



London Road

Design and Access Statement

Residential Loft Conversion and Rear Extension

100 London Road
Ruscombe
RG10 9HH

24 November 2025
Reference: 2520-P600-P2



Contents

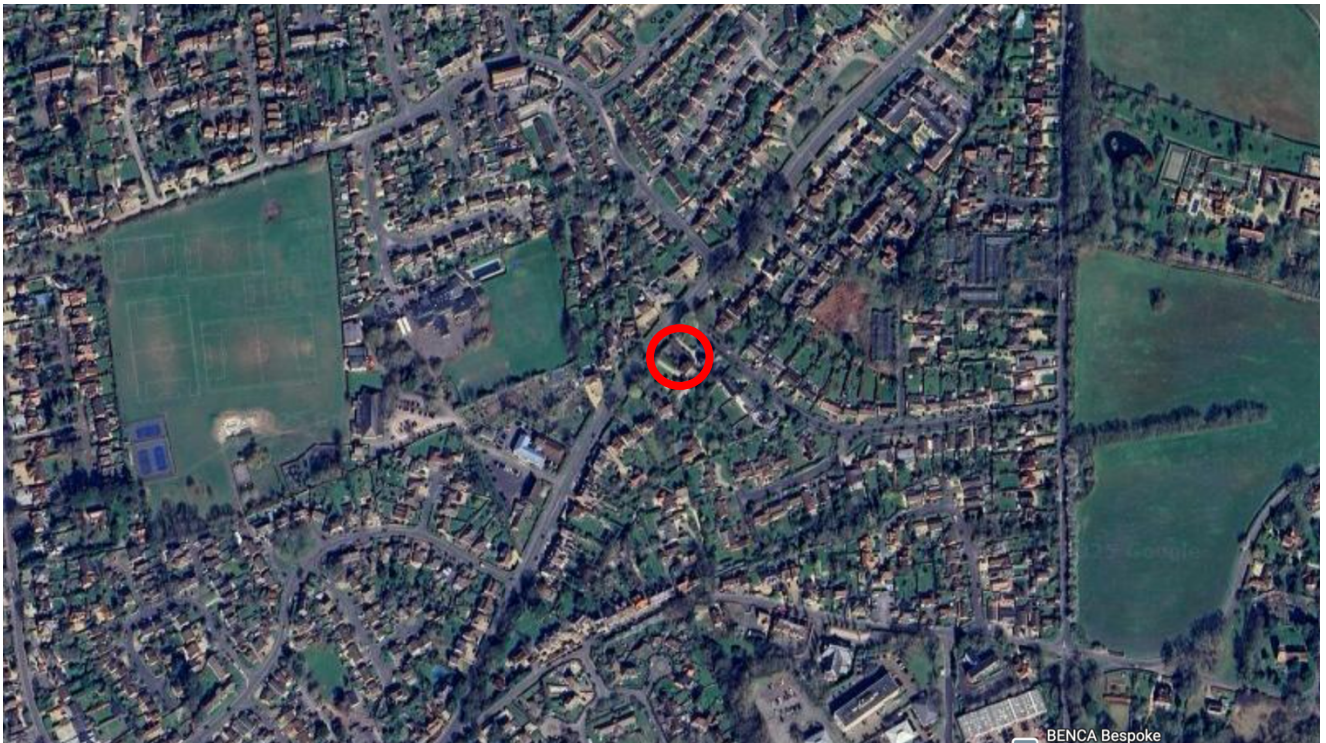
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Introduction

This Design and Access Statement has been prepared by Holtham Newman Architects Ltd. on behalf of Mr and Mrs Young and outlines the proposal for a loft conversion to the main property, a single-storey rear extension at 100 London Road, Ruscombe RG10 9HH.

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



Google Maps, Sept 2025



Site Location and Context

The site is located on the Eastern side of London Road in Ruscombe, close to the junction with Northbury Avenue. The property is a detached house, located towards the end of the row of detached dwellings along this side of the road. There is a significant slope up from the road to the front of the house and creating a level change, with the properties overlooking the road. Due to this and the different in how far set back each property is from the road, the street scene is dominated by the front boundaries, which is a hedge to number 100 London Road. Access to the property is directly from London Road.

The front boundary (Northwest) is formed by a hedge and a cross over onto the driveway. There is a hedge and fence forming the northeastern boundary, which carries on into the rear long gardens. To the southwest, there are some hedges and a timber fence, further along this boundary is formed by a brickwall to the neighbours at number 98, which forms part of their garage wall. The rear boundary (southeast) bounds with the garden at number 2 Northbury Avenue and is formed by a fence.

The proposed site is 0.088ha.

The surrounding area is predominantly residential 1 and 2 storey residential dwellings. There is a mixture of styles and designs to the street, ranging from brick bungalows with pitched dormers, to gable ended 2 storey timber clad properties.

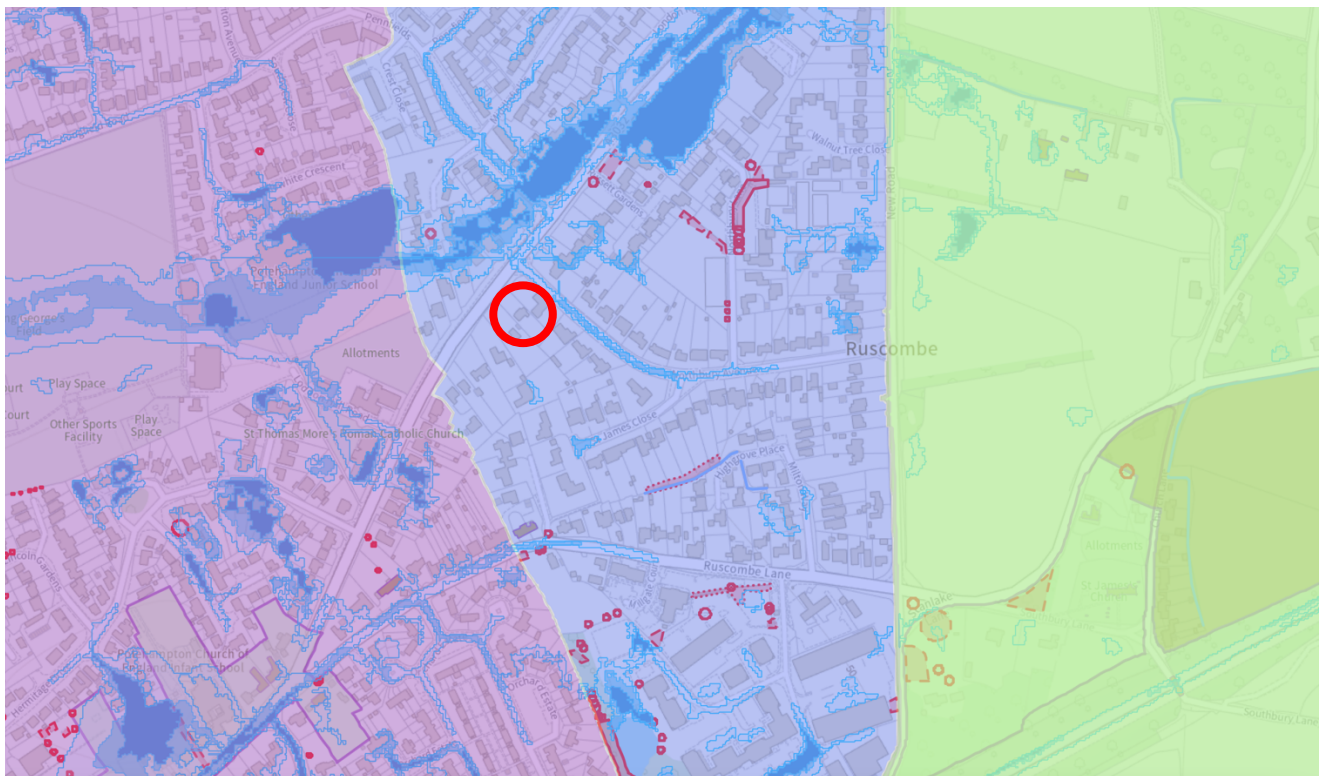


View from the front driveway



Site Location and Context Cont.

The site falls within the modest development location, on the Council's policies map shown below (Map A). The site is also highlighted within the bat roosting areas and Great Crested Newt 'Amber' zone, please see supporting ecology reports for more details.



Map A from Wokingham Council's 'Policy and Constraints' website Sept 2025.



Design Proposal

The scheme design is for a single storey rear extension, internal alterations and garage conversion downstairs. Upstairs a side extension over the existing extension is proposed, with a new pitched roof line that ties into the existing pitched roof.

To the rear the new single storey extension creates a new open plan, kitchen living dining room, with large opening doors onto the beautiful and long rear garden. This includes removal of the existing utility and WC, which were original outbuildings. The middle of the property has been repurposed for ancillary spaces, such as storage and boot room area, with the new utility, as well as a downstairs WC. We have also reconfigured the previous side extension to create a more spacious master suit on the ground floor. Making best use of this internal space.

The space created on the ground floor is essential to the family, and the reason that they were drawn to purchasing this property. Mrs Young suffers from Ehler Danlos Syndrome (EDS), which has led to scoliosis, arthritis and eyesight issues. Everyday movements can be extremely painful and are likely to become more and more challenging. The design has been developed specifically to create spacious living accommodation all on one level, that will improve her quality of life and ensure that they can stay in the property long term. The spaces have been carefully thought out to ensure accessibility and longevity for the family and their specific needs.

Upstairs the three double bedrooms and a bathroom will be renovated. The staircase is proposed to be adjusted to allow access to the new side extension, which creates an additional bedroom and shower room on this level.

The side extension is design to be in keeping with the existing property, with similar size windows, materials to match and will create a good sized family home. The proposed windows look towards the front and rear gardens, removing the side window on the stairs.

To the front, this new roof line tie back to the existing roof, with the same pitch and the side hip, minimises any impact to the neighbouring properties. A new bay window is also proposed to the front bedroom, removing the large window and door currently dominating the elevation. The new bay window will mirror the existing bay window to the lounge and provide a more traditional front house elevation.

The proposals generate a good balance of bedrooms and living spaces across the three floors, providing a good-sized family home on a large plot in the borough.



Materials

The existing property has a reddy brown brick with a red tiled roof and cladding, the proposal includes for maintain the existing materials where possible. Although a new roof tile will be installed to the new roof, due to the existing poor conditions of the current tiles.

The extensions at ground and first floor, are proposed to be brickwork and will match in with the existing property, where possible. The junctions in brickwork will mainly be to the side and rear of the house, where a large area of brickwork is already covered by the sloping roofs, meaning that the junctions will not always be visible. The new roof will be clad in roof tiles to match the existing roof tile finish, where possible.

The windows are also proposed to be upgraded as part of the proposals to match with any new windows proposed.

Other details have also been considered, such as brick header details above the windows to the rear elevation and flat roof lights. The flat roof rear extension is proposed to complement the existing roof scapes, with many existing pitched roofs and the first-floor windows. This design ensures minimal disruption to the main property, as well as creating its own character to the rear garden space.

The design proposal has been meticulously reviewed at the design stage, to create a family home with additional space for 4 bedrooms 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 and supplementary planning policy documents.

This includes the design of the new roof scape proposed, where we have kept the same ridge height and removed the need to add dormers, whilst creating habitable space in the roof and carefully positioned windows to create privacy for the property and its neighbours.

Additional notes relating the 45-degree check for neighbours windows has been carried out and is highlighted on both the proposed site layout plan and the street elevations, submitted for this application.

Access and Parking

The pedestrian and vehicle access from London Road are not proposed to be altered.

The external parking arrangements currently includes for four off street parking space. This is proposed to be maintained.

We are proposing a new gate to the front of the property, a 1.6m high timber sliding gate. This will provide security for the property from the main road, without being imposing. The gate is set back slightly and will be sliding due to the steep slope of the ground. It is proposed to be open timber, for visibility, as well as security. The image below is an indication of the proposed look.



Waste Management

General waste and recycling bins are collected from the street by the town council, which is not proposed to be altered.

