



Cintra Avenue

Design and Access Statement

Residential Rear Extension and New Garage

10 Cintra Avenue
Reading
RG2 7AU

30 July 2026
Reference: 2609-P600-P2



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Introduction

This Design and Access Statement has been prepared by Holtham Newman Architects Ltd. on behalf of Mr and Mrs Marshall and outlines the proposal for a new single storey rear extension and replacement garage / garden room, at 10 Cintra Avenue, Reading RG2 7AU.

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



Google Maps, July 2026



Site Location and Context

The site is located on the western side of Cintra Avenue which is in the south east of the borough. The property is a detached 3 storey house, located towards the northern end of the road, opposite the tree lined entrance, which leads to Cintra Park. The road was included within the Christchurch conservation area in 2024 where Cintra Avenue is described as “*arguably the handsomest road of its era.*”

The front boundary (east) is formed by the brick wall, and timber gates, with a cross over onto the driveway. There is then a timber fence forming the northern and south boundaries, which lead into the rear garden. The property has access along both sides, with the house sitting proudly in the middle of the plot. There is a rear fence to the west, at the bottom on the garden, which backs onto the school.

The proposed site is 0.116ha.

The property was built in the 1922, with an abundance of original features and was previously extended to the rear, in the 1950's. The main front door faces onto the street, with a front gate and side driveway. Access to the property is directly from Cintra Avenue. 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, clay tiled roofs, to low level bricks and rendered elevations.

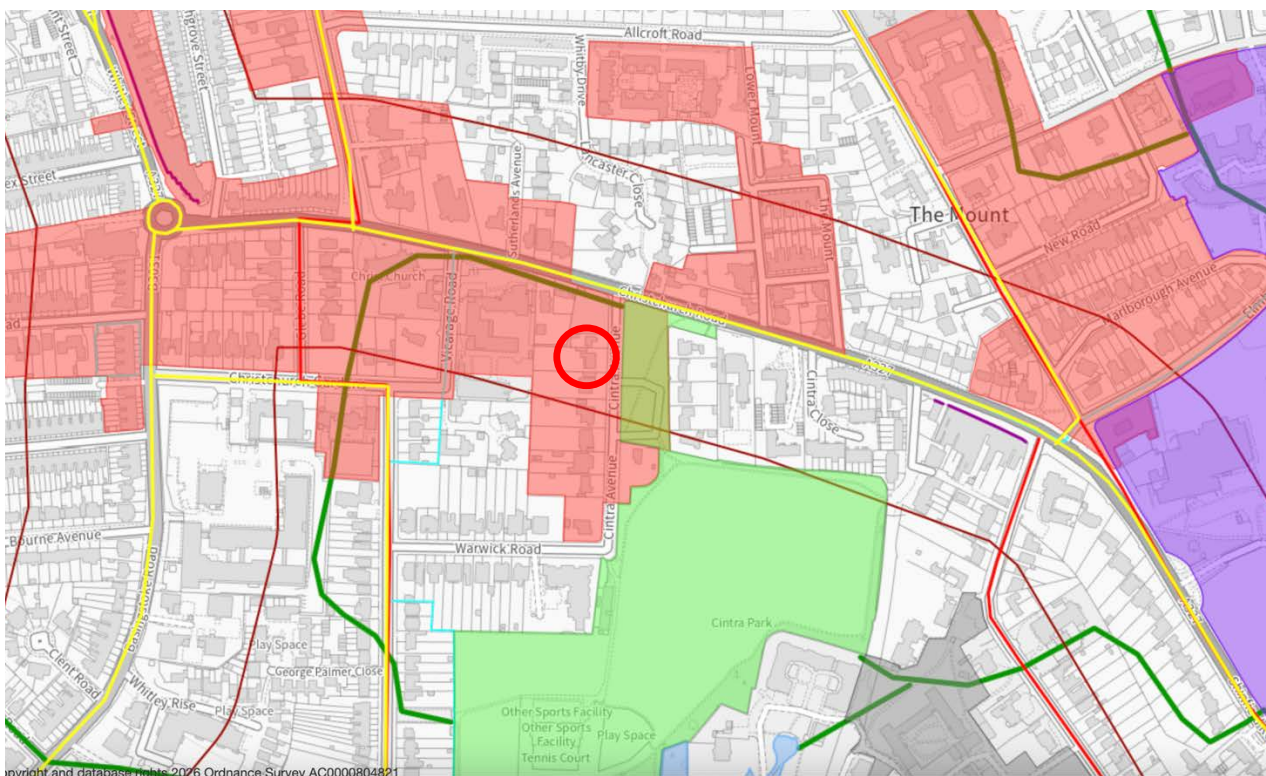


Views of the property from the front and rear gardens



Site Location and Context Cont.

The site is shown on the local plan below, falling only within the councils Christchurch Conservation Area.



Map A from Reading Council's website July 2026.



Design Proposal

The proposal seeks to enhance the functionality, character and sustainability of the dwelling through a carefully considered alterations and extensions. At the rear of the property, the existing single storey extension, which currently accommodates a utility room, plant room and ancillary storage spaces, will be demolished and replaced with a new pitched roof extension. This new accommodation will provide a spacious open plan kitchen and dining area, creating the family focused living space that is currently lacking within the house and better reflecting the requirements of modern living.

The reconfiguration of the internal layout has been driven by a desire to make better use of the property's relationship with the rear garden. At present, valuable garden facing windows are occupied by service and storage functions, limiting both views and direct access to the outdoor. By relocating the utility and ancillary accommodation into the footprint of the existing kitchen, the proposal provides a garden view for the principal family living area and a courtyard style patio, linking with the existing sliding doors in the lounge. This proposal also creates a stronger connection between the house and garden, improves natural light within the home and allows occupants to fully benefit from the outlook down the long garden.

The design of the extension takes inspiration from the character of the existing dwelling, whilst adopting a contemporary approach that responds to modern living requirements. A pitched roof form complements the proportions and architectural language of the host building, ensuring the addition reads as a natural evolution of the property. Detailing to match the house's original character, including the replication of existing brickwork features. Where openings are modified, brick detailing will be reconstructed to ensure the alterations appear cohesive and integral to the building rather than as later additions.

The proposal also includes the removal of a number of redundant chimney stacks and associated flues. Historically, fireplaces were provided within many of the rooms; however, these are no longer required for their original purpose and now impose limitations on the internal layout and roofscape. Their removal will simplify the building's form, improve the efficiency of the internal arrangement and reduce unnecessary maintenance, whilst retaining the most prominent architectural features that contribute positively to the property's character. We propose to remove the two smaller stacks, one at the front and one at the back, maintaining the larger stacks on the sides of the property.

At first floor, alterations to the existing ensuite arrangement and removal of the chimney allow for the large side window to be repositioned. This modification has been carefully designed to improve privacy for both the occupants and neighbouring properties, while maintaining appropriate levels of daylight and ventilation.

Overall, the proposal represents a sensitive balance between heritage and contemporary living, delivering a high-quality family home that respects the character of the original dwelling whilst providing functional, efficient and adaptable accommodation for modern lifestyles.



Design Proposal – Cont.

The proposal includes the demolition of the existing detached prefabricated garage, a later addition to the site that is of limited architectural merit and does not reflect the character or quality of the original dwelling. The structure will be replaced with a new purpose designed garage and rear garden room that provides more functional, attractive and long-term use for the property.

The replacement building has been carefully designed to complement the established character of the property through the use of high-quality materials and architectural detailing. Brickwork features will reflect those found on the host dwelling, such as brick arches.

A pitched roof has been chosen to improve the overall appearance of the building and to better reflect the form and detailing of the original dwelling. However, the roof pitch has been deliberately kept low to minimise its visual impact and maintain a sympathetic relationship with neighbouring properties. The modest ridge height and carefully considered scale ensure the replacement building remains subservient within the site and avoids any undue sense of enclosure or prominence when viewed from adjacent gardens or neighbouring dwellings.

The inclusion of a garden room alongside the garage provides flexible ancillary accommodation that can be used for a range of domestic purposes while strengthening the connection with the garden.



Planning Policy

The proposals put forward in this application, have carefully considered the Reading Borough Council design guide and supplementary planning policy documents.

Access and Parking

The pedestrian and vehicle access from Cintra Avenue are not proposed to be altered.

The external parking arrangements currently includes for three off street parking space. This is proposed to be maintained as existing.

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.



