



PALATINE
HOMES

VICTORIA NURSERIES, WARGRAVE

RESIDENTIAL REDEVELOPMENT | RG10 8AG

DESIGN & ACCESS STATEMENT | DECEMBER 2024 | FULL PLANNING APPLICATION | Rev P01

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1.0 INTRODUCTION

1.1 PURPOSE OF THE DESIGN & ACCESS STATEMENT

This Design & Access Statement has been prepared by HP Architecture in support of a Full Planning Application submitted on behalf of the client, Palatine Homes, for the redevelopment of the land at Victoria Nurseries, Wargrave (figure. 01).

The redevelopment proposal involves the removal of a number of onsite structures used for the purposes of the nursery, as well as plants grown for sale. Proposed in their place are a mixture of 8no. detached and semi detached dwellings, including 1no. FOG unit, with associated onsite parking as well as significantly improved landscaping.

The layout of the site is within Wokingham Borough Councils (WBC) administration. As such, careful consideration has been given to the local policy set out by WBC. Working in collaboration with the client, Palatine Homes, the design set out in this application has closely considered relevant national and local planning policies, as well as local architectural precedents to form a scheme that is both appropriate to the site in terms of scale and style. A list of the plans and documents submitted as part of this application is set out below:

- 24.419_01_P1_ LOCATION PLAN
- 24.419_02_P1_ SITE PLAN
- 24.419_11_P1_ PLOT 01 - PROPOSED FLOOR PLANS
- 24.419_12_P1_ PLOT 01 - PROPOSED ELEVATIONS
- 24.419_13_P1_ PLOT 02-03 - PROPOSED FLOOR PLANS 1 OF 2
- 24.419_14_P1_ PLOT 02-03 - PROPOSED FLOOR PLANS 2 OF 2
- 24.419_15_P1_ PLOT 02-03 - PROPOSED ELEVATIONS
- 24.419_16_P1_ PLOT 04-07 - PROPOSED FLOOR PLANS 1 OF 2
- 24.419_17_P1_ PLOT 04-07 - PROPOSED FLOOR PLANS 2 OF 2
- 24.419_18_P1_ PLOT 04-05 - PROPOSED ELEVATIONS
- 24.419_19_P1_ PLOT 06-07 - PROPOSED ELEVATIONS
- 24.419_20_P1_ PLOT 08 - PROPOSED FLOOR PLANS
- 24.419_21_P1_ PLOT 08 - PROPOSED ELEVATIONS
- 24.419_30_P1_PROPOSED STREET SCENE
- 24.419_31_P1_PROPOSED SITE ELEVATION A-A
- 24.419_32_P1_PROPOSED SITE ELEVATION B-B
- 24.419_33_P1_PROPOSED SITE ELEVATION C-C



Figure. 01 | Victoria Nurseries | Wargrave | Location Plan



2.0 SITE & LOCAL AREA

2.1 SITE

The site is located off Victoria Road in the village of Wargrave (figure. 01).

Victoria Road comprises a mixture of terraced, semi-detached and detached dwellings. While the street scene consists of variable architectural styles, several buildings host notable architectural details notable from the Victorian/ early Edwardian era such as stretched and header brickwork and open eaves.

Measuring approximately 0.28ha, the site is currently used as a plant nursery and therefore forms an open space in what is recognized as a residential street.

The site lies to the north side of Victoria Road and is adjacent to the existing convenience store. Currently used as a plant nursery, the site exhibits an array of plants being grown for sale, as well as covered and open structures for the purposes of the nursery. In recent times however, the site use as a nursery has begun to slow with many of the outdoor structures in disrepair and large areas of the site becoming overgrown.

To the immediate west of the site is no.103 Victoria Road. Until recently, no.103 was also a local convenience store, but has since been converted back into residential use. In doing so, it has improved the visual street scene. The remaining boundaries are shared with residential gardens both off Victoria Road as well as Purfield Drive to the north.

The site access is level with Victoria Road, but then slopes down on a south to north axis. The boundaries are predominantly close boarded fencing, with the northern boundary also making use of a brick retaining wall structure to support the change in level between the site and the gardens off Purfield Drive.

2.2 LOCAL AREA

The site lies within the parish of Wargrave. Originally the settlement formed along the river in an area now recognised as the local conservation area (figure. 02). The site itself (figure. 02 - red star), is located outside of the conservation area on Victoria Road which exhibits a variety of architectural styles that have built-up over the years.

Once a footpath and a busy thoroughfare, Victoria Road has groups of terraced houses built during the 19th century. There are some good examples of detailed brickwork used extensively at the time. Plots of land between the widely spaced groups of houses have largely been filled with a mixture of properties reflecting the designs popular at the time of building. Properties are largely 2-2.5 storeys tall and face onto the main highway.

There is little street parking, with the existing properties along Victoria Road having limited on-site parking straight off the main highway.

The site is located in a sustainable location with Wargrave train station located a 10-minute walk from the site, as well as regular bus services to the near by towns (Reading, Wokingham, Twyford, Henley on Thames). Numerous amenities can also be located within walking distance of the site, including a doctor's surgery, restaurants, pubs, pharmacy, post office and other local shops. These are all within a kilometer of the site and have footpath links thus making the amenities easily accessible for pedestrians

The site falls outside of the greenbelt and provides ample opportunity for redevelopment.

The following pages (pages 6-11) form a photographic analysis of both the site and the local area. In doing so, an understanding of the sites current state can be gauged, as well as the architectural style and details that can be seen locally. Together, the exhibited photographic analysis (figures. 03 - 50) have informed the proposed design.

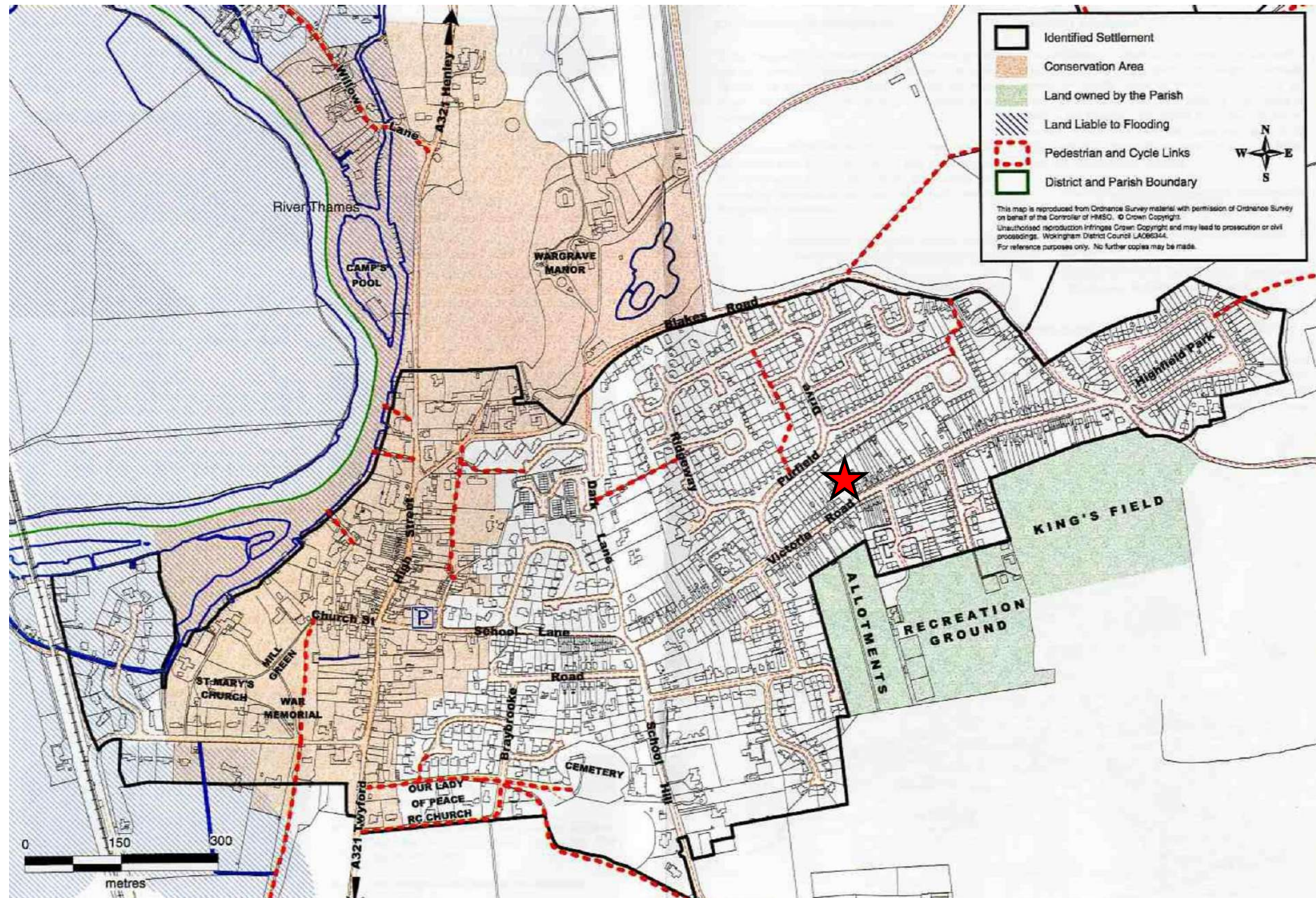


Figure. 02 | Victoria Nurseries | Wargrave | Plan taken from the Wargrave Parish Design Statement

2.3 | VICTORIA NURSERIES: SITE ASSESSMENT: ON SITE PHOTOGRAPHY



Figure. 03

Figure. 04 View Point



Figure. 04 | Victoria Nurseries | Wargrave

North west facing | From south eastern boundary of the site on Victoria Road

Photography HP Architecture



Figure. 05

Figure. 06 View Point