Sustainability

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



Tree Protection

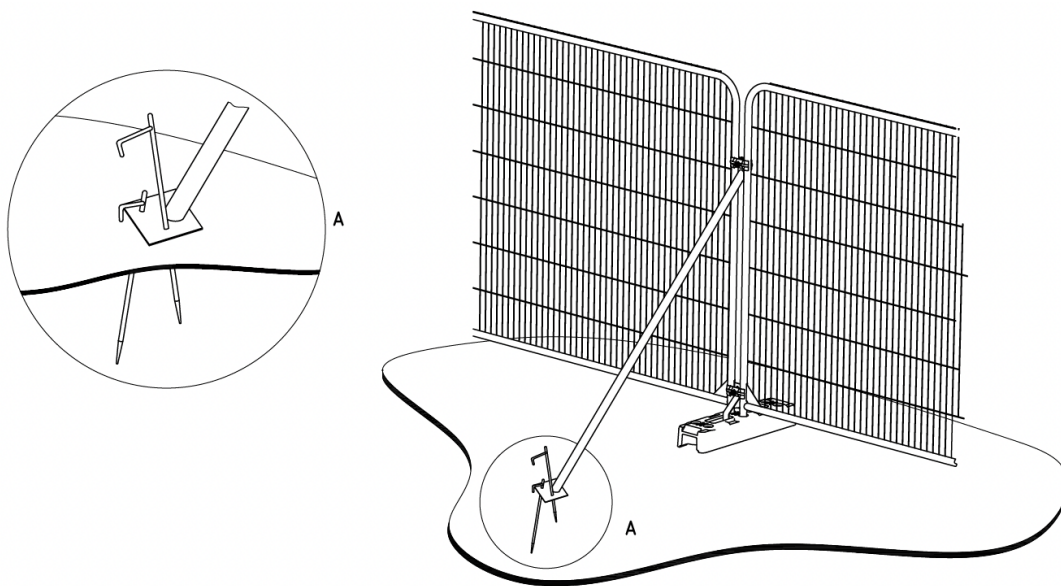
There are existing tree's within the rear garden, with the closes tree's being 7.5m and 8m aways from the rear single storey extension.

Protective fencing is to be erected around the protection area before work commences on site, including prior to any demolition works. This fencing is to be in place until all construction works has finished. A layout for this fence is shown in drawings 2520-P003.

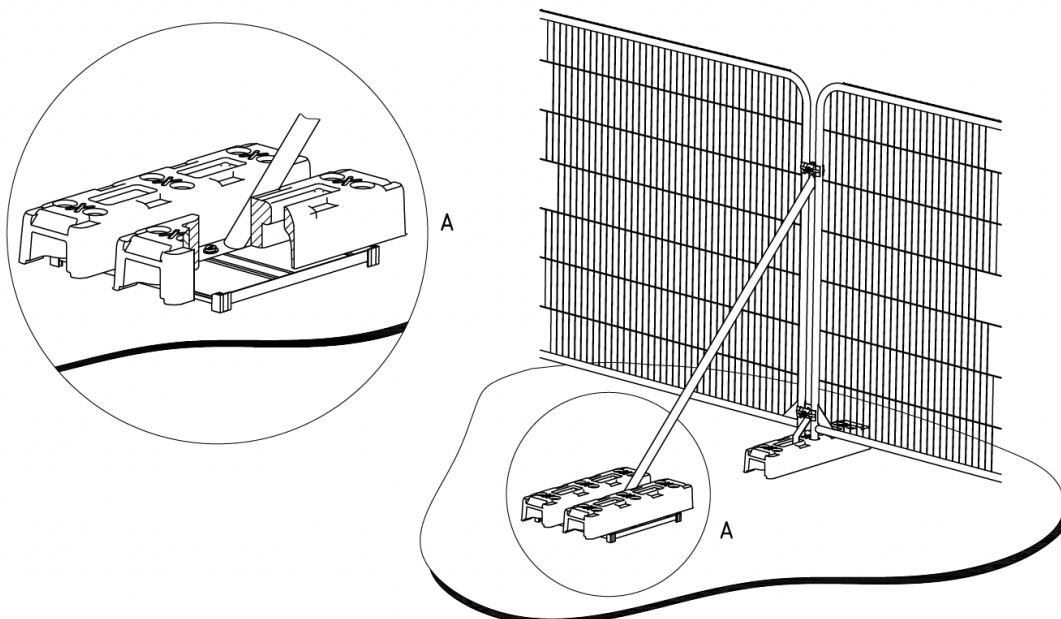
'Fencing should be established at the minimum distance set out in British Standard 5837:2012... Trees in relation to design, demolition and construction - Recommendations'.

Building work, including excavations, should not encroach into the fenced area, with any proposed level changes being at least 0.5m away.

Diagrams extracts from the British Standards:



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray