

DESIGN & ACCESS STATEMENT

Outline Planning Application for:
Demolition of existing dwelling and replacement with a new five-
bedroom house with integral garage and new in/out access
arrangement

Montana Cottage, School Hill, Wargrave, Berkshire, RG10 8DY

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This Design and Access Statement (DAS) has been prepared in support of an outline planning application submitted to Wokingham Borough Council for the demolition of the existing dwelling known as Montana Cottage and its replacement with a new five-bedroom detached house with integral garage, a new in/out driveway arrangement, and associated works at School Hill, Wargrave, Berkshire (RG10 8DY).

This statement sets out the design principles and access considerations that have informed the proposal, with reference to relevant national and local planning policy. It should be read in conjunction with the submitted plans and supporting

All matters are to be reserved apart from:

- Siting
- Access
- Mass & Bulk
- Ridge heights
- Principal of a replacement dwelling

2.1 Site Description

The application site is located in central Wargrave, a main settlement within the Wokingham Borough.

The existing dwelling, Montana Cottage, is a Chalet style house positioned generally centrally within its plot. The plot is wider than it is deep, with the majority of usable garden space oriented to the South and West.

The existing property is brick with dormers within a tiles and roof is of no architectural merit, it is smaller than the surrounding properties.

2.2 Planning Designations

The site is Not located within
Conservation Area
Green Belt.
Flood Zone

The site falls within a designated Bat Habitat Zone. A Preliminary Ecology Survey has been undertaken. Further surveys and mitigation strategy will be part of the reserved matters

The proposal is for self build family dwelling with application site being 0.15a , therefor it exempt from Bio Diversity Net Gain. However any any ecological enhancement and landscaping will be a reserved matter.

