



Fig 1. Aerial view of 47 The Terrace

DESIGN & ACCESS STATEMENT FOR

47 The Terrace
Wokingham
Berkshire
RG40 1BP

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A.

Introduction/Site

Introduction

This statement should be read in conjunction with the following documents:

- Site location plan at a scale of 1:1250
- Existing block plan at a scale of 1:500
- Proposed block plan at a scale of 1:500
- Existing Drawings at a scale of 1:100 by AJK Architecture + Design Ltd
- Proposed Drawings at a scale of 1:100 by AJK Architecture + Design Ltd
- Heritage Report produced by Armour Heritage
- Arboricultural report, tree constraints and tree projection plan produced by ARB Consultancy Ltd

This statement is prepared in review of Wokingham Borough Council and National Policies, Including:

- Wokingham Local Plan Core Strategy (2010)
- National Planning Policy Framework 2012 (amended July 2018)
- Wokingham Town Centre & Langborough Road Conservation Area study

The Wokingham Society have also been consulted on these changes prior to submission.

A2. Site

The Terrace and Local Amenities

The Terrace is a street located in Wokingham Borough Council. The street consists of Georgian houses which are semi detached. The buildings range from 2 to 3 stories, and the streetscape of The Terrace is composed mostly of bricks which have been painted white on a few occasions.

The site has easy access to a number of amenities. Reading road adjoins The Terrace which leads to Wokingham Town Centre. The nearest bus stop is only 2 minutes away walking from the site and the Wokingham train station is only a 5 minutes walk. Figure 3 illustrates the site location and its relation to the local amenities.



Fig 2. View of property from the roadside



Fig 3. Local Amenities

A3. Existing

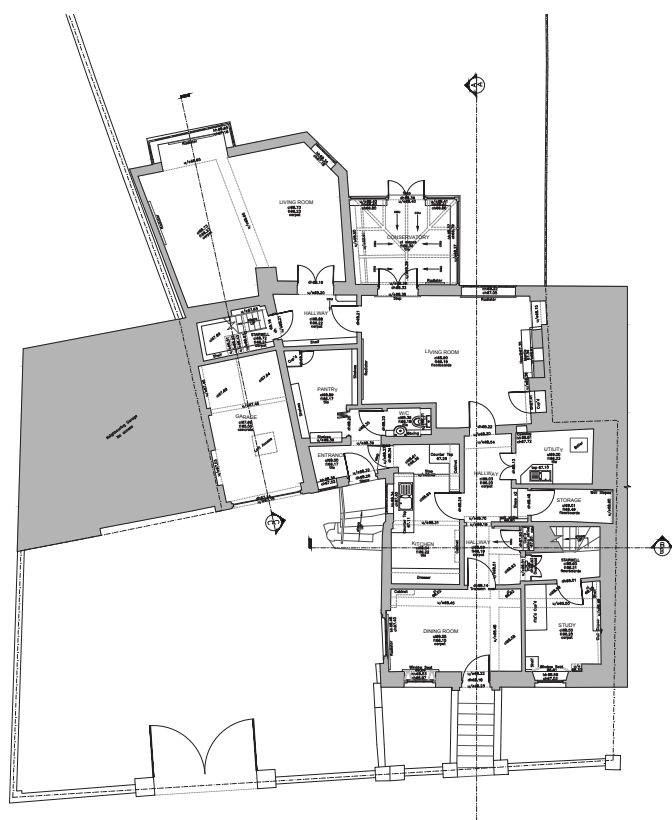
47 The Terrace

47 The Terrace is a 2 storey semi-detached Grade II listed building which forms part of the 'West Lodge' building which has been split into two separate properties, no.45 and no. 47 The Terrace / Shute End. There is access to 47 The Terrace from the front main stepped entrance and there is also another entrance coming through the driveway and next to the garage. The property benefits from a large garden to the rear and a driveway + small garden to the front.

