



Design & Access Statement

2 Usk Road
Tilehurst

23059
June 2024
Revision

2 Usk Road, Tilehurst (MWA 23059)

0.0 Introduction - Applicant Statement



Fig.01 View of the site

Purpose of Application;

This Design and Access Statement is prepared by Mathewson Waters Architects as part of a Householder Planning Application on behalf of the applicant, Mr Smith who seeks permission to extend 2 Usk Road, Tilehurst.

The property as existing is a 3 bedroom semi-detached dwelling with an integrated single garage. Externally the application describes a proposed two storey extension with hard paving and new vehicle access to the site.

The design of the proposed extension has been carefully considered so as to remain in keeping with the character of the surrounding buildings.



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1.0 Design Statement

Purpose of the statement:

This statement has been prepared by Mathewson Waters Architects on behalf of the applicants Mr & Mrs Smith.

The purpose of this statement is to explain:

“the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with”

Para. 80, DCLG Circular 01/2006

This statement should be read in conjunction with the plans and other supporting documents that have been submitted.



Fig.02 OS Block Plan



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2.0 Application Location



Fig.03 Google Satellite View

Description and Location:

2 Usk Road is located in Tilehurst, a suburb of Reading in Berkshire. Tilehurst is primarily a residential area with a mix of housing types, ranging from Victorian and Edwardian homes to more modern developments. The community is well-served by local amenities, including schools, parks, and shops.

2 Usk Road is a 3 bedroom semidetached dwelling on a corner plot, constructed in facing brickwork with a clay tile roof.



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3.0 Site & Setting



Fig.04 Google View of the surrounding area

Site & Setting

The site of the proposed application is located on the junction with Cockney Hill and Usk Road.



Fig.05 Google View of the site.



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3.1 Site & Setting cont..



Fig.06 View of proposed new access.

Site & Setting Cont..

The new proposed vehicular access is to be adjacent to 1 Cockney Hill. The existing post box (see Fig.06) will be retained. The surrounding buildings are predominately residential, of similar design with additions to the original dwellings.



Fig.07 View of current access



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4.0 The Proposal— 2 Storey side extension.