Figure. 06 | Victoria Nurseries | Wargrave

North west facing | From central area of the site at the rear of convenience store / nursery

Photography HP Architecture

2.3 | VICTORIA NURSERIES: SITE ASSESSMENT: ON SITE PHOTOGRAPHY



Figure. 07

Figure. 08 View Point



Figure. 08 | Victoria Nurseries | Wargrave

South west facing | From north eastern boundary

Photography HP Architecture



Figure. 09

Figure. 10 View Point



Figure. 10 | Victoria Nurseries | Wargrave

South east facing | From north western boundary

Photography HP Architecture

2.4 | CHARACTER ASSESSMENT: VICTORIA NURSERIES: EXISTING ACCESS & OUTBUILDINGS



Figure. 11 | Existing dwarf walls, outdoor covered structure and planting.



Figure. 12 | Existing nursery planting.



Figure. 13 | Existing outbuilding to be removed and nursery planting.



Figure. 14 | Existing nursery planting, over growth and the rear of no.103.

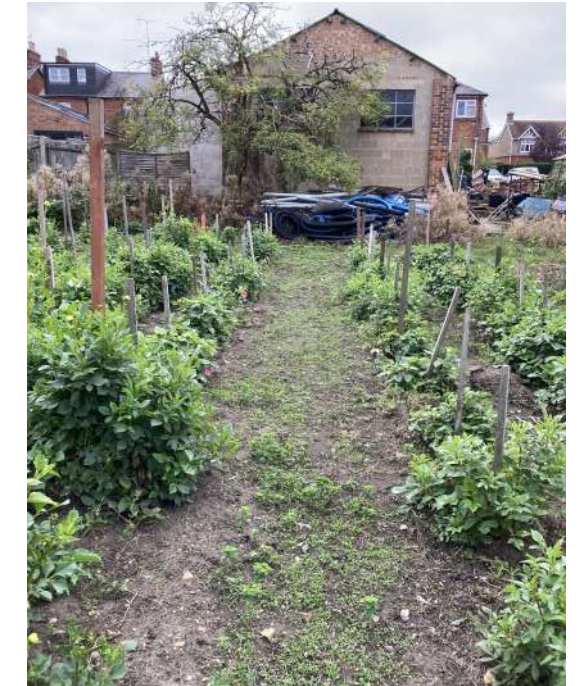


Figure. 15 | Existing nursery planting and covered structure to be removed.



Figure. 16 | Existing structures to be removed and nursey planting.



Figure. 17 | Existing structures to be removed and nursery planting.



Figure. 18 | Existing structure to be removed and overgrowth.



Figure. 19 | From the rear of the nursery towards Victoria Road.



Figure. 20 | Side elevation of the nursery facing into the site.

2.4 | CHARACTER ASSESSMENT: VICTORIA NURSERIES: EXISTING ACCESS & OUTBUILDINGS



Figure. 21 | Existing boundary overgrowth to be pruned.



Figure. 22 | Existing neighbouring birch tree. Will not be harmed.



Figure. 23 | Existing planting to be removed.



Figure. 24 | Existing Lombardy Poplar in neighbouring garden. Will not be harmed.



Figure. 25 | Existing Willow tree in neighbouring plot. Will not be harmed.



Figure. 26 | Existing Lawson Cypress in neighbouring plot. Will not be harmed. Existing brick retaining wall / garden wall.



Figure. 27 | Retaining wall to be replaced. Fencing to be replaced. Northern boundary.



Figure. 28 | Existing close boarded fencing boundary. Eastern boundary.



Figure. 29 | Existing close boarded fencing on top of retaining wall structure along northern boundary.



Figure. 30 | Existing nursery building brickwork facing into the site.

2.4 | CHARACTER ASSESSMENT: VICTORIA ROAD: ARCHITECTURAL STYLE & MATERIALS



Figure. 31 | Victoria Road - 2.5st - red brick ground floor, white painted first floor.



Figure. 32 | Victoria Rd - 2st - red brick, yellow brick details, bay window.



Figure. 33 | Victoria Rd - 2.5st - red brick, white painted finished, brick quoins.



Figure. 34 | Victoria Rd - Red brick, brick detailing, clay tile, brick voussoir.



Figure. 35 | Victoria Rd - Red brick, pebble dash, clay tile, brick chimney.



Figure. 36 | Victoria Rd - 2st - Red brick, grey brick, brick chimneys, gabling detailing, white window frames, timber detailing.



Figure. 37 | Victoria Rd - 2st - Red Brick, bay windows, slate roof, white sash windows.



Figure. 38 | Victoria Rd - No.103 - Red brick, yellow brick details, render finished, sash window, dentils, slate roof, brick chimneys.



Figure. 39 | Victoria Rd - 2.5st - red brick, render with black Tudor boarding, clay roof tiles, brick chimney. Semi detached. Parking off main highway.



Figure. 40 | Victoria Rd - 2.5st - red brick, slate roof, roof lights, brick chimney, bay windows, recessed entrance, parking off main highway.

2.4 | CHARACTER ASSESSMENT: VICTORIA ROAD: ARCHITECTURAL STYLE & MATERIALS



Figure. 41 | Victoria Rd - white painted, black Tudor boarding details, clay tile.



Figure. 42 | Victoria Rd - 2.5st - white painted, clay tile hanging, clay roof tile.



Figure. 43 | Victoria Rd - 2.5st - red brick, bay, pebble dash, Tudor boarding.



Figure. 44 | Victoria Rd - 2st - red brick, grey brick, clay tile hanging, brick chimney.



Figure. 45 | Victoria Rd - 2.5st - red brick, yellow brick quoins, slate roof.



Figure. 46 | Victoria Rd - 2.5st - red brick, yellow brick details, Tudor boarding details, bay window, slate roof, white window frames, brick chimney.



Figure. 47 | Victoria Rd - 2st - faint yellow painted brick, Tudor boarding, timber cladding, brick chimney, white UPVC window frames.



Figure. 48 | Victoria Rd - 2st, red brick, render, Tudor boarding detailing, white sash windows, brick chimney.



Figure. 49 | Victoria Rd - 2st - 1960's development - red brick, concrete tile hanging, concrete tiled roof, White UPVC windows, parking off main highway.



Figure. 50 | Victoria Rd - 2.5st - red brick, white render, white UPVC windows, pitched dormers



3.0 PLANNING POLICY REVIEW

3.1 Planning Policy

Relevant planning policy guidance falls within the National Planning Policy Framework (2024) and the Development Plan which comprises of the Wokingham Core Strategy and the Managing Development Delivery Local Plan.

3.2 National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these should be applied. It confirms that applications should be determined in accordance with the development plan unless material considerations indicate otherwise (paragraph 2). The NPPF must be taken into account in the preparation of the development plan and is a material consideration in planning decisions. Paragraph 231 of the NPPF confirms that the policies in the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.

Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three overarching objectives to sustainable development which are interdependent and need to be pursued in mutually supportive ways: economic, social and environmental objectives. The environmental objective includes the need to make efficient use of land and to improve biodiversity. So that sustainable development is pursued in a positive way, at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (paragraph 10 & 11).

Paragraph 11 (d) of the NPPF states that “where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
- ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.”

Paragraph 39 states that Local planning authorities should approach decisions on proposed development in a positive and creative way and that decision makers at every level should seek to approve applications for sustainable development where possible.

Chapter 11 is concerned with making effective use of land. Paragraph 124 states that planning policies and decision should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Indent (d) of para.125 states that planning decisions should:

‘Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land is constrained and available sites could be used more effectively...’

Paragraph 128 states that planning policies and decisions should support development that makes efficient use of land, taking into account:

- The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- Local market conditions and viability;
- The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- The importance of securing well-designed, attractive and healthy places.

Paragraphs 131 - 141 are concerned with design. It states that good design is a key aspect of sustainable development. Paragraph 135 states that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development;

- Sympathetic to local character and history, including the surrounding built environment and landscape setting;
- Are visually attractive as a result of good architecture layout and appropriate and effective landscaping.
- Create safe and accessible environments which promote health and well-being, with a high standard of amenity for existing and future users.

Paragraph 136 recognises the contribution trees make to the character and quality of urban environments. Planning policies and decisions should ensure that new streets are tree lined, that opportunities are taken to incorporate trees elsewhere in development, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.



3.0 PLANNING POLICY REVIEW

3.3 The Development Plan

Wokingham Core Strategy (2010)

Relevant policies include:

Policy CP1: Requires that a number of criteria are met. These include: maintaining or enhancing the high quality of the environment; providing attractive, functional, accessible, safe, secure and adaptable schemes; demonstrate how they support opportunities for reducing the need to travel particularly by the car; and contribute towards reaching zero – carbon development as soon as possible.

Policy CP3: Requires, amongst other matters, that new development is of an appropriate scale, mass, activity, built form, height, materials, character and design quality. Proposals should not adversely affect the amenities of neighbouring land uses. Paragraph c) requires that sites are used to their full potential.

Policy CP6: The policy is concerned with managing travel demand. It states that proposals will be granted for schemes that:

- Provide for sustainable forms of transport to allow choice;
- Are located where there is a choice of transport modes available;
- Improve existing infrastructure;
- Provide appropriate parking;
- Mitigate any adverse effects upon the highway network;
- Enhance road safety;
- Do not cause highway problems.

Policy CP11: Is concerned with proposals for development on sites located outside of the Development Limit (including Countryside). The policy sets a series of criteria which new developments are required to meet including the following:

- It does not lead to excessive encroachment or expansion of development away from the original buildings;
- It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvements;
- In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements; or
 - ii) Not result in inappropriate increases in the scale, form or footprint of the original building

Policy CP17: Policy CP17 states that the Borough requires at least 13,230 dwellings in the period 2006 -2026. This housing target is based on achieving the overall requirements (South East Plan) which has since been revoked.

3.4 Managing Development Delivery Local Plan (2014)

Relevant policies include:

Policy CC01: Policy CC01 states that there will be a presumption in favour of sustainable development. Planning applications that accord with policies in the Development Plan will be approved without delay unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date the Council will grant permission unless material considerations indicate otherwise.

Policy CC02: Policy CC02 confirms that the development limits are defined on the Policies Map.

Policy CC03: Policy CC03 is concerned with Green Infrastructure, trees and landscaping. It states that development proposals should protect and retain existing trees, hedges and other landscape features.

Policy TB06: Policy TB06 deals with development of private residential gardens. It states that proposals should make a positive contribution to the character of the area in terms of:

- Relationship to built form and spaces;
- A layout that integrates with the surrounding area;
- Existing pattern of openings and boundary treatments;
- Compatibility with general building heights.

The site should be of a size to accommodate the development in terms of setting, spacing, amenity space, landscape and parking and should meet highway standards. Unacceptable forms of 'tandem development' should be avoided and the layout should minimize the exposure of private rear gardens to public areas

Policy TB21: Policy TB21 states that proposals must demonstrate how they have addressed the requirement of the Council's Landscape Character Assessment including landscape quality, landscape strategy, landscape sensitivity and key issues.

3.5 Supplementary Planning Documents

Borough Design Guide SPD

The purpose of the guide is to provide general design guidance for all development sites and detailed design guidance for certain topics, these being, residential, streets and spaces, car parking and non-residential development issues. The revised guidance has now been adopted by the Council.

The guidance sets out a number of key urban design objectives, as follows:

- Context and character;
- Connection and accessibility;
- Sustainable communities;
- Sustainable development;
- Inclusive design process.

In terms of Character and context, it is stated that new development should relate well to its surroundings, including topography and orientation of the site; existing natural and landscape features of value; heritage assets and their setting; the local settlement pattern and network of routes and neighbouring properties.

Section 4 concerns residential development. Garden size should relate to the house type and to the proposed number of occupants. The guidance states that the Council's recommended minimum garden length of 11m is a generally accepted guideline for private garden space, provided that space is useable. Useable gardens should be roughly rectangular in shape; receive direct sunlight for some of the day; be capable of accommodating activities such as sitting, play, clothes drying and outside storage space; and should provide a secure external access to the rear garden for cycle storage.

The guidance sets out the minimum privacy and amenity distances as follows:

- Front to front across a street: 10m
- Rear to rear of dwellings: 22m
- Flank to boundary: 1m
- Flank wall to rear of dwelling: 12m

The guidance also states that all dwellings must provide adequate internal space in an appropriate layout to accommodate a range of lifestyles. Living areas and bedrooms should be large enough to accommodate a range of private and communal activities. The standard for minimum combined floor area of living, dining and kitchen space is 31sq.m (based on 6 person). Double bedrooms should be a minimum of 12sq.m and single bedrooms a minimum of 8sq.m. Guidance is also given regarding storage space and room configurations. The proposal comfortably meets all of the above standards.

The guidance states that dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties. New housing should be designed to provide a reasonable outlook for each dwelling; be dual aspect where possible; avoid north facing, single aspect flats; and to have no material impact on levels of daylight in the habitable rooms of adjoining properties.



4.0 DESIGN

4.1 SITE

The site is approximately 0.28 hectares in area and is situated off Victoria Road, Wargrave.

Currently the site accommodates a plant nursery as well a number of open and covered structures used for the purposes of the plant nursery, most notably the barn like structure located along the eastern boundary. Most of the site is covered with plants grown to sale, as well as agricultural equipment, with large areas of the site also being subject to over growth in the form of grasses, brambles and numerous shrubs. There are numerous C-grade trees also found on the site which are subject to being removed. Please see the submitted Arboricultural Impact Assessment. The healthy mature trees found on the boundaries however, within the gardens of neighbouring properties will not be harmed, with the setting out of the proposed properties positioned to ensure they don't enter any RPA's. The site is enclosed to the north, east and west by existing residential gardens, whilst the southern boundary is open to Victoria Road.

4.2 USE / AMOUNT

The proposed scheme (figure. 51) provides a mixture of detached and semi detached properties , including 1no. FOG unit, equating to a total of 8 no. new dwellings, with on site parking (in line with the local authorities parking standards) and significantly improved landscaping and amenity space. All the new dwellings meet with the requirements of WBC's Design Guide with regards to 'Well Designed Homes', ensuring that the internal spaces are sufficiently flexible to accommodate a range of residents. In ding so, each property meets the MDD Local Plan Policy TB07 Internal Space Standards. The proposed areas are set out below:

Accommodation Schedule					
Plot No.	Metric	Imperial	Notes	NDSS	NDSS Compliance
PLOT 01	152.6m ²	1642.6sqft	3B6P	108m ²	+44.6m ²
PLOT 02	156.9m ²	1688.9sqft	3B6P	108m ²	+48.9m ²
PLOT 03	156.9m ²	1688.9sqft	3B6P	108m ²	+48.9m ²
PLOT 04	158.4m ²	1705.0sqft	3B6P	108m ²	+50.4m ²
PLOT 05	158.4m ²	1705.0sqft	3B6P	108m ²	+50.4m ²
PLOT 06	158.4m ²	1705.0sqft	3B6P	108m ²	+50.4m ²
PLOT 07	158.4m ²	1705.0sqft	3B6P	108m ²	+50.4m ²
PLOT 08	62.6m ²	673.8sqft	1B2P	50m ²	+12.6m ²
TOTAL	1162.6m ²	12,514.1sqft			

4.3 LAYOUT

Plot 01 is positioned to face onto Victoria Road and in doing so continue the building line already exhibited along Victoria Road. The dwelling has been set back from Victoria Road to enable not only a driveway with a depth to meet local parking standards, but also allows for a 2m pedestrian footpath.

The remaining proposed plots are located within the main body of the site along the eastern and western boundaries and face onto the proposed access road which runs down the spine of the site and connects to the existing vehicular access off Victoria Road. The form of layout minimises any adverse effect on privacy and will also ensure that there is a good degree of surveillance in the public realm so as to foster safety and security.

Respecting WBC's 'generally accepted' guidelines for garden depths, it is recognized that the proposal provides garden depths of over 10m, which equate to approximately 92% of the recommended depths. In recognition of this difference, the layout ensures that the respective garden widths for plots 2-7 are generous and are capable of accommodating outdoor activities such as sitting, play, clothes drying and outside storage space. Furthermore, recognizing that the recommended garden depth is born out of need to have a minimum of 22m between the rear of respective plots, the gardens of plots 2-7 will be backing onto neighbouring gardens orientated at 90° to the proposed plots therefore meaning that their rear elevations will not be within 22m of any other dwelling. The exception to this is plot 01. In this instance, the proposed garden depth is approximately 8m, but offers an overall garden width of 11.7m. This is comparable with the gardens throughout the site. Furthermore, the setting out between the flank wall of plot 2 and the rear elevation of plot 1 is just over 9m as opposed to the recommended 12m. In this instance, we have ensured that Plot 02 has no windows on its side elevation, thus ensuring there will be no issue of overlooking and invasion of privacy between plots 01 and 02 respectfully.

