

46 Shinfield Road

Design and Access Statement

March - 2025

Project Details



Client Property Address:

46 Shinfield Road
Reading
RG2 7BW

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Statement Contents



1 Introduction & Context

2 Site Analysis

1. Site View
2. Existing Property

3 The Proposal

1. Proposed Design
2. Sustainability

4 Impact on Neighbours

5 Character Statement

6 Conclusion

Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 46 Shinfield Road, RG2 7BW.

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

The suggested description of development is as follows: *Proposed ground and first floor rear extension, pergola, heat pump, solar panels, floor plan redesign and all associated works at 46 Shinfield Road.*

The proposed works include the following:

- Partial demolition of existing ground floor rear extensions

Character and Significance

46 Shinfield Road is a detached single family dwelling, located in an area with a mix of property sizes, building types and architectural styles.

46 Shinfield Road benefits from a wide plot and spacious front and rear gardens with significant tree cover.

Built mainly of grey brickwork the front elevation presents three gable end walls / roofs above three bay windows with a high level of detailing in red brickwork to cornices, level bands, wall piers and sandstone to window lintels.

The rear facade equally shows three gable ended walls / roofs, built of red brickwork but of a different hue / composition compared to the front facade red brickwork and keeps with sandstone lintels to window openings at first floor and red brick soldier lintels above ground floor openings.

Site Analysis

2.1 Site View

The application site is located on 46 Shinfield Road, RG2 7BW and is not within a Conservation Area.

46 Shinfield Road is a detached single family dwelling, located in an area with a mix of property sizes, building types and architectural styles.



Site Analysis

2.1 Site View

No.46 benefits from a small sized edge protected roof terrace within the large flat roof.

The existing property is enclosed at all times of the year by extensive tree coverage, which effectively protect against potential privacy impacts.

The dwelling first floor rear projection is slightly aligned with no. 50; and stepped back from no. 42.

No.42 ground and first floor central projection extends out to around the edge of no.46 patio.



Site Analysis

2.2 Existing Property



Existing Front



Site Analysis

2.2 Existing Property



Existing Rear



Site Analysis

2.2 Existing Property



Existing Sides

The Proposal

3.1 Proposed Design

The following design criteria is key to allow an extension at ground and first floor levels that is in keeping with the host property, does not have an adverse impact on the character of the wider area, nor does it impact on the street scene or neighbouring properties amenities:

- To respect the existing urban grain / form / mass / volume and architecture
- To propose external materials that complement the host dwelling house
- To propose an extension that also provides benefits to the wider area and public

Access and transport

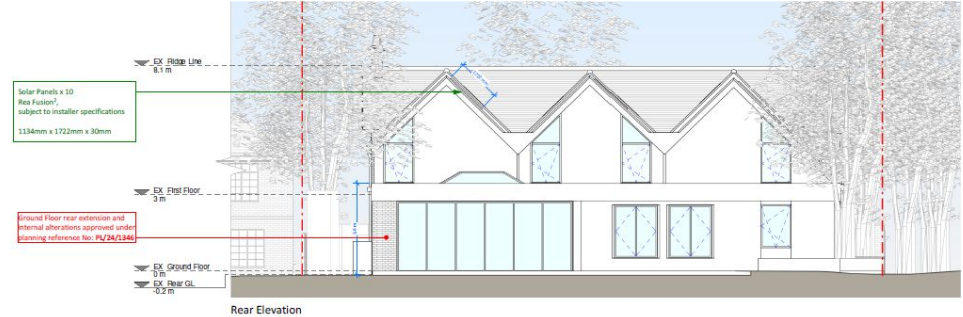
Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy.



It is important to note that the proposed works for the ground floor extension have already been approved under planning application reference: **PL/24/1346**

Therefore, the proposed changes for the first-floor rear extension aim to optimize the property and accommodate the needs of the client, ensuring that the house is suitable for a growing family requiring additional habitable spaces.

With regard to the design, careful consideration has been given to maintaining the existing roof shape, form, and mass. The proposed extension involves a similar approach by extending the three gable-ended walls/roof, thereby preserving the dwelling's original form and character.

The Proposal

3.2 Sustainability

- Tree Survey and Arboricultural Report
- Heat Pump (electricity based heating system)
- Water Butts (surface rainwater harvest system)

Other measures under consideration
to be addressed in a future planning application

- Living Roof
- Solar Panels
- Battery Store
- Bat Housing

Impact on Neighbours

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be little impact to neighbouring properties:

- Due to the position and orientation of the proposal site the neighbouring property at no. 50 will not be overshadowed.
- Due to the proposed low eaves height design to the rear gable roofs, the neighbouring property at no. 42 will not be overshadowed.
- The proposed extension will be inline with SPD guidance in terms of height and depth, it is well established that this impact in minimal.
- Heights have been kept to a very minimum along shared boundary lines



No.50 to North / Northwest;
No.42 to South / Southeast of the site

Character Statement

The proposed ground and first floor rear extension has been designed in line with the SPD to complement the appearance of the house and accentuate the high quality and differing architectural styles of the area.

The proposal will preserve the character of the application site and enhance its appearance.

Conclusion

The proposed development at 46 Shinfield Road would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF.

The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the wider area.