



Design & Access Statement

2 Usk Road
Tilehurst

23059
June 2024
Revision C

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 & Mrs 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.

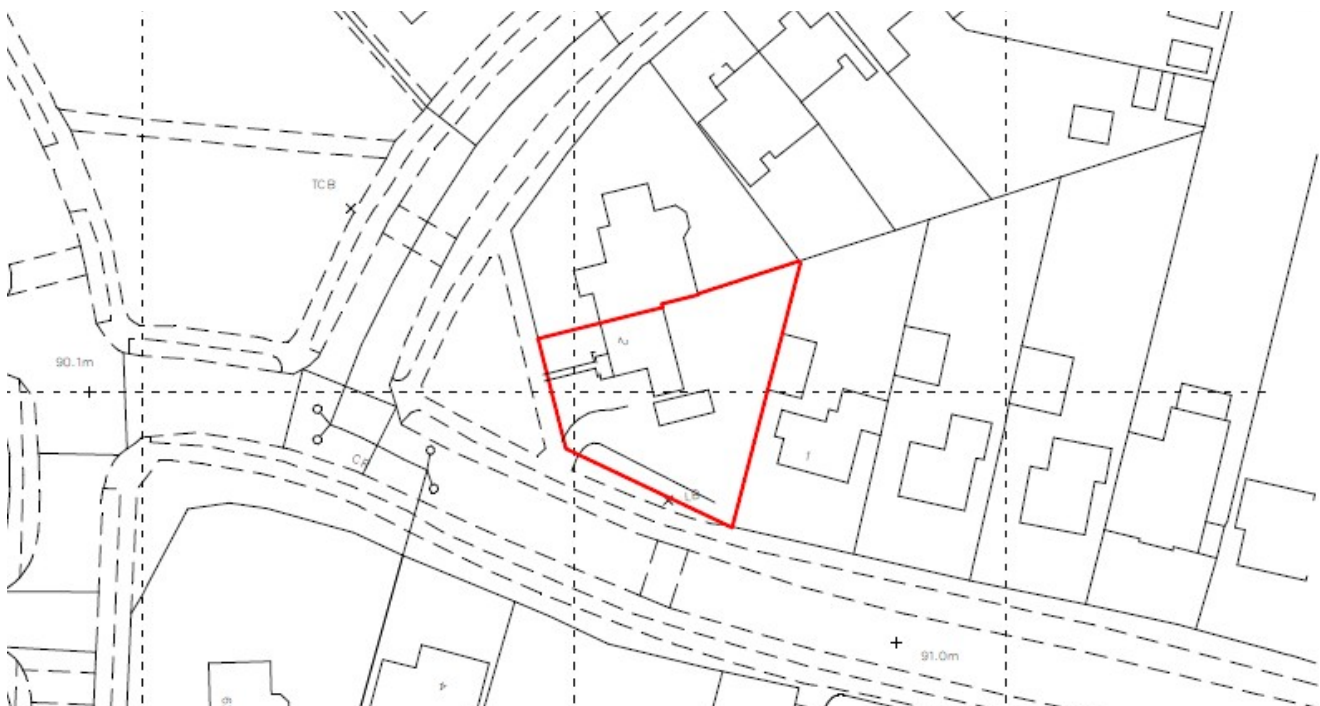


Fig.02 OS Block Plan



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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 extension.



Fig.07 View of current access



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4.0 The Proposal— 2 Storey side extension.