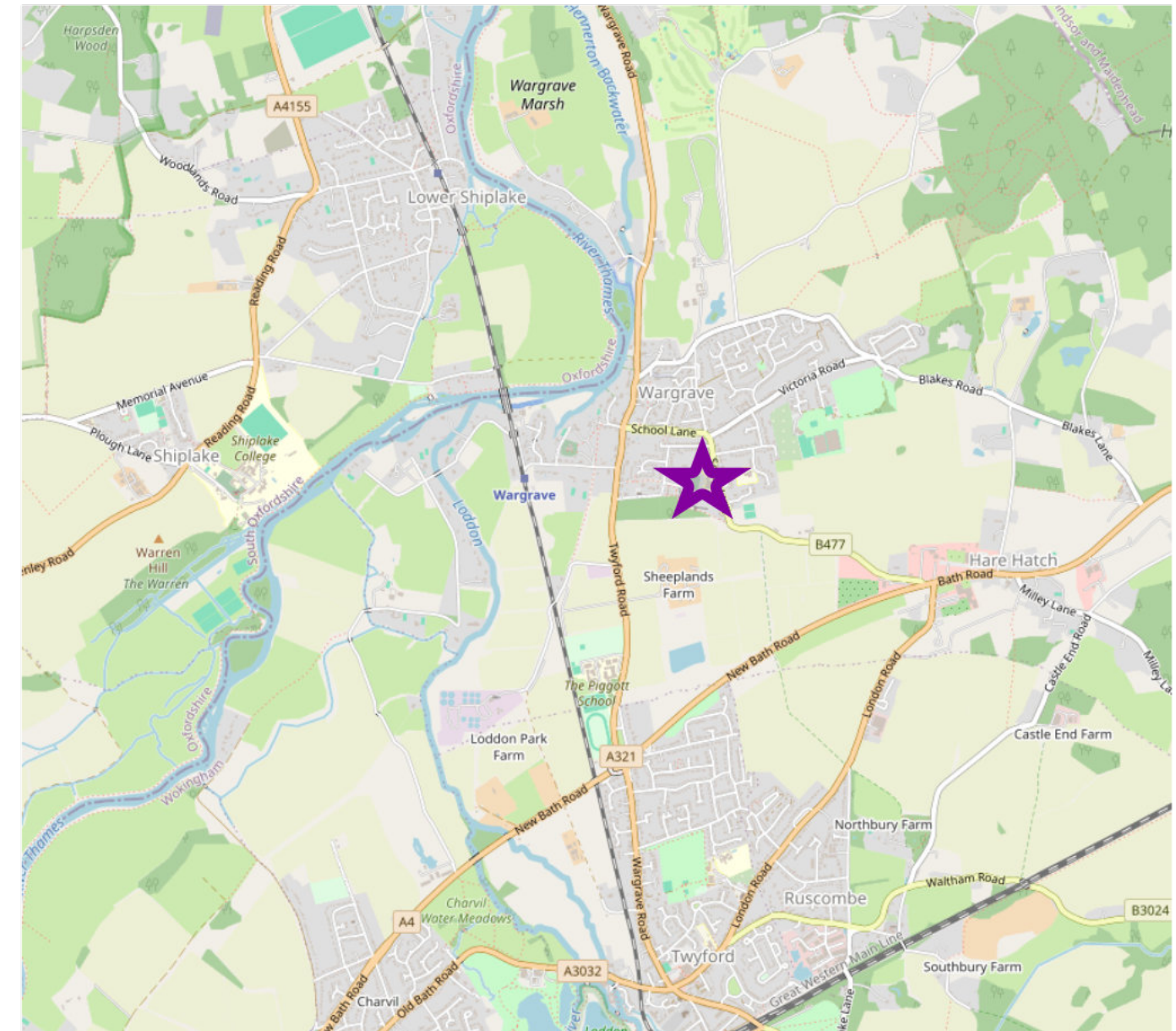
2.3 Surrounding Character

The rear of the plot backs onto a quarry.

To the north of the site lies an existing school building which contains a Listed Building and is subject to Tree Preservation Orders (TPOs). The south is a single storey residential dwelling.

The wider context has seen small scale residential development in recent years.

The local character is predominately 2 storey houses



Wider Context Site Plan





Aerial Photo of the Application Site



Dwelling to the south



Montana Cottage



School to the north

4.1 Planning Policy Assessment

The application is assessed against the relevant policies of the Wokingham Core Strategy (Adopted 2010). The key policies applicable to this proposal are addressed in turn below.

CP1 Sustainable Development — development must be sustainable, protecting the environment, minimising carbon emissions and contributing to climate change mitigation.

CP3 General Principles for Development — all development must be appropriate in scale, siting, design and materials and must not adversely impact upon amenity, highway safety, or the character of the local area.

CP6 Managing Travel Demand — development should promote sustainable transport choices and ensure safe access arrangements.

CP7 Biodiversity — development proposals must protect and, where possible, enhance biodiversity.

4.2 Managing Development Delivery Local Plan (MDD, 2014)

The following MDD policies are directly applicable to this proposal:

Relevant Planning Policy

CC01 Presumption in Favour of Sustainable Development — applications that accord with the development plan will be approved without delay.

CC02 Development Limits — the site lies within the defined settlement boundary

of Wargrave; the principle of residential development is therefore acceptable in principle.

CC03 Green Infrastructure, Trees and Landscaping — development must retain and enhance green infrastructure. The TPO trees to the north must not be harmed, and root protection zones must be respected.

CC04 Sustainable Design and Construction — development must meet minimum sustainability standards. The proposal is designed to exceed minimum requirements.

CC05 Renewable Energy and Decentralised Energy Networks — proposals should incorporate renewable energy measures where appropriate.

CC07 Parking — adequate off-street parking must be provided in accordance with the Wokingham Parking Standards.

CC09 Development and Flood Risk — the site is not within a flood zone but surface water drainage must be managed appropriately.

CC10 Sustainable Drainage — a sustainable drainage strategy will be provided as a reserved matter.

TB21 Landscape Character — development must respond sensitively to the local landscape character and setting.