Tree Protection

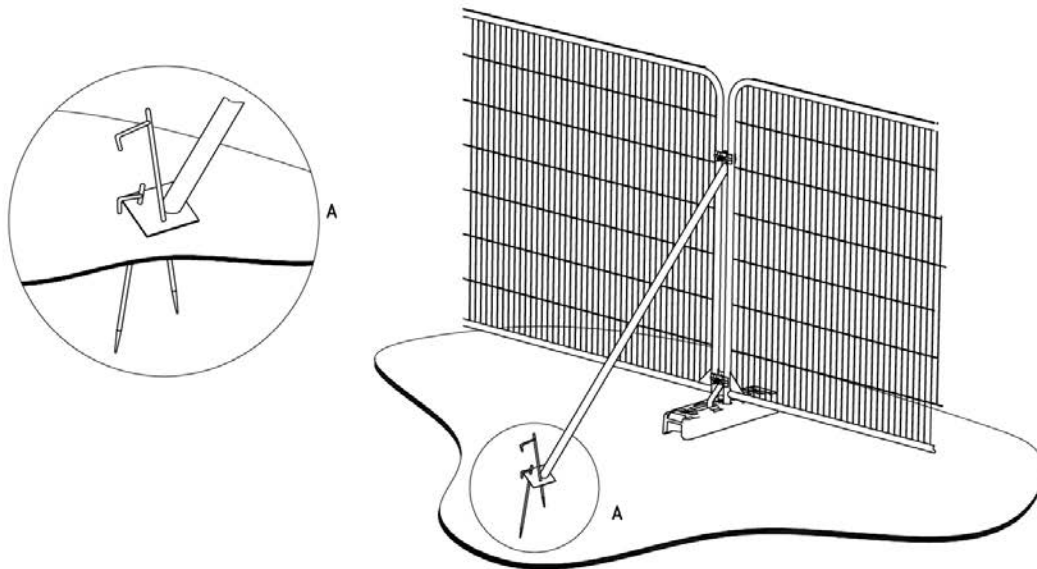
There are existing tree's along the side boundary, with the closes tree's being 7m, which is proposed to be removed and the two other tree's 11m and 12m from the rear single storey extension.

Protective fencing is to be erected around the protection area before work commences on site, including prior to any demolition works. This fencing is to be in place until all construction works has finished. A layout for this fence is shown in drawings 2609-P004.

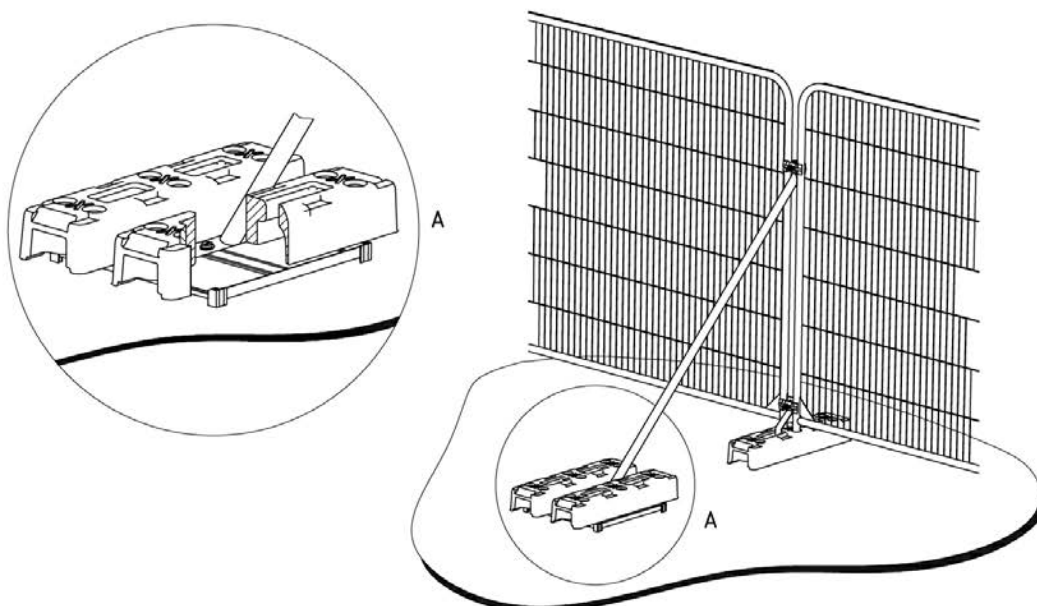
'Fencing should be established at the minimum distance set out in British Standard 5837:2012... Trees in relation to design, demolition and construction - Recommendations'.

Building work, including excavations, should not encroach into the fenced area, with any proposed level changes being at least 0.5m away.

Diagrams extracts from the British Standards:



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray