

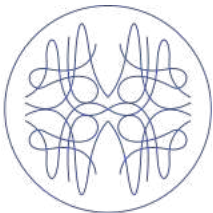
DESIGN AND ACCESS STATEMENT

50LDN ROAD, Reading
RG1 5AS, UK

Elizabeth Blackwell and Mark Blackwell
Date: 01/08/2026
Revision:00

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1. Introduction

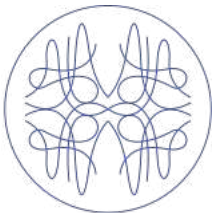
This Design and Access Statement has been prepared in support of a Householder Planning Application for proposed alterations and extensions to the existing detached dwelling at 50 London Road, Reading. The proposals have evolved following a detailed assessment of the existing property, its architectural character, the opportunities presented by the site, and the wider residential context within which the dwelling sits. The intention of the scheme is not simply to increase floor area but to improve the overall quality, functionality and appearance of the property through a carefully considered package of extensions and external alterations.

The proposed works comprise the construction of a single-storey rear orangery extension, the remodelling of elements of the rear elevation, alterations to first-floor fenestration, and the visual integration of an existing office structure through the introduction of a contemporary cladding treatment. Collectively, these interventions seek to create a more coherent architectural composition while enhancing the relationship between the dwelling and its rear garden. The proposals have been developed in accordance with the core principles of good design as promoted by the National Planning Policy Framework (NPPF), which places significant emphasis on achieving high-quality and sustainable development that responds positively to local character while meeting the needs of occupants.

This statement explains the design rationale behind the proposed development and demonstrates how the scheme has responded to the opportunities and constraints of the site.

The application is supported by a plot specific set of documents:

- 26-0230-ALA-STE-XX-DR-A- 131000-P02-Proposed Site Plan.pdf
- 26-0230-ALA-B01-XX-DR-A- 130101-P02-Existing Ground Floor Plan.pdf
- 26-0230-ALA-B01-XX-DR-A- 130102-P02-Existing First Floor Plan.pdf
- 26-0230-ALA-B01-XX-DR-A- 130103-P02-Existing Roof Plan.pdf
- 26-0230-ALA-B01-XX-DR-A- 130301-P02-Existing North Elevation.pdf
- 26-0230-ALA-B01-XX-DR-A- 130302-P02-Existing East Elevation.pdf
- 26-0230-ALA-B01-XX-DR-A- 130303-P02-Existing South Elevation.pdf
- 26-0230-ALA-B01-XX-DR-A- 130304-P02-Existing West Elevation.pdf
- 26-0230-ALA-B01-XX-DR-A- 131101-P03-Proposed Ground Floor Plan.pdf
- 26-0230-ALA-B01-XX-DR-A- 131102-P03-Proposed First Floor Plan.pdf
- 26-0230-ALA-B01-XX-DR-A- 131103-P03-Proposed Roof Plan.pdf
- 26-0230-ALA-B01-XX-DR-A- 131302-P03-Proposed East Elevation.pdf
- 26-0230-ALA-B01-XX-DR-A- 131303-P03-Proposed South Elevation.pdf
- 26-0230-ALA-B01-XX-DR-A- 131304-P03-Proposed West Elevation.pdf
- 26-0230-ALA-STE-XX-DR-A- 130000-P02-Location Plan & Existing Site Plan.pdf