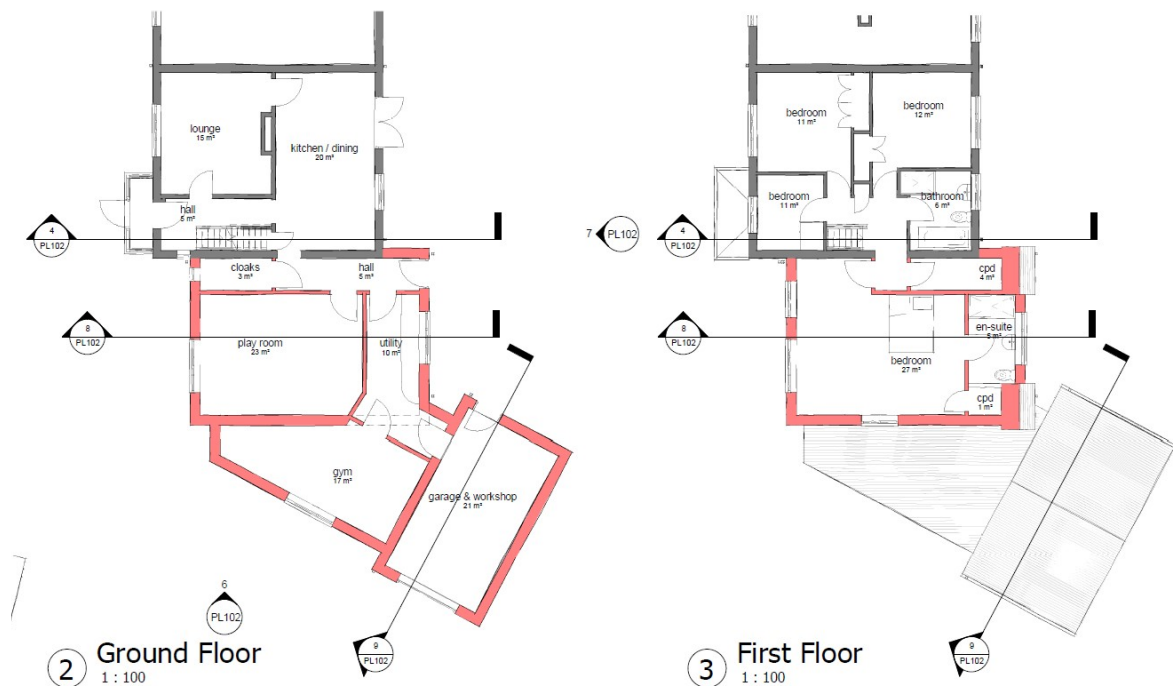


Fig.08 Typical Grd Floor Plan and 22009.10 Typical 1st Floor Plan

The application:

The project involves constructing a two-story side extension to accommodate various functional spaces on the ground floor and a new master bedroom with an en-suite on the first floor. The extension will use materials that match the existing structure, including buff brick, concrete tiles, and aluminum windows and doors.

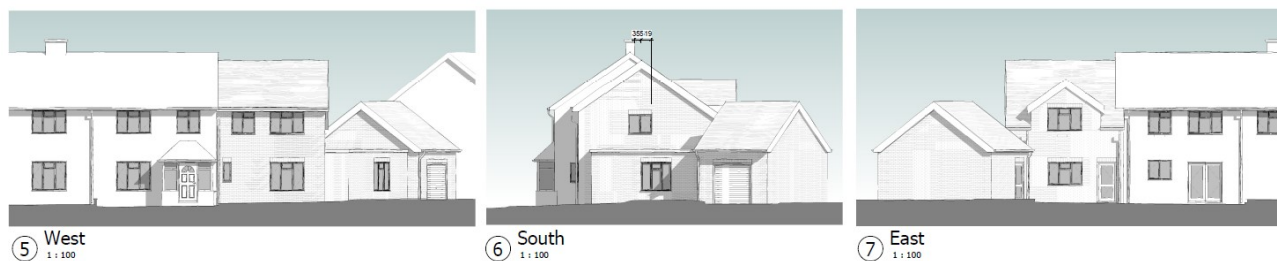


Fig.09 Proposed Elevations.



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4.1 The Proposal—Materials.



Fig.10 Existing House.

The application - Materials

Exterior Design:

