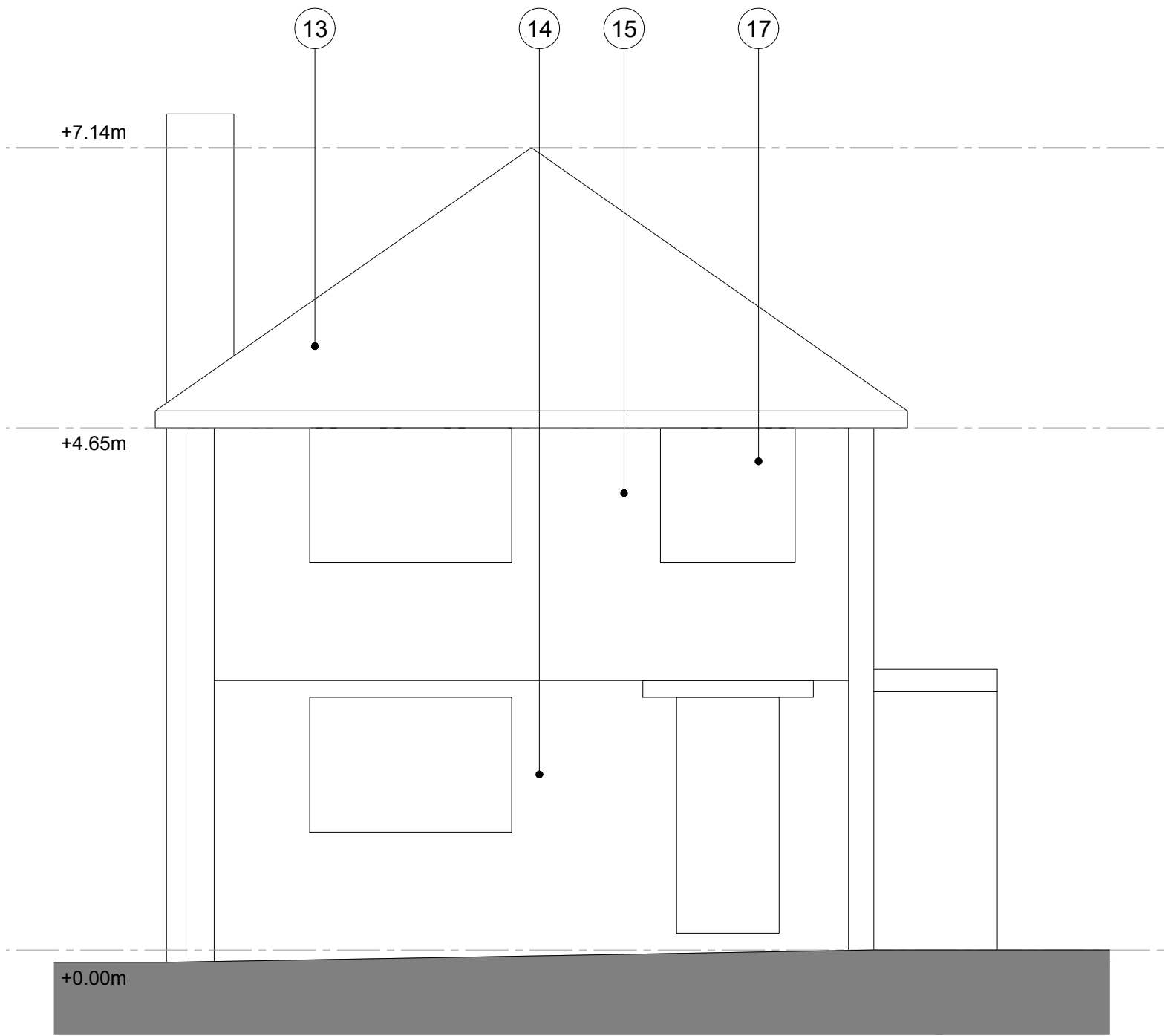
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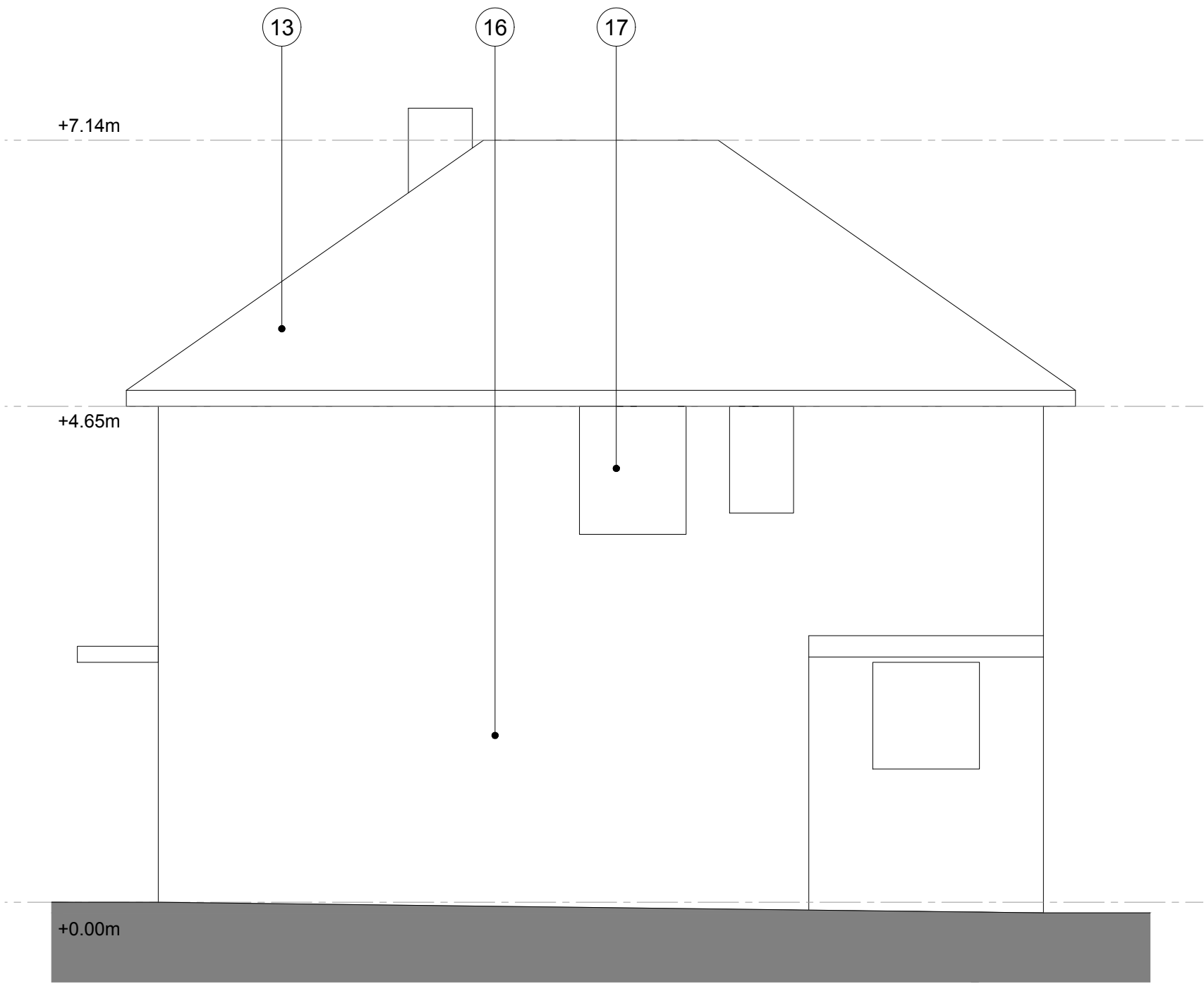
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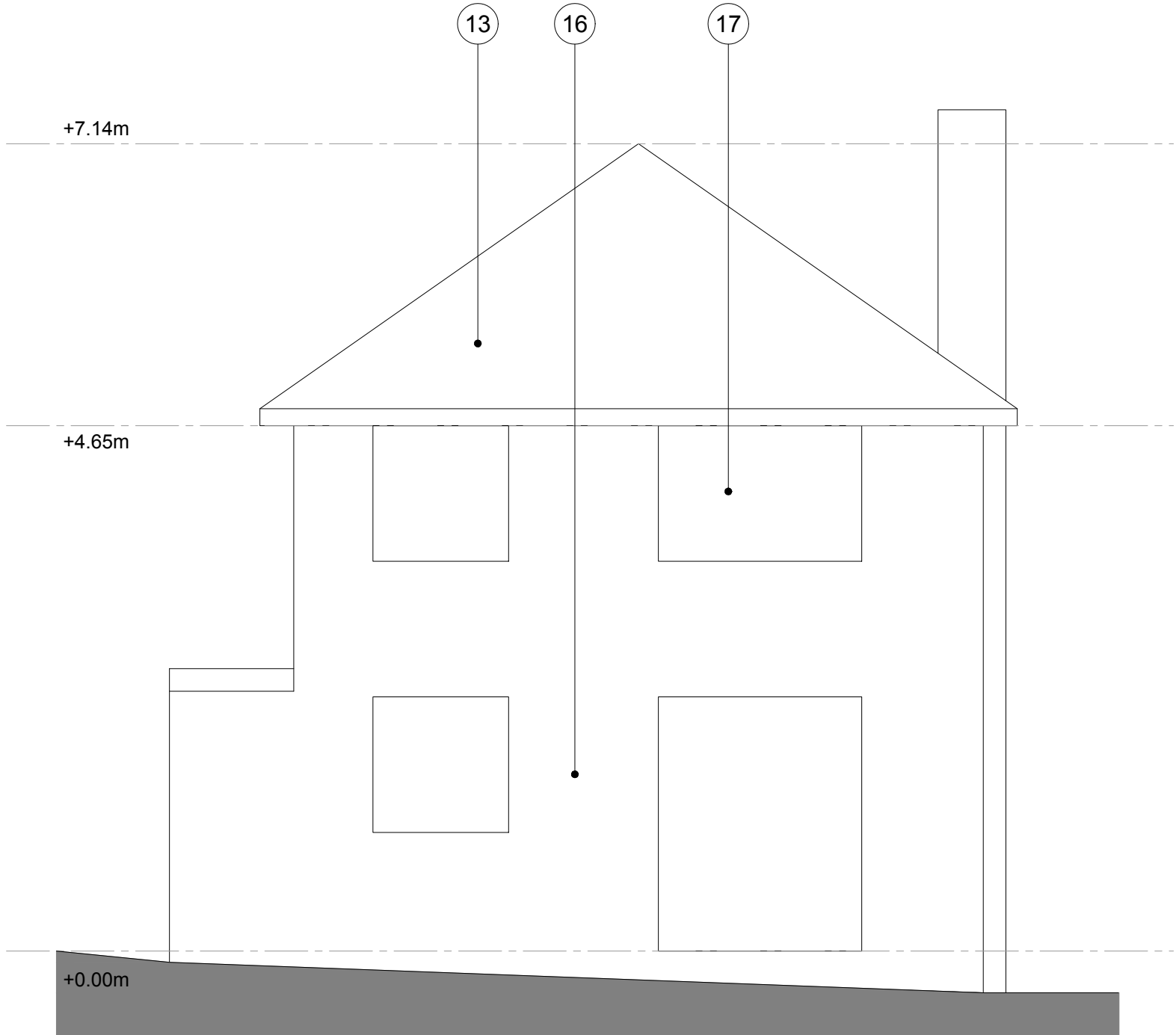
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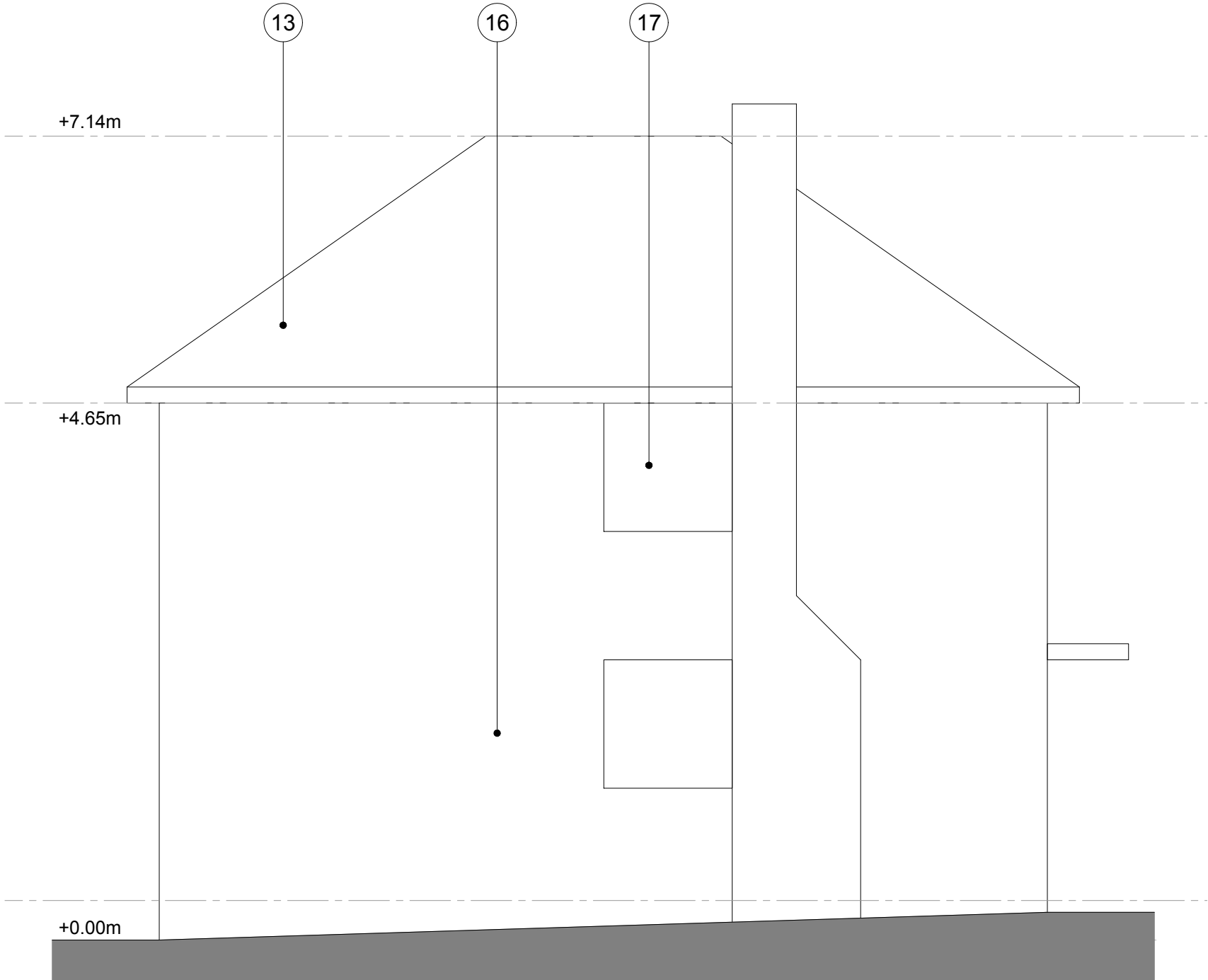
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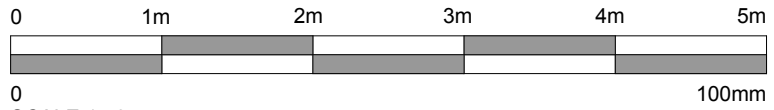
SIDE ELEVATION (EAST)



