

353 NINE MILE RIDE,
WOKINGHAM, RG40 3NH



Design & Planning Statement

Application for the
erection of a replacement
dwelling with a swimming
pool.

Issue: Planning

Date: June 2025

Ref: 1038



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A collaborative of architects
and designers with an agenda.

The Wine Store, Brewery Court,
Theale, Reading RG7 5AJ

+44 (0)118 380 0328
design@colonyarchitects.com

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1. Introduction

- 1.1. This statement has been prepared by Colony Architects on behalf of Lee Jobson to support an application for the erection of a replacement dwelling with a swimming pool.

2. Site Setting & Surroundings

- 2.1. The property is located in Finchampstead, a village in the south of England. London being the closest city is located 41 miles northeast of Finchampstead, and Reading being the closest town is located 12 miles northwest of Finchampstead.
- 2.2. The property is a detached dwelling, with the garage making up part of the ground floor. It's positioned in on Nine Mile Ride, on a slightly narrow and long plot in a residential area.

3. Use, Design & Amount

- 3.1. The proposed erection of a replacement dwelling with a swimming pool.
- 3.2. The proposal has been designed to be a replacement dwelling that retains parts of the existing dwelling, including some of the existing walls and floor (shown in grey on the proposed drawings).
- 3.3. The proposed external materials are a combination of stone, brick and render to match the neighbouring properties and the layout of the entrance, doors and windows on the front elevation are also designed to reflect the neighbouring properties.
- 3.4. The proposal extends beyond the existing footprint to the rear and the east side of the building to match the massing of the neighbouring properties. The roof has also been raised slightly so that the ridge height is the same as the neighbouring properties.

3.5. Cycle, and bin collection facilities will remain the same as the existing house. The garage will not be replaced, however, the existing driveway provides adequate parking and will be retained. These highway / utility concerns will not change as a result of the proposals

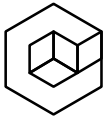
4. Community Involvement Statement

4.1. The proposal is small scale and offers limited involvement with the community.

5. Conclusion

5.1. The proposal is modest with no change in the character of the street setting

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