



Wargrave Road

Design and Access Statement

Residential Rear Extension

35 Wargrave Road
Twyford
RG10 9PB

27 April 2026
Reference: 2604-P600-P1



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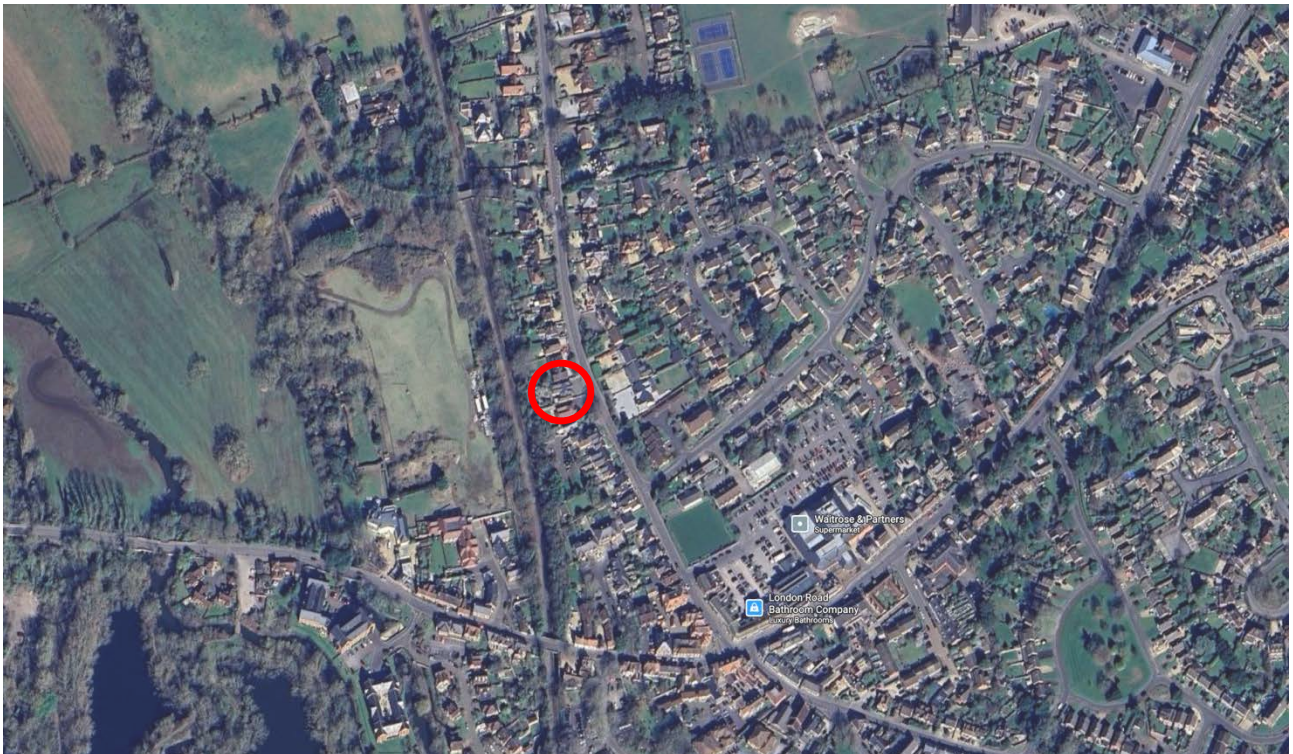
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Introduction

This Design and Access Statement has been prepared by Holtham Newman Architects Ltd. on behalf of Mr Usher and outlines the proposal for a single-storey rear extension at 35 Wargrave Road, Twyford, RG10 9PB.

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



Google Maps, April 2026



Site Location and Context

The site is located on the western side of Wargrave Road in Twyford, a 2min walk from the high street and crossroads. The property is a detached house, located within a row of detached bungalows and 2 storey dwellings, along this side of the road. The property is set back from the road, with an in-out driveway, suitable for at least 2no. car parking spaces. Access to the property is directly from London Road.

The front boundary (East) is formed by a low level brick wall, there are two crossovers on to the driveway, with one gated across the vehicle access. The low-level wall continues along the northern boundary with a timber fence stepping up towards the property. The garage then formed part of this boundary, becoming a timber fence to the rear garden. There is a part brick wall, part timber fence to the southern boundary, which then becomes a timber fence to the side alleyway and rear garden. To the rear western boundary there is a row of shrubs forming a hedge, the site then slopes down to the railway line.

The proposed site is 0.069ha.

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 stone clad properties.



View from the front driveway

The site falls within the major development location, on the Council's policies map shown below (Map A). The site is also highlighted within the bat roosting and Great Crested Newt 'Amber' zone, please see supporting ecology reports for more details. Local maps also show the site is in flood risk zone 1, and groundwater consultation zone 2.

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Design Proposal

The proposal comprises a single-storey rear extension, internal alterations, and a partial garage conversion, with a new pitched roof form designed to tie into the existing roofscape.

To the rear, the single storey extension will create a new open plan kitchen, living and dining space, providing a strong visual and physical connection to the rear garden via large opening doors and gable windows. The works include the removal of the existing conservatory.

The extension will extend across the rear of the dwelling and connect with the existing double length garage, which was approved in 2001. The rear portion of the garage is proposed to be converted to provide additional habitable accommodation, including a new office/study accessed directly from the new family kitchen, living and dining space.

Internal reconfiguration is proposed to improve the functionality of the dwelling. The existing kitchen and utility spaces will be reorganised to form a new third bedroom with ensuite facilities, alongside a revised utility and WC layout. The existing lounge will remain in its current location, with a new access door provided from the family living space.

The current dining room will be repurposed as a dedicated hallway, incorporating built-in storage and providing improved circulation, with new access doors connecting to the rear kitchen, living and dining area. The two front bedrooms and the bathroom will remain largely as existing, with only minimal alterations required and no significant changes to the front elevation.

At the front of the dwelling, the existing porch is proposed to be incorporated into the internal layout to create a more spacious and welcoming entrance hall, with a new front door.

Externally, the existing side access to the rear garden will be retained along the northern boundary. Along the southern boundary, the angled fence line results in the proposed extension being set back from the boundary, allowing appropriate access for maintenance.

Overall, the proposals provide a well balanced arrangement of living and bedroom accommodation, improving the functionality and quality of the existing bungalow and creating a comfortable family home within the busy village of Twyford.



Proposed Rear (West) Elevation



Materials

The existing property is currently finished in off-white painted brickwork. As part of the proposal, it is intended to enhance both the appearance and long term maintenance of the dwelling by applying a new rendered finish to the external walls. The proposed rear extension will also be finished in render to match the existing house, ensuring a cohesive appearance and seamless junctions between the existing and new building fabric.

Where possible, some of the existing windows will be upgraded as part of the works. Any replacement or upgraded windows will be designed to match the style, proportions and appearance of the existing property, maintaining a consistent aesthetic throughout.

The proposed new roof will be clad in tiles to match the existing roof covering. The new pitched roof forms are designed to complement the existing roofscape, ensuring the extension integrates sensitively with the main dwelling. This approach minimises visual impact on the original structure and the street elevation, while allowing the rear extension to establish its own character when viewed from the garden.

It is acknowledged that along this stretch of Wargrave Road there is a varied mix of property designs and architectural styles. The proposed alterations have been carefully designed to respect the original character of the dwelling, while remaining sympathetic to the wider street scene.

The design has been thoroughly considered at the early stages to create a high quality family home, providing accommodation for three bedrooms, alongside generous open plan living space to the rear. The proposals are intended to significantly improve the liveability of the property, as well as enhance thermal performance and overall wellbeing. Through improved internal layouts and upgraded external finishes, the scheme delivers a more comfortable and sustainable home environment.



Inspirational images for the rear extension



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 creating additional habitable space on the ground floor only. Windows have also been carefully positioned to create privacy for the property and its neighbours.

Access and Parking

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

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

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

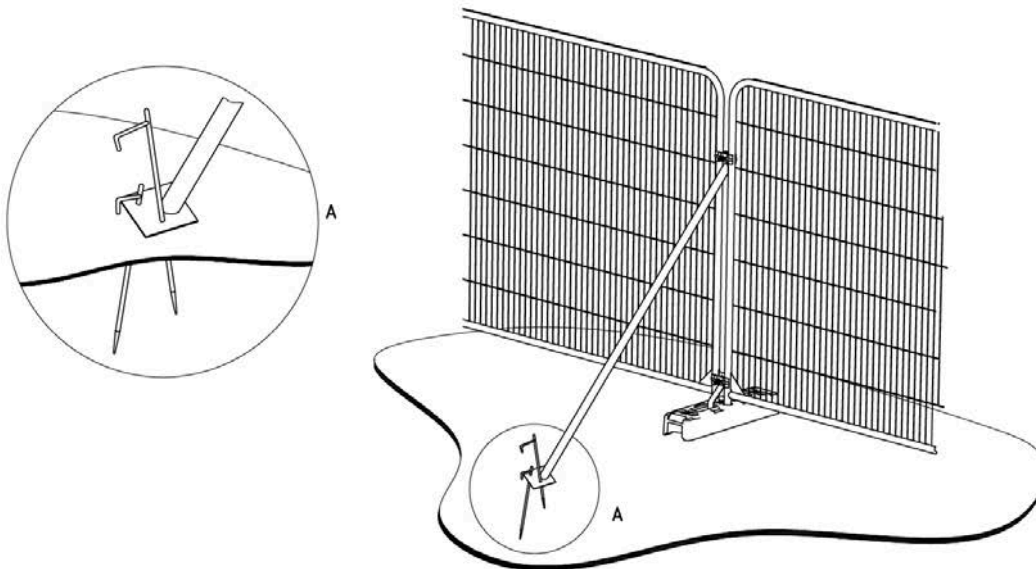
There are some existing tree's within the rear garden, with the closes tree being 2.5m from the rear single storey extension.

This tree along the boundary, is proposed to be maintained and therefore 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 2604-P100.

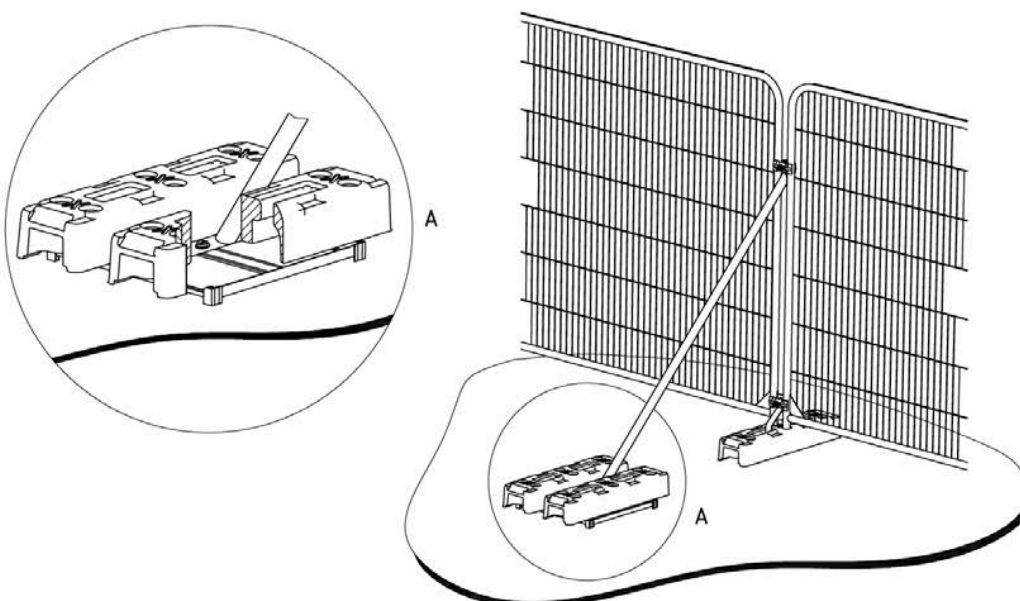
'Fencing should be established at the minimum distance set out in British Standard 5837:2012... Trees in relation to design, demolition and construction - Recommendations'.

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