Each plot is set out to work with the topographical fall of the site and in doing so have a relationship that is relative to each others respective heights. A landscape buffer has been provided along the northern boundary to not only provide the mature trees in this area with the space required to protect the RPA's, but also to provide a proposed swale to help manage the surface water drainage. Furthermore, this will help support the BNG metric in this area.

4.4 LANDSCAPING

All the existing boundary treatments are well defined. Existing shrubs and C-grade trees are to be removed from the site in accordance with the AIA advice. In lieu of the planting to be removed, low level hedging is proposed throughout, as well as newly planted trees to enhance the setting of the site. The mature trees in neighbouring gardens will not be harmed. The landscape buffer along the northern boundary will include a swale, within which appropriate planting will also be provided. Please refer to the ecological assessment as well as the BNG metrics.

The scheme will include fence details as well as the hard landscaping of roads and footpaths. The hedging at the front of plot 01 has been set out to allow for the required pedestrian visibility splays.

4.5 ACCESS

The access to the site will be via the existing vehicular access point off Victoria Road.

In accordance with local policy, the proposed access road is 5m wide, which not only enables two way traffic, but also enables a refuse vehicle to reverse into the site to a point that meets the local authorities drag distance policies. The visibility splays onto Victoria Rad have been set out in accordance with the transport consultants advice to ensure safe access for both vehicles and pedestrians. Please refer to the submitted Transport Statement for further details. A 2m pedestrian footpath has been provided from Plot 01 up to the driveways of plots 4 & 5 to ensure safe pedestrian access. In accordance with the local authorities parking standards, 1 no. Visitor parking space has been accommodated. Furthermore, secure cycle storage has ben accommodated in the rear gardens.

Each of the driveways for plots 1-7 will be 6m wide and 5.5m deep in accordance will local policy. Furthermore, they have been spaced out to enable a minimum of 6m reversing distance.

There are bus stops on either side of Victoria Road situated within about 100m of the site and give good access to Wargrave train station, as well as surrounding towns (Reading, Twyford, Wokingham, Henley on Thames); therefore development of the site meets with Core Strategy CP6.



Figure. 51 | Victoria Nurseries | Wargrave | Proposed Site Plan

Disabled access to the individual houses will be gained via block paved drives and footpaths 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. 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.

In addition to improving the boundary treatments for the sake of retained character, it will also be beneficial in terms of the security of the properties as advocated by national design guidance 'Designing Out Crime'.

