



SHAUN•TANNER
ARCHITECTURE & PLANNING

STL Architecture Ltd
15 Bridge St.
Caversham,
Reading,
RG4 8AA

DESIGN AND ACCESS STATEMENT

For

**Loft conversion including hip-to-gable roof extension, localised
raising of part of the roof, and associated alterations**

At

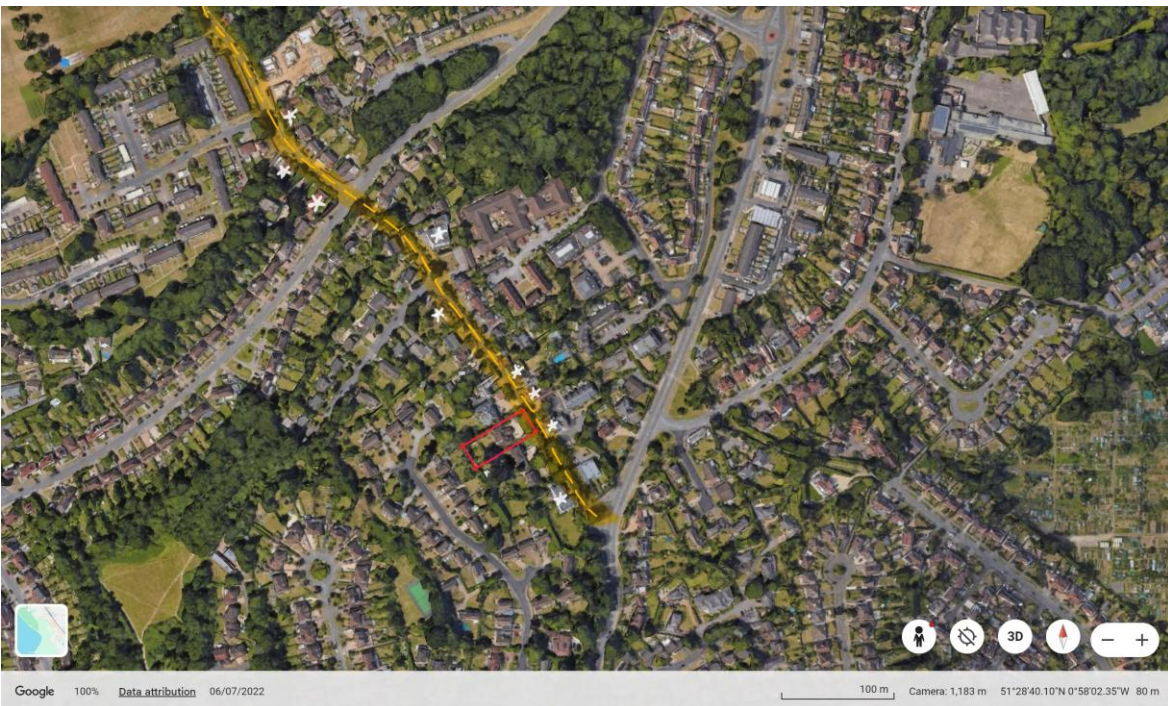
**7 Surley Row
Emmer Green
Reading
RG4 8BND**

March 2026



1. SITE CONTEXT

The application site is located within Surley Row, in the Emmer Green settlement to the north of Reading. Like No. 7, the surrounding properties are predominantly detached residential dwellings, each set within generously sized gardens.

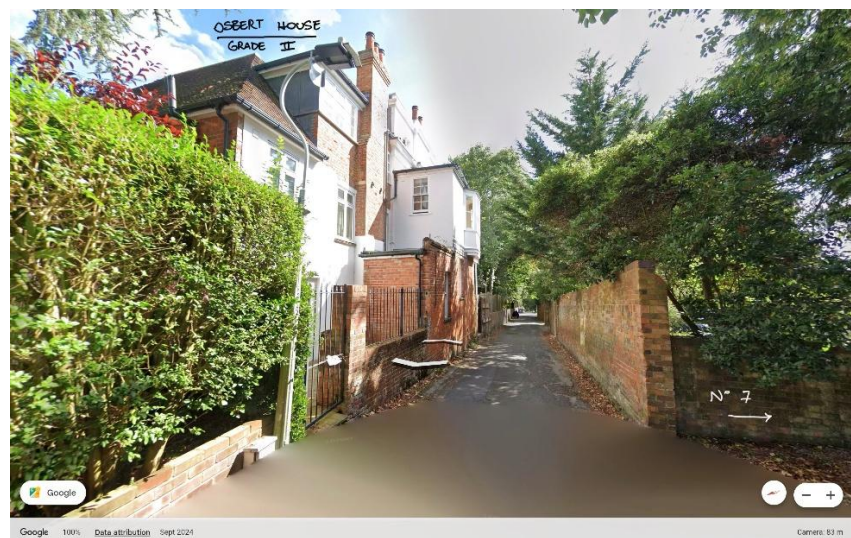
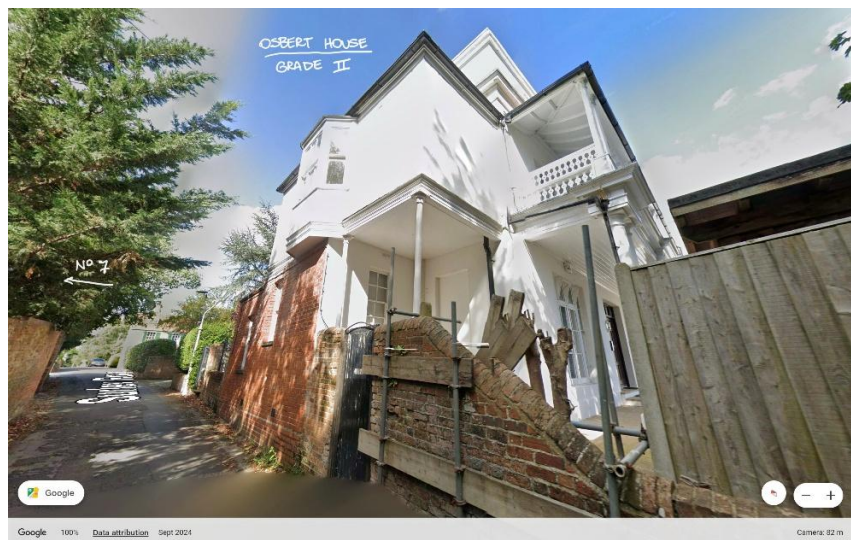


1.1. Conservation Area

Surley Row was designated as a conservation area in 1988 in recognition of its historical, cultural and architectural importance. There are nine listed buildings along the Row that contribute to its heritage character.

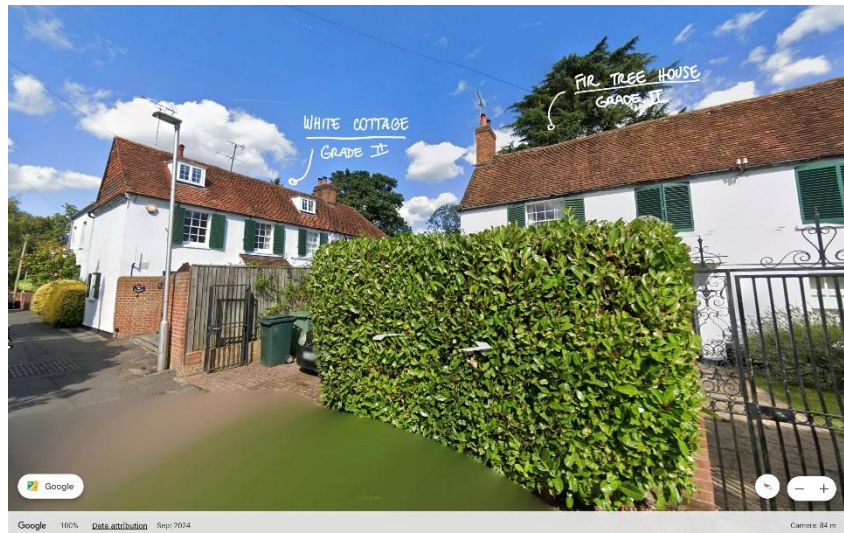
To the northeast of No. 7 Surley Row lie three of the nine listed buildings within the conservation area. These represent the most sensitive heritage assets in relation to the site, due to their closeness with the application site. These are:

- **Osbert House** – An early 19th-century three-storey painted stucco villa, later altered and extended, featuring a distinctive two-storey Doric portico and verandah.