REAR ELEVATION (NORTH)



SIDE ELEVATION (WEST)



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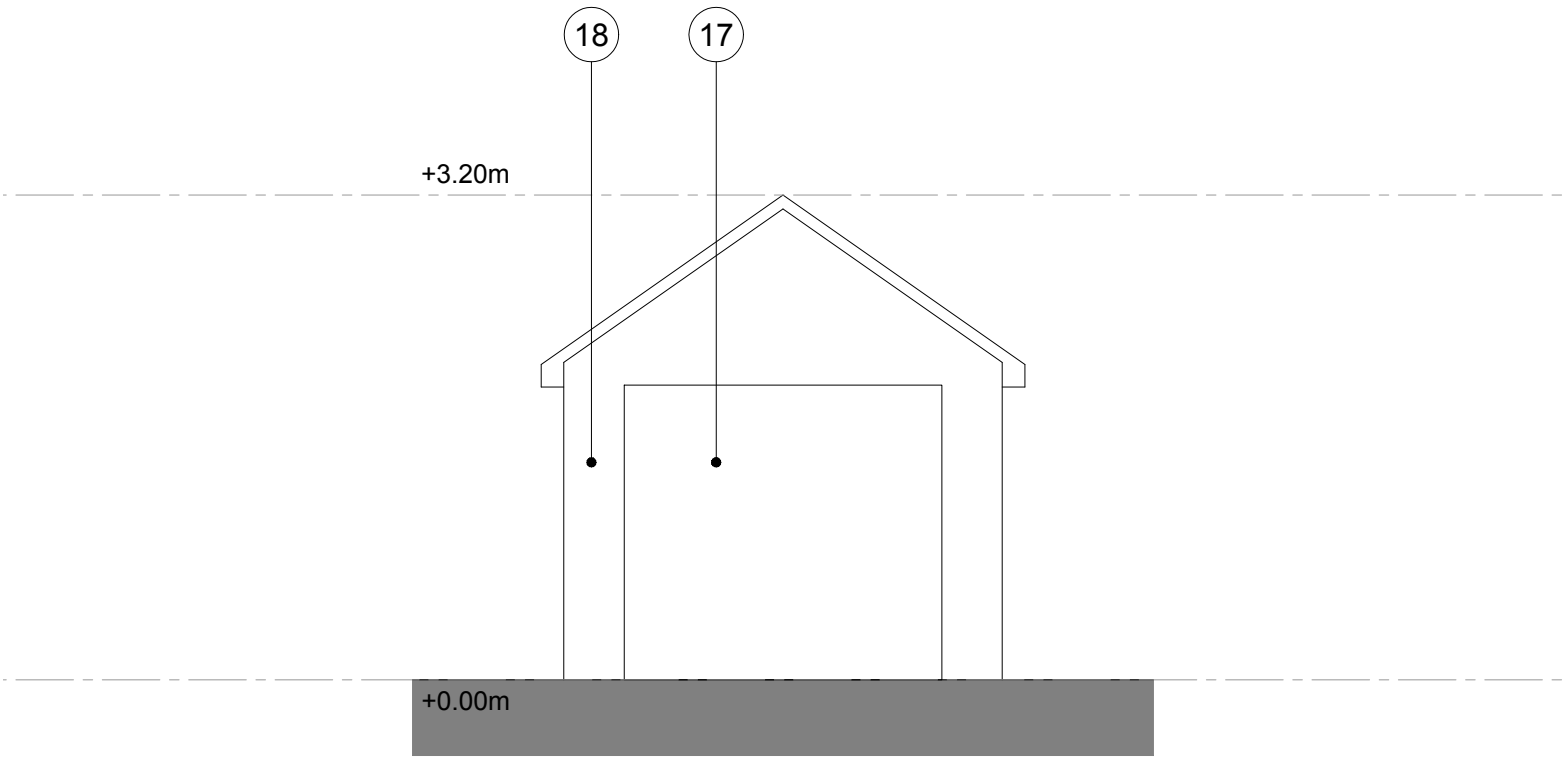
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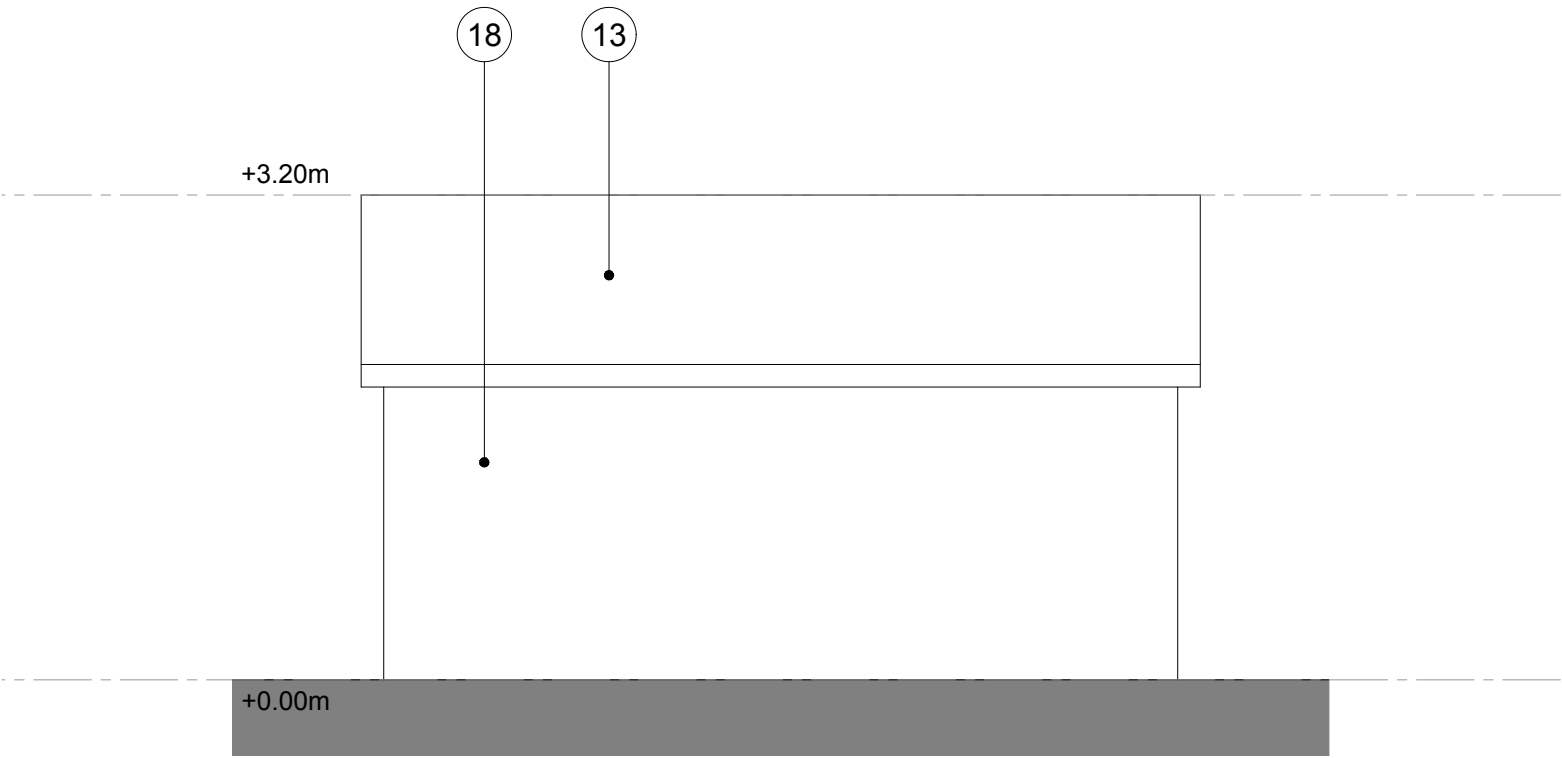
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Drawing No.	AT - 078 - P06	Rev.	-		

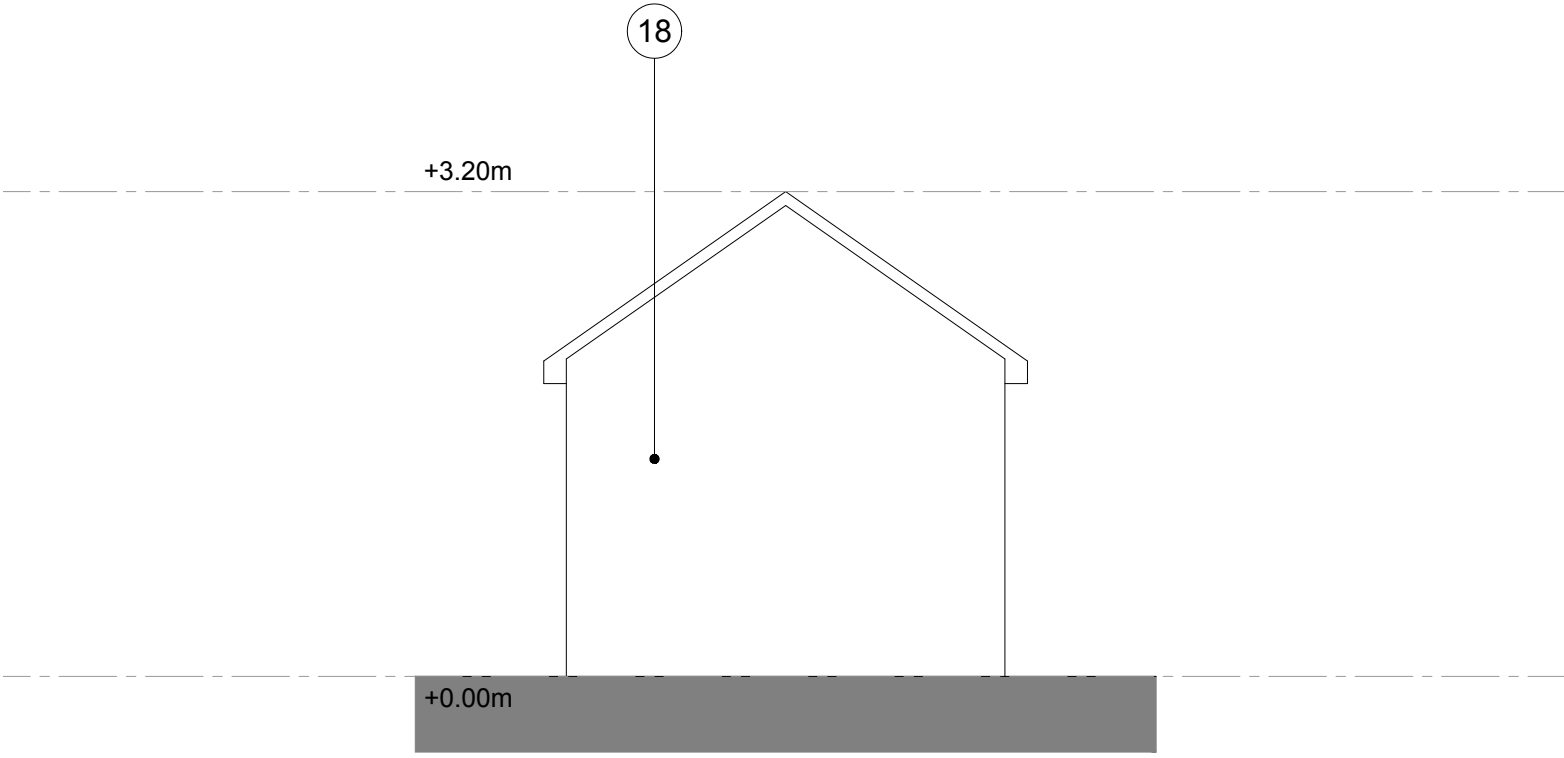
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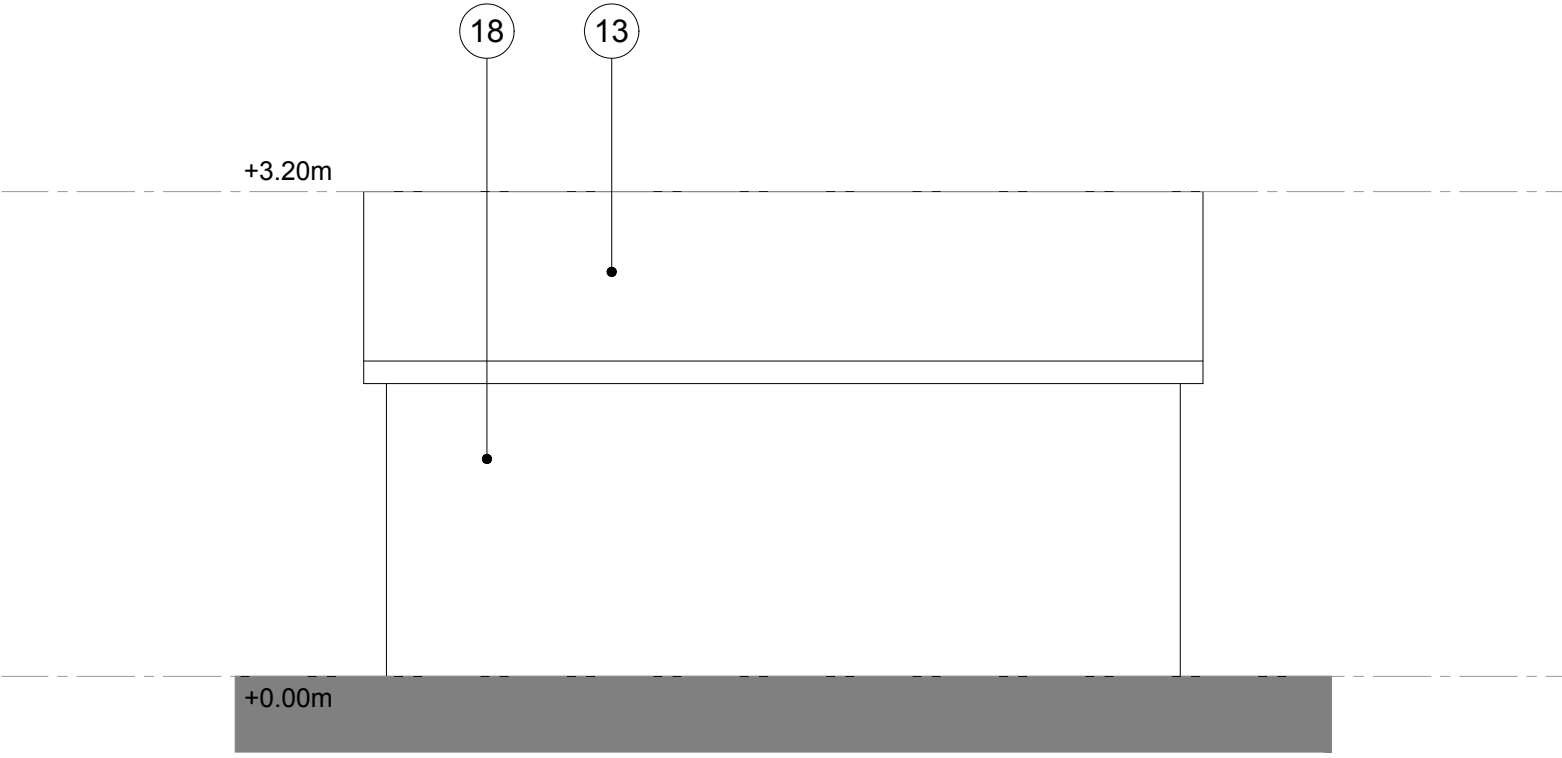
FRONT ELEVATION (SOUTH)



SIDE ELEVATION (EAST)



REAR ELEVATION (NORTH)



SIDE ELEVATION (WEST)



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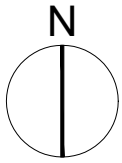
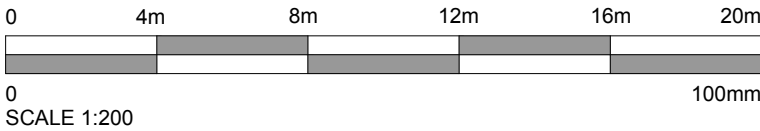
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Drawing No.	AT - 078 - P07	Rev.	-
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B Proposed Drawings



Proposed Site Notes:

- 01. Permeable Hardstanding (Paving) with Parking for 4+ Cars Externally
- 02. Electric Vehicle Charging Point
- 03. 2 Car Garage with Provisions for Cycle Storage & Bike Charging Point
- 04. Disabled Access Lift
- 05. Stepped Access
- 06. Bin Storage Area

Rev.	Date	Detail
-	-	-

Status **PLANNING**



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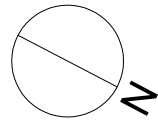
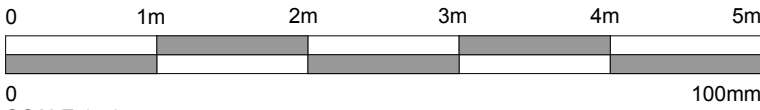
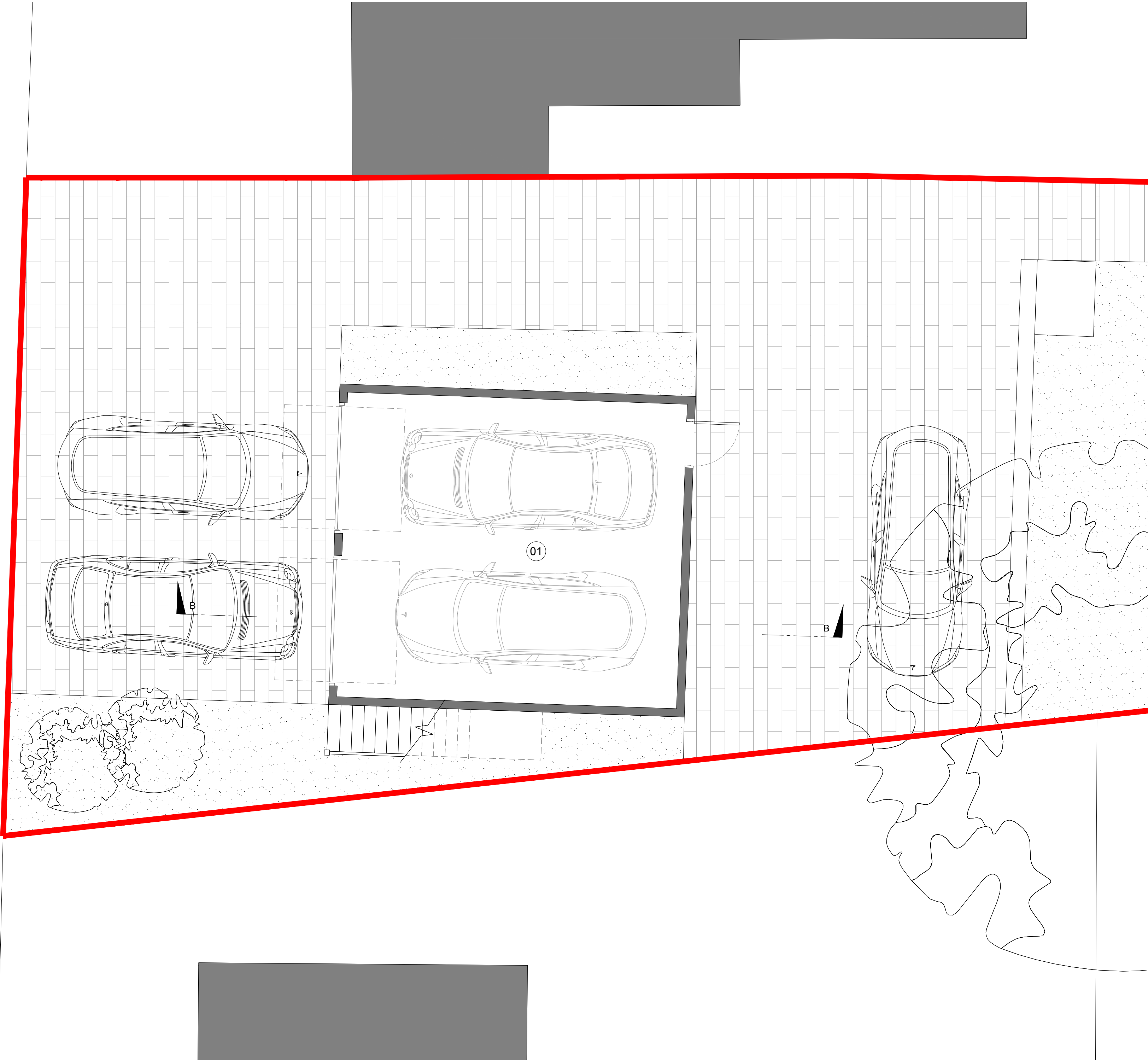
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READING, RG10 8AG**

Drawing Title
PROPOSED SITE PLAN

Scale: 1:200 A2	Date: Sep 2025	Drawn: TMA
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Drawing No. AT - 078 - P08	Rev. -
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Proposed Notes:

- 01. Double Garage
- 02. Storage

Proposed Materials:

- 03. Slate Roof Tiles
- 04. Red Brick
- 05. Olive / Green Windows & Doors
- 06. Lead Dormer Cheeks

Rev.	Date	Detail
-	-	-

Status **PLANNING**



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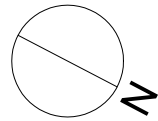
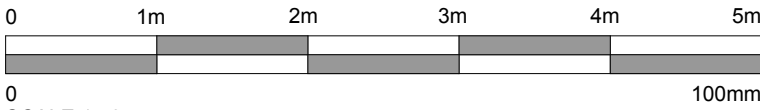
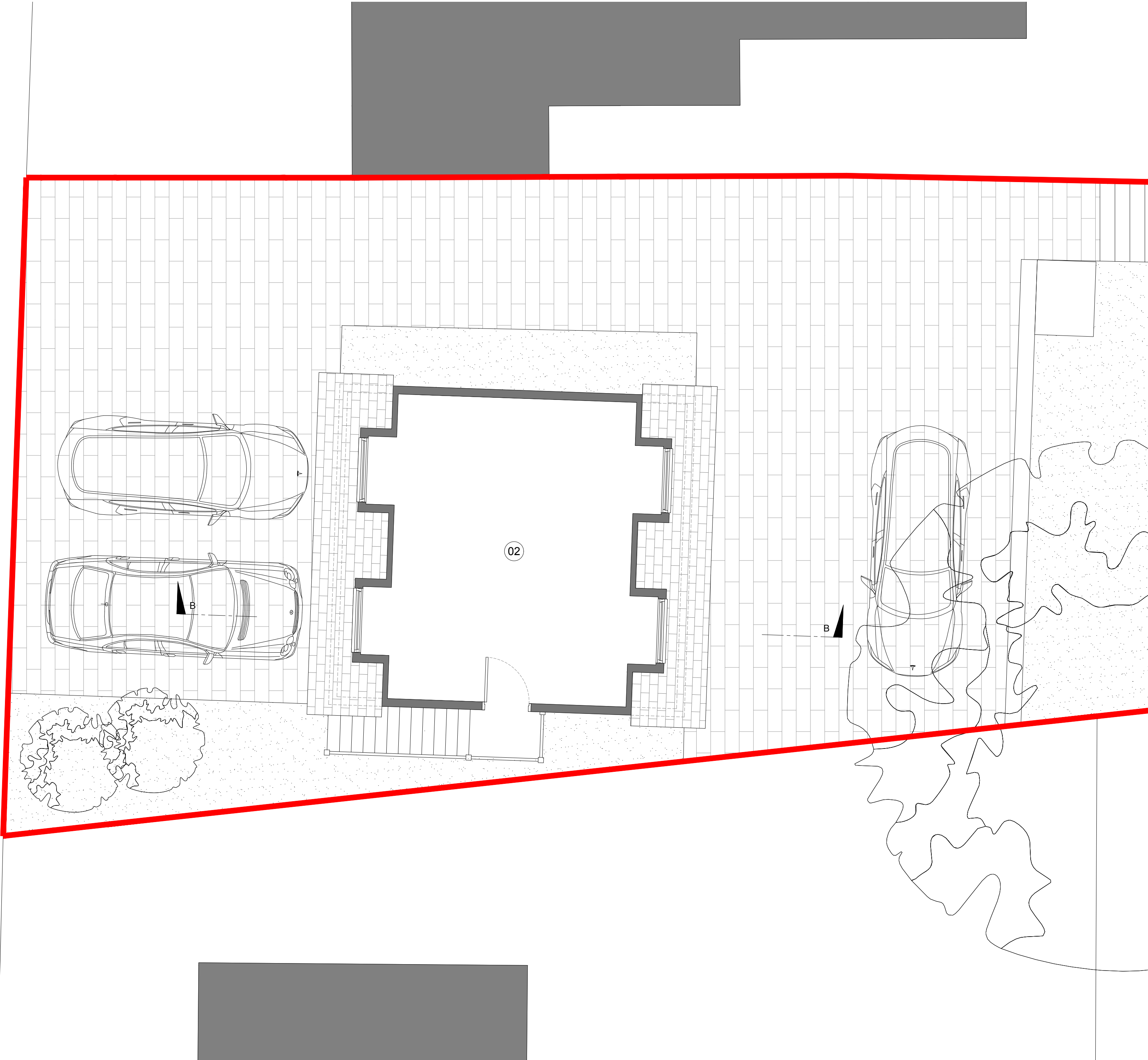
Project Title
**149 VICTORIA ROAD,
WARGRAVE,
READING, RG10 8AG**

Drawing Title
**PROPOSED GARAGE GROUND
FLOOR PLAN**

Scale: 1:50 A2	Date: Sep 2025	Drawn: TMA
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Drawing No. AT - 078 - P09	Rev. -
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Proposed Notes:

01. Double Garage
02. Storage

Proposed Materials:

