



Chazey Road

Design and Access Statement

Residential Loft Conversion, Rear Extension and Garage Conversion

22 Chazey Road

Reading

RG4 7DS

30 October 2025

Reference: 2518-P600-P2



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Introduction

This Design and Access Statement has been prepared by Holtham Newman Architects Ltd. on behalf of M. Hatch and H. Jeffery and outlines the proposal for a loft conversion to the main property, a two-storey rear extension and garage conversion at 22 Chazey Road, Reading RG4 7DS.

This report will present the design proposal alongside relevant surrounding context and planning policies.



Google Maps, Jun 2025



Site Location and Context

The site is located on the northern side of Chazey Road in Caversham Heights north of the River Thames. The property is a detached bungalow, located towards the end of the row of dwellings on this road. There is a significant slope up and down along this road and creating level changes between each dwelling, including the property at 22 Chazey Road and the neighbouring properties. Access to the property is directly from Chazey Road.

The front boundary (southern) is formed by shrubbery and a cross over onto the driveway. There is then a fence forming the eastern boundary, which carries on into the rear long gardens. To the west, there are some shrubs and then a timber fence further along this boundary, which also continues into the garden. The rear boundary (northern) bounds with the Mapledurham playing fields.

The proposed site is 0.106ha.

The surrounding area is predominantly residential 1, 2 and 3 storey residential dwellings. There is a mixture of styles and designs to the street, ranging from brick bungalows with pitched dormers, to gable ended 2/3 storey rendered properties.

