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ARCHITECTURE

Design & Access Statement

6 Filbert Dr, Tilehurst, Reading RG31 5DZ

Proposed
Single-storey rear extension

Date 26.01.2026

**Design is a
dialogue between
place, purpose,
and people.**

ΔION.E approaches every project with a commitment to thoughtful, contextual, and inclusive design. Our Design & Access Statements articulate not only *what* we propose, but *why*—demonstrating how design decisions respond to the site, local character, and the needs of all users..

“Design is a dialogue between place, purpose, and people. Our role is to make that dialogue meaningful—translating context and aspiration into design that is coherent, inclusive, and transformative.”

Eva Dionysiou / Managing Architect

Contents

1. Introduction	p.4
2. Site and Context	p.5
3. Design Proposal	p.6
4. Use and Amount	p.7
5. Layout	p.8
6. Scale and Massing	p.9
7. Appearance and Materials	p.10
8. Access and Inclusivity	p.11
9. Sustainability	p.12
10. Conclusion	p.13

Introduction

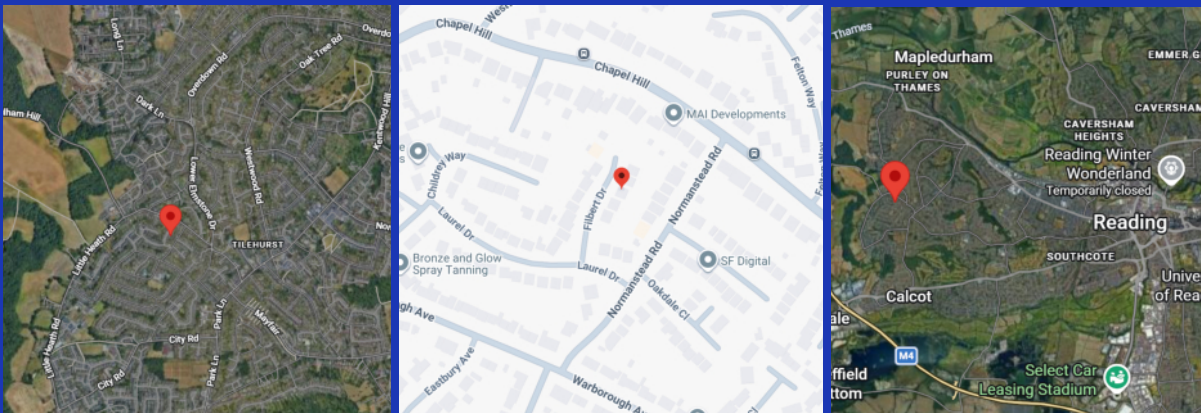
This Design and Access Statement has been prepared in support of a planning application for a single storey rear and side extension at **6 Filbert Drive, Tilehurst, Reading RG31 5DZ**, together with associated landscape redesign works. The proposal will replace the existing conservatory with a more permanent and functional extension.

The proposal has been developed in accordance with the National Planning Policy Framework (NPPF) and relevant planning policies of **Reading Borough Council**, and seeks to respect the character of the host dwelling and the surrounding residential area.

The development aims to improve the quality and usability of the ground floor accommodation, providing enhanced internal living space and a stronger relationship with the rear garden. The design has been carefully considered to ensure it is appropriate in scale, form, and appearance.

Site & Context

6 Filbert Drive is a two-storey detached residential property located within an established suburban area of Tilehurst, Reading. The surrounding neighbourhood is predominantly residential in character, comprising detached and semi-detached family dwellings of similar scale and form, set within generous plots with private rear gardens. The area has a consistent and settled suburban character.



Location

The site is not within a conservation area, and there are no listed buildings on or immediately adjacent to the property. The proposed single storey rear and side extension and associated landscape works have been designed to respect the character of the host dwelling and the surrounding residential area, while protecting neighbouring amenity.



Property

Design Proposal

Proposal

The property currently includes a small kitchen and a rear conservatory which does not perform effectively as part of the building's thermal envelope, limiting its year-round usability. As a result, the existing arrangement does not adequately meet the needs of the family for practical, comfortable living space.

