

DESIGN AND ACCESS STATEMENT

SITE:

**5 SOUTH LAKE CRESCENT
WOODLEY
BERKSHIRE**

PROPOSED DEVELOPMENT:

**CONSTRUCTION OF 3
BEDROOM DWELLING
WITH PARKING**

**PAUL EDWARDS ARCHITECTURE
12 SANDY LANE
WOKINGHAM
BERKSHIRE
RG41 4DB**

**Ref: PHE/2569
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1.00 SITE ANALYSIS

- 1.01 The site is situated approximately half a kilometre to the southeast of Woodley shopping centre and is in a designated residential area.
- 1.02 The site is 0.036 hectares in area and is rectangular in shape and faces on to South Lake both on the south side and the east side of the site.
- 1.03 The site at present is a vacant residential dwelling constructed in linear format along South Lake Crescent with well-defined boundaries of 1.800-metre-high timber fencing to the side and rear and hedging south and east boundaries.
- 1.04 The surrounding area is primarily residential with a mixture of two storey semi-detached and detached houses and bungalows, all constructed during the late 1950s and early 1960s.
- 1.05 A new residential development of two storey semi-detached houses has been constructed directly opposite the site on the previously used Day Centre site. the new development has a mixture of hipped and gabled dwellings in a traditional construction.
- 1.06 The existing dwelling is a two storey three-bedroom semi-detached dwelling constructed in face brickwork and plain clay roof tiles in a typical utilitarian style.
- 1.07 The site fronts the South Lake Crescent on two fronts east and south and there is a large garden area to the east side with an existing vehicle access into the rear garden is wide enough to take a new dwelling to the side of the existing property.
- 1.08 Although two previous applications for a new dwelling have recently been refused, the site is still eminently suitable to take a new detached dwelling and a pre-application enquiry ref.232831 has stated the principle of development is acceptable. However certain elements of the design need to be addressed to provide an acceptable solution to result in a planning approval
- 1.09 The residential road of South Lake Crescent leads onto the Crockhamwell Road in the north and leading on to Loddon Bridge Road in the east. Both these roads being a main local bus route into Wokingham and Reading.
- 1.10 Local shops are close at hand together with schools, doctors' surgeries and other local facilities. Woodley shopping centre is within easy walking distance. Therefore, considering the proximity to these facilities and the transport links the site is eminently suitable for sustainable development as defined in the National Planning Policy Framework.

2.00 DESIGN PROCESS

- 2.01 The site is set in the centre of Woodley in a defined residential area of character two storey and one and single storey dwellings that have been established for over sixty years.
- 2.02 Residential development is acceptable within the settlement area and the Government's National Planning Policy Framework (NPPF) calls for "delivering sustainable development", with the emphasis on the importance of design quality and promoting locally distinctive developments.
- 2.03 Wokingham Borough Council has several planning policies under its Core Strategy and Managing Development Delivery Local Plan Policies and the Borough Design Guide. Core Strategy policies CP1 and CP3 outline the General Principles of Development and Sustainable Development.
- 2.04 Wokingham Borough Council's Policy WOS2 promotes the principle of development, providing there is no adverse impact on the character of the area.
- 2.05 The NPPF supports the principle of sustainable development. It calls for good design in that the context of the area should be considered, and that improving the character and quality of an area should be of importance.

2.06 The Use

The existing use of the site is vacant single residential property in an established residential area. The proposal therefore of a new detached dwelling seeks to maintain the pattern and context of the area, thereby meeting the Core Strategy Policies CP1 and CP3.

2.07 The Amount

The proposal is for the construction of 3-bedroom detached dwelling with frontage parking. The new dwelling meets with the requirements of Wokingham Borough Council's Design Guide and meets the HDD Local Plan Policy TB07 Internal Space Standards.

2.08 The Layout

The new dwelling is to be positioned to the east side of the existing dwelling facing South Lake Crescent on two aspects. The existing rear access is to be sealed off and a new shared access formed on the south side of the plot and additional hardstanding created for additional parking for both the existing and new dwelling.

By orientating the dwelling to face both existing road frontages appropriate relationships are formed with adjacent dwellings and rear gardens. The form of layout minimises any adverse effect on privacy etc and will also ensure that there is a good degree of surveillance in the public realm to foster safety and security.

There will be sufficient space around the dwelling which allows for suitable additional landscaping, and all the amenity areas are suitable for the development and are in line with the Borough Design Guide.

2.09 The Scale

The new detached house on the site is to be a two-storey dwelling with a maximum ridge height of 8.000 metres from dpc. The eaves height of the dwelling is 4.575 metres from dpc. The scale of all the development is in context with the street scene and character of the area and meets with Core Strategy CP9.

2.10 The Landscaping

All the existing boundary treatments are well defined by fencing and hedging to the front and side boundary. Shrub landscaping will be planted to enhance the front of the property and the street scene.

The existing access to the side of the property will be sealed off and new hedging planted to match the existing and strategic new tree planting to enhance the street scene . A new access for both dwellings will be provided at the front of the property and constructed in block paving.

2.11 The Appearance

The existing houses within the surrounding area are of a traditional design and construction and vary in age and style, although mainly constructed in the 1950s/1960s. The context and character of the area have been considered in the design of the proposed scheme where the appearance of the proposed development should be sympathetic with the existing properties in the area but should also achieve a development with its own identity. The layout and types of dwelling indicates the quality and design of the locally distinctive but sympathetic development in line with the NPPF.

The proposed house is of traditional design and construction, reinforcing the distinctive development and meeting the importance of good design. The dwelling will be constructed of a quality stock facing brick with contrasting brick detail features such as plinth, string course and soldier course lintels. The windows are to be white cottage style upvc cottage style casement windows. The roof is to be gable ended and constructed in traditional quality plain clay tiles with a full-length dormer window to the rear of the dwelling. It will make a positive and sympathetic contribution to both street scene and character of the area in a suitable sustainable development.

3.00 ACCESS STATEMENT

- 3.01 South Lake Crescent is a standard 4.800-metre-wide adopted residential road with footpaths and grass verge. It links with the Crockhamwell Road in the north giving access to Woodley shopping centre in the north and the Loddon Bridge Road in the east. This then gives access to Wokingham, Reading and the M329.
- 3.02 The site has an existing access point to the rear which is to be sealed off. A new access point with new dropped kerbing is to be formed on the south of the plot to provide parking for two vehicles to both the existing house and the proposed new dwelling.
- 3.03 There are bus stops along Crockhamwell Road and Loddon Bridge Road are situated within about 300 metres of the site and give good access to railway stations and local towns and facilities; therefore, development of the site meets with Core Strategy CP6.
- 3.04 Disabled access to the individual houses will be gained via the block paved drive and footpath with a maximum ramp of 1 in 12, to a level threshold at the front entrance doors and any change in direction, to allow assistance where necessary and provide an uninterrupted approach to each house entrance.
- 3.05 Disabled circulation within each house is to comply with all current regulations and guidelines for disabled persons with the following specific requirements.
- Entrance doors to have a minimum clearance of 800mm.
 - Internal staircase designed in full compliance with Building Regulations.
 - Internal circulation spaces to comply with current Building Regulations disabled access.
 - All bathrooms and WC facilities to be designed for disabled access.
 - All electrical fittings and controls of services etc together with ironmongery fitted at suitable height for disabled persons use.

All internal design requirements shall be in accordance with part M (Disabled) of the Building Regulations.