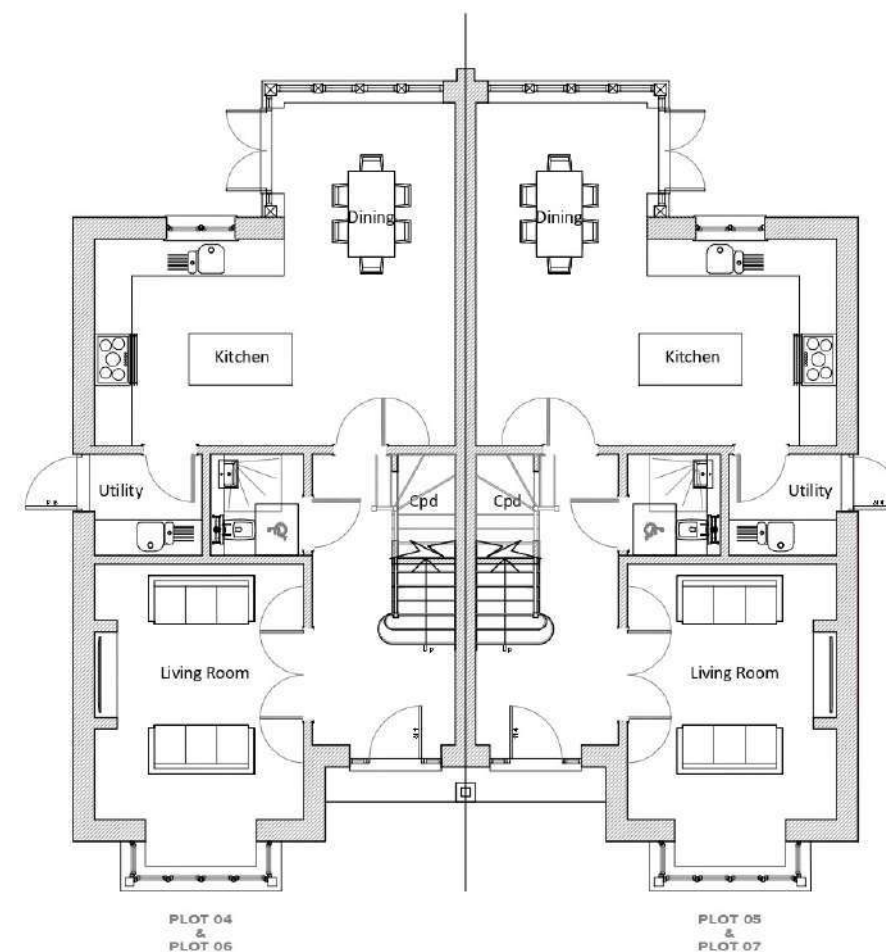


Figure. 52 | Victoria Nurseries | Wargrave | Plots 4-7 Ground Floor Plan



Figure. 53 | Victoria Nurseries | Wargrave | Proposed Victoria Road Street Scene

4.6 SCALE

With the exception of plot 08 (FOG unit), all the dwellings are 2 storey with accommodation in the roof and have a standard eaves height to all dwellings of 5.325m from DPC. The proposed ridge heights are approximately 9.2m from ground level. Plot 08 takes the form of a FOG unit, providing parking at ground levels and a single bedroom unit at first floor.

Close consideration has been given to the street scene (figure. 54) to ensure plot 01 integrates appropriately. Victoria Road's topographical levels rise on a west to east axis. As such, careful consideration has been given to how plot 01 relates in scale to both its respective neighbours. To ensure the roof height of plot 01 is relative to its neighbours, the roof profile includes a barn hip to the side elevations. In doing so, the eaves height of the hip corresponds to the ridge level of no.103, whilst the proposed ridge height of plot 01 responds to the ridge height of the convenience store. In doing so, it helps bridge the gap between these two respective properties and in doing so, help tie the street scene together. The eaves and window heights of plot 01 also correspond with setting out height no.103.

4.7 APPEARANCE

The existing houses within the surrounding area are of a traditional design and construction and vary in age and style. 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 proposed layout and types of dwelling compliment the quality and design of the local vernacular and can therefore be considered a harmonious development in line with the NPPF. The proposed houses are of traditional design and construction, reinforcing the distinctive style of development and meeting the importance of good design.

All the dwellings are to be constructed of a quality stock facing brick with contrasting brick detail features such as banding courses, voussoirs, quoins and stitch courses, flint detailing and timber detailing. The windows throughout the development are to be a white UPVC. The roofs are to be a mixtures traditional quality plain clay tiles with bonnet hip tiles where appropriate and slate roofs (plot 01).

The development will create a small but distinctive enclave of traditionally styled and constructed houses at a density in line with local and government guidelines. It will make a positive and sympathetic contribution to the street scene and character of the area in a suitable sustainable development.



Figure. 54 | Victoria Nurseries | Wargrave | Proposed Site Elevation A-A

5.0 CONCLUSION

This application seeks Full Planning Permission for a mixture of detached and semi detached properties , including 1no. FOG unit, equating to a total of 8no. new dwellings, with on site parking (in line with the local authorities parking standards) and significantly improved landscaping and amenity space.

Currently the site accommodates a plant nursery and a number of dilapidated structures used for the purposes of the plant nursery. Aside from these structures and the plants that are grown for sale, the site is now largely becoming over grown and is sited in an area otherwise recognized as residential.

Careful consideration has been given to the style and detailing of the local vernacular to ensure the proposed scheme is not only in keeping with the established character, but is seen as a continuation of the street scenes style, scale, and materials.

The dwellings are in accordance with MDD internal space standards. Parking and access are provided in accordance with adopted standards. Furthermore, the site is accessible to local schools and shops and is close to existing bus links via safe pedestrian access.

The development creates a scheme that positively responds to the character of the site and surrounding area to create a high quality design that is coherent with the architectural style and scale seen locally. Furthermore, the development would not affect the residential amenity of existing neighbouring properties and has been positioned