03. Slate Roof Tiles
04. Red Brick
05. Olive / Green Windows & Doors
06. Lead Dormer Cheeks

Rev.	Date	Detail
-	-	-

Status **PLANNING**



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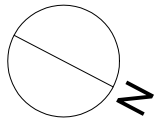
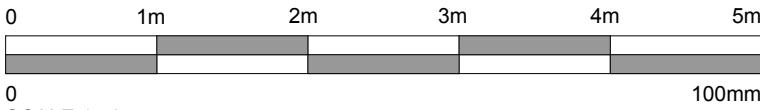
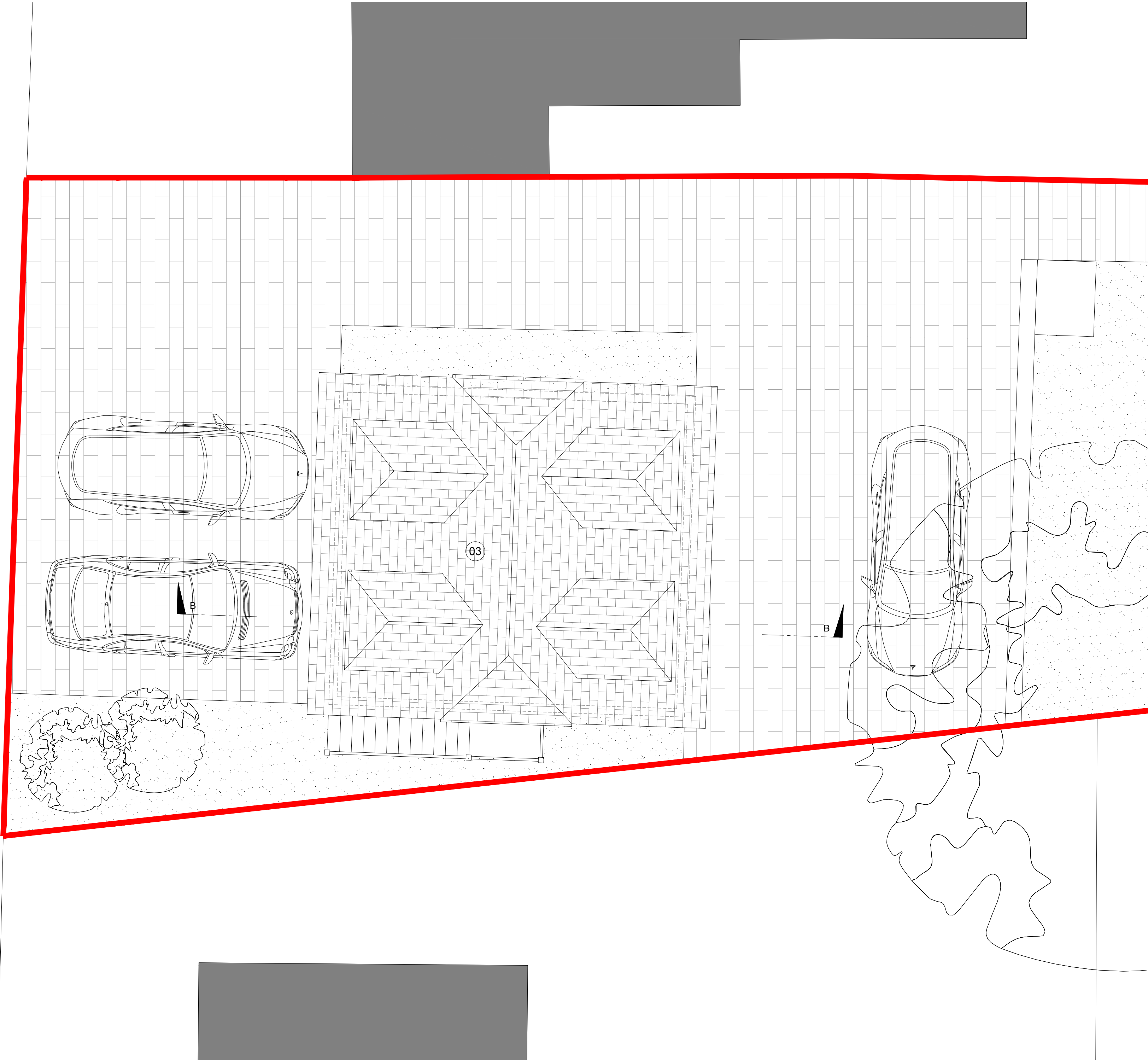
Project Title
**149 VICTORIA ROAD,
WARGRAVE,
READING, RG10 8AG**

Drawing Title
**PROPOSED GARAGE FIRST FLOOR
PLAN**

Scale: 1:50 A2	Date: Sep 2025	Drawn: TMA
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Drawing No. AT - 078 - P10	Rev. -
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Proposed Notes:

- 01. Double Garage
- 02. Storage

Proposed Materials:

- 03. Slate Roof Tiles
- 04. Red Brick
- 05. Olive / Green Windows & Doors
- 06. Lead Dormer Cheeks

Rev.	Date	Detail
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Status **PLANNING**



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READING, RG10 8AG**

Drawing Title
PROPOSED GARAGE ROOF PLAN

Scale: 1:50 A2	Date: Sep 2025	Drawn: TMA
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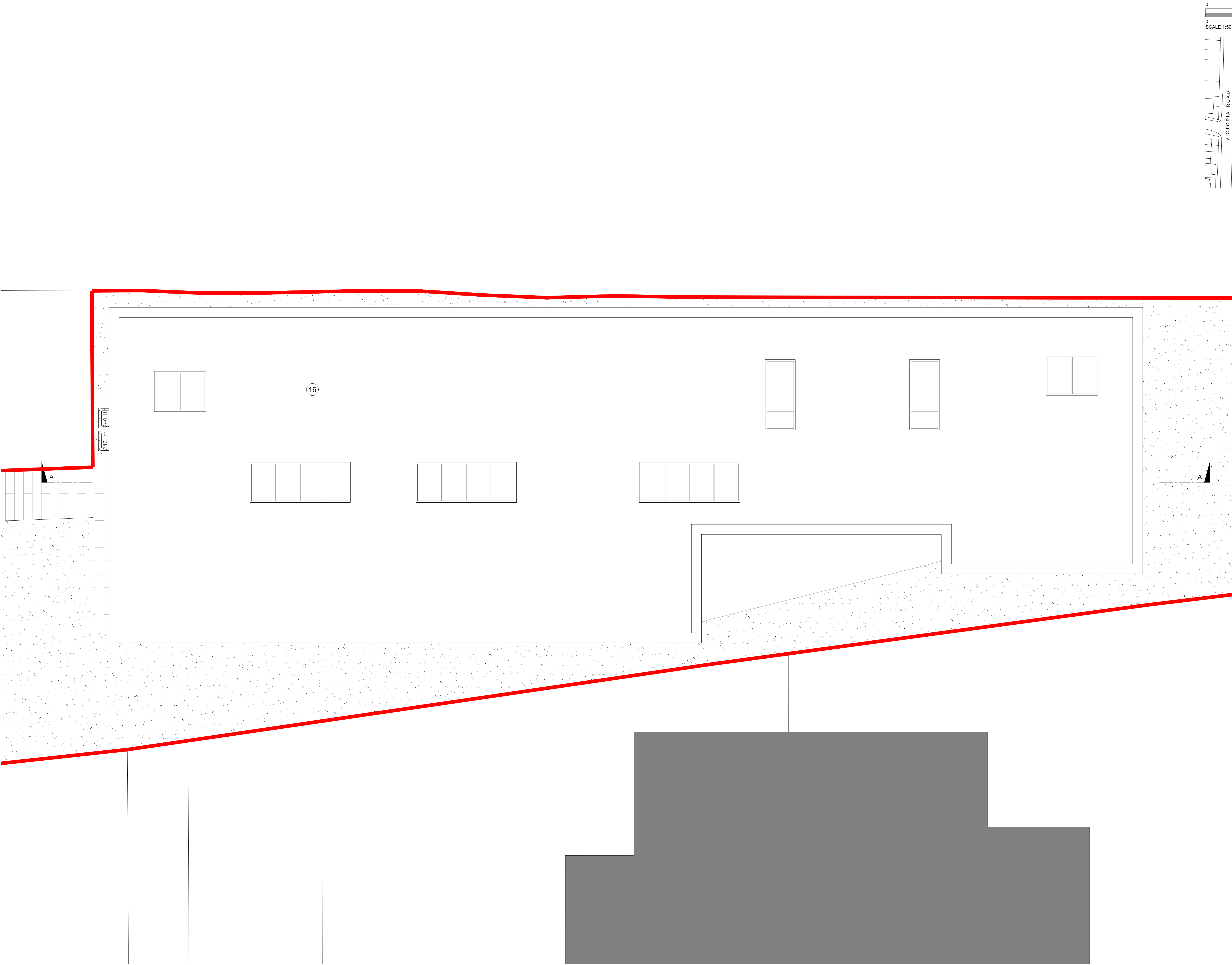
Proposed Notes:

- 01. Boot Room
- 02. Utility / Plant
- 03. Entrance Hall
- 04. Dining Space
- 05. Kitchen
- 06. Social / Living Space
- 07. Snug
- 08. Bedroom 3
- 09. Bathroom
- 10. Galleried Hall
- 11. Bedroom 2
- 12. Landscaped Courtyard
- 13. Dressing Room
- 14. Ensuite
- 15. Master Bedroom

Proposed Materials:

- 16. Green 'Living' Roof
- 17. Timber Cladding
- 18. Black Brick
- 19. Black Metal Coping
- 20. Frameless Doors & Windows / Glazing Panels