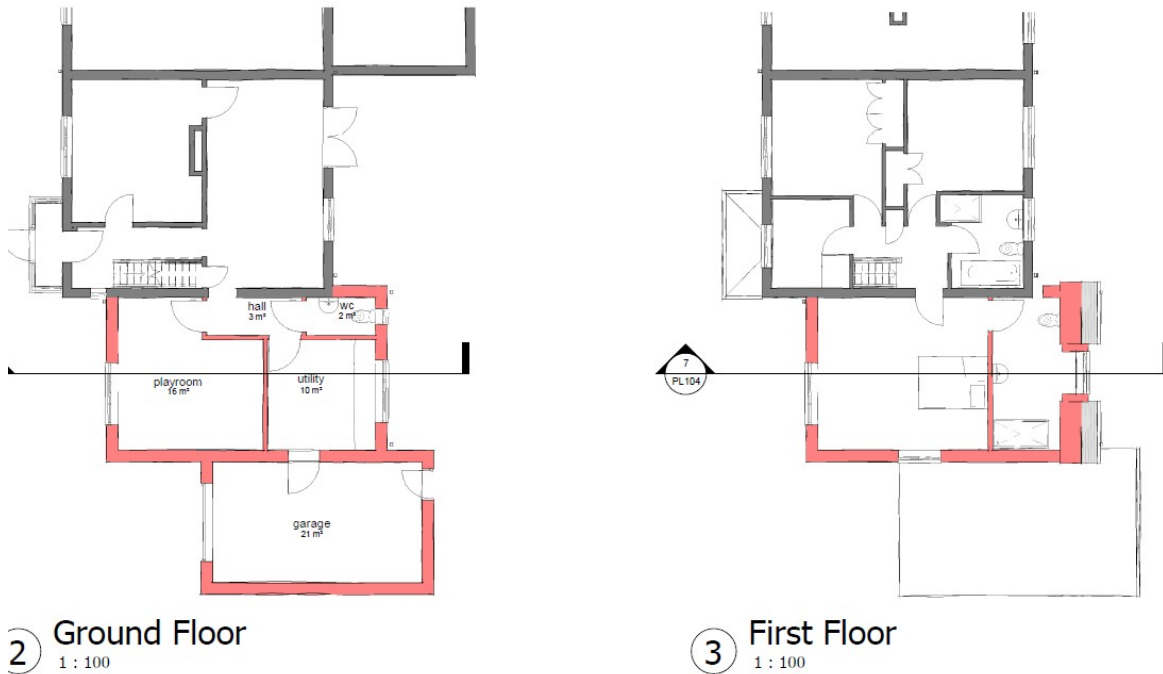


Fig.08 Typical Grd Floor Plan and 22009.10 Typical 1st Floor Plan

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:

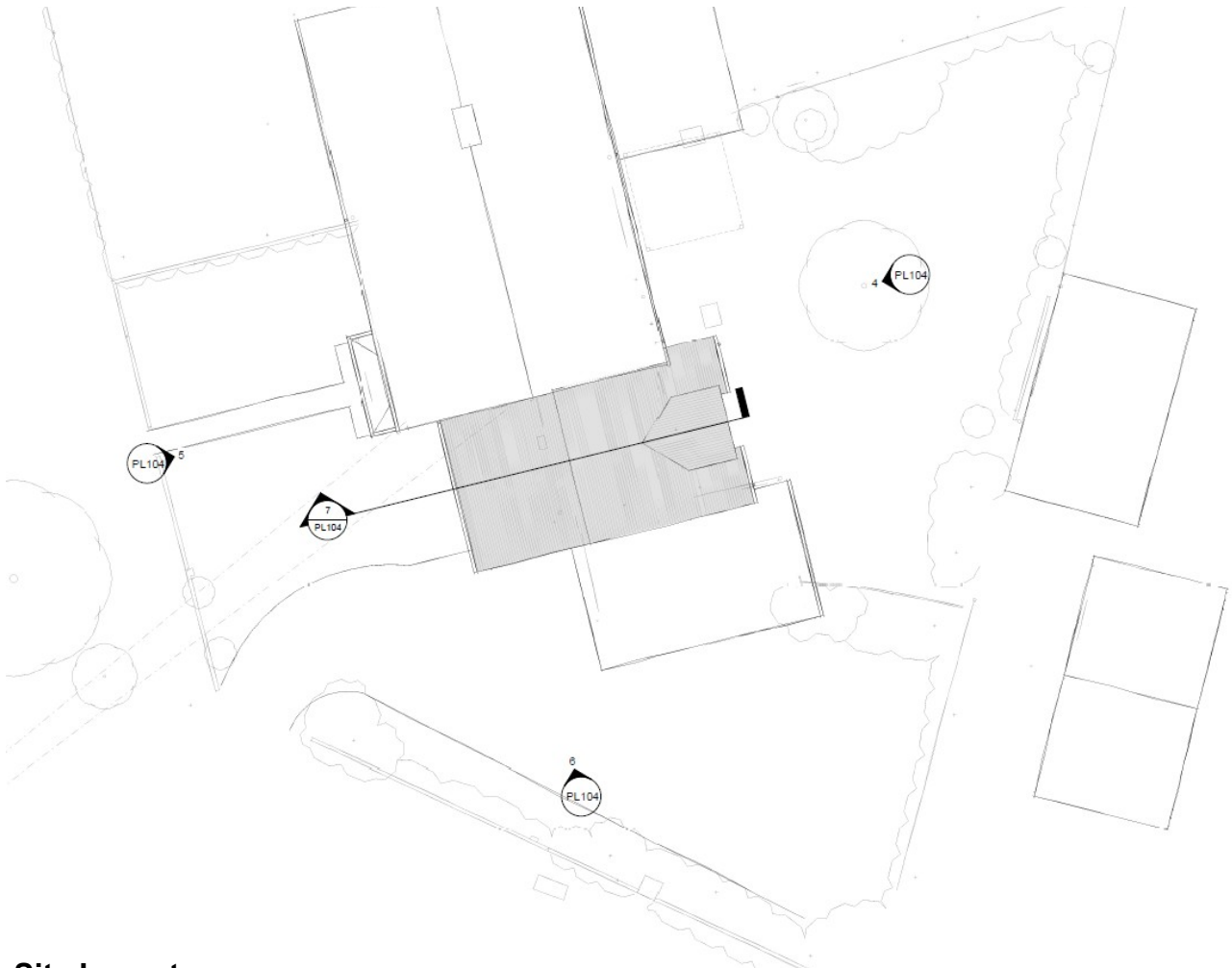
- - Match the proposed materials with the existing structure by using buff brick and concrete tiles.
- - Use aluminum windows and doors for consistency with the current style.
- - Ensure the extension blends seamlessly with the existing building, maintaining the architectural coherence.

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

The proposed extensions have been sited behind the perceived building line.



Fig.15 Rear elevation



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5.0 Highway access and parking

Proposal

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 aluminium windows and doors. The general massing of the proposal is to be similar to that of 4 Usk Road. The 2 storey element is set back from the face of the main dwelling with a lower ridge height. The garage is proposed to have a flat roof similar to that of 4 Usk Road.

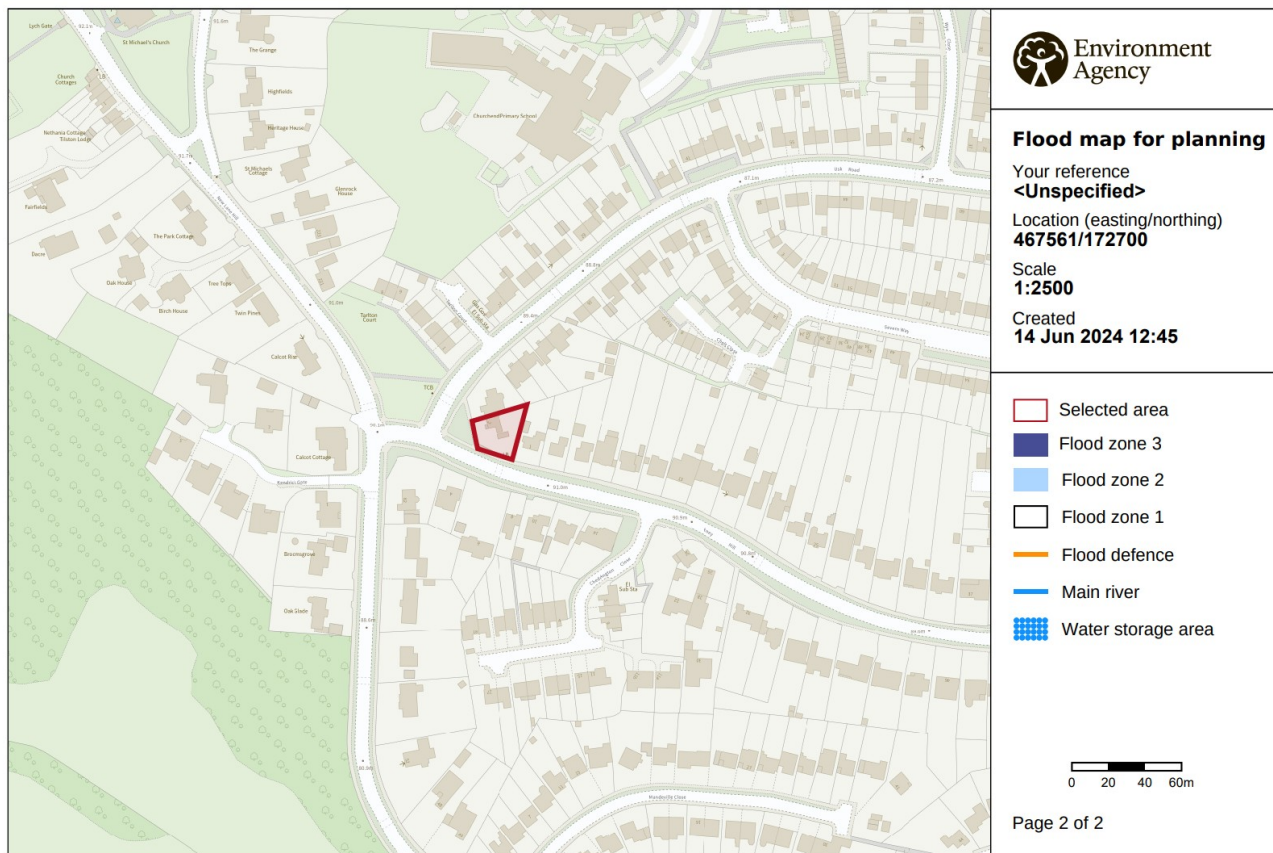
Highways - Car Parking

The existing parking space will be retained and supplemented with an additional garage. The current access point will be preserved.



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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.



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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 Policy

National Planning Policy Framework 2024 (as amended)

National Planning Practice Guidance 2014 onwards

General Permitted Development Order (2015) as amended

Reading Borough Local Plan (2019)

Policy CC1: Presumption in Favour of Sustainable Development

Policy CC7: Design and the Public Realm

Policy CC8: Safeguarding Amenity

Policy H9: House extensions and Ancillary Accommodation

Policy EN14: Trees, Hedges and Woodland

Policy TR3: Access Traffic and Highway-related Matters

Policy TR5: Car and Cycle Parking

SPG/SPD

Revised Parking Standards and Design SPD 2012

Design Guide to House Extension SPD March 2021

Planning History

PL/24/0822- Erection of a two-storey side extension with new vehicular access - Withdrawn

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.



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8.1 Planning policy and response to Pre-application advice

Design and Character

Policy CC7: Design in the Public Realm and Policy H9: House extensions.

The 2 storey side extension has been reduced in overall width compare to the pre-application submission and has a smaller dormer window. The current property has an approximate total of 440 sqm of amenity space which will be reduced by 27 sqm to approximately 413 sqm. The natural open feel of the existing dwelling will be retained with the proposal. The proposed materials match those of the existing property and the overall massing is similar to that of 4 Usk Road.

Policy CC8: harm to neighbouring properties.

The garage has been repositioned from the previous scheme and the new vehicle access removed.

Policy H9: Biodiversity.

The proposed extension and replacement garage have been located mainly over the original footprint of the 26sqm of demolition. The 2 storey extension sits forward of the existing single store building on a section of hard standing. The loss of any biodiversity has been kept to a minimum and well below the 25 sqm threshold.