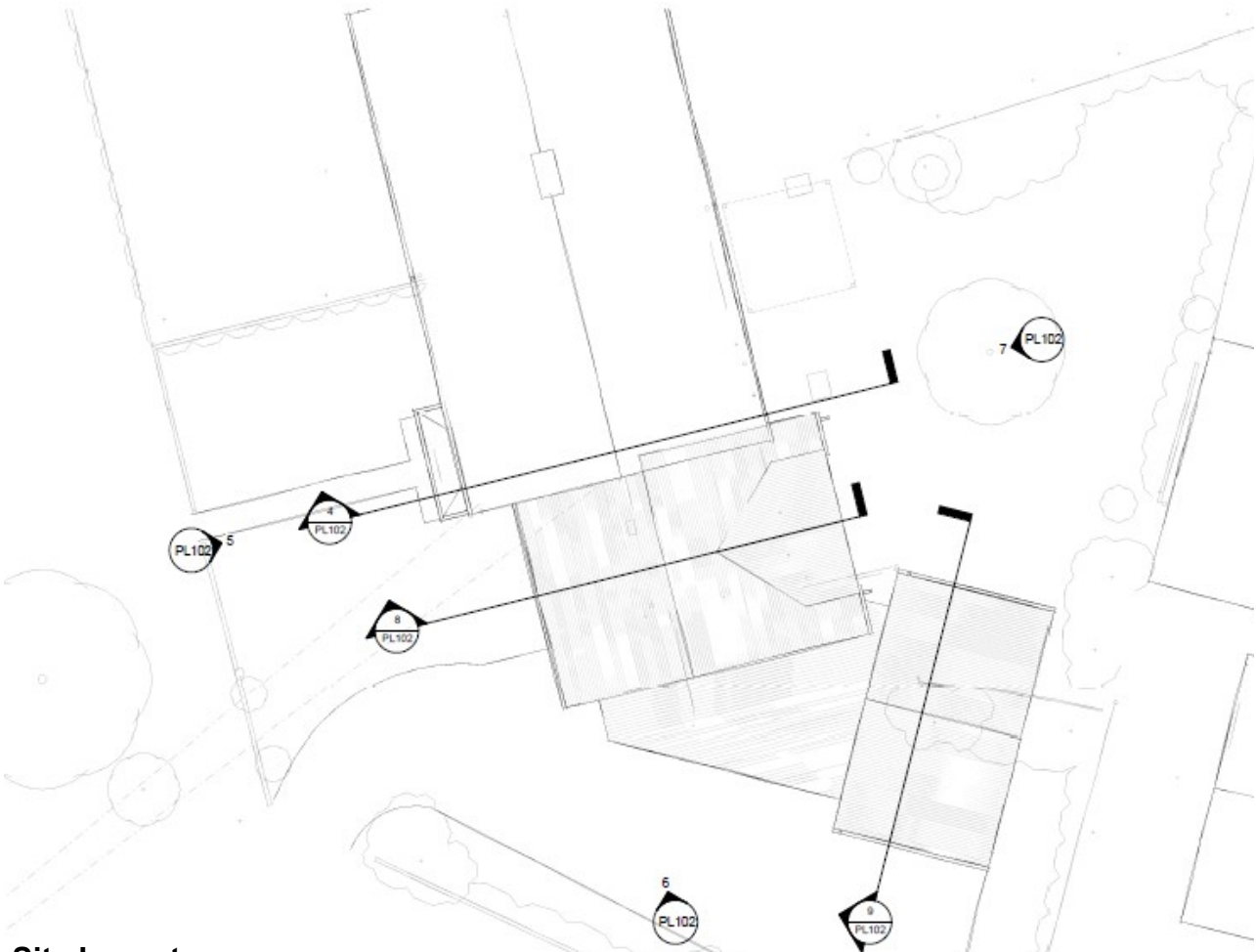
- - Match the proposed materials with the existing structure by using buff brick and concrete tiles.
- - Use aluminum windows and doors for consistency with the current style.
- - Ensure the extension blends seamlessly with the existing building, maintaining the architectural coherence.

Interior Design:

- Aim for a modern and cohesive look throughout the new spaces.
- Use neutral colors and high-quality finishes to create a timeless aesthetic.
- Incorporate design elements that enhance functionality and comfort.



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Site Layout

Ensure the new extension aligns with the existing building's site orientation and footprint.



Fig.15 Front elevation



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5.0 Highway access and parking

Proposal

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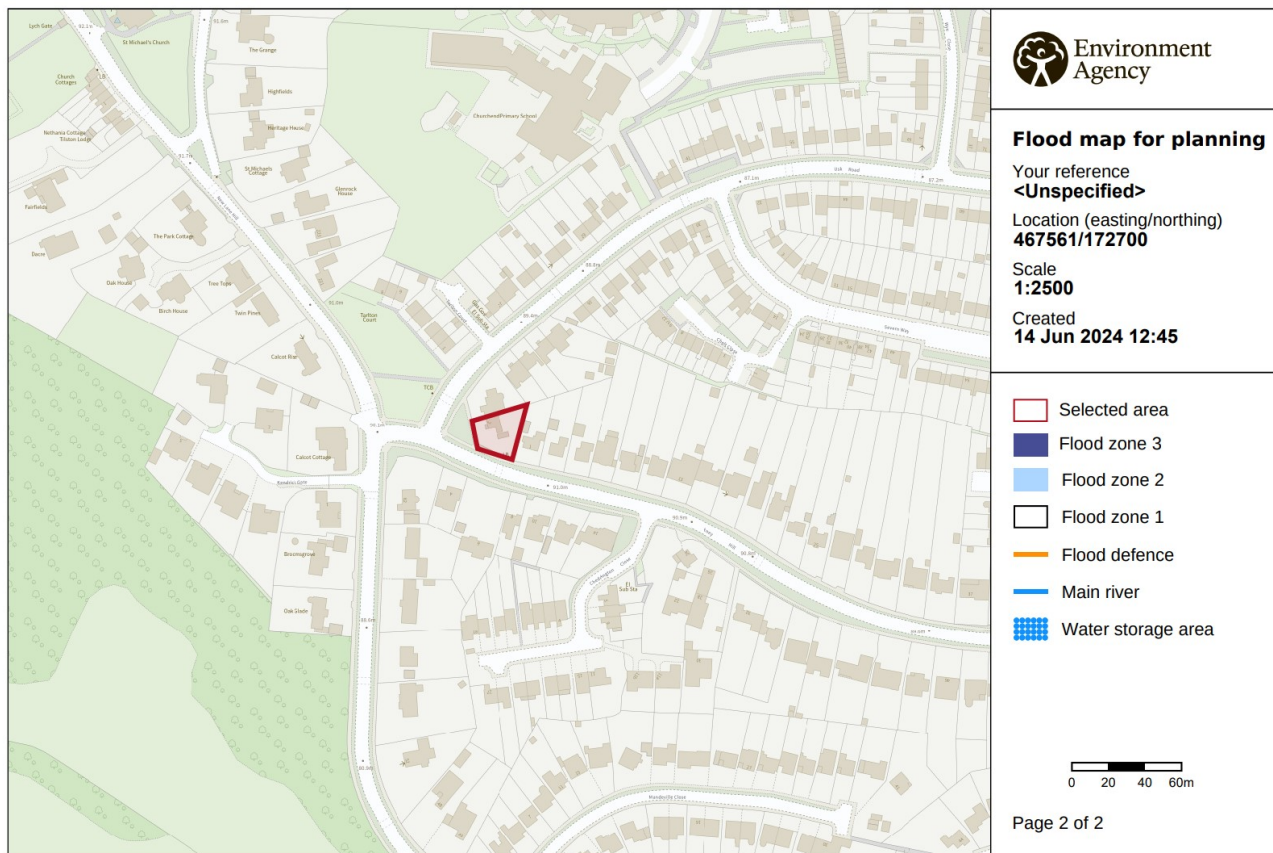
Highways - Car Parking

The existing parking space will be retained and supplemented with an additional garage. The current access point will be preserved, and a new access point will be created to facilitate straightforward entry and exit of vehicles, eliminating the need for a turning circle.



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6.0 Flood Zone - Risk Analysis



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Flood Risk Assessment

2 Usk Road, Tilehurst is located in flood zone 1 and the Environment Agency have no record of historic flooding of the property.

The site is located within a low risk of surface water flooding

No additional protective measures are required.

Standard protective measures are proposed in line with the Environment Agency Standing Advice.

Protective measures are proposed as proscribed in the flood risk assessment.



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7.0 Biodiversity - Ecology (Protected Species)

Protection of Breeding Birds

The applicants are aware of their responsibilities under the Wildlife and Countryside Act 1981. Whilst it is not intended to remove or otherwise destroy habitat currently used by breeding birds, care will be taken to minimise disturbance to birds nesting in the hedgerows and adjacent woodland between March to August.

Protected species under EU Regulations

Bats and other protected species

The applicants understand that all bats and their roost sites are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2010 from disturbance and harm.

The submitted Biodiversity checklist indicates a low risk of disturbance to other protected species.

A phase 1 Bat Survey prepared by Arbtech Consultants is included in a separate Biodiversity Appendix



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8.0 Planning Policy

The following Wokingham Borough Council Development Plan Policies/Guidance are understood to be of relevance:

Policy

It is understood that the following National and Local Plan Policies apply;

National Planning Policy Framework (NPPF)

CS1: (1)
CS3: a, c, d & f
CS5:
CC03:
TB05:
TB06: 1, 2 a I, ii, iv
TB21:
R1-R4:
R9-R11:
R13-R14:
R22:
P2:

Planning History

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Planning Considerations

The main planning considerations are:
The principle of development;
The impact on the character of the area;
The impact on amenity;
Highways;
Arboriculture;
Ecology.