The proposal involves the demolition of the existing conservatory and the construction of a single storey rear and side extension to provide a larger, more functional kitchen and living area. The new extension will create a well-integrated space that improves internal layout, natural light, and connection to the rear garden, while significantly enhancing thermal performance compared to the existing structure.

In addition, associated landscape redesign works are proposed to complement the extension and improve the overall usability and appearance of the outdoor space. The design has been carefully developed to ensure the extension is proportionate to the host dwelling and respects the amenity of neighbouring properties.



Existing Rear Elevation



Proposed Rear Elevation

Use & Amount

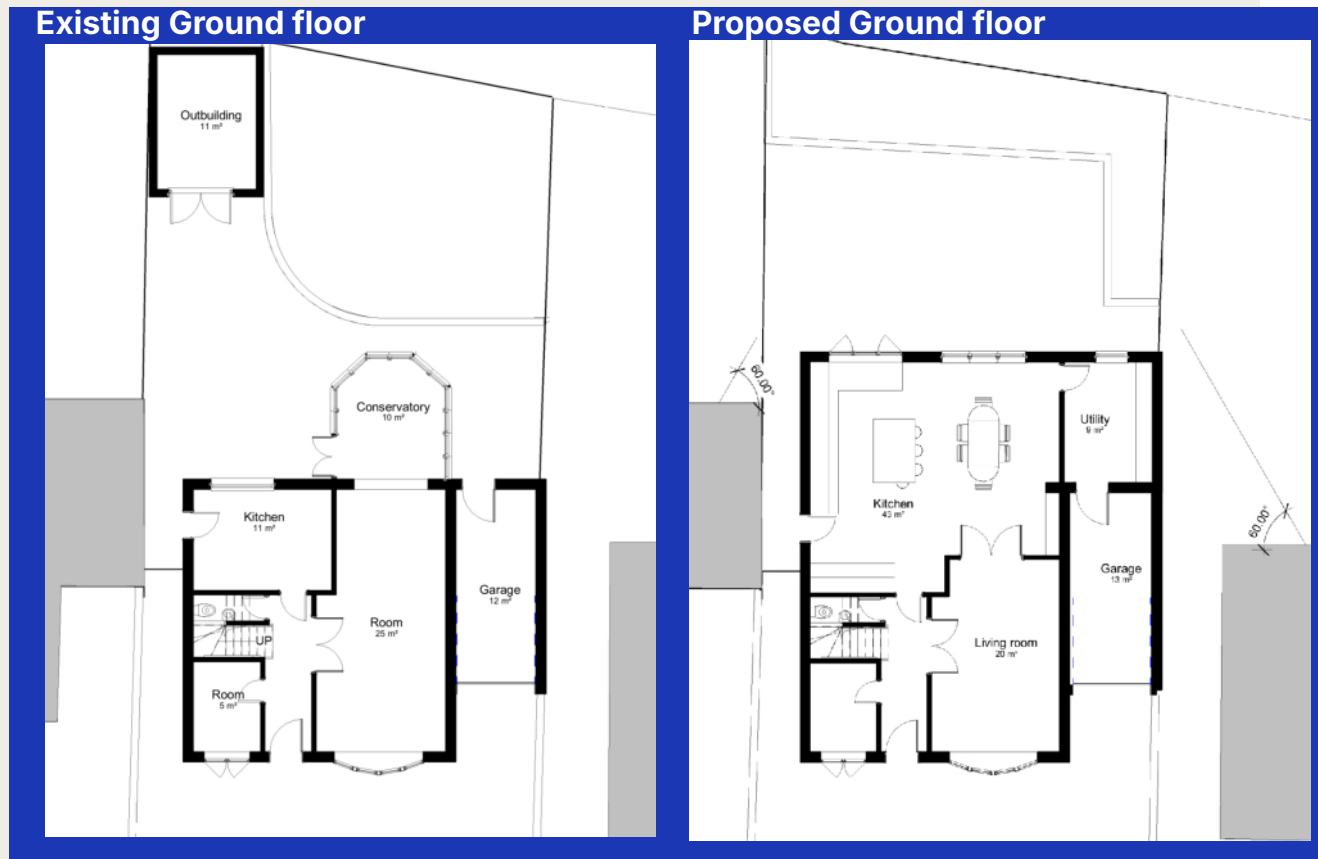
Use

The site will remain in residential use (C3), consistent with the existing and surrounding uses.

Amount

The proposed single storey rear and side extension will provide approximately 37 sq.m of new internal floor space. This extension will replace an existing 10 sq.m conservatory, which will be demolished as part of the works.

In addition, an existing 11 sq.m outbuilding within the rear garden will be removed. As a result, the overall built footprint within the site will remain proportionate, and the total development will remain below 50% of the site curtilage, in accordance with relevant local planning guidance.



Layout & Roof

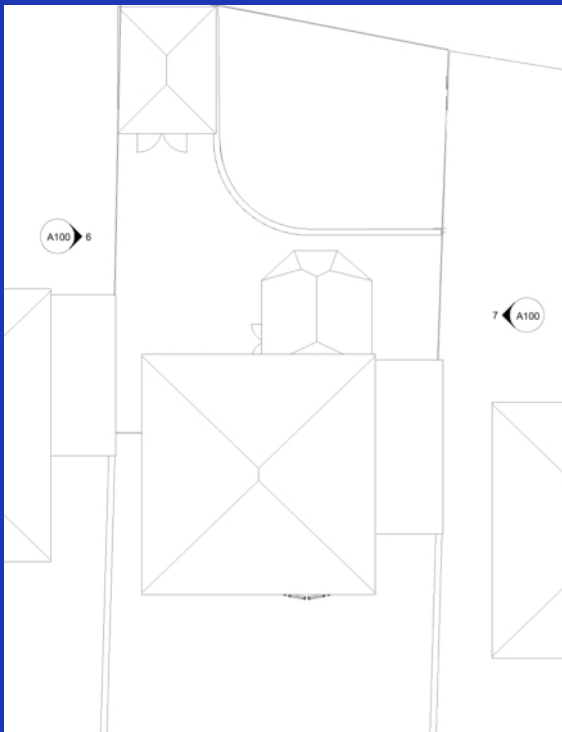
Layout

The proposed extension will allow the internal layout at ground floor level to be reconfigured to create a larger, more usable kitchen and living space that better meets the needs of the family. The existing kitchen is currently constrained in size, and the replacement of the conservatory will enable a more coherent and flexible layout with improved circulation, natural light, and a stronger connection to the rear garden. A secondary utility area is also provided to support the day-to-day needs of the family.

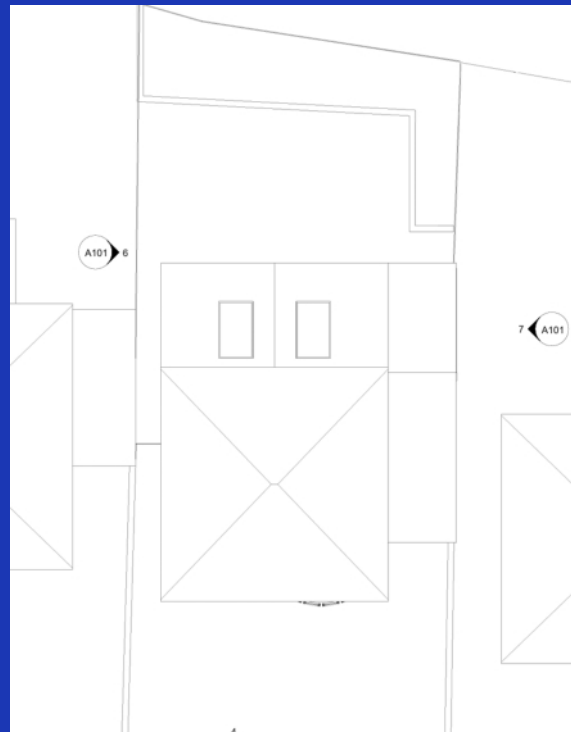
Roof

The extension will incorporate a combination of roof forms to respond to the site context and internal requirements. A pitched roof is proposed over the main kitchen and dining area, allowing for a vaulted ceiling and enhanced sense of space internally. A flat roof is proposed over the secondary element of the extension located behind the existing garage; this element will be largely hidden from public view and will provide a lower ceiling height appropriate for the utility space. This approach ensures the development remains visually discreet while improving internal functionality.

As existing



As proposed

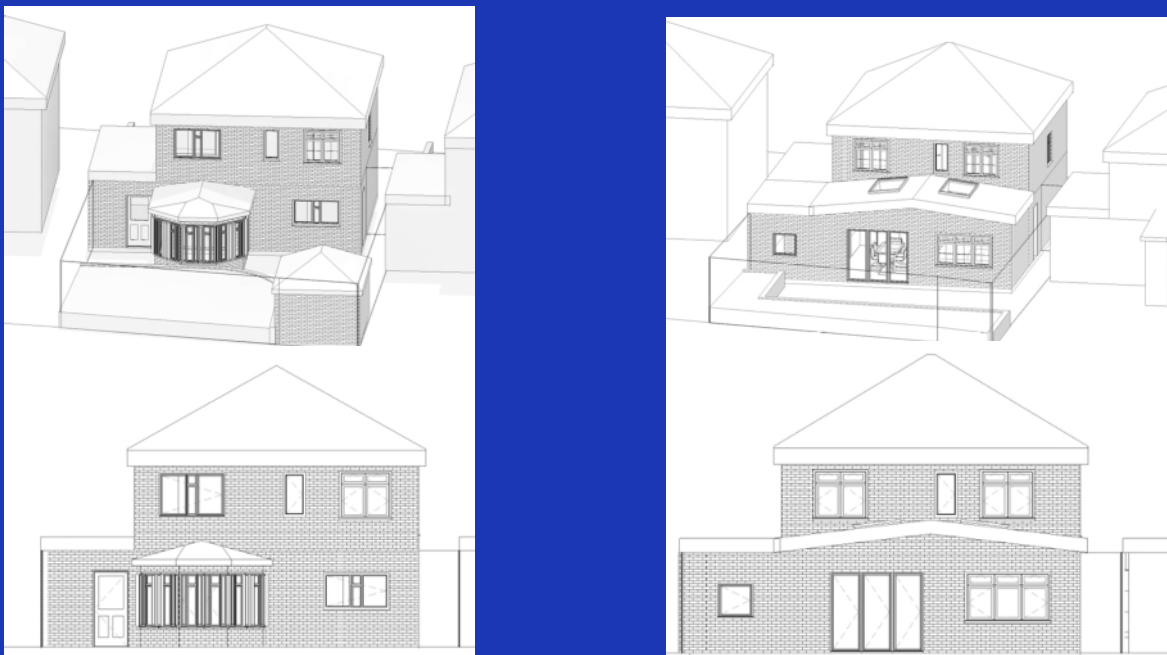


Scale & Massing

The proposed single storey rear and side extension has been designed to remain modest in scale and clearly subordinate to the main dwelling. The flat roofed element and the eaves height of the pitched roof will not exceed 3 metres, while the highest point of the pitched roof ridge will remain below 4 metres. These dimensions ensure the extension sits comfortably alongside the existing property without appearing overbearing.

The additional built volume will be located entirely to the rear of the dwelling and will be fully concealed behind the main house when viewed from the street. The extension will therefore have no impact on the established street scene or the wider character of the area, aligning with the guidance set out in the Reading Borough Council Design Guide to House Extensions SPD, which encourages rear extensions to be visually subordinate and discreetly positioned.

In accordance with Policy H9: House Extensions and Ancillary Accommodation of the Reading Borough Local Plan, the proposal respects the scale, form, and proportions of the host dwelling and avoids overdevelopment of the site. The massing has been carefully considered to protect neighbouring amenity and ensure the extension integrates sensitively within its residential context.



Appearance & Materials

The proposed materials have been carefully selected to match or complement those of the existing dwelling, ensuring visual continuity and a cohesive appearance. Brickwork, roof tiles, and window and door treatments will reflect the colour, texture, and detailing of the main house.

