



Mansfield Road

Design and Access Statement

Residential Side and Rear Extension and Loft Conversion

33A Mansfield Road
Reading
RG1 6AL

17 March 2026
Reference: 2543-P600-P1



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Introduction

This Design and Access Statement has been prepared by Holtham Newman Architects Ltd. on behalf of R. Holder and J. Vella and outlines the proposal for a side and rear extension, including loft conversion to the main property at 33A Mansfield Road, Reading RG4 7DS.

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



Google Maps, Mar 2026



Site Location and Context

The site is located on the southern side of Mansfield Road in on the outskirts of Reading two centre. The property is a detached bungalow, located towards the western of the road, between two different style residential properties. The road itself if fairly level, with a significant slope to the south. This has resulted in the ground floor of the property at 33A to be much lower than the highway, with only the top of the roof visible above the front hedge. The property is also set lower down than both its direct neighbours. Access to the property is directly from Mansfield Road.

The front boundary (northern) is formed by shrubbery and a cross over onto the driveway. There is then a timber fence forming the eastern boundary, which carries on into the rear long gardens. To the west, there is a 1.8m high brick wall that staggers with the ground level across this boundary, which also continues into the garden. The rear boundary (southern) bounds with the gardens to properties along Berkley Avenue (A4). It should be noted there is a sharp drop in level between the two back gardens.

The proposed site is 0.067ha.

The surrounding area is predominantly residential 2 and 3 storey residential dwellings. There is a mixture of character, style and design to the street scene, ranging from red brick 3 storey town houses, to 2 storey pebble dashed houses, with dormers. This is the only bungalow on the street, with similar properties on the opposite side of the road, being converted.

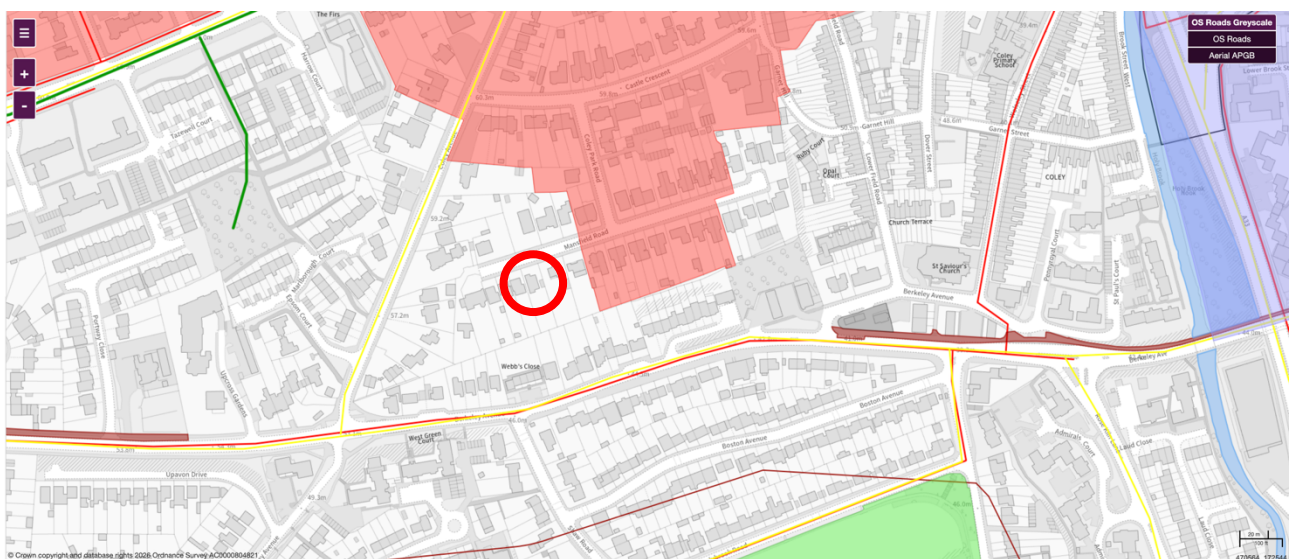


Views of the property from the front and rear gardens



Site Location and Context Cont.

The site is shown on the local plan below, falling only within the councils Air Quality Management, EN15). It should be noted that the site does not fall within the conservation area, Castle Hill, Russel Street and Oxford Road, which was extended in 2019, to include properties east of the site.



Map A from Reading Council's website Mar 2026.



Design Proposal

The proposal outlines the redevelopment and extension of the existing bungalow to create an improved, modern family dwelling. The scheme incorporates a side extension, a rear extension, and a full loft conversion, all designed to enhance the overall footprint of the property, improve internal circulation, and establish a more contemporary living environment.

This includes demolishing the detached garage and relocating the front door from the side elevation to the front elevation. A new double driveway and steps down to the front door, create a central focal point for the property.

The side extension is designed to accommodate a new integral garage, providing like for like parking and additional storage space. The roof structure is carefully integrated into the existing form of the bungalow so that it reads as a natural continuation of the existing building.

To the rear, the proposal introduces a large single storey extension to provide an open-plan kitchen, living, and dining area that forms the central hub of the extended home. The design takes advantage of the natural level changes on site, incorporating a series of steps down into the new space. This change in floor level creates an increased sense of height and openness within the room. This rooms south facing orientation has been carefully considered, and the proposal includes tall, glazed doors, over a single large opening, which could create over heating in the summer. These tall, glazed doors along the rear elevation allow for natural light, along with the roof lantern and provide views across the long garden. The result is a bright and visually connected interior that encourages a strong relationship between indoor and outdoor living areas.

The existing front bedrooms are proposed to be reconfigured to form a new entrance hall, a study, and a front lounge, providing a clear and defined approach to the home. As part of the redesign, all principal bedrooms and bathrooms are relocated toward the central portion of the property. This arrangement enhances privacy for these more sensitive spaces and ensuring that side-facing windows are no longer directly aligned with neighbouring windows or doors. Despite this change, the new layout has been carefully planned to maintain high levels of natural light and generous proportions within the habitable rooms, ensuring a comfortable and well-considered internal environment.

The loft conversion introduces a master bedrooms and modern ensuite, improving the overall functionality of the home. The new accommodation is designed to maximise the new head height available, within a new pitched roof line. This will provide well-lit and comfortable rooms through the inclusion of rooflights or dormer, which replaces an existing dormer. Internal circulation is reconfigured as necessary to ensure a seamless transition between existing and new spaces, offering an efficient layout across all levels.

Overall, the aim of the scheme is to deliver a high-quality residential extension that is both sympathetic to the original property and responsive to modern living requirements. The design improves spatial arrangements, enhances energy efficiency where practical, and respects neighbouring amenity while significantly upgrading the appearance and usability of the home. The completed project will provide a more versatile layout, improved accommodation, and stronger links to the garden, resulting in a well-considered and attractive family residence.



Materials

The existing bungalow is constructed in a muted yellow brick with dark concrete roof tiles, giving the property a dated appearance. As part of the proposed works, the aesthetic quality of the dwelling is to be significantly upgraded alongside the extensions. The existing external walls are to be rendered in an off-white finish, while retaining the brickwork at DPC level. All existing windows will be replaced as part of the proposals, ensuring they match the specification and appearance of all newly installed windows.

The roof tiles are also proposed to be replaced with a new dark-coloured tile, chosen to complement the surrounding properties and maintain coherence with the wider street scene. The new dormer structure will be rendered to match the finishes on this side of the property and designed to complement the new roof.

The new extensions are proposed to be constructed in a light grey brick. This contrasting material helps to break up the massing of the elevations and ensures there is a balanced relationship between render and brick elements. The light grey brick also responds positively to the local context, aligning with tones already present within the street. New windows throughout the property will have a black external finish, creating a bold contrast with the off-white render and dark roof tiles and creating a crisp, modern aesthetic.

All materials, details, and junctions have been carefully considered to ensure consistency and quality across the façades. This includes the incorporation of subtle detailing above the new windows and doors to the rear elevation, providing visual interest.

The surrounding properties display a diverse range of styles and finishes and it is felt that the proposed material palette will allow the dwelling to establish its own identity while remaining respectful of its context. The chosen colours and materials reference elements from neighbouring properties, including the grey brickwork and black-and-white features found at No. 37 opposite and similar features at No. 33 next door. In this way, the proposals draw inspiration from the established character of the area, expressing it in a contemporary manner, to deliver a cohesive and distinctive presence within the street.



Inspirational images



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 side facing dormer, which currently has a flat roof. The new larger pitched roof allows for a pitched and hipped roof to be proposed to the newly constructed dormer.

Access and Parking

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

The external parking arrangements currently includes for two off street parking space. This is proposed to be maintained, including a new integral garage space.

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.