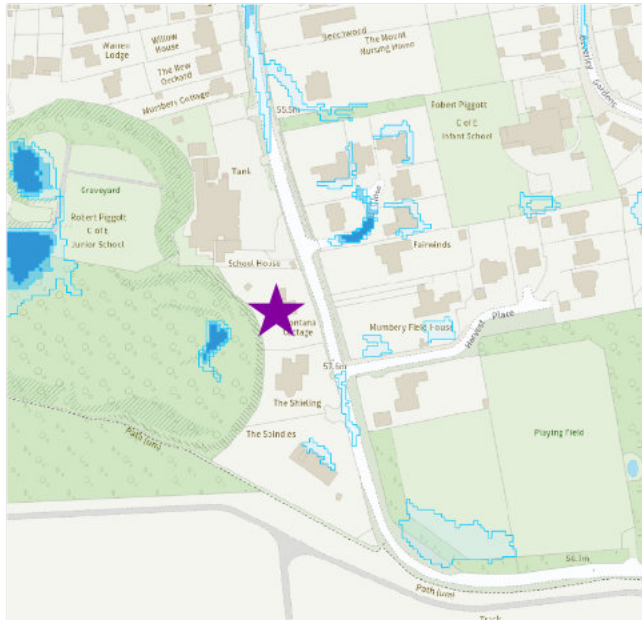
TB23 Biodiversity and Development —

proposals must demonstrate ecological sensitivity and mitigate habitat loss.

4.3 Supplementary Planning Documents

The following Supplementary Planning Documents (SPDs) are material considerations:

- Wokingham Borough Design Guide SPD — informs design principles, scale, massing, materials and relationship to context.
- Sustainable Design and Construction SPD — provides detailed guidance on sustainable construction methods, energy efficiency and renewable energy.

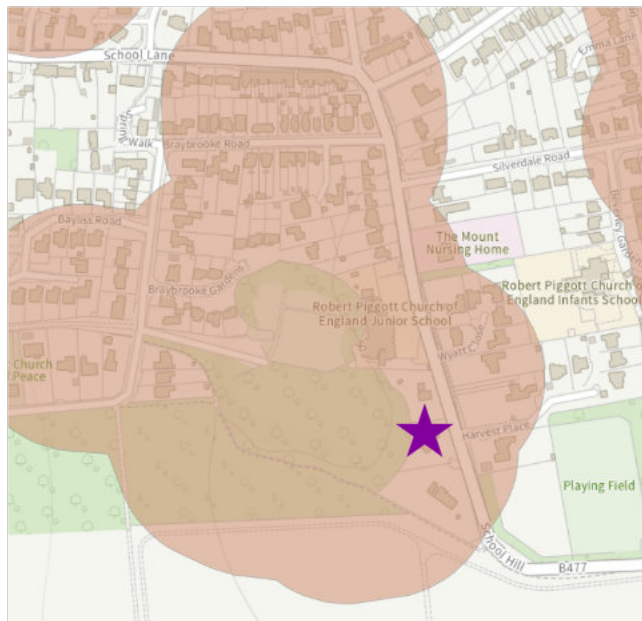


The site is not in flood zone or subject to surface water

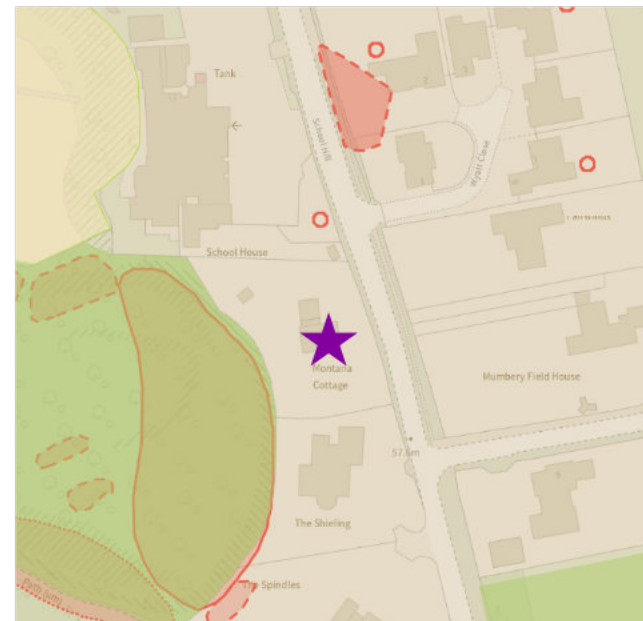


The application site is not a greenbelt

The diagrams above have been prepared with reference to the Local Plan. They identify key constraints and indicate that, in nearly all circumstances, the site is relatively unconstrained on policy grounds.

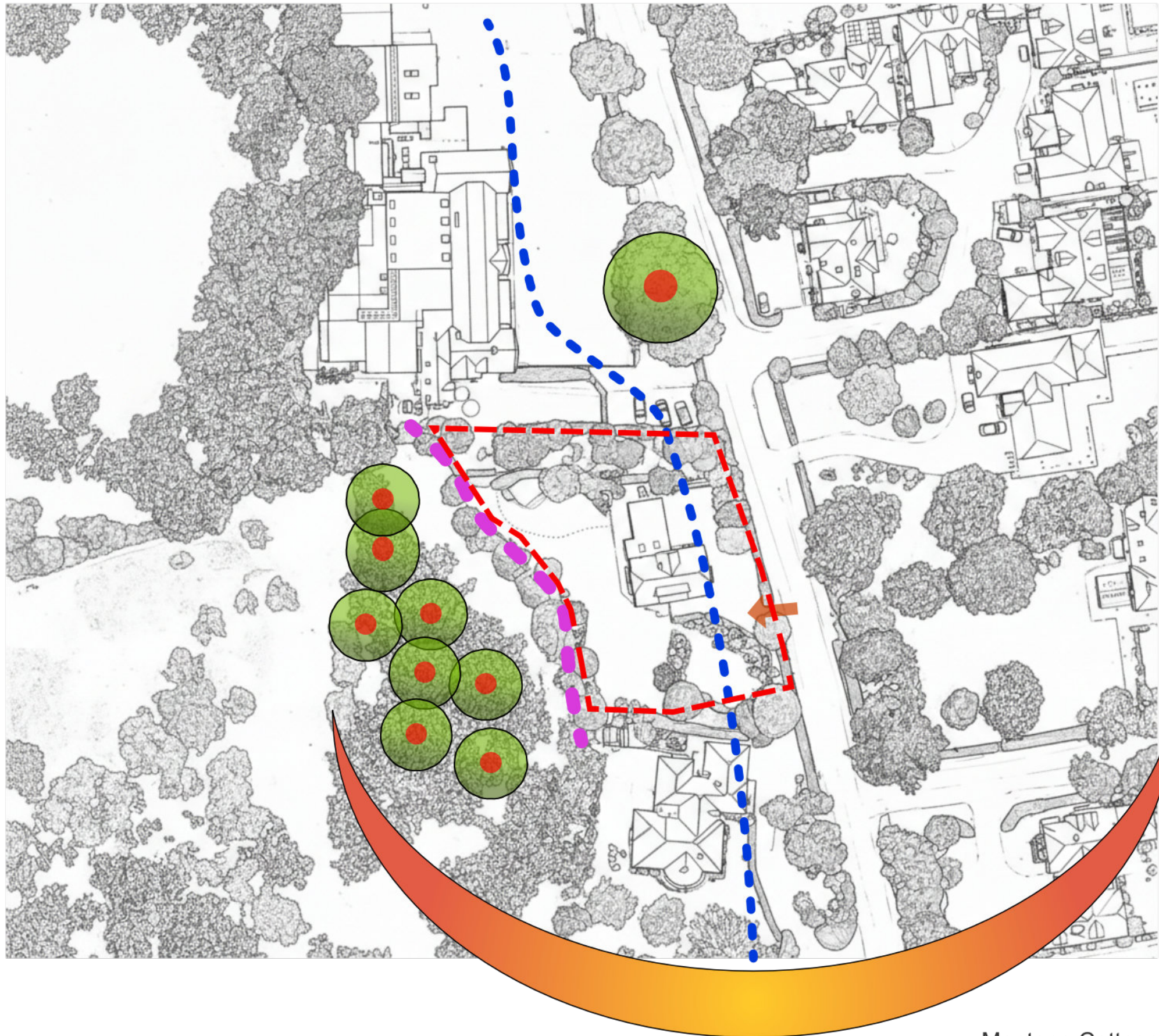


The site is in a potential contamination zone. To resolved as reserved matter



Adjacent TPO trees

Path



-  Boundary
-  Building Line
-  Edge of Quarry
-  Tree Screening
-  Access
-  Sun Path
-  Tpo Trees

