

## Design and Access Statement – 83 Cardiff Road, Reading RG1 8ES

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**On behalf of:** Imran Hussain

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### 1. Introduction

This Design and Access Statement has been prepared to accompany a householder planning application for a single-storey rear extension to the ground-floor flat at **83 Cardiff Road, Reading RG1 8ES**.

The statement explains the design rationale and access considerations for the proposal in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework (NPPF).

The site is not located within a conservation area and is not a listed building. There are no listed buildings in the immediate vicinity.

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### 2. Site and Context

The property forms part of a terrace of two-story red-brick houses, with some façades painted. The dwelling adjoins 85 Cardiff Road on one side and is slightly set apart from 81 Cardiff Road on the other. The surrounding street consists of similar terraced dwellings many of which have existing rear and dormer extensions of varying forms and materials, the opposite side of the street contained new terrace houses.

To the rear of the properties is a long run of gardens terminating at a railway line limiting views in this direction distant views.

The ground-floor flat currently includes a small kitchen, hall, bathroom, and bedroom to the rear existing extension, this extension occupying approximately **19 % of the total garden area**.

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### 3. Design Proposal

#### 3.1 Description of Works

The proposal involves extending the existing single-storey rear projection **to the full width of the garden**, creating **7.5 m<sup>2</sup>** of internal floor area. The extension will result in a total footprint covering approximately **29 % of the garden space**.

The height of the extension will be **430 mm higher** than the existing extension. Both neighbouring dwellings have rear extensions of greater height, therefore the proposal sits comfortably within the existing pattern of development.

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#### 4. Design Rationale

##### Use

The proposal serves the **residential use** of the existing ground-floor flat. It converts a disjointed layout of small rooms into a single open-plan **kitchen/living/dining space** with a **larger bathroom**, providing improved functionality and modern living accommodation. The extension will provide increased thermal and acoustic insulation to the property, especially relevant due to the proximity of the railway.

##### Amount

The extension adds **7.5 m<sup>2</sup>** net floor area, remaining proportionate to the overall property and garden size.

##### Layout

The new layout rationalises circulation and provides direct connection to the garden via new **aluminium bi-fold doors**, replacing the existing French doors. The previous side-door garden access will be removed, and the adjacent external area will become a **lightwell**. This lightwell will be **painted or rendered white** to provide daylight to this adjoining bedroom and will feature a **green-wall** on one face.

##### Scale

The single-storey form remains low in height and subordinate to the host dwelling. The minor height **increase of 430 mm** accommodates the newly insulated roof construction while respecting the established eaves line of other extensions.

##### Appearance

The proposed extension will be constructed in **red brickwork to match the existing house**, ensuring visual continuity.

The roof will incorporate a large **glazed skylight** providing generous natural light to the new kitchen space.

The new **bi-fold door** will be in **powder-coated aluminium**, offering a contemporary but sympathetic appearance.

The newly formed **lightwell (1,385 × 1,585 mm)** will be **painted or rendered white** to maximise light reflectance into the adjacent bedroom and hall.

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## 5. Access

The property is accessed directly from Cardiff Road via the existing entrance, which remains unchanged.

Internally, the change in level from front to rear of the flat will be **reduced by one step**.

External garden access will be solely through the new bi-fold doors; there are no alterations to the shared or public access arrangements.

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## 6. Sustainability

The proposal enhances the dwelling's environmental performance by:

- Increasing **natural daylight** through the large rooflight and lightwell.
  - Improving the **thermal efficiency** of the rear envelope through modern insulation standards and new double-glazed units.
  - Optimising the use of the existing building footprint rather than extending further into garden space.
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## 7. Planning Context and Neighbouring Impact

Given the modest scale, matching materials, and limited height increase, the extension will have **no adverse effect on neighbouring amenity**.

Both adjoining properties already contain larger rear extensions, ensuring the proposal is in keeping with the established character of the rear elevation pattern along this section of Cardiff Road.

The extension's design and materials are consistent with Reading Borough Council's Residential Design Guide SPD principles for subordinate additions.

The proposal seeks to infill the recess between the existing rear projection and the shared boundary with No. 81. The adjoining property to the west (No. 81) was rebuilt following wartime bomb damage and sits detached from the original terrace form. It also features a more recent single-storey rear extension positioned approximately 300–400 mm off the boundary. The narrow gap between that extension and the boundary wall already forms a small area of dead space with no functional use or visual openness. The proposed single-storey rear infill will therefore simply continue the built form along this section, aligning with the existing extension at No. 81 and avoiding any additional sense of enclosure. The development will not result in a tunnelling effect or significant loss of light or outlook to neighbouring occupiers. It remains subservient in scale and consistent with the prevailing rear building line.

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## 8. Conclusion

The proposed single-storey rear extension at **83 Cardiff Road** represents a **modest and well-considered enhancement** of the existing dwelling.

It provides a better-lit, more functional internal arrangement while maintaining a respectful relationship with neighbouring properties and the wider context.

The design is **sympathetic to the character of the host building**, uses **matching materials**, and maintains **appropriate scale and proportions**.

There are **no impacts on access, heritage assets, or residential amenity**, and the proposal accords with relevant local and national planning policies.

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