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2. The Site and Context

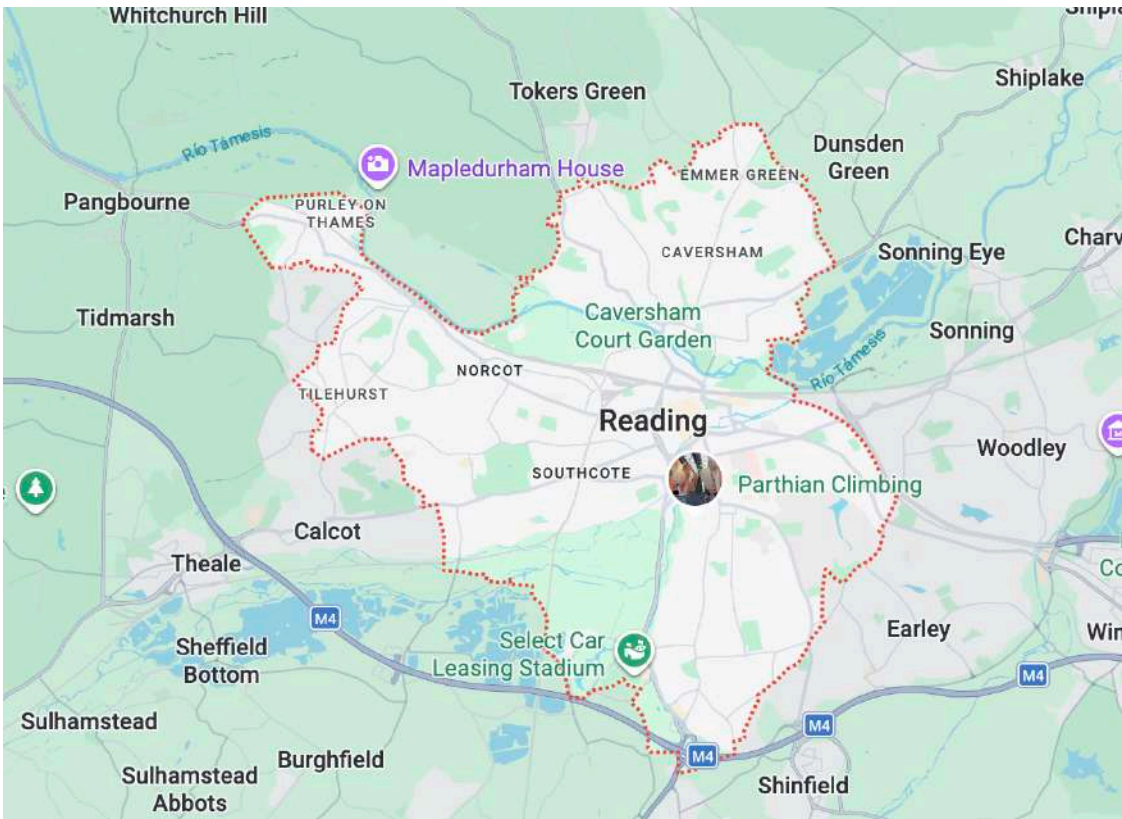
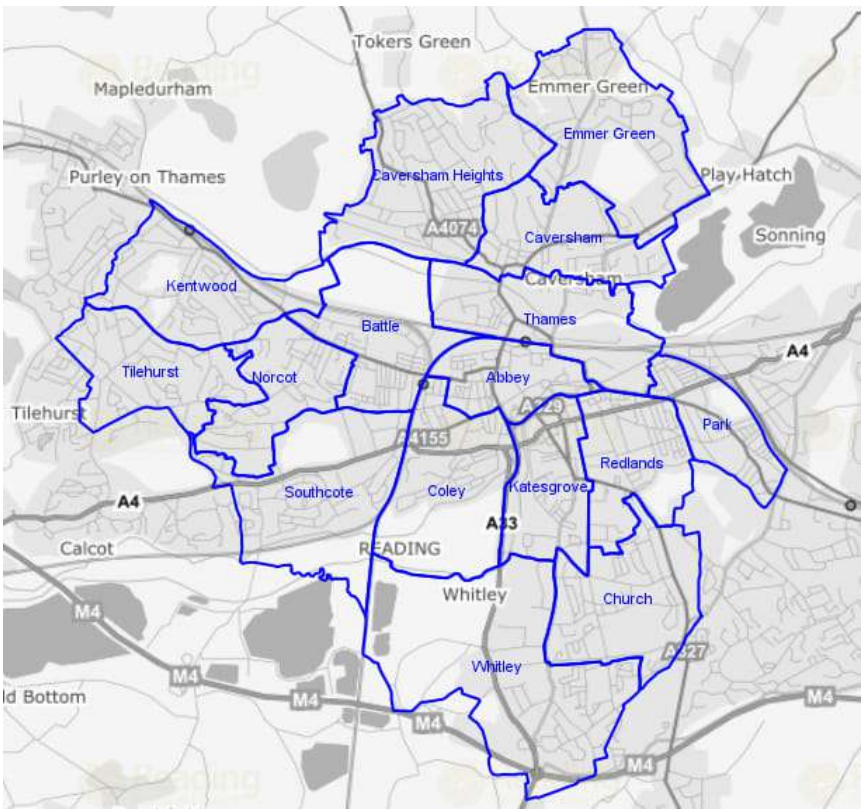
The application site comprises a detached two-storey dwelling located on London Road, within an established residential area on the eastern side of Reading. The property occupies a relatively generous plot and benefits from a substantial rear garden, mature boundary treatments and off-street parking provision to the front.

The surrounding area is characterised by a varied residential townscape consisting predominantly of detached and semi-detached dwellings. Properties within the locality have been constructed over different periods and consequently display a broad range of architectural styles, roof forms, materials and detailing. This diversity contributes to a varied and evolving residential character rather than a rigidly uniform streetscene.

The dwelling itself has undergone alterations and additions over time. While these changes have accommodated the evolving needs of previous occupants, they have resulted in a rear elevation that lacks a strong sense of architectural cohesion. In particular, the existing office element reads as a separate component rather than an integrated part of the overall building composition.

The rear of the property is largely screened from public views and is experienced primarily from within the site and neighbouring gardens. This provides an opportunity for a more contemporary architectural response than might otherwise be appropriate on the principal elevation facing London Road. Nevertheless, the design approach has remained sensitive to the character and scale of the existing dwelling and surrounding residential environment.

The site is not located within a Conservation Area and the property is not listed. The proposals therefore focus on achieving a high-quality design outcome that enhances the dwelling while respecting the established character of the wider residential area.



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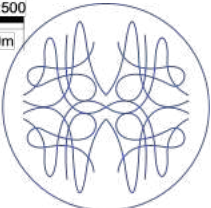
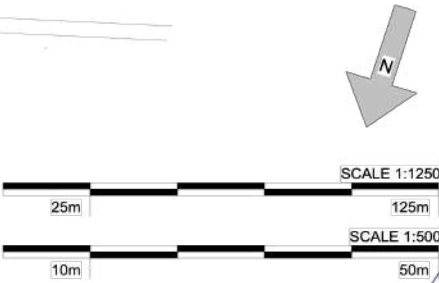
2. The Site and Context



Location Plan
1 : 1250



Existing Site Plan
1 : 500



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3. Existing Site Photographs

Existing Front Elevation



Existing Rear Elevation



Relationship with Neighbouring Properties



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4. Design Principles

The proposals have been developed through an assessment of the existing dwelling, its relationship with the site and the opportunities available to improve both the appearance and functionality of the property.

A key objective of the scheme has been to create a stronger connection between the house and the rear garden. The existing arrangement of rooms and openings limits views and access to the outdoor space, resulting in a relatively weak relationship between the principal living areas and the garden. The proposed orangery addresses this by introducing a light-filled family space with generous glazing and direct access to the rear garden.

The design also seeks to improve the composition of the rear elevation. Over time, a number of alterations and additions have resulted in a collection of elements that do not read as a cohesive whole. The proposals rationalise the rear façade through the introduction of a consistent architectural language, improved proportions and a clearer relationship between existing and new elements.

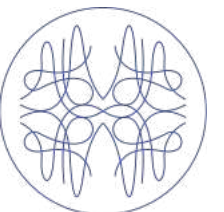
Particular consideration was given to the existing office structure located to the eastern side of the property. Rather than removing this element, the design retains and upgrades it through the introduction of contemporary vertical cladding, a new fixed glazed opening and a flat roof incorporating a rooflight. This approach improves its appearance while integrating it more successfully into the overall composition of the rear elevation.

The scale and form of the extension have been carefully considered to ensure that the new works remain subordinate to the host dwelling. The orangery is limited to a single storey and sits comfortably within the generous rear garden, allowing the original house to remain the dominant feature of the site.

The design has also been informed by the need to protect neighbouring residential amenity. The position, height and massing of the extension have been developed to minimise any impact on adjoining properties in terms of outlook, daylight, sunlight and privacy.

Material selection has played an important role in the development of the scheme. The proposed palette combines materials that reflect the character of the existing dwelling with contemporary elements such as anthracite aluminium glazing, vertical cladding and a glazed roof lantern. This creates a clear distinction between old and new while maintaining a balanced and coherent overall appearance.

The result is a proposal that enhances the quality of the existing dwelling, improves its relationship with the garden and provides a more unified and considered rear elevation while remaining sympathetic to its residential setting.

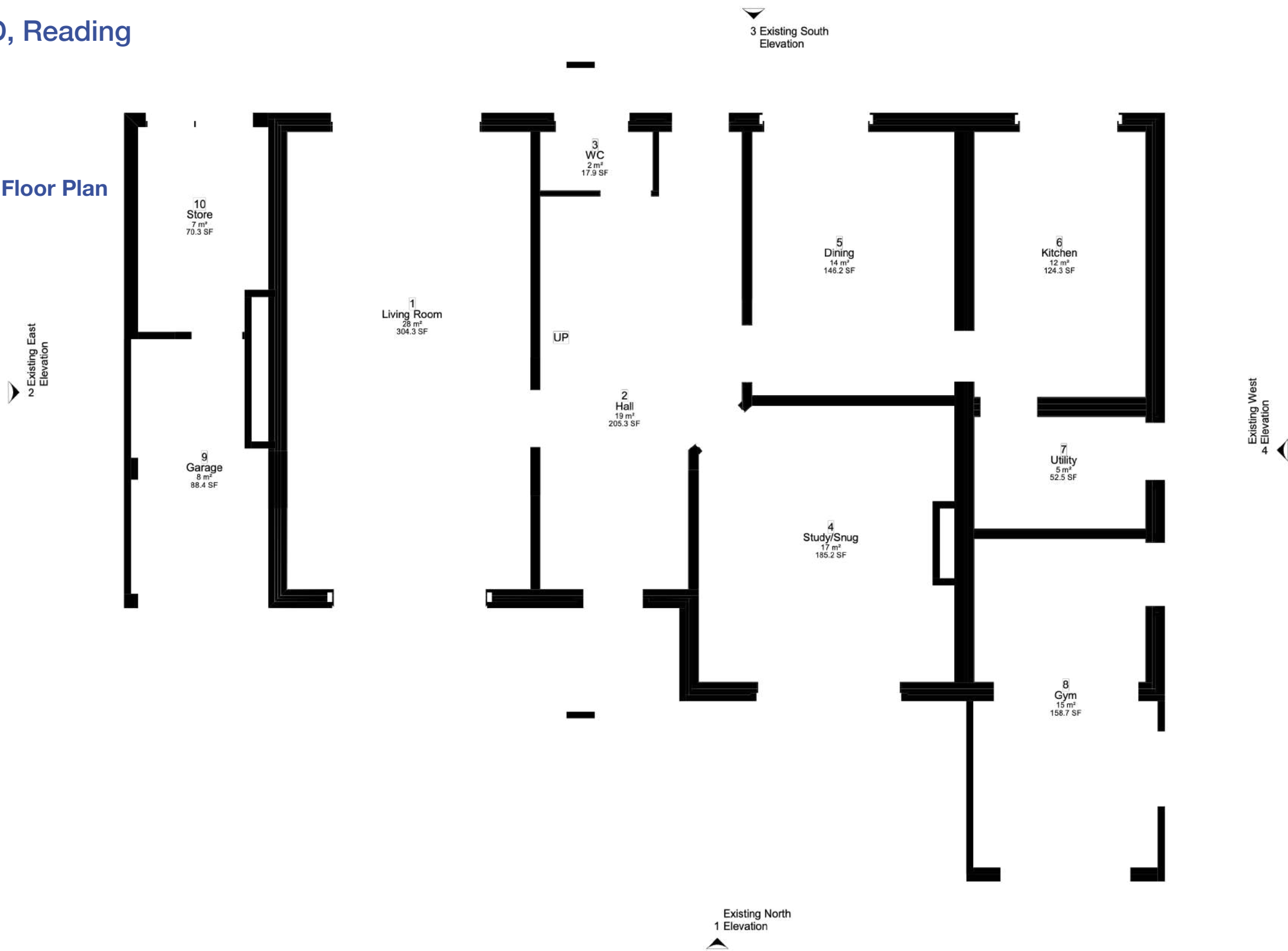


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5. Layout

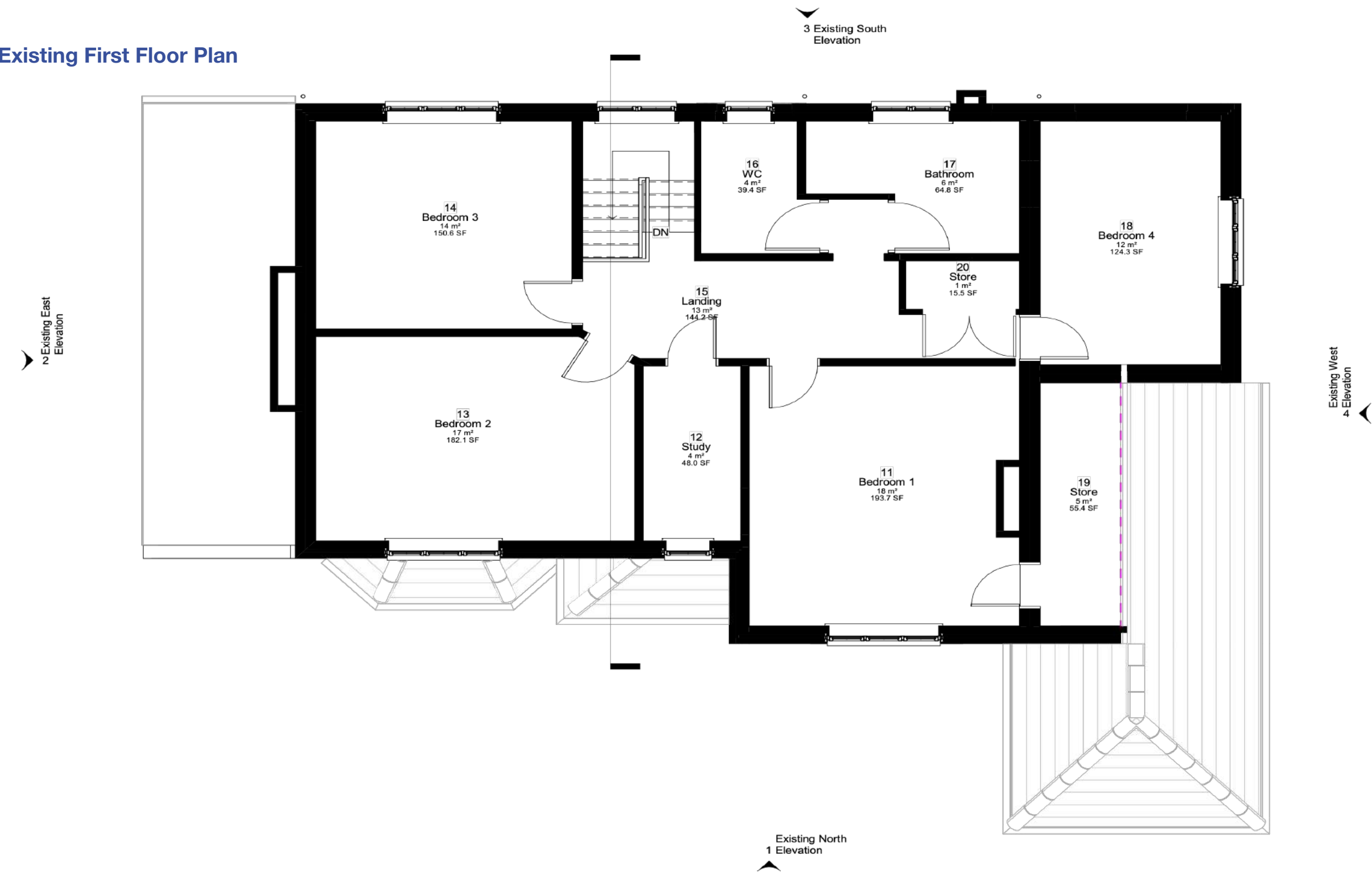
Existing Ground Floor Plan



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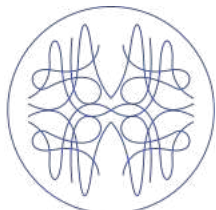
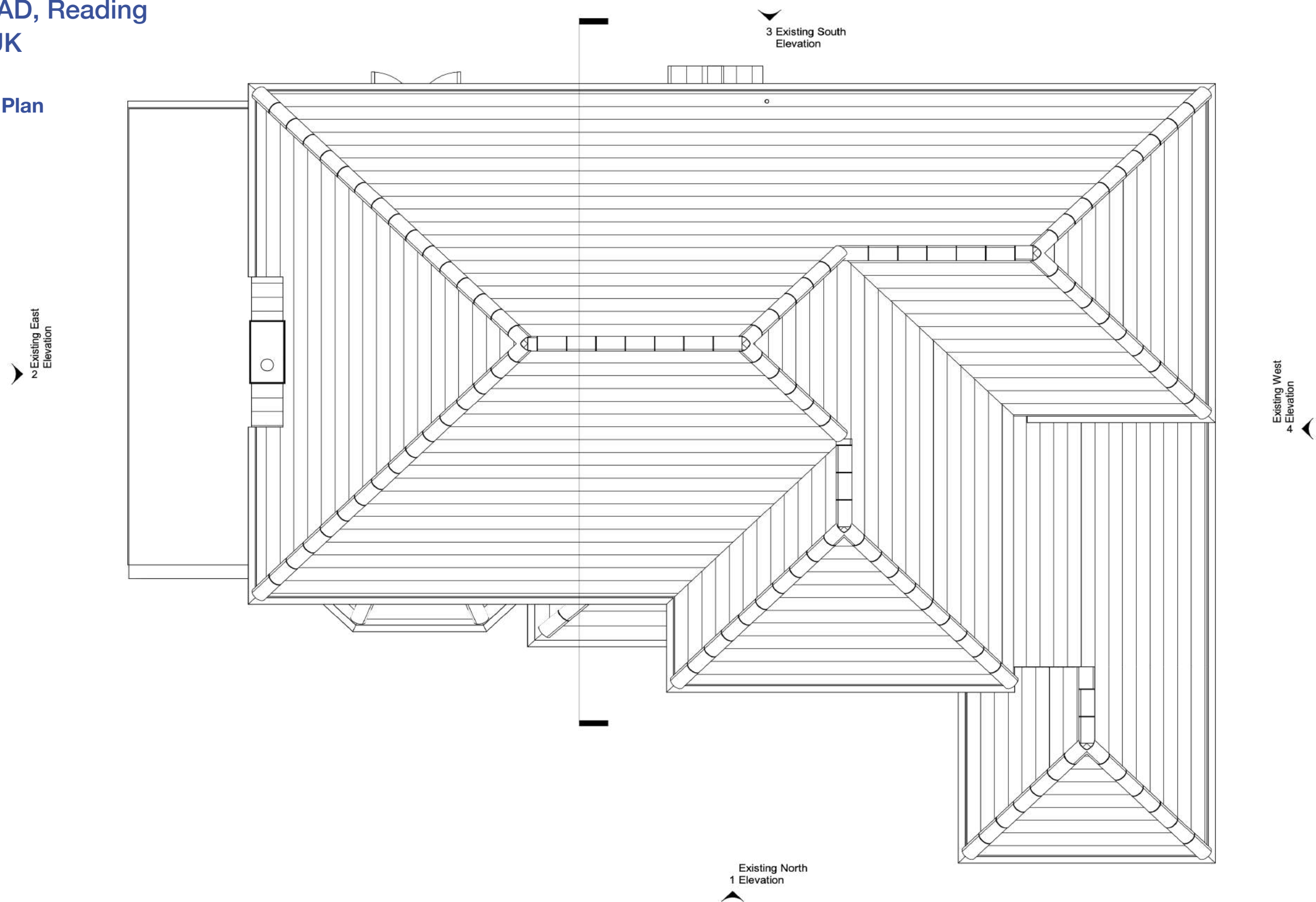
Existing First Floor Plan



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Existing Roof Plan

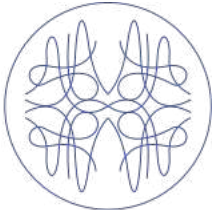
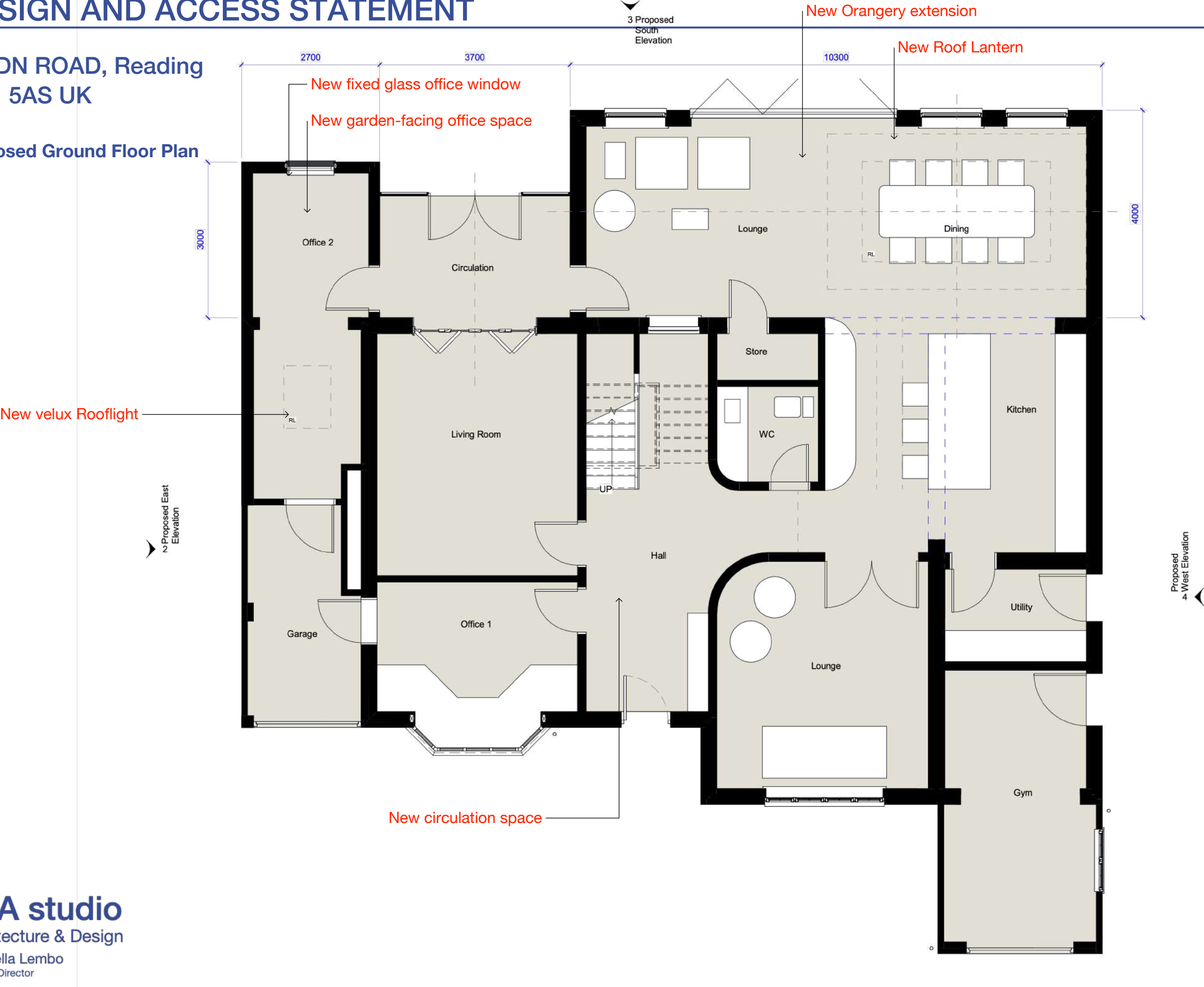


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Proposed Ground Floor Plan

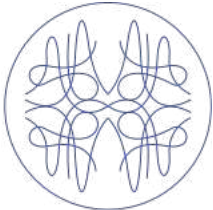
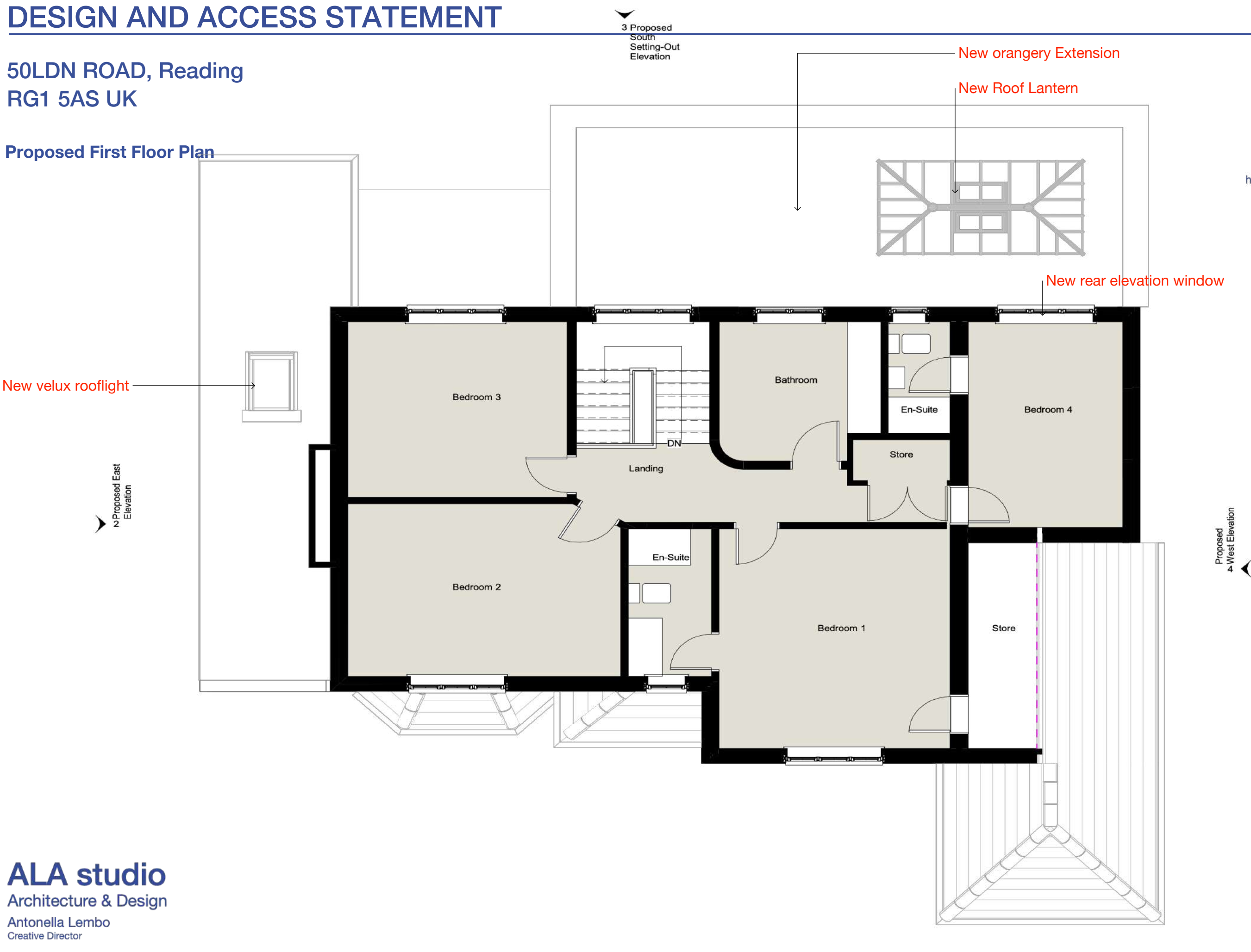


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Proposed First Floor Plan



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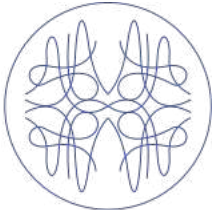
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Proposed Roof Plan

Flat roof on top of
existing storage +
new office to the rear
in cladding

New Orangery
extension flat roof +
new lantern



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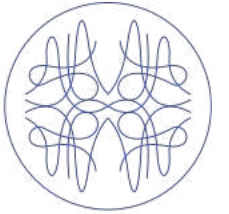


SCALE 1:50
1m 5m

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Existing Rear Elevation



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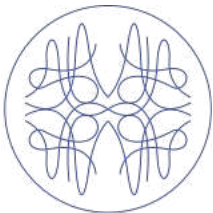
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SCALE 1:50
1m 5m

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Proposed Rear Elevation



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- 1. Existing Brickwork
- 2. Orangery Proposed Brickwork
- 3. Windows
- 4. Orangery Windows & Doors
- 5. Glazed Curtain Wall
- 6. Decorative Fascia
- 7. Roof Lantern
- 8. Cladding
- 9. Stone Plinth Course

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6. Precedents

The design approach has been informed by a number of residential extension projects within Reading and the wider Berkshire area. These examples demonstrate how traditional brick dwellings can be successfully enhanced through the introduction of contemporary glazed extensions, roof lanterns and carefully selected modern materials whilst maintaining respect for the character of the original building.

The proposed scheme adopts similar principles by combining traditional brickwork with contemporary glazing and vertical cladding to create a clear yet sympathetic distinction between the original dwelling and the proposed additions. The aim is to achieve a high-quality architectural intervention that improves the functionality of the property whilst remaining appropriate to its residential setting.



Orangery extension, Twyford, Berkshire – demonstrating the use of extensive glazing within a traditional brick setting.



Contemporary garden room extension, Berkshire – illustrating strong visual connections between internal living spaces and the garden.

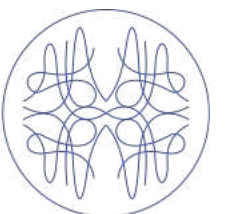


Orangery-style extension in Reading, demonstrating the successful integration of roof lanterns, aluminium glazing and traditional masonry construction.



Residential extension using vertical cladding and large glazed openings to distinguish new additions from the original dwelling.

These precedents influenced the design development of the proposals at 50 London Road. In particular, the use of a lightweight glazed orangerie, anthracite aluminium framing, and vertical cladding reflects a contemporary design language that is increasingly common across Reading and Berkshire. The proposed materials and architectural detailing have been selected to create a balanced relationship between the existing dwelling and the new extension, ensuring that the additions remain subordinate while contributing positively to the overall appearance of the property.



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7. Appearance

The proposed development comprises a series of complementary alterations that collectively improve the appearance, functionality and overall coherence of the dwelling.

The principal element of the scheme is the construction of a single-storey orangery extension to the rear of the property. The extension has been designed as a light and elegant addition that remains clearly subordinate to the main dwelling. Its modest scale ensures that the original building retains visual dominance while providing valuable additional accommodation for family use.

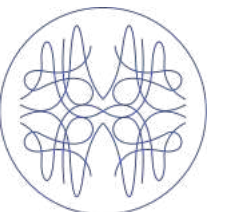
The orangery incorporates extensive glazing and a roof lantern, allowing natural daylight to penetrate deep into the internal floorplan. This creates a bright and welcoming living environment while strengthening visual connections with the rear garden throughout the year.

The rear elevation will also be rationalised through the reorganisation of openings and architectural elements. New glazing has been positioned to improve both the external appearance of the building and the functionality of internal spaces.

At first-floor level, the existing west-facing window will be removed and replaced with a new opening located within the rear elevation. This adjustment improves the balance and symmetry of the rear façade while maintaining appropriate levels of privacy and overlooking protection.

The retained office structure will be remodelled externally through the application of vertical cladding. This intervention allows the building element to be incorporated into a more coherent overall composition while providing a contemporary architectural expression that complements both the existing dwelling and the proposed orangery.

Taken together, these changes create a more unified and carefully considered rear elevation that better reflects the quality of the property and the expectations of contemporary family living.



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8. Materiality

The choice of materials has been fundamental to the success of the design and has been carefully considered from both an aesthetic and practical perspective.

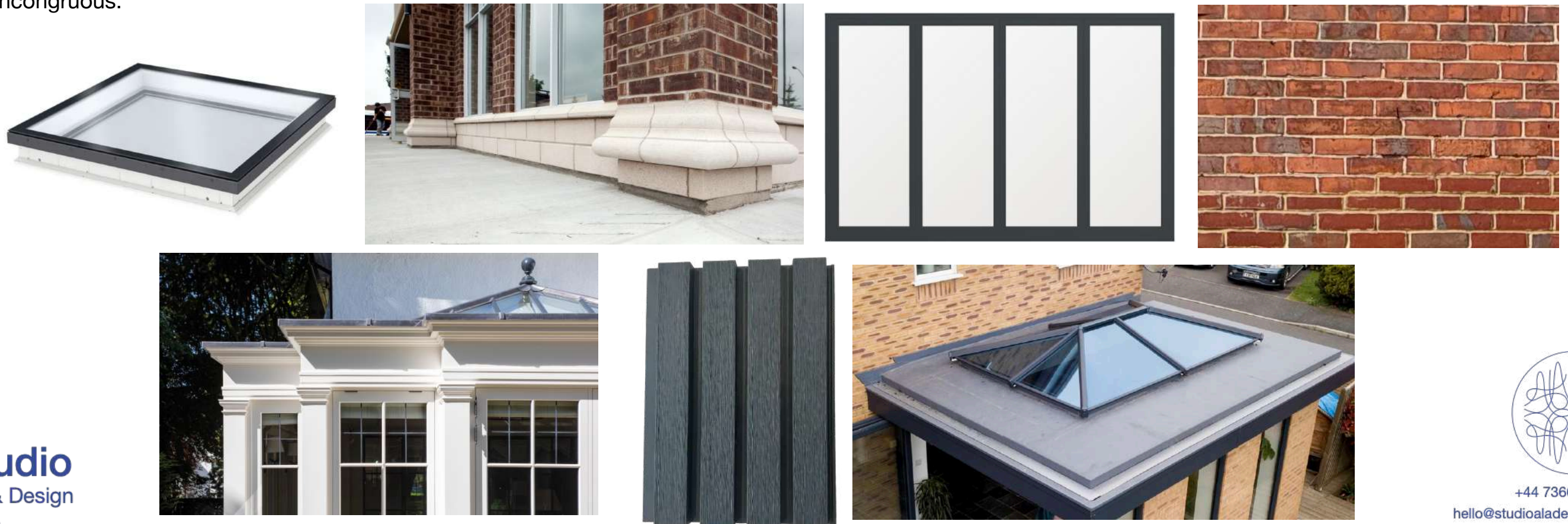
The proposed palette combines traditional and contemporary materials in a manner that reflects the evolution of the dwelling while maintaining visual harmony. Existing brickwork will be retained where possible, with any new brickwork selected to closely match the colour, texture and appearance of the host building. This approach ensures continuity between old and new elements and helps the extension sit naturally within its setting.

The orangery will incorporate high-quality aluminium-framed glazing. The slim profiles associated with modern aluminium systems allow for generous areas of glass while maintaining a refined architectural appearance. The resulting transparency contributes significantly to the lightweight character of the extension and enhances views towards the garden.

The roof lantern forms an important architectural feature, introducing additional natural light and reinforcing the sense of openness within the new accommodation. Decorative fascia detailing and stone plinth elements provide subtle articulation and contribute to the overall quality of the design.

The proposed vertical cladding applied to the retained office structure introduces a contemporary material contrast that helps distinguish secondary elements from the primary brick-built dwelling. The vertical orientation adds texture, rhythm and visual interest while helping to visually unify the composition of the rear elevation.

The overall material strategy has been developed to ensure longevity, durability and ease of maintenance while delivering a high-quality architectural outcome. The combination of brick, glazing, cladding and carefully detailed architectural features creates a balanced and coherent design that enhances the appearance of the property without appearing overly dominant or incongruous.



50LDN ROAD

Key Concepts



GARDEN CONNECTION

Creating a seamless relationship between the home and the landscape.

The new orangery and extensive glazing maximise natural daylight and establish a strong visual and physical connection between the principal living spaces and the rear garden.

The extension transforms the rear of the dwelling into a bright, family-focused environment that encourages year-round enjoyment of the outdoor space.



INTEGRATION OF EXISTING OFFICE

Reorganising the home around flexible, interconnected living spaces.

The proposal replaces fragmented rooms with a coherent arrangement of kitchen, dining and living areas. Improved circulation and visual continuity create adaptable spaces that better support contemporary family life while maintaining a clear hierarchy between communal and private areas.



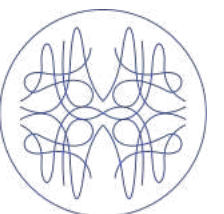
CONTEMPORARY REAR EXTENSION

Respecting the existing dwelling while introducing a refined contemporary intervention. The design retains the character of the original house while modernising the rear elevation through the orangery, carefully proportioned glazing and the vertical cladding applied to the existing office. Curved elements within the orangery soften the transition between the original building and the new extension, creating a balanced composition that blends traditional and contemporary architectural language.

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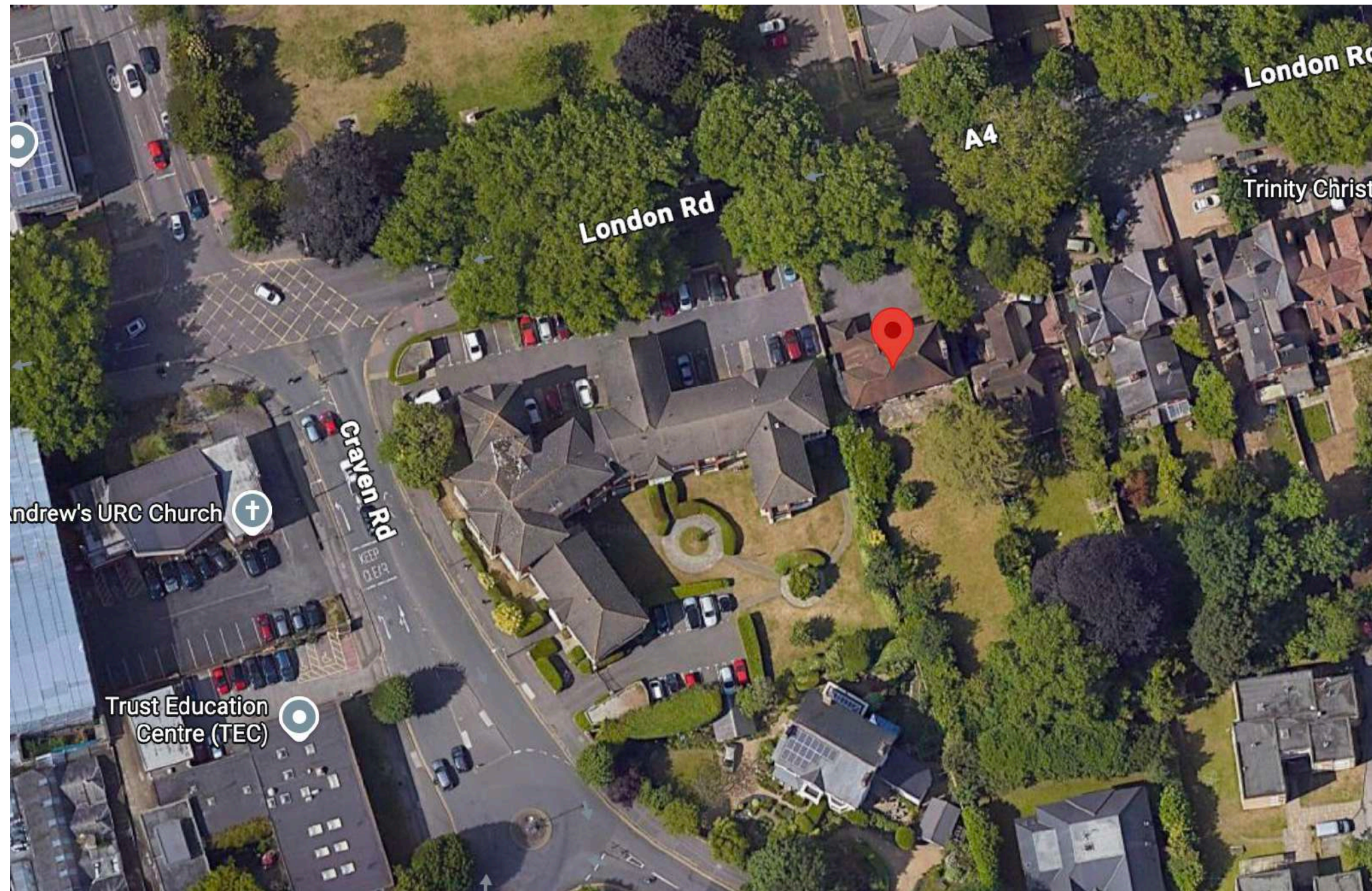
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9. Access

The property is accessed directly from London Road via an existing vehicular driveway and pedestrian entrance. The proposed development does not alter the existing means of access to the site.

Existing parking arrangements will remain unchanged and sufficient space will continue to be available within the site.

The proposals improve accessibility within the dwelling through the creation of a more open and legible internal layout while maintaining established access arrangements.



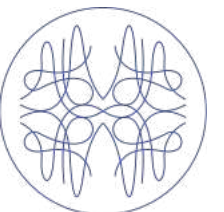
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10. Neighbouring Amenity

The proposed extension is single-storey in nature and remains subordinate to the host dwelling. Due to its scale, siting and separation distances, the proposal will not result in any unacceptable loss of daylight, sunlight, outlook or privacy to neighbouring occupiers.

The revised first-floor window arrangement does not introduce any new overlooking opportunities beyond those already experienced within the existing residential context.



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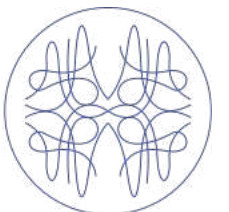
11. Conclusion

The proposed alterations and extension at 50 London Road represent a carefully considered and proportionate enhancement of the existing dwelling. The scheme has been developed in response to the specific opportunities and constraints presented by the site and seeks to improve both the functionality and architectural quality of the property.

The proposed orangery provides valuable additional living accommodation and establishes a stronger relationship between the dwelling and its garden. The remodelling of the rear elevation, revised fenestration arrangements and integration of the existing office structure contribute to a more coherent and balanced architectural composition.

The scale, design and material palette have been carefully selected to ensure that the proposals remain subordinate to the host dwelling while positively contributing to its overall appearance. The development respects the character of the surrounding residential area, preserves neighbouring amenity and aligns with the objectives of national and local planning policy.

For these reasons, the proposed development is considered to represent an appropriate and high-quality form of residential development and is respectfully submitted for planning approval.



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12. Proposed Development Summary

- 1 Single-storey orangery extension
- 2 Roof lantern
- 3 Anthracite aluminium glazing
- 4 Remodelled office
- 5 Vertical anthracite cladding
- 6 Fixed floor-to-ceiling office window
- 7 Flat roof with Velux rooflight
- 8 Revised first-floor fenestration