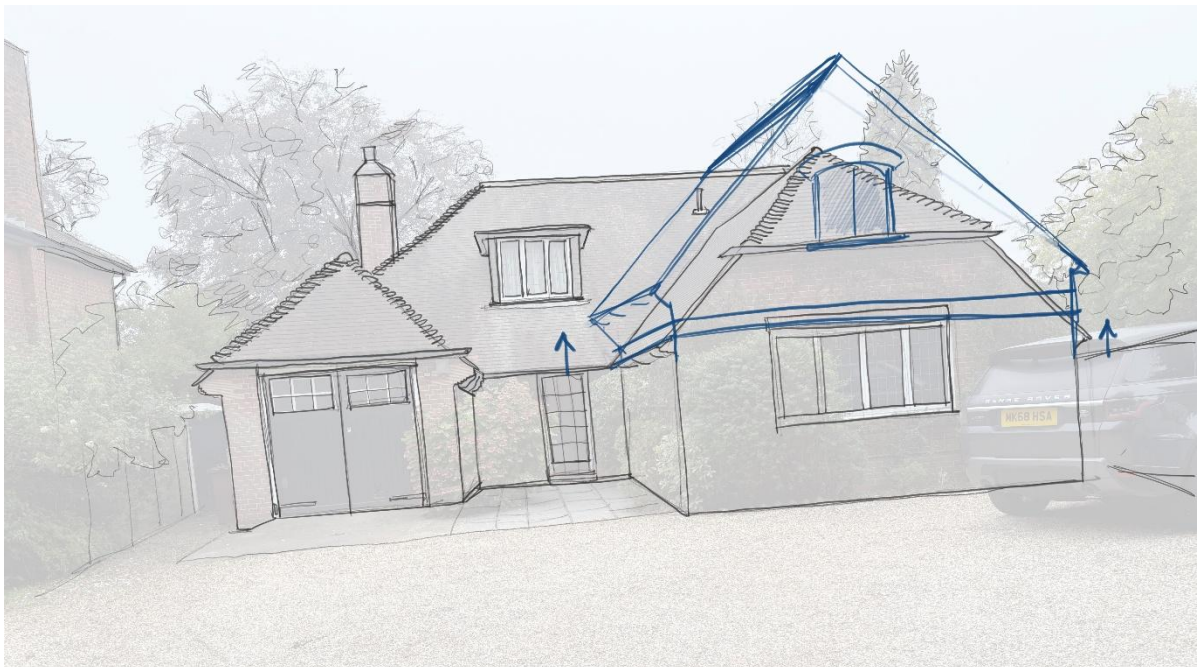
- **Fir Tree House** – An 18th-century two-storey stucco-fronted house, later altered, with a tiled roof, sash windows with green shutters, and a Georgian-style entrance. The building has a painted brick rear with distinctive hipped gables.
- **White Cottage** – Also an 18th-century two-storey stucco cottage. Follows the same style as its neighbour Fir Tree House, has Georgian style sash windows with green shutters. Features attic with dormer windows and tile hung gable ends.



2. PROPOSAL



- 1. Loft Conversion** – The proposal includes the conversion of the existing loft space to provide additional habitable accommodation within the roof. This approach makes efficient use of the existing building volume while minimising the need for outward expansion, thereby preserving the established character and footprint of the dwelling.
- 2. Replacing and raising part of the roof:** Part of the existing roof will be replaced and modestly raised to improve internal head height and usability of the loft space. The design has been carefully considered to ensure that the alteration remains proportionate and sympathetic to the host building, maintaining its overall form and appearance within the surrounding context.
- 3. Hip-to-gable extension:** The replacement roof will feature a gable end, extending the volume of the formerly hip roof and allowing for improved internal space and functionality. This intervention is designed to integrate seamlessly with the existing structure, using appropriate materials and detailing to ensure a cohesive appearance that respects the character of the property and its heritage setting.



Neighbourhood heritage character – The proposal responds sensitively to the surrounding heritage character, particularly in scale and choice of materials, while remaining discreet in its relationship to the nearby listed buildings.



Trees – Some trees are located near the replacement roof area; however, the proposed works will not significantly impact them, as no groundworks are involved that would affect root zones. Tree protection fencing will be installed during construction to safeguard the canopies.

Ecology – A bat survey is included with this application.

Materials – All new materials, including external walls brickwork, clay roof tiles, eaves details and joinery will match existing.

SUMMARY

The design and aesthetics of the proposed development have been carefully considered to ensure they are in keeping with the character of the adjoining area. The materials, proportions, and architectural features, are intended to enhance the traditional cottage appearance. Overall, the proposal seeks to improve the use of the residential dwelling while respecting the surrounding context.