5.1 Site Layout Principles

The siting and layout of the replacement dwelling has been carefully considered in response to the characteristics of the plot and its surroundings. The key siting principles are as follows:

- The new dwelling will be positioned in the northern part of the site, within the plot, thereby retaining a generous garden to the South and West.
- The footprint of the proposed dwelling has been carefully designed to ensure that root protection zones of the TPO trees on the adjacent school site to the north are not compromised.
- The plot is wider than it is deep. The proposed footprint reflects this plot geometry, with the primary frontage addressing School Hill.
- Adequate separation distances will be maintained to all boundaries in accordance with the Borough Design Guide.
- The in/out driveway and integral garage will be integrated into the front elevation, providing parking for the required number of vehicles. Precise details of siting and layout are proposed as matters to be determined at outline stage (as indicated in the application form), with full details provided at reserved matters stage if

5.2 Scale

The proposed replacement dwelling is a five-bedroom detached house. The scale of the new building has been carefully designed to be appropriate for its plot and consistent with the character of the surrounding residential area of central Wargrave..

5.3 Massing and Form

The design adopts a symmetrical double-gabled form. This massing strategy responds to the width of the plot, breaking down the roofscape into two balanced gabled elements that reduce the visual bulk of the building whilst contributing positively to the streetscene. The symmetrical composition provides a

well-ordered, coherent elevation appropriate to the residential character of the area. Mass and bulk diagrams are submitted alongside this statement to demonstrate the relationship of the proposed building to the plot boundaries, the street and adjacent properties.

5.4 Ridge Height

Approval of the ridge height is sought as part of this outline application. The proposed ridge height has been set to be consistent with and appropriate to the surrounding built form in School Hill and central Wargrave. Ridge height details are illustrated on the submitted elevation drawings.

5.5 Appearance and Design Rationale

The design of the replacement dwelling is rooted in traditional architectural language that is in keeping with the local character of Wargrave. The building utilises traditional detailing and materials to create a dwelling that is contextually sensitive whilst meeting contemporary standards of accommodation.

5.6 Architectural Style

The proposed dwelling adopts a symmetrical double-gabled form with traditional architectural detailing. The design vocabulary — including the use of pitched rooflines, proportioned fenestration and quality

external materials — draws on the vernacular character of the Wargrave area and reflects the guidance contained in the Wokingham Borough Design Guide SPD.

5.7 Materials

External materials will be traditional and of high quality, in keeping with the local architectural character. Full details of external materials and finishes are proposed as a reserved matter. Indicative materials are as follows:

- External walls: red brick and cladding consistent with the local vernacular.
- Roof: natural or plain tile, consistent with surrounding properties.
- Windows and doors: Aluminium windows
- Driveway surfacing: permeable block paving or bound gravel to manage surface water run-off.

5.8 Relationship with Surroundings

The proposal has been designed to sit comfortably within its plot and the wider streetscene of School Hill. The proposed dwelling will not result in any harmful overlooking or loss of amenity to adjacent neighbours, and the separation distances to all boundaries will accord with the guidance in the Wokingham Borough Design Guide.

The proposed figure ground illustrates that an enlarged dwelling fits into the existing context.

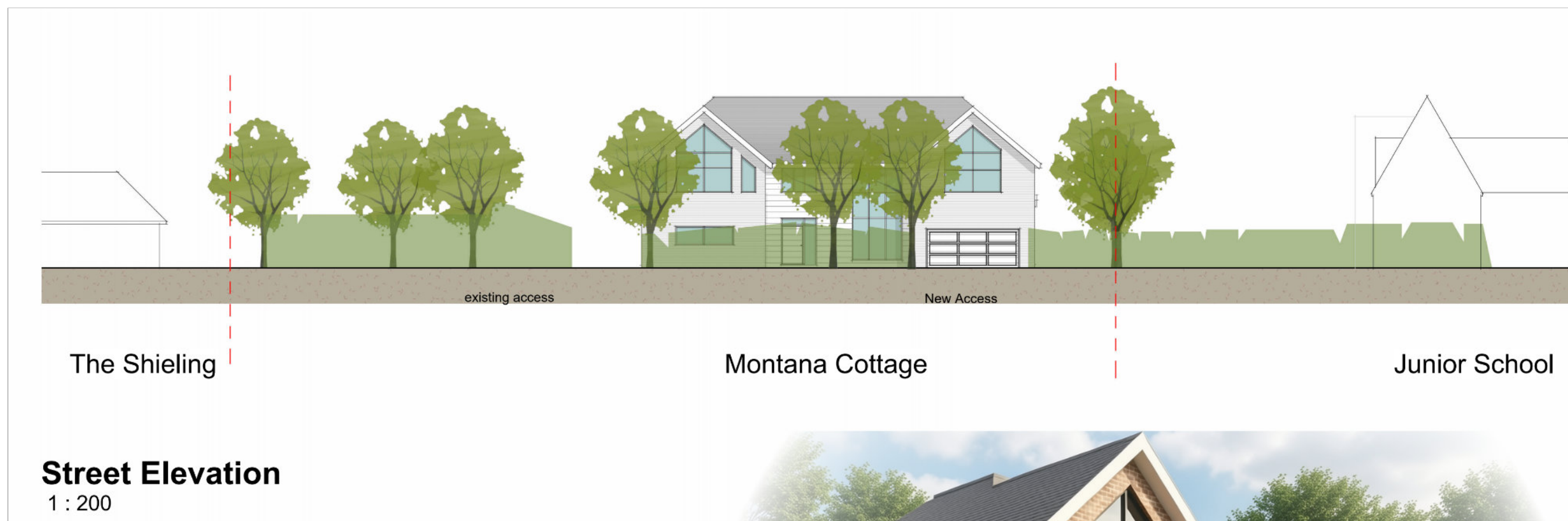


Existing Figure Ground



Proposed Figure Ground





Artistic Impression.

6.1 Existing Access Situation

The existing vehicular access to Montana Cottage from School Hill is considered to be substandard. It is narrow in width and has inadequate visibility splays, presenting a highway safety risk for both vehicles and pedestrians. This concern forms a key driver for the access improvements proposed as part of this application.

6.3 Proposed Access Arrangement

This application seeks approval for a new in/out driveway arrangement. The proposal would create a dedicated entrance point and a separate exit point onto School Hill, removing the need for vehicles to reverse onto the highway. This arrangement will:

- Significantly improve visibility for vehicles entering and exiting the site.
- Provide a wider access that is compliant with highway standards.
- Remove the reversing manoeuvre onto the public highway, thereby improving pedestrian and vehicular safety.
- Accommodate the required number of off-street parking spaces within the curtilage in accordance with MDD Policy CC07 and the Wokingham Parking Standards.

This application seeks to cut back the hedges at the front to introduce a visibility splay where there is currently none.

School Lane is a restricted 20mph zone; however, due to the existing narrow entrance and lack of visibility, the current access is substandard. The proposed in-and-out access arrangement, along with improved visibility, will greatly enhance the safety of this site access.

Where hedges are proposed to be cut back, they will be replanted as part of a wider landscaping scheme to enhance biodiversity and maintain privacy for the site.



View Looking North Along School Lane



View Looking South Along School Lane

7.1 Tree Preservation Orders

The school site to the north of the application site is known to contain trees subject to Tree Preservation Orders (TPOs). These trees are of significant amenity and ecological value and their protection is a material planning consideration. Due to the location of these trees, they will not be affected by this development.

measures are set out in the Preliminary Ecology Survey Report submitted as a reserved matter. Full ecology mitigation measures, including any bat mitigation, wildlife-friendly planting, integrated bat and bird boxes, and habitat enhancements, will be addressed and detailed as a reserved matter in accordance with MDD Policy TB23 and Core Strategy Policy CP7.

7.2 On Site Tree

There are no protected trees by way of either a TPO or by being in a conservation area. This proposal also seeks to plant new which have been illustrated on PL-01, along with new hedges and ground cover planting to increase the biodiversity of the site. A fully detailed landscaping plan will be part of a reserved matters application.

This application is for a self-build replacement dwelling consisting of one residential unit only on a site of less than 0.5 hectares. As a consequence, the proposal is exempt from the mandatory Biodiversity Net Gain (BNG) requirements introduced under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021).

7.3 Ecological Enhancement

Notwithstanding the exemption, the applicant is committed to enhancing the biodiversity value of the site and mitigating for any habitat loss arising from the demolition of the existing dwelling and associated hard landscaping. A Biodiversity Net Gain Statement has been submitted in support of this application.

The site falls within a designated Bat Habitat Zone. A Preliminary Ecology Survey (PES) has been undertaken by a suitably qualified ecologist. The results of the survey and proposed mitigation

8.1 Overview

Wokingham Borough Council declared a Climate Emergency in July 2019 and is committed to achieving a carbon-neutral borough by 2030. This application is fully supportive of these ambitions. The proposal is for a highly sustainable replacement dwelling that has been designed from the outset to minimise carbon emissions and reduce energy consumption. Full details will be provided as a reserved matter. The sustainability strategy accords with MDD Policy CC04 (Sustainable Design and Construction), CC05 (Renewable Energy), the Sustainable Design and Construction SPD, and the NPPF Chapter 14.

8.2 Proposed Sustainability Measures

The following sustainability measures are proposed and will be detailed in the reserved matters submission:

- **Enhanced Fabric Efficiency:** The building fabric will exceed the minimum requirements of Building Regulations Part L, with enhanced insulation to walls, roof and floors to minimise heat loss.
- **High Levels of Thermal Mass:** The construction specification will incorporate materials with high thermal mass to reduce peak heating and cooling demand and improve thermal comfort.
- **Underfloor Heating:** Low-temperature underfloor heating throughout the ground floor to maximise the efficiency of the heat pump system.
- **Air Source Heat Pump (ASHP):** Gas boilers to be replaced or supplemented with an air source heat pump, significantly reducing carbon emissions compared to a standard gas-only system.
- **Wastewater Heat Recovery (WWHR):** WWHR units will be installed to recover heat from waste water, reducing hot water heating demand.
- **MVHR (Mechanical Ventilation with Heat Recovery):** A whole-house MVHR system will be installed to provide high-quality indoor air whilst recovering approximately 90% of heat from exhaust air.
- **High-Performance Coated Glazing:** Double or triple glazing with solar control coating to reduce unwanted solar gain in summer whilst maximising passive solar gain in winter, in combination with the south and west-facing garden aspect.
- **Photovoltaic Panels (PV):** The roof form will be designed to accommodate PV panels where viable, to generate renewable energy on-site.
- **Electric Vehicle Charging Point:** At least one EV charging point will be provided within the integral garage, in line with Building Regulations Part S.
- **Permeable Driveway Surfacing:** Permeable materials will be used for the driveway to manage surface water run-off and support the sustainable drainage strategy.

This Design and Access Statement demonstrates that the proposed replacement dwelling at Montana Cottage, School Hill, Wargrave represents a well-considered, sustainable and policy-compliant development. The proposal will replace an existing substandard dwelling with a high-quality five-bedroom house of traditional design that responds sensitively to the character of the local area.

The new in/out access arrangement will deliver a meaningful highway safety improvement over the existing dangerous access.

It is noted that this is an outline application and that a number of matters — including ecology and biodiversity mitigation, sustainability and low-carbon construction measures, and external materials and finishes — are reserved for subsequent approval.

It is respectfully submitted that the principle of development, access, siting, scale and appearance as presented accords with the Development Plan as a whole and that outline planning permission should be granted accordingly.