Rev	Date	Detail
-	-	-
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MR & MRS MANNING		
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149 VICTORIA ROAD, WARGRAVE, READING, RG10 8AG		
Drawing Title		
PROPOSED GROUND FLOOR PLAN		
Scale	1:50 A1	Date
		Sep 2025
Drawn By	AT - 078 - P12	Check By
		TMA
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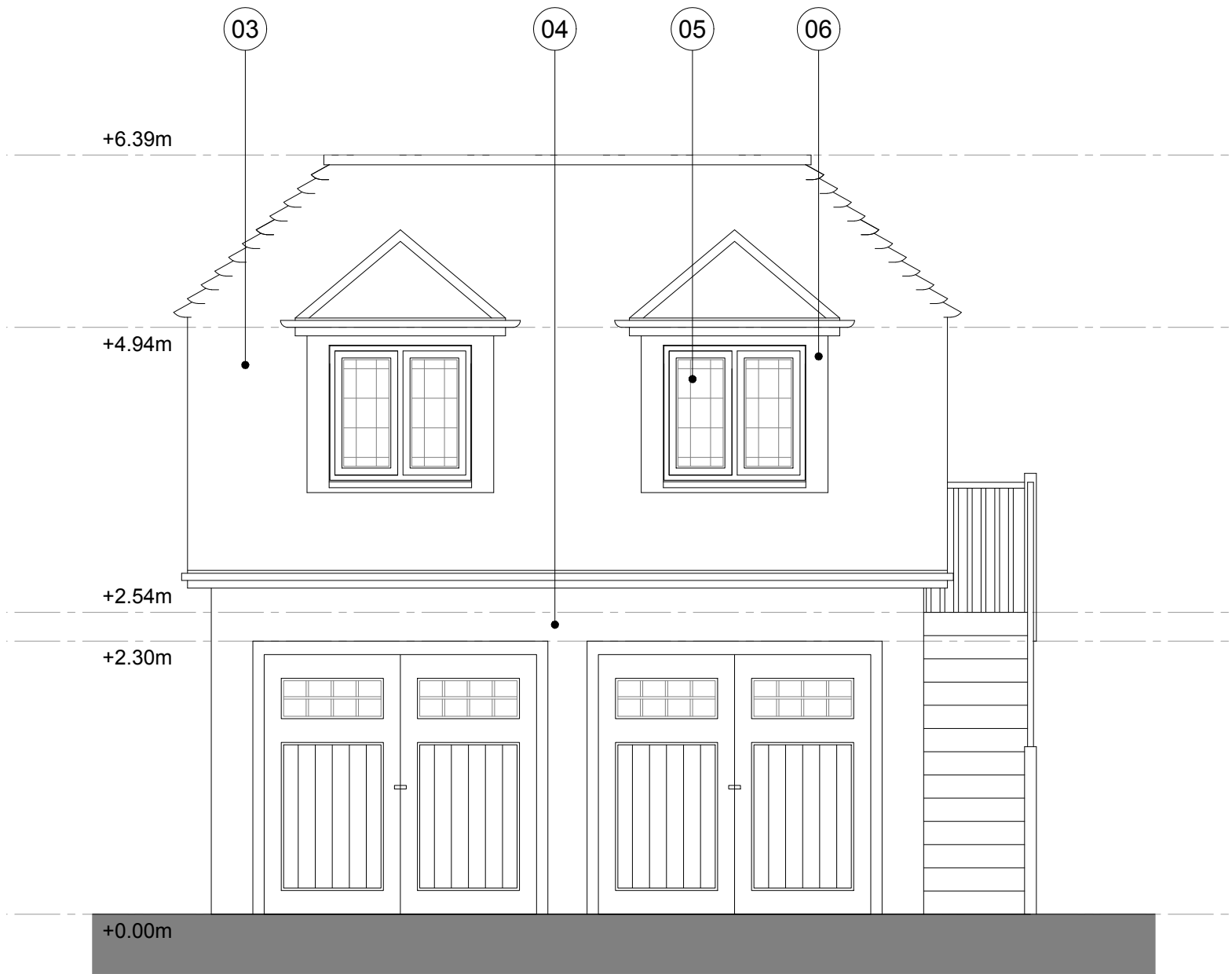
Proposed Notes:

- 01. Boot Room
- 02. Utility / Plant
- 03. Entrance Hall
- 04. Dining Space
- 05. Kitchen
- 06. Social / Living Space
- 07. Snug
- 08. Bedroom 3
- 09. Bathroom
- 10. Galleried Hall
- 11. Bedroom 2
- 12. Landscaped Courtyard
- 13. Dressing Room
- 14. Ensuite
- 15. Master Bedroom

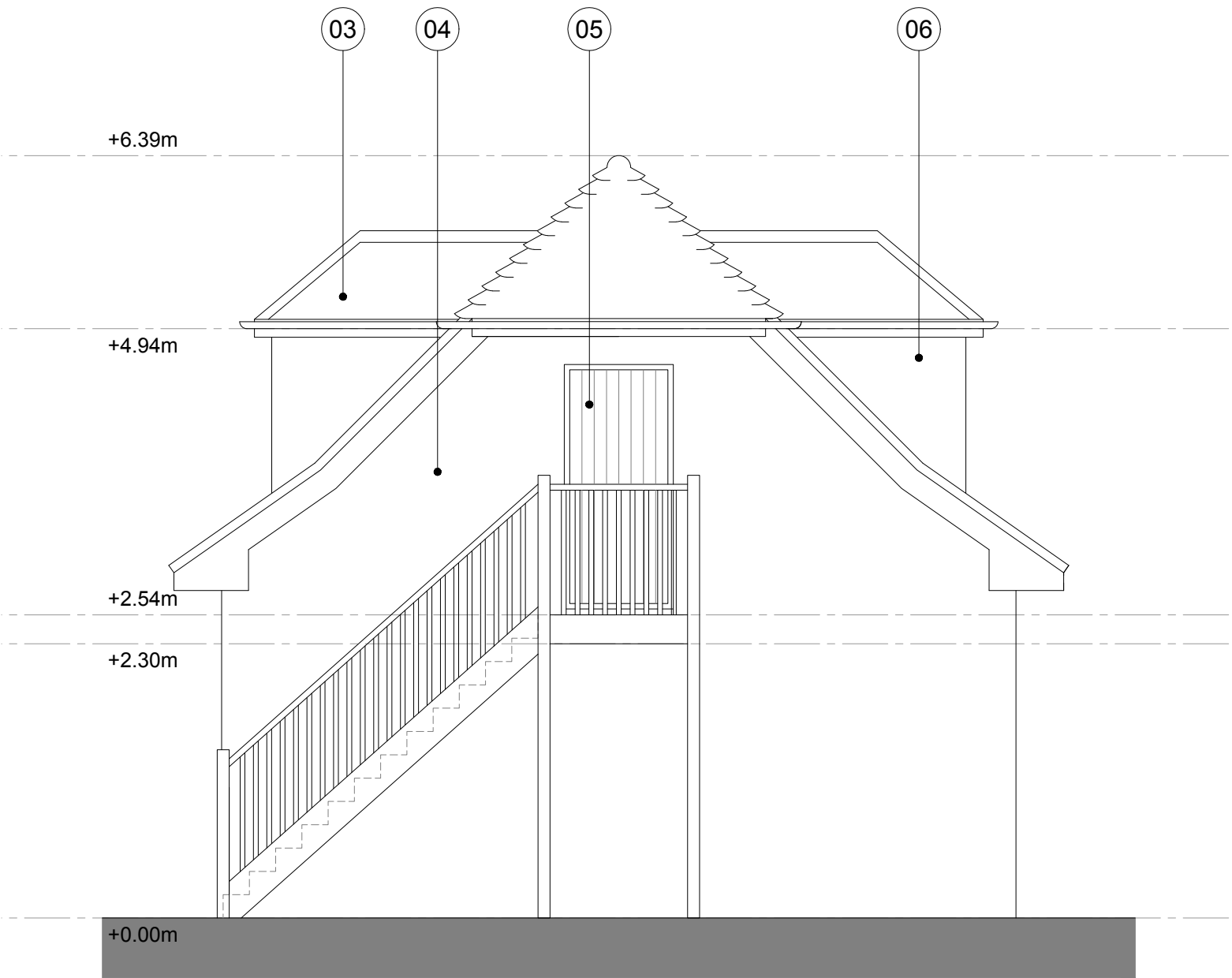
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- 16. Green 'Living' Roof
- 17. Timber Cladding
- 18. Black Brick
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- 20. Frameless Doors & Windows / Glazing Panels

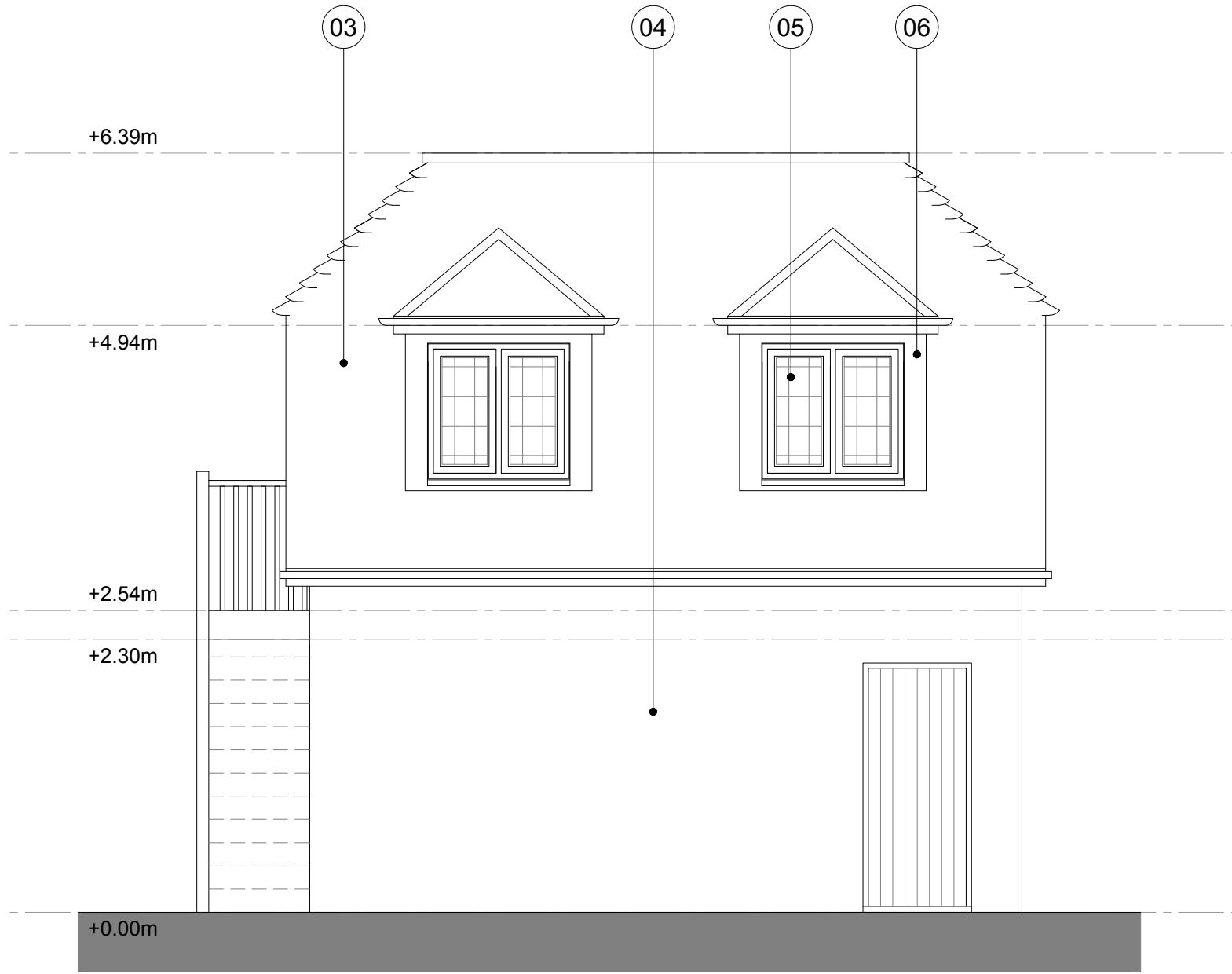
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Project Title		
149 VICTORIA ROAD, WARGRAVE, READING, RG10 8AG		
Drawing Title		
PROPOSED ROOF PLAN		
Scale	1:50 A1	Drawn Sep 2025
Checked TMA		
Drawing No.	AT - 078 - P13	Rev -
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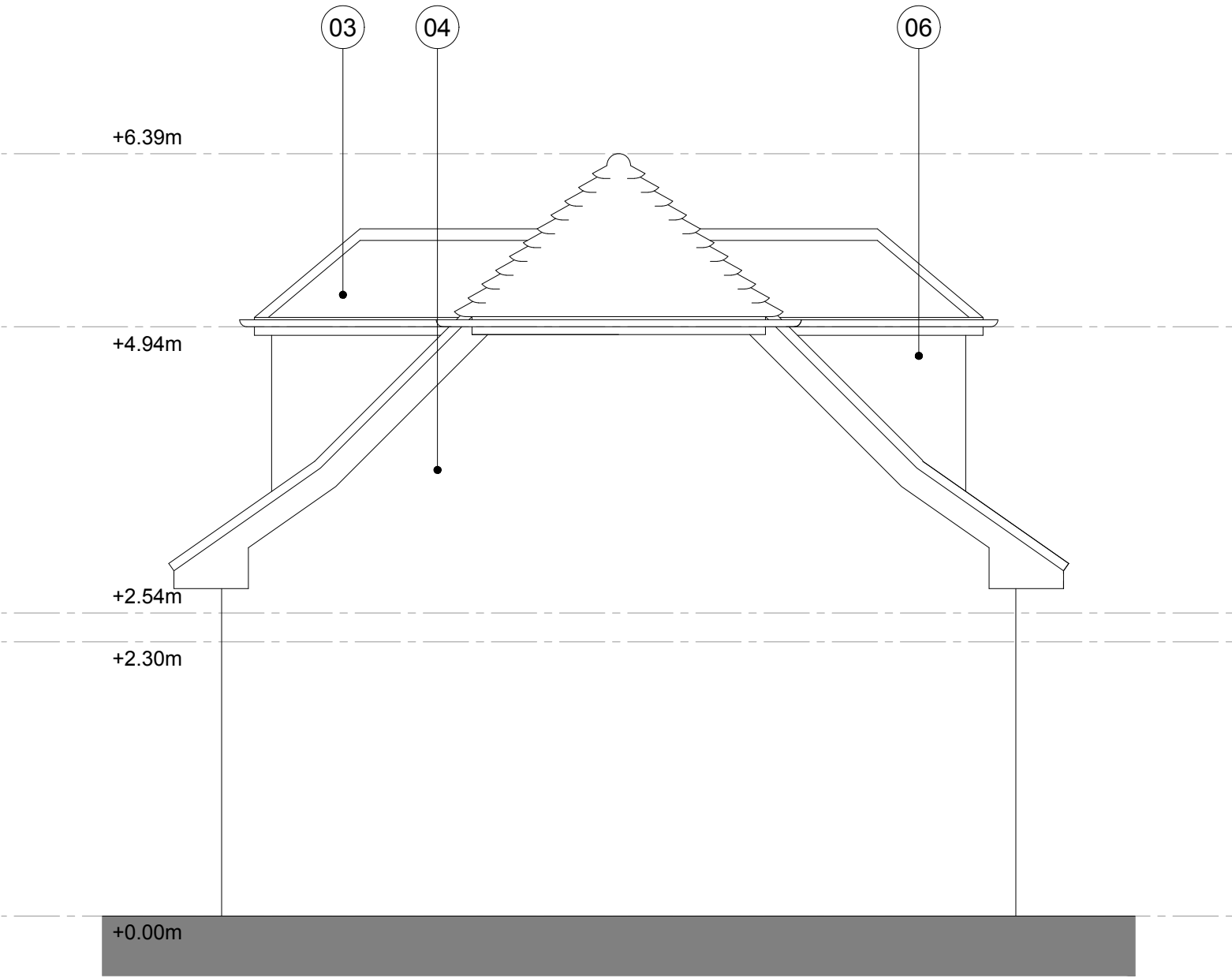
FRONT ELEVATION (SOUTH)



SIDE ELEVATION (EAST)



REAR ELEVATION (NORTH)



SIDE ELEVATION (WEST)



Proposed Notes:

01. Double Garage
02. Storage

Proposed Materials:

03. Slate Roof Tiles
04. Red Brick
05. Olive / Green Windows & Doors
06. Lead Dormer Cheeks

Rev.	Date	Detail
-	-	-

Status	PLANNING
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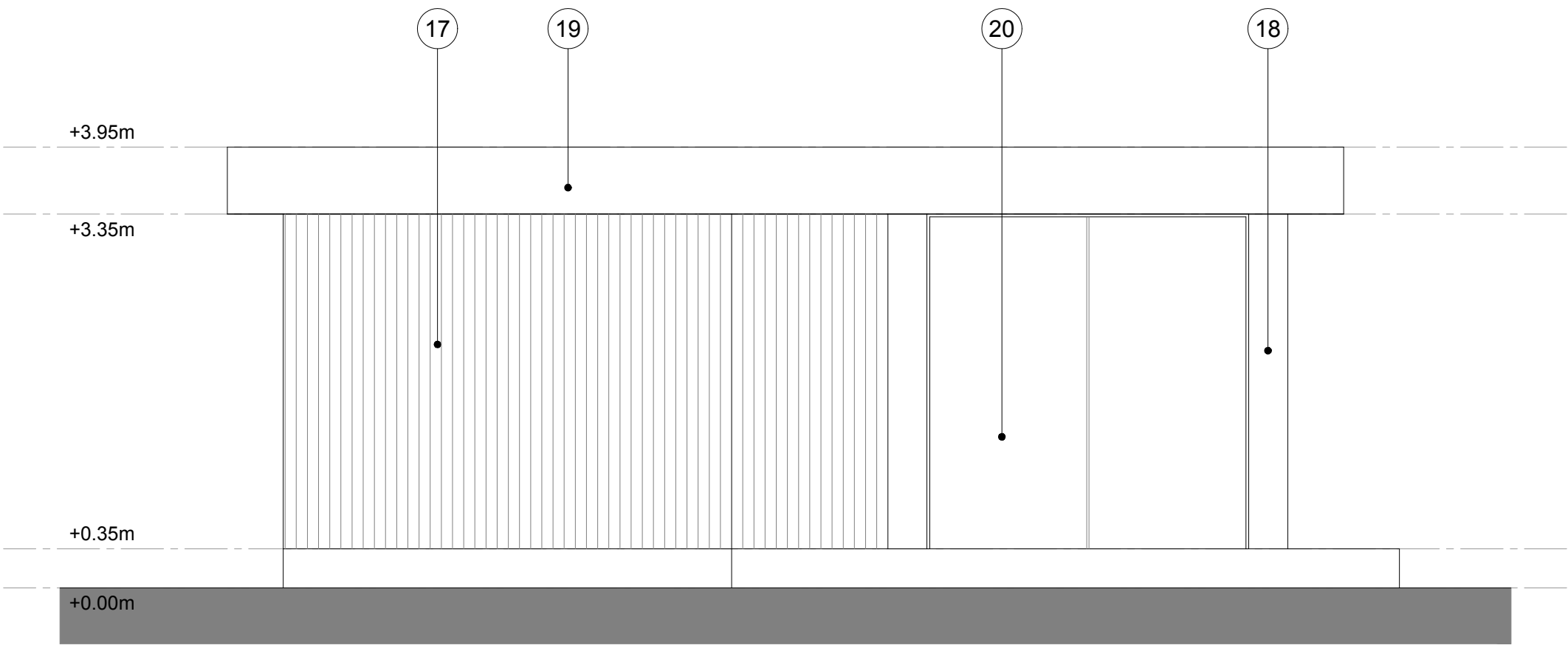
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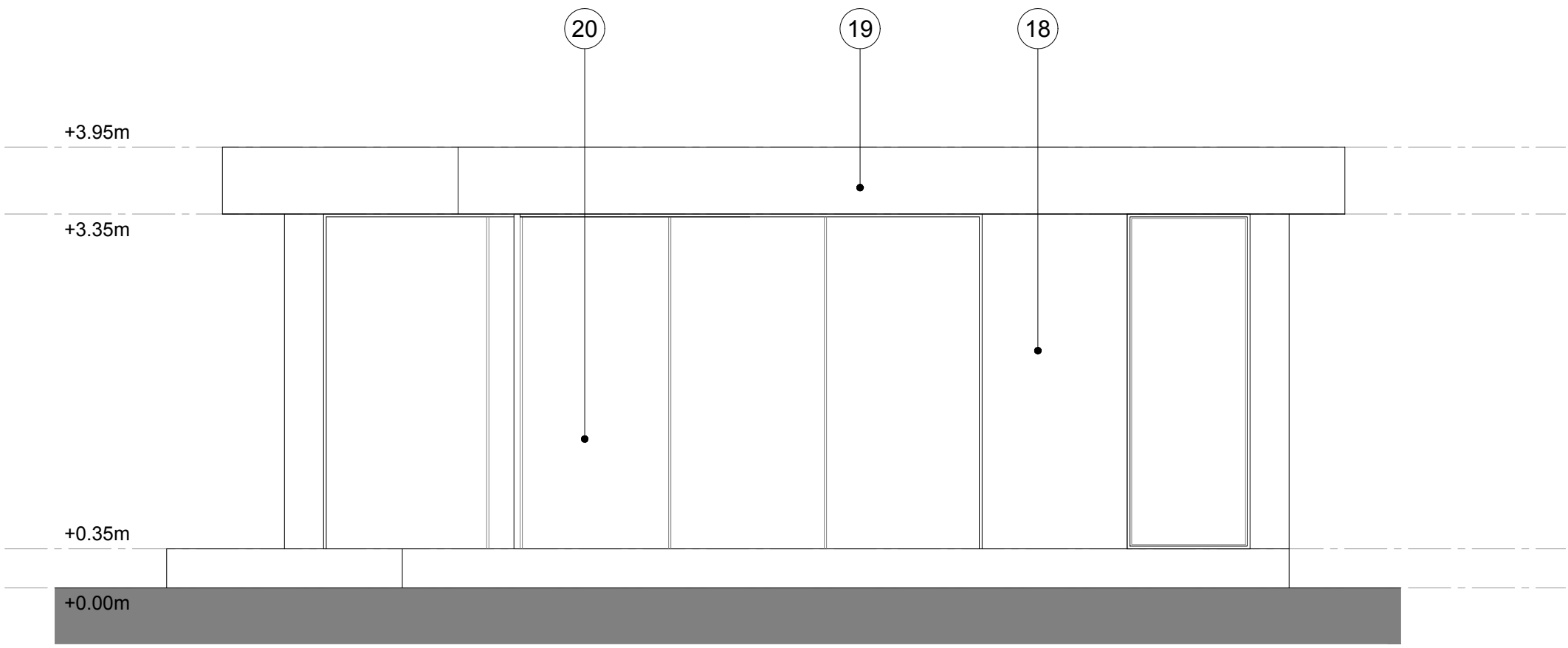
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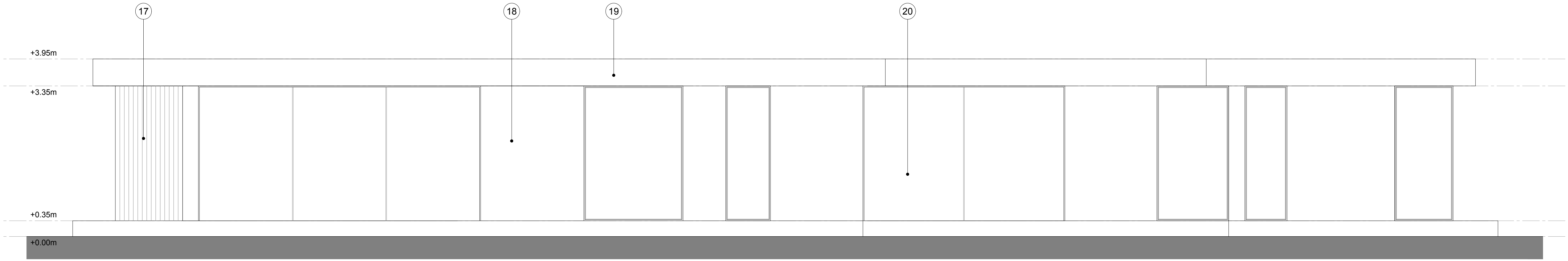
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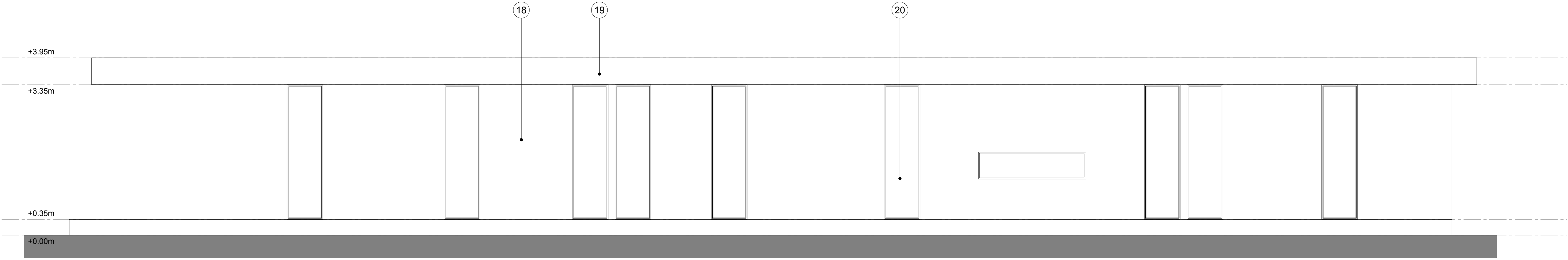
FRONT ELEVATION (SOUTH)



REAR ELEVATION (NORTH)



SIDE ELEVATION (EAST)



SIDE ELEVATION (WEST)



Proposed Notes:

- 01. Boot Room
- 02. Utility / Plant
- 03. Entrance Hall
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- 15. Master Bedroom

Proposed Materials:

- 16. Green 'Living' Roof
- 17. Timber Cladding
- 18. Black Brick
- 19. Black Metal Coping
- 20. Frameless Doors & Windows / Glazing Panels

Rev	Date	Detail
-	-	-

Status	PLANNING
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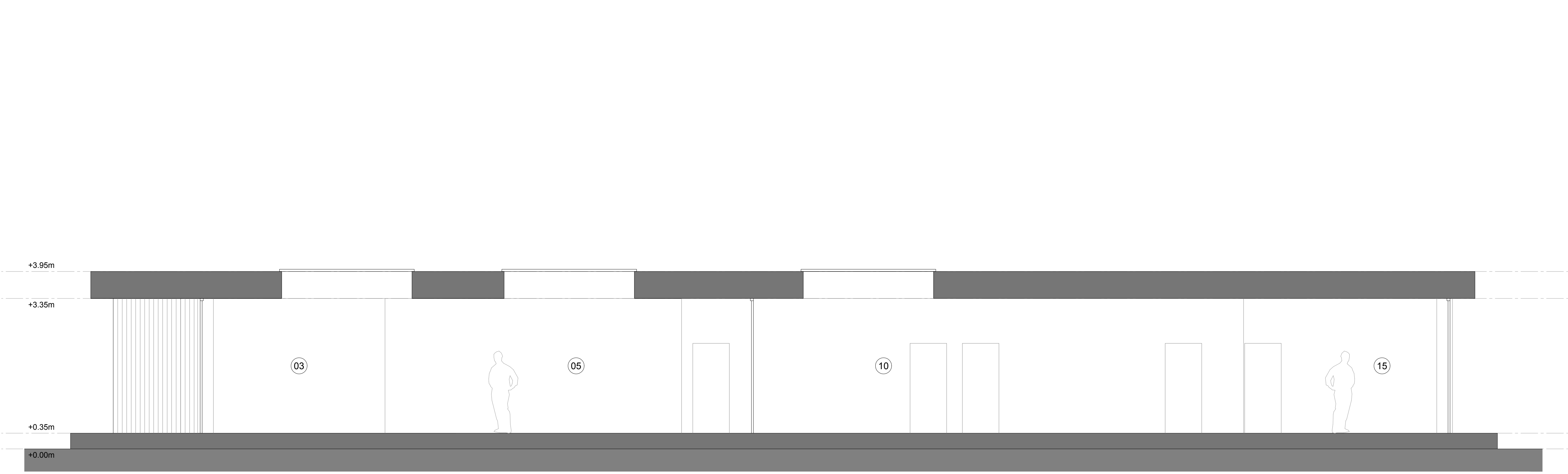
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Drawing Title	PROPOSED ELEVATIONS
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Scale	1:50 A1	Date	Sep 2025	Drawn	TMA
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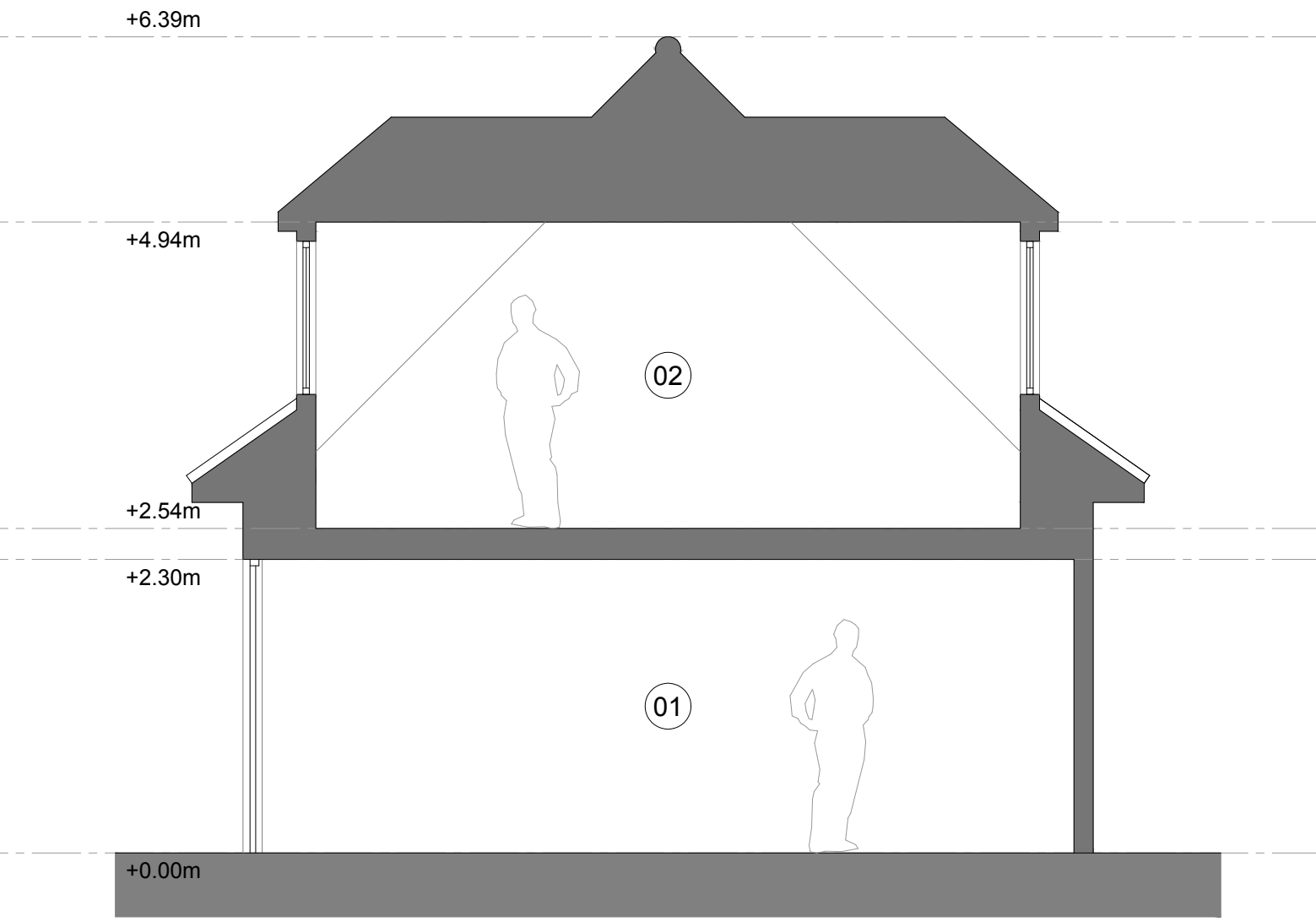


SECTION A - A



Proposed Notes Main Dwelling:

- 01. Boot Room
- 02. Utility / Plant
- 03. Entrance Hall
- 04. Dining Space
- 05. Kitchen
- 06. Social / Living Space
- 07. Snug
- 08. Bedroom 3
- 09. Bathroom
- 10. Galleried Hall
- 11. Bedroom 2
- 12. Landscaped Courtyard
- 13. Dressing Room
- 14. Ensuite
- 15. Master Bedroom



SECTION B - B

Proposed Garage Notes:

- 01. Double Garage
- 02. Storage

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-	-	-
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MR & MRS MANNING		
Project Title		
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Drawing Title		
PROPOSED SECTIONS		
Scale	1:50 A1	Date
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		TMA
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