

Design, Access and Heritage Statement

Address

7 Glebe Road, Reading – RG2 7AG



Figure 1 - Picture of Front Elevation

Introduction

This Design and Access Statement supports the proposed development at 7 Glebe Road, Reading. This document outlines the design principles, site context, and accessibility considerations in relation to the proposed works. The proposed development seeks to enhance the existing property while maintaining the character of the surrounding area.

Heritage and Conservation Area Context

7 Glebe Road is located within the Christchurch Conservation Area, designated by Reading Council to preserve the architectural and historic character of the locality. The area is recognised for its cohesive streetscape and traditional building styles, which contribute to the unique charm of the neighbourhood. The property currently comprises a single storey detached dwelling with a converted loft, featuring a garage and a rear garden. The site is surrounded by similar residential properties, contributing to a uniform streetscape.

Proposed Development

The proposed works include:

- A rear ground floor extension to create additional kitchen space.
- Modifications to the internal layout to improve functionality and spatial efficiency namely an open plan kitchen dining living area for more social living conditions.
- Installation of rooflights to enhance natural lighting.



Figure 2 - Rear Elevation and 3D of Proposal

Design Principles

The design approach has been informed by the existing architectural character of the property and its surroundings. The key principles guiding the development include:

Scale and Form

- The proposed rear extension maintains a single-storey height, ensuring minimal visual impact on neighbouring properties, the eaves of the extension are aligned with the existing roof to ensure a uniform and seamless transition.

Materials and Appearance

- The extension will be constructed using materials that match the existing dwelling, including brickwork and roof tiles, to ensure seamless integration.
- Windows will be designed to reflect the existing architectural style of the house. The new bi-folding doors at the rear are designed in black which is in keeping with the new open plan kitchen and is of a similar colour to the roofing tiles.

Impact Assessment

The proposal aligns with key policies within the Reading Borough Council's Local Plan, ensuring that the development respects local planning principles. Specifically:

- CC7 (Design and the Public Realm) – The design is sympathetic to the surrounding built environment, using materials that match the existing dwelling to ensure continuity within the Christchurch Conservation Area.
- H9 (Extensions to Dwellings) – The rear extension and dormer are proportionate to the original building and surrounding properties, maintaining the overall character and scale of the area.
- EN1 (Protection and Enhancement of the Historic Environment) – As the property is located within the Christchurch Conservation Area, the design has been carefully considered to preserve and enhance the area's historical and architectural significance.
- EN6 (Energy Efficiency and the Carbon Footprint of Development) – The installation of rooflights and improved insulation within the new extension will contribute to energy efficiency, aligning with sustainability goals set out by the council.

Neighbouring Amenity

- The proposed extension has been designed to minimise overshadowing and overlooking of adjacent properties.
- The positioning of windows and rooflights ensures privacy is maintained for both the occupants and neighbouring residents.

Streetscape and Character

As part of the Christchurch Conservation Area, 7 Glebe Road is subject to planning considerations that ensure any development respects the historical and architectural integrity of the area. The rear extension will not be visible from the public realm, ensuring the streetscape remains unaffected.

Access

The proposal does not alter the principal access arrangements to the property.

Conclusion

The proposed development at 7 Glebe Road has been designed with sensitivity to the existing property and its surroundings.

The scheme provides additional living space while respecting the scale, character, and privacy of neighbouring properties. The use of matching materials and sympathetic design ensures the development integrates seamlessly with the existing built environment.

It is my belief that this proposal represents a well-considered and positive enhancement to the property, improving both functionality and aesthetic quality.