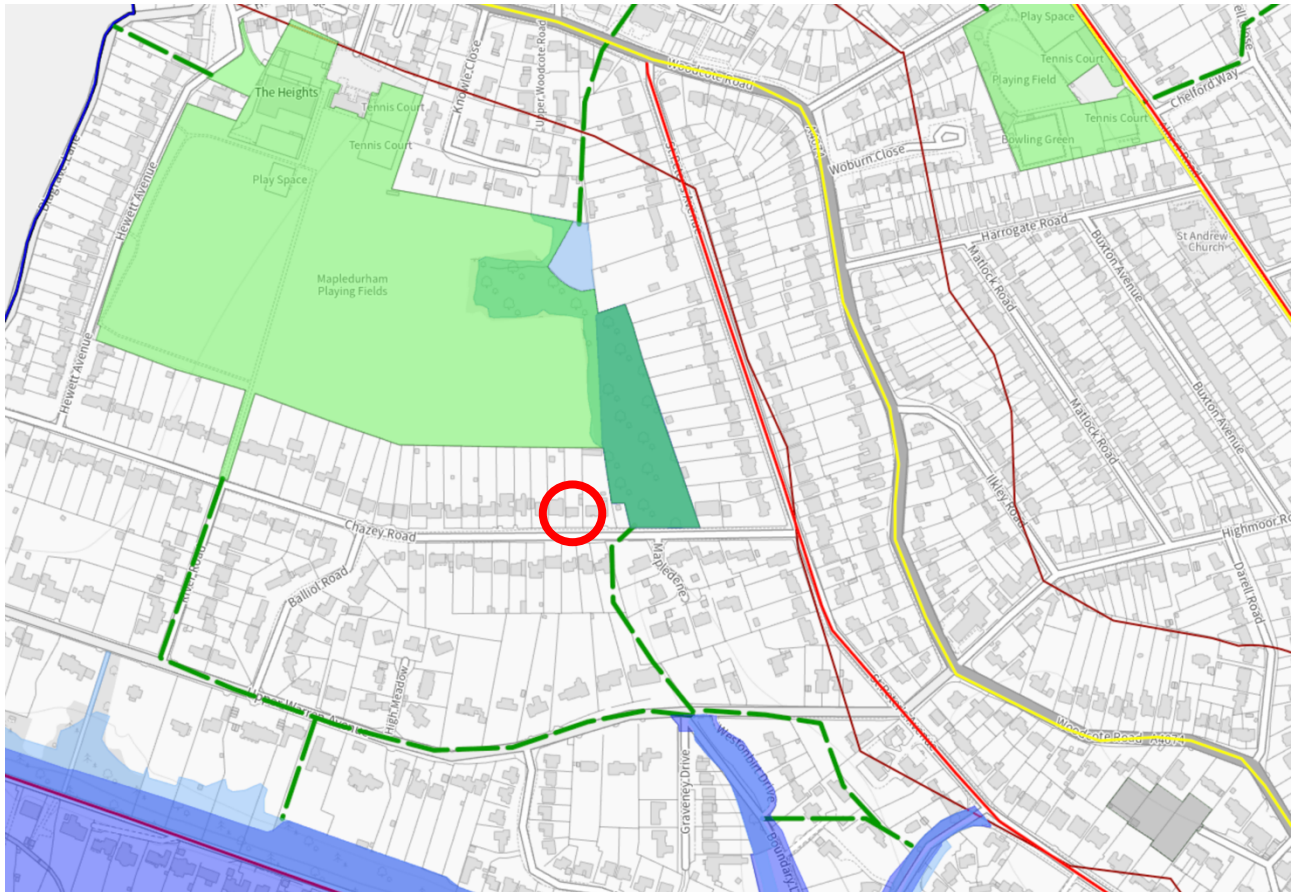


View from half down the rear garden



Site Location and Context Cont.

The site falls within the modest development location on the Council's policies map shown below (Map A).



Map A from Reading Council's website Jun 2025.



Design Proposal

The scheme design is for a loft conversion to the existing property with new front and side facing dormers. As well as a two-storey rear extension, creating a new gable end to the bungalow, linking and converting the existing garage.

The proposal looks to maintain the front elevation proportions with the feature gable window to the front bedroom, as well as the front door and lounge windows. To the rear the new extension creates a new open plan, kitchen living dining room, with large opening doors onto the beautiful and well maintained garden. The middle of the property has been repurposed for ancillary spaces, such as a utility, side door and boot room, as well as the new staircase to the first floor. Making best use of this internal space.

The change in levels around the property and within the garage have been carefully reviewed and have become a feature within the rear open plan spaces. The steps breaking up the living and dining area, with additional break out spaces for family life. This also includes a home office space.

Upstairs, the dormers to the front and side create two new bedrooms and family bathroom, with the two-storey rear extension housing the master bedroom suite, with a view across the back garden. This brings a good balance of bedroom and living spaces across the two floors, providing a good sized family home on a large plot in the borough.

Materials

The existing property has a reddy brown brick with dark concrete tiles, the proposal includes for upgrading the property aesthetics' as well as the extensions. The existing property is to be rendered in an off-white colour, keeping the brickwork at low level. The windows will also be upgraded as part of the proposals to match with any new windows proposed.

The roof tiles are proposed to be replaced where required, and a new dark coloured tile will be chosen, in keeping with the existing surrounding properties. The new dormers will be clad in tile hanging similar to surrounding properties, to compliment the new rendered finish below.

We have chosen to keep the brickwork finish to the garage only, this is to break up the front and rear elevations and prevent this looking like a block of render. Also, although the garage has been linked back to the original property with the rear extension, it still projects from the main footprint and therefore we felt it was important to keep its own existing character.

The design proposal has been carefully considered to create a family home with additional space for 4 bedrooms and open plan living space to the rear. The proposal has been designed to improve the liveability of the home and to improve the thermal performance and well-being, creating a more sustainable home through improved finishes internally and externally.



Planning Policy

The proposals put forward in this application, have carefully considered the Reading Borough Council design guide and supplementary planning policy documents.

This includes the design of the front facing dormers proposed, where we have incorporated sloped roofs where possible and positioned windows to create privacy for the property and its neighbours.

Access and Parking

The pedestrian and vehicle access from Chazey Road are not proposed to be altered.

The external parking arrangements currently includes for three off street parking space. This is proposed to be maintained.

Waste Management

General waste and recycling bins are collected from the street by the town council, which is not proposed to be altered.

Sustainability

Any new building elements will be designed to meet Building Regulations Part L, upgrading the energy efficiency wherever possible.