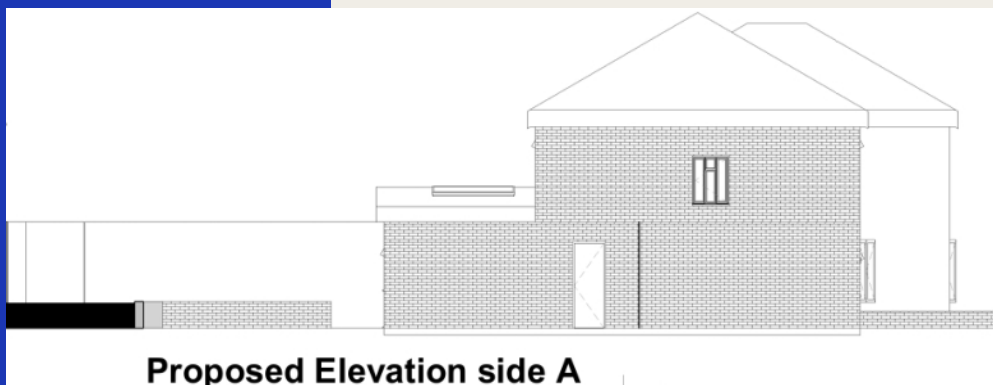
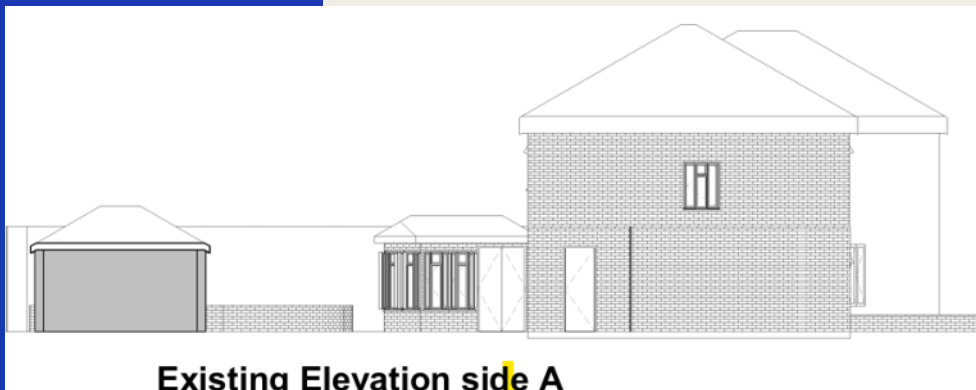
This consistent material palette will allow the extension to read as a natural and sympathetic addition to the property, rather than a visually competing element. The approach accords with the guidance set out in the Reading Borough Council Design Guide to House Extensions SPD, which encourages extensions to integrate seamlessly with their host buildings.



Access & Inclusivity

Access to the property will remain unchanged, with the existing principal entrance retained. The proposed development does not introduce any new access points and will not affect existing parking or servicing arrangements.

The single storey nature of the extension allows for level access between the existing dwelling and the new accommodation, improving ease of movement within the ground floor. The reconfigured layout will provide more generous and flexible internal spaces, supporting inclusive use by occupants and visitors of varying mobility levels, in line with the principles of inclusive design set out in national planning guidance.



Sustainability & Environmental Considerations

The proposed extension has been designed to improve the environmental performance of the dwelling by replacing the existing conservatory, which performs poorly in thermal terms, with a well-insulated structure that forms part of the main building envelope. This will reduce heat loss and improve year-round comfort for the occupants.

The design maximises the use of natural daylight through appropriately positioned glazing, reducing reliance on artificial lighting. Modern construction methods and materials will be used to achieve improved energy efficiency, including high levels of insulation and efficient glazing in accordance with current Building Regulations.

The associated landscape redesign provides an opportunity to enhance the quality and usability of the outdoor space, while supporting sustainable drainage and maintaining green space within the site. Overall, the proposal aligns with the principles of sustainable development set out in the National Planning Policy Framework and relevant Reading Borough Council planning guidance.

Conclusion

The proposed single storey rear and side extension at 6 Filbert Drive, Tilehurst, Reading represents a well-considered and proportionate form of development. By replacing the existing conservatory and removing an outbuilding, the proposal provides improved, energy-efficient living accommodation that better meets the needs of the family without resulting in overdevelopment of the site.

The design has been carefully developed to respect the scale, character, and appearance of the host dwelling and the surrounding residential area. The extension is discreetly positioned to the rear of the property, remains subordinate in scale, and safeguards neighbouring amenity.

Overall, the proposal accords with the National Planning Policy Framework and relevant Reading Borough Council planning policies and guidance, and is considered to be a sustainable and appropriate addition to the dwelling.

Thank You

Should any further information or clarification be required, please do not hesitate to contact ΔION.E Architects.

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