

Design, Access & Heritage Statement

8 Glebe Road, Reading, RG2 7AG

Proposal:

Single-storey part side extension and side infill rear extension including conversion of garage into a habitable room and alterations to the fenestration.



Front View



Rear View

1. Introduction

This Design, Access and Heritage Statement has been prepared in support of a householder planning application at 8 Glebe Road, Reading. The proposal seeks to provide a sensitive and high-quality extension to the existing dwelling while respecting the established character of the Christchurch Conservation Area and the surrounding residential environment.

The works are designed to enhance the usability of the dwelling by optimising internal space for modern living without detriment to neighbouring amenity or the heritage setting.

2. Site and Surroundings

8 Glebe Road is a detached residential property located within a predominantly residential area of Reading. The dwelling forms part of a consistent suburban streetscape characterised by traditional brick façades, pitched roofs and modest rear additions.

The property currently comprises a single-storey structure with a loft conversion, integral garage, driveway and private rear garden.

3. Heritage and Conservation Area Context

The site is located within the Christchurch Conservation Area, designated by Reading Borough Council for its special architectural and historic interest. The area is characterised by late Victorian and Edwardian domestic architecture, traditional building materials and a cohesive streetscape form.

The proposal has been designed with full regard to the heritage context. The extensions are modest in scale, subordinate to the host building, and utilise matching materials to preserve the conservation area's character and appearance.

4. Proposed Development

The proposal consists of:

- Part single-storey side extension to accommodate a utility room and WC.
- Side infill rear extension to form an enlarged open-plan kitchen-dining-living arrangement.
- Conversion of the existing garage into a habitable room, including replacing the existing double garage door with a single entrance door and window.
- Rooflights to improve natural daylight to internal spaces.
- Fenestration alterations including black-framed rear bi-folding doors.

The design approach has prioritised a respectful and seamless integration with the host dwelling and the surrounding context.

5. Design and Materials

- External materials (brickwork, tiles and detailing) will match the existing property to retain visual consistency.
- Windows will follow existing proportions, with high-quality detailing consistent with the local vernacular.
- Rear bi-folding doors will be black to complement the modern internal layout while remaining visually unobtrusive at the rear.

The form and scale of the extensions are fully proportionate and do not dominate the original dwelling.

6. Impact on Heritage & Streetscene

- The extension is located primarily to the rear and side, with minimal visibility from the public realm.
- The proposal maintains the rhythm, appearance and openness of the streetscene.
- The development will preserve the character and appearance of the Christchurch Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Neighbouring Amenity

The proposal has been carefully designed to safeguard neighbouring amenity:

- No loss of light or outlook due to modest scale and positioning.
- No unacceptable overlooking as window placement is designed to avoid direct views into neighbouring habitable rooms.
- Rear extension height and depth are consistent with typical domestic extensions in the area.

8. Access

The existing access arrangements are retained. There will be:

- No change to vehicular or pedestrian access
- Level access retained where existing
- Internal layouts improved for accessibility and usability

9. Relevant Planning Policy

The proposal accords with National and Local Planning Policy, including:

National Planning Policy Framework (NPPF, 2023)

- **Chapter 12** – Achieving well-designed places
- **Chapter 16** – Conserving and enhancing the historic environment

Reading Borough Local Plan (2019)

- **Policy CC7** – Design & the Public Realm
- **Policy CC8** – Safeguarding Amenity
- **Policy EN1** – Protection of Historic Environment
- **Policy EN4** – Locally Important Heritage Assets & Conservation Areas
- **Policy H5** – Residential Standards

The proposal respects heritage significance, achieves high-quality design and protects residential amenity.