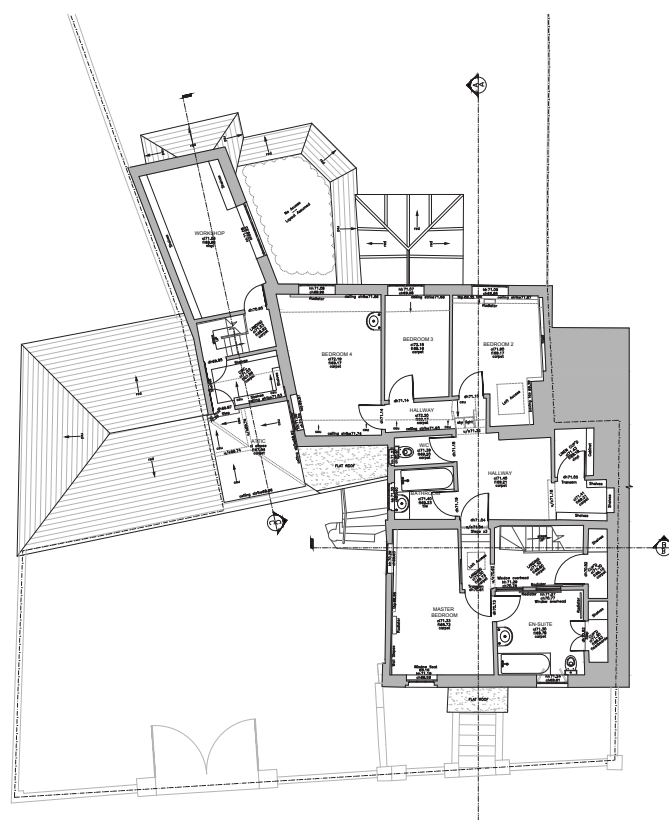
The National Heritage List for England (NHLE) describes The West Lodge:

"WOKINGHAM THE TERRACE SU 8068 NE (North side) Shute End 17/35 No.45 (West Lodge) 12.11.51 and No.47 (Formerly listed as No.45 West Lodge) G.V. II House, now 2 houses. C16, extended C17, altered C18 and C20. Timber framed, encased in painted stucco, slate roof. No.47 has rectangular plan of 2 framed bays, C20 extension at rear. 2 storeys. Chimney near ridge to right of centre. Road Front:- String at first floor level, moulded cornice. Parapet with stone coping carried up

to pediment over entrance with arched panel in tympanum. Wide early C20 angular bay to right with small bracketed cornice. Remainder of front 4 bays with 6-panel entrance door, top panels glazed, in architrave of Doric pilasters, and entablature with cornice hood on long thin cut scroll brackets. Additional entrance door on left hand to No.47 has panelled pilasters and a flat moulded hood on carved brackets. Door on left approached by 7 brick steps, door on right by 6 stone steps. Interior:- No.47 has principal beams chamfered with stops. An interior inspection was not permitted in No.45 at time of survey."



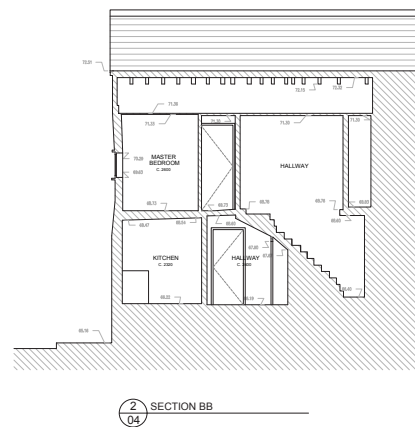
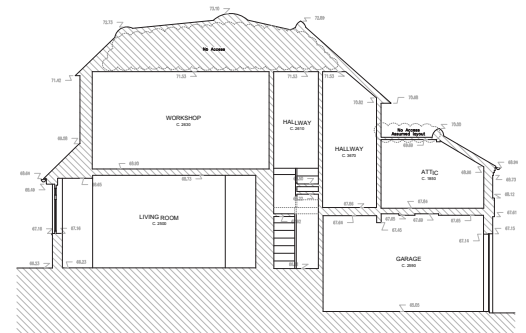
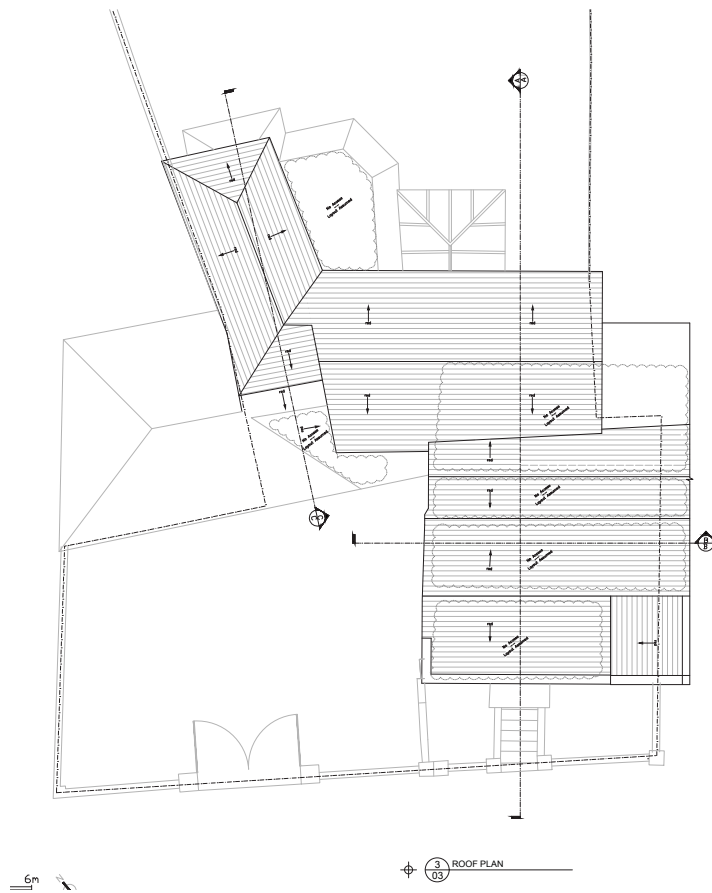
1 GROUND FLOOR PLAN



2 FIRST FLOOR PLAN

Drawings not to scale

A4. Existing Drawings



Drawings not to scale

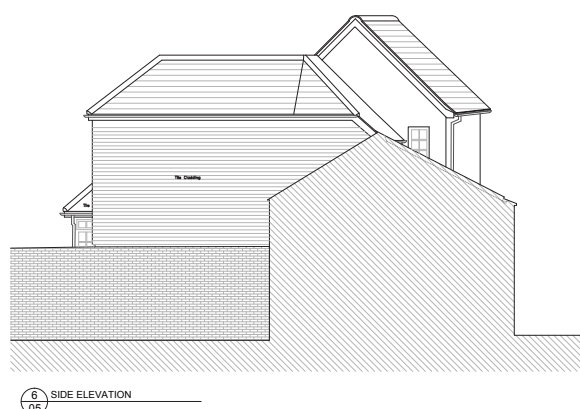
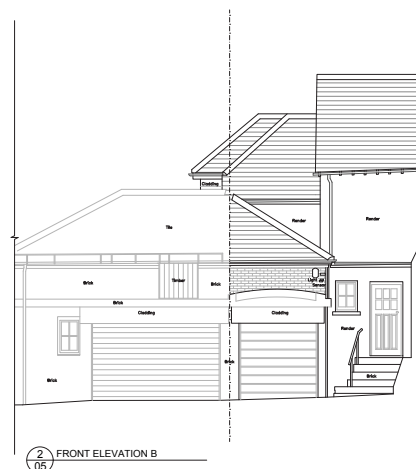


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A4. Existing Drawings



Drawings not to scale



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B. Proposal



B1. Proposal

The proposed works aim to improve the use of the available space.

These works include:

Ground floor

- Some new internal walls to be formed
- Some modern doors to be removed
- New doorway to be formed
- WC to be relocated
- Boiler and tank to be removed and relocated to laundry room and pantry cupboard
- Ceiling boxings to be removed associated with boiler pipework
- High level cupboard to be removed and fuseboard relocated
- Modern boxing and soil pipe to be removed in study
- Modern boxing from 1989 approval to be removed to investigate behind and reduce size if possible
- Opening to be formed in rear wall of c17 extension retaining original window opening but lowering the cill to the ground to allow access
- Door and lining from rear wall opening to be removed. New extension floor level to match existing so remove existing step at base.
- 1999 conservatory to be removed
- Existing window cill at rear from 1989 approval to be lowered and reinstated with a single door onto garden
- Rear staircase from 1989 approval to be replaced as it does not comply with building regulations
- Walls from 1989 approval to be adjusted to improve stairs
- Opening to be formed in 1989 approved extension into new proposed extension with folding doors
- Wall nib forming pantry doorway to be removed
- Infill timber in entrance / boot room to be removed to re form opening to side of pier
- Architrave in hallway to be removed

Extension

- A new ground floor one storey conservatory extension with roof lantern is proposed to the rear

First floor

- Some internal modern partition walls to be removed
- Some new internal walls to be formed
- Some existing doors to be retained and fixed shut
- Existing ensuite and pipework to be removed
- Modest changes to front staircase proposed to make it safer
- Change top of stairs from 3 winders to 2 45 degree treads + 1 step
- Some door openings to be formed
- Floor to games room to be lowered over garage
- New family bathroom to be formed
- New shower room to be formed as per 1999 approval
- Rear staircase from 1989 approval to be replaced as it does not comply with building regulations
- Walls from 1989 approval to be adjusted to improve stairs

External alterations

- Modern garage door to be replaced with traditional timber stable doors
- New electric car charging point to be installed
- 1 no. step to be removed from front external stairs
- Front external steps to be overclad in stone
- Stone copings to be added to front boundary wall
- 1 no. new rooflight introduced to first floor and located on internal face of hipped side of garage roof; not visible

- Existing rooflight to be replaced with new conservation style rooflight
- Internal mini pitched roof to have modern bitumen / rubberised roof over paint stripped back to roof structure with new traditional Welsh slate tile roof fitted with new lead valleys and flashing abutments
- Front roof slope to have tiles carefully stripped, breather membrane fitted to existing rafters below and existing tiles refitted. New soakers and lead flashing to all abutments

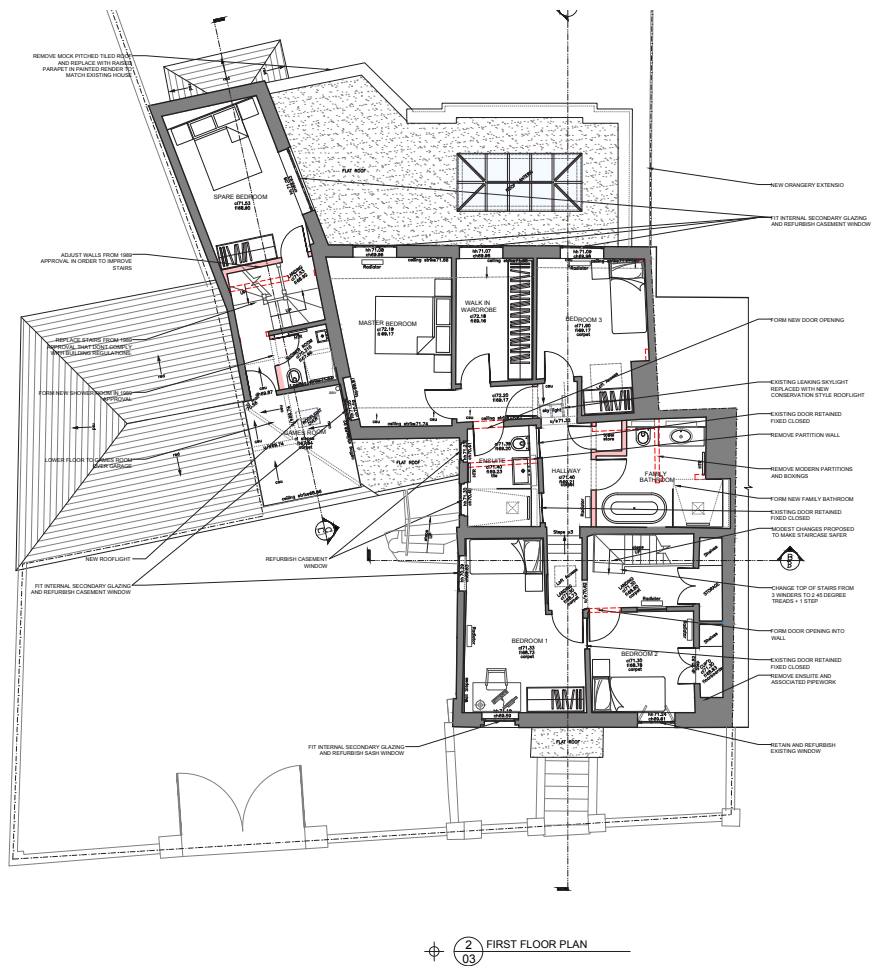
Windows

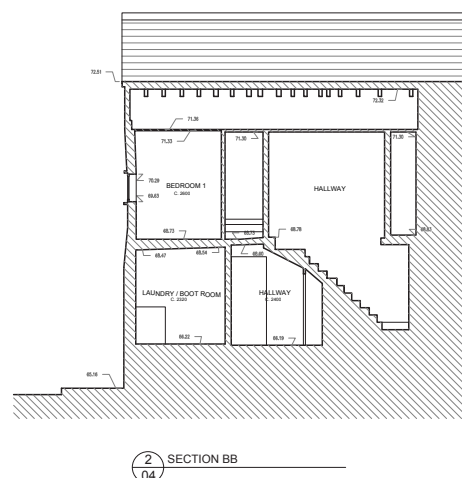
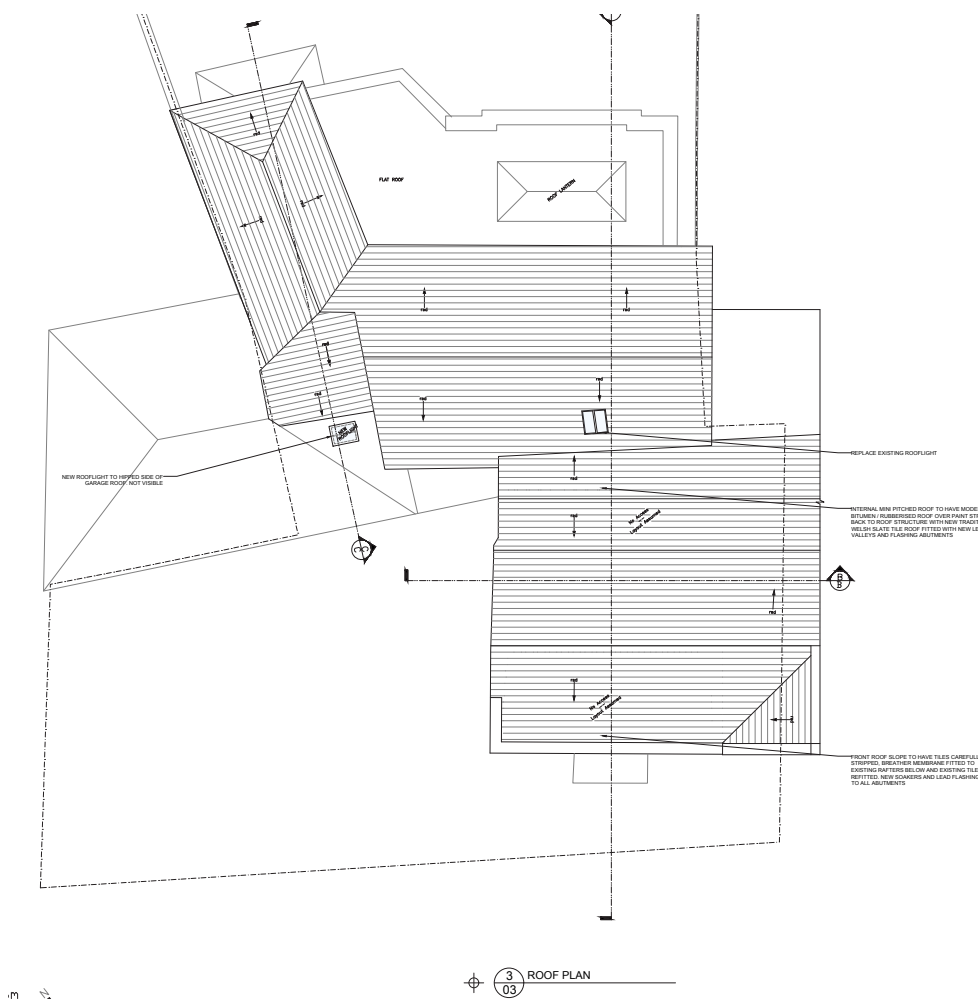
Ground floor

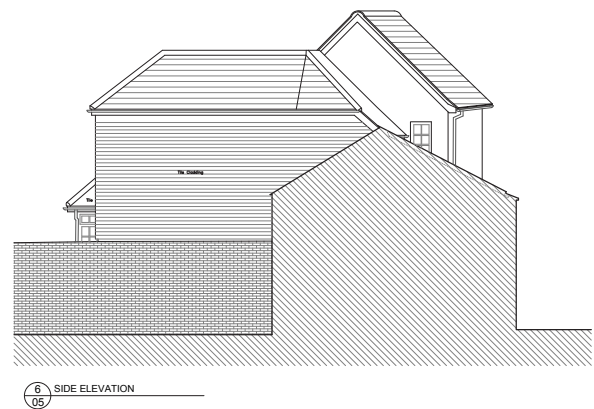
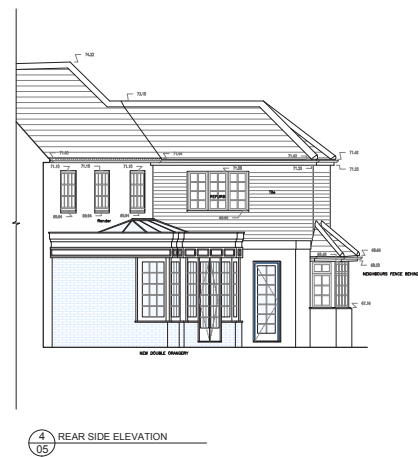
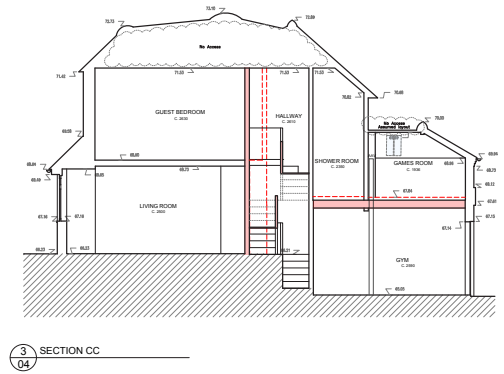
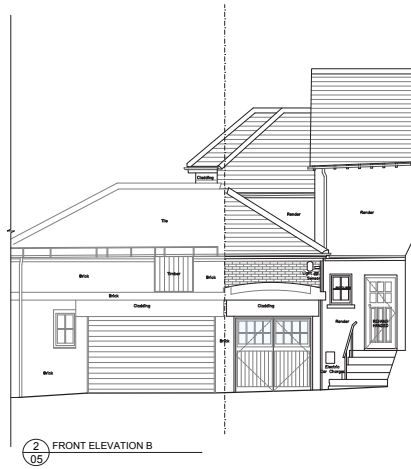
- Existing windows to be retained and refurbished

First Floor

- Front LHS sash window to have internal secondary glazing fitted and window refurbished
- Front RHS window to be retained and refurbished
- 2 no. side casement windows to have secondary glazing fitted and windows refurbished
- 2 no. side casement windows to be refurbished
- 4 no. rear casement windows to have secondary glazing fitted and windows refurbished



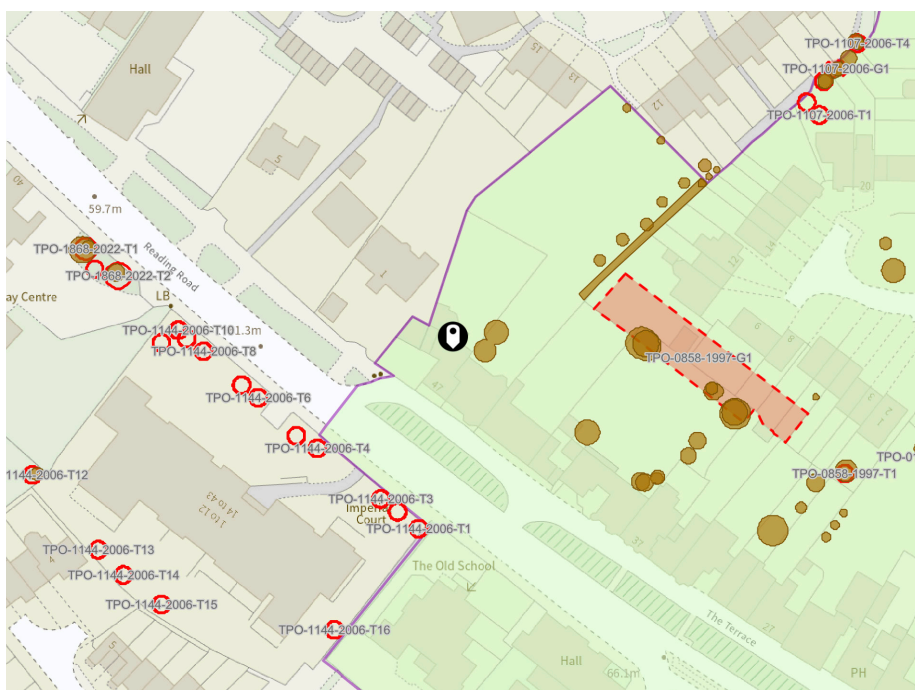




B3. Trees



Aerial view - site location

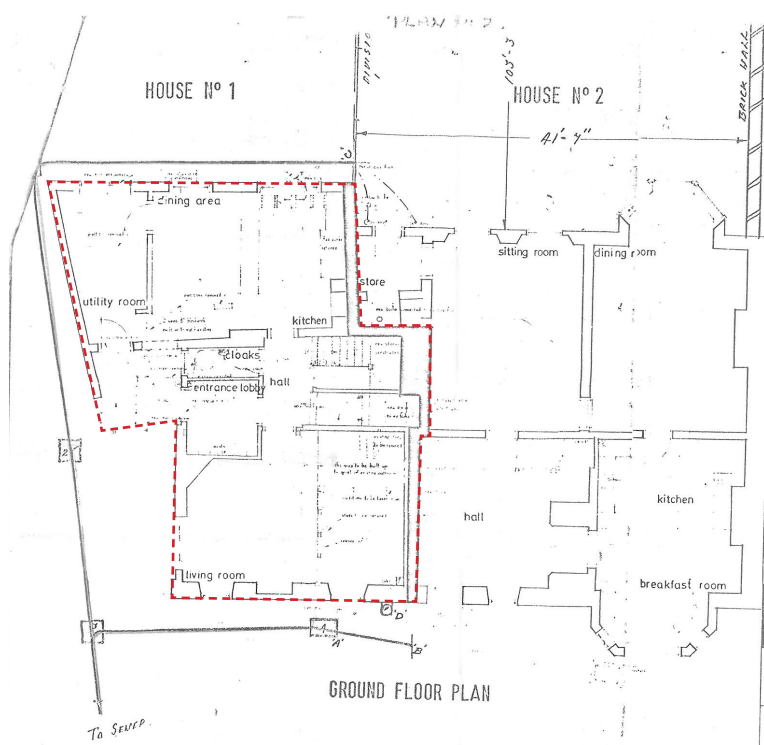


Wokingham Borough Council Protected Tree Map

The Wokingham Borough Council Protected Tree Map shows that there are no Tree Preservation Orders on any of the trees at 47 The Terrace.

However, AJK does not consider this interactive map to be accurate. The arboriculturalist has contacted the Wokingham Tree officers for clarity and advice is within his report.

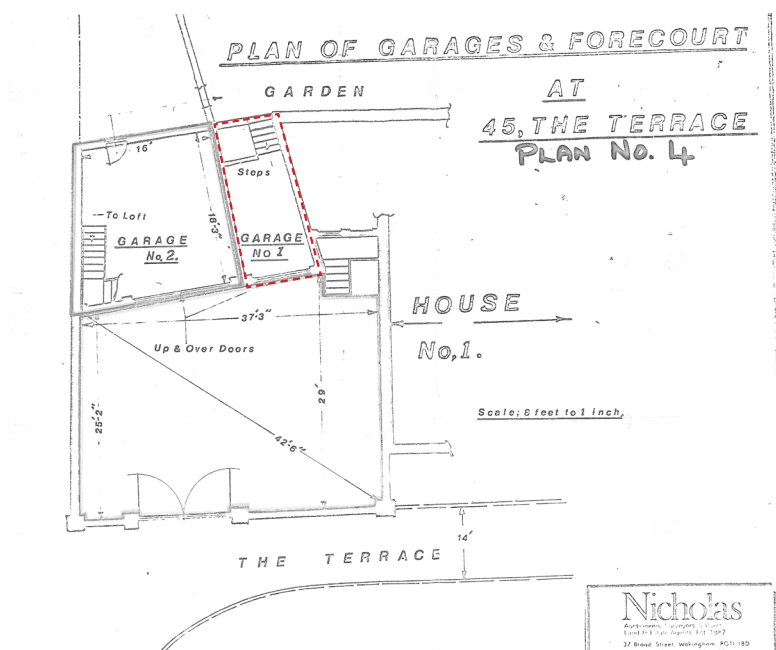
B4. Historical plans



Historic ground floor plan of the original building



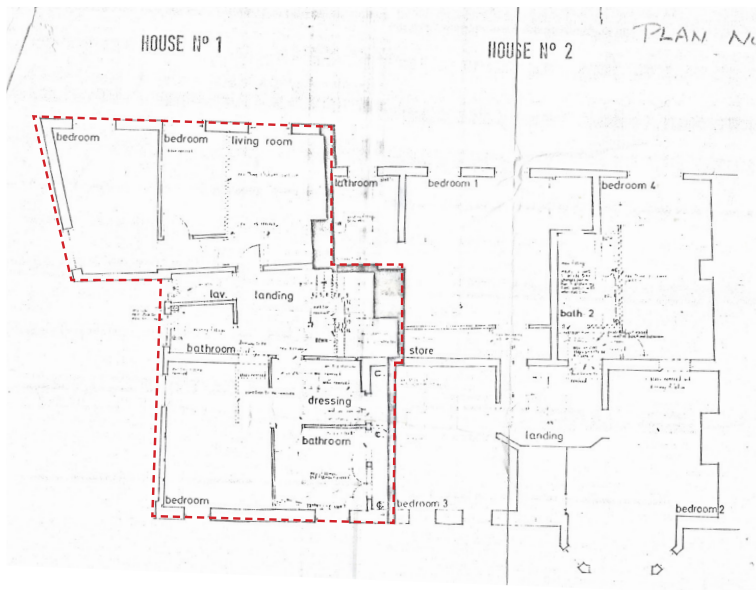
Existing ground floor plan



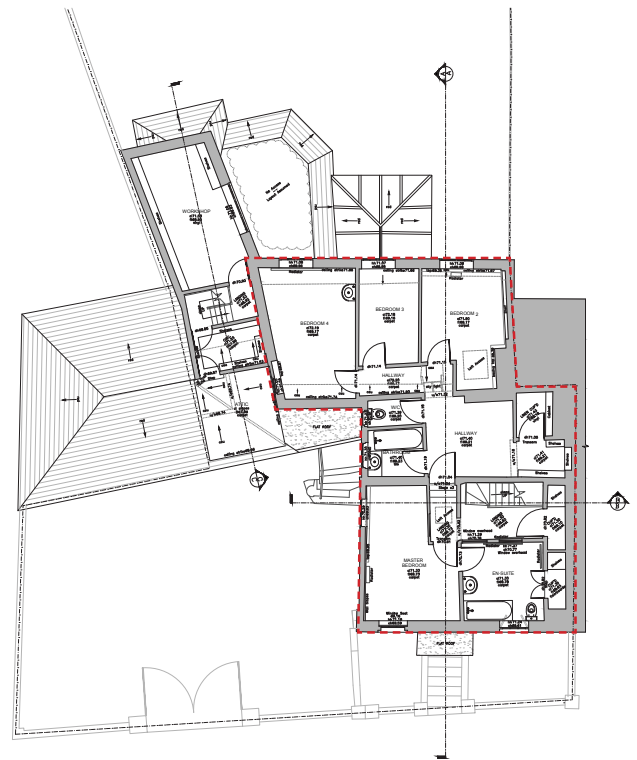
Historic plan of the original garage

Original building outline

The historic plans show that there have been many alterations made to the internal layout of the original property as well as several extensions have been introduced. The staircase to the rear of the house is a modern addition to the dwelling, hence the proposal to remove it will not affect the property's historic fabric as it's not part of the original house. The main staircase has also been relocated from its original position, hence the proposal to replace the staircase in a more generous form will not further impact the original structure beyond the changes already made. There were also many new internal partition walls and doors added, of which the removal or blocking up will not affect the building's historic fabric.



Historic first floor plan of the original building



Existing first floor plan

C.

Precedents

C1. Precedents

Relevant planning history

Address	Application no.	Proposed works	Approval
39 The Terrace, Wokingham, RG40 1BP	220825	“Householder application for proposed single storey rear extension, installation of glazed turret spiral staircase, extension of existing first floor roof terrace with 2No. rooflights, new terracing, lawns and stone pathing to the rear, and associated fenestration, following removal of integral spiral staircase.”	Granted June 2022
31 The Terrace, Wokingham, RG40 1BP	202259	“Application for Listed Building consent for the proposed replacement and relocation of gas boiler from basement to first floor with exterior pipework.”	Granted November 2020
25 The Terrace, Wokingham, RG40 1BP	190622	“Application for listed building consent for the proposed erection of a single storey rear extension following demolition of existing single rear extension and renewal of existing timber gates.”	Granted April 2019
5 The Terrace, Wokingham, RG40 1BP	171800	“Listed Building for the proposed erection single storey rear extension, reconfiguration of first floor bathroom/W.C, replacement windows to rear elevation and internal alterations to form W.C to kitchen entrance.”	Granted August 2017
27 The Terrace, Wokingham, RG40 1BP	110966	“Proposal for Ground floor rear extension, proposed addition of velux window on rear elevation ,chimney,boiler flue to the roof, roof repairs, lowering of rear patio area, provision of new door and windows to front elevation and new doors to rear, repairs to garden wall in rear garden.”	Granted July 2011

C2. Supporting Documents

Supporting documents submitted with this application:

- Heritage Appraisal by Armour Heritage

Commentary from the reports on the proposal:

Heritage Appraisal:

“This assessment identified that the majority of the internal works proposed affect only modern fabrics, many associated with a 1989 Planning Consent for a number of alterations including a rear extension.

A number of relatively minor impacts in historic fabrics have been identified, however. It is concluded that, in the context of the overall improvements to the property, they are not considered of such magnitude as to adversely affect the ability to appreciate or understand the Listed Building. These effects are minor affecting only small, isolated areas within the property.

The proposals have been assessed in the context of an understanding that the property has been subject to significant alteration since its original construction. In this context it is concluded that the works proposed will serve to add to the developmental and evolutionary architectural journey.

Positive aspects identified include the remodelling of the rear stairs, the refurbishment of upper windows to the rear elevation, the improvement of alterations undertaken following the 1989 Planning Consent and an overall improvement in the ‘liveability’ of the house, allowing for its considered function as a viable property into the 21st century.

In respect of potential effects on the setting of the adjacent No. 45 The Terrace, protected under the same Listing, the wider urban setting to this property effectively mirrors that of No.47, although it is recognised that the exterior to No. 47 forms a small element of it.

Alterations proposed include a new extension to the rear to replace the existing conservatory, whose design is considered incongruous with the historic built form of No. 47. Other alterations are more minor in nature comprising improvements and alterations to the rear and front steps, and the refurbishment of the upper rear windows. None of the external alterations proposed are considered to have the capacity to adversely affect the setting or significance of No. 45.

In respect of the Conservation Area, the Site has been assessed as a positive contributor to its character and appearance, forming an important architectural element of the varied historic built form of The Terrace. No. 47 represents one of a number of evolved buildings along the street and it is considered that the minor external refurbishments and improvements proposed will contribute further to the architectural diversity and the wider value of the built form of the Conservation Area. Overall no capacity for harm to the character and appearance of the Conservation Area has been found in relation to the proposals, with a degree of benefit and enhancement clearly identified.”

D.

Conclusion

D. Conclusion

- The new proposal is for internal alterations and minor external alterations which improve the external appearance of the property
- The proposal will have no impact on the neighbouring and the host building.
- The use of materials and products will be in high quality and in keeping with the character of the area.
- The proposal follows the local and national policies.
- Accordingly AJK believes that the application can be approved by Wokingham Borough Council.

September 2024, AJK Architecture + Design Ltd