



Ridgeway

Design and Access Statement

Residential Rear and Side Extension

25 Ridgeway
Wargrave
RG10 8AS

20 September 2024
Reference: 2240-P600-P2



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Introduction

This Design and Access Statement has been prepared by Holtham Newman Architects Ltd. on behalf of Lucy Dickinson and Tom Price and outlines the proposal for a two storey side extension and a single storey rear extension at 25 Ridgeway, Wargrave RG10 8AS.

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



Google Maps, Oct 2022



Site Location and Context

The site is located on the southern side of Ridgeway in Wargrave, off one of the cul-de-sac roads close to The Copse. The property is a detached house, located in the middle of a row of five houses all built at the same time. Access to the property is across the entrance to the property at no.23, where a is covenant in place to allow this passing.

The front boundary (northern) is formed by low level shrubbery and a tree, which wraps around the front eastern boundary. The remaining eastern boundary is formed by the side wall to the house and a timber garden fence. The rear (southern) boundary is formed by a brick wall shared with the property at no. 61 Ridgeway. The current western boundary is formed by a timber fence to the rear and the existing garage, it is then open to the front garden with the property at no.27 Ridgeway.

The proposed site is 0.033ha.

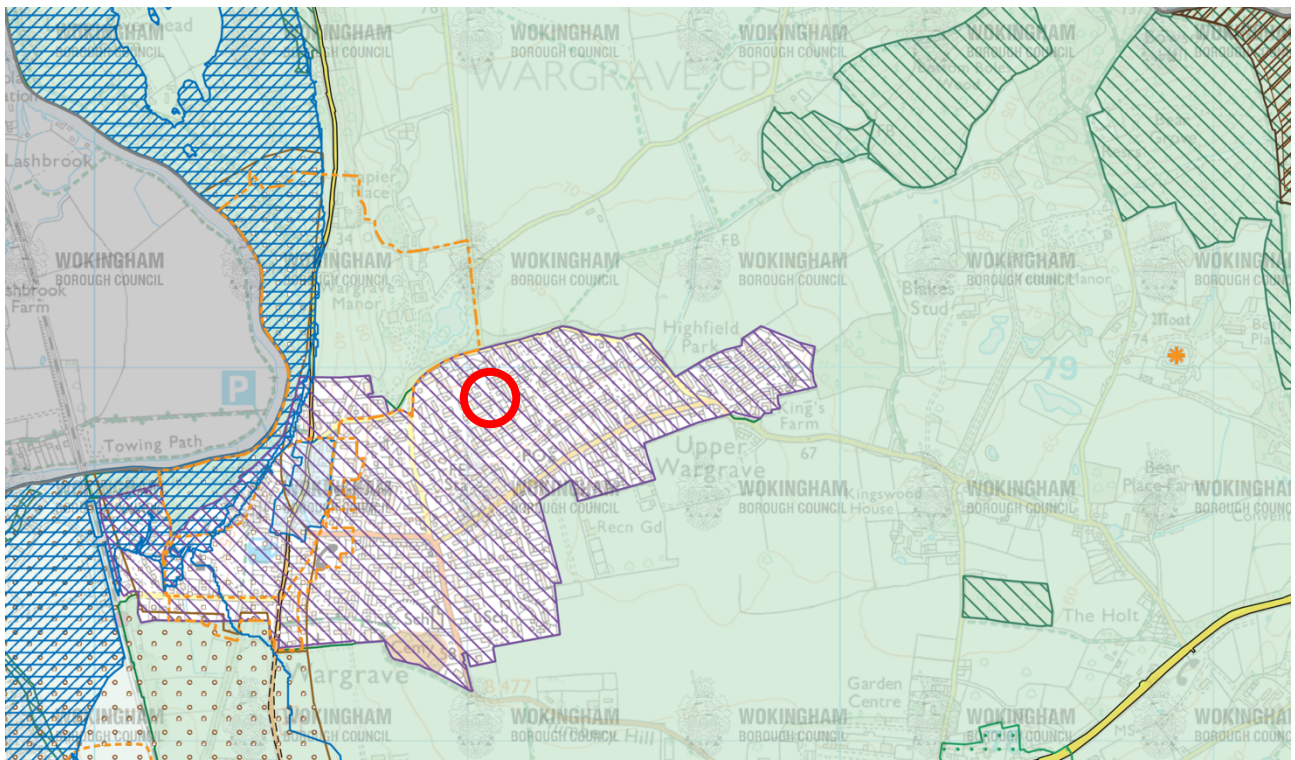
The surrounding area is predominantly residential 2 storey houses.





Site Location and Context Cont.

The site falls within the major development location on the Council's policies map shown below (Map A).



Map A from Wokingham's website Oct 2022.



Planning History

Several other houses along Ridgeway have also extended to the side and rear, this includes no.27 and no.29 which sit alongside no.25. Both of these houses have undertaken two storey side extensions, as well as rear extensions similar in size and scale to the proposals.

The proposals have mirrored the design of these previously approved extensions, to be in keeping with the surrounding area, whilst maximising the site opportunity for a larger family home.



Image from Google maps Oct 2022



Design Proposal

The scheme design is for a two-storey side extension and ground floor single storey rear extension, to a detached house. The house is within a row of 5 detached houses in a residential area within the settlement of Wargrave.

The side extension proposes to demolish the existing garage building along the western boundary and erect a two-storey extension to the house, with a new access path and new timber fence along this boundary. The proposal incorporates a garage, utility, and office space at first floor, with a new family bathroom and bedroom at first floor.

The garage has been stepped forward to align with the existing bay window, whilst the first floor has been set back to be subservient to the original property. A new pitched roof is proposed across the front of the property to remove the existing flat roof to the bay window, as well as creating a covered entrance in front of the front door. This is in keeping with the style of the neighbouring properties. A new gabled ended pitched roof is proposed at roof level, stepping back from the main roof.

To the side extension to the rear is proposed to have double pitched roofs at the ground and first floors. This maintains a low-level roof line, whilst retaining the character of the property. The majority of the windows are proposed to face south into the private garage, with a single back door along the western boundary. A new window at first floor and access door at ground floor are proposed to face towards to eastern boundary, although these are set back 6.8m from the boundary.

There is a single storey rear extension to the main house, which has been incorporated to maximise the open plan living space internally. This proposal has a flat roof with a lantern roof light to allow as much natural light as possible into the property. A sloping roof would not be suitable for this extended area due to a clash with the first floor windows and as it is a small area to the rear the flat roof is not impacting on the character of the property.

Materials

The existing property had a red brick base, with a white/cream render finish above. This style can be seen across many neighbouring and surrounding houses in this area. The proposal is to retain this style, with red brickwork at the lower level and white/cream render above.

The new proposed roofs are to be tiled to match and suit the existing tiled roof.



Proposed Front (North) Elevation



Planning Policy

The proposals put forward in this application, have carefully considered the Wokingham Borough Council Design Guide, Supplementary Planning Document (June 2012).

This includes the depth of the garden, where the rear extensions are proposed the majority of the garden is 11.5m long, with a small area being 8.8m long. It should be noted that the position of the office, which reduces the garden length to 8.8m, is on the same footprint of with the existing garage building.

Also, we have reviewed the 45 degree line with the first floor extension, against the neighbouring property (no.27 Ridgeway) inline with R18. We can confirm that the first-floor proposals meet the requirements set out in figure 4:30 of the design guide.

Access and Parking

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

The external parking arrangements currently includes for two off street parking space. The landscaping to the front of the house is proposed to be altered to allow for an increase to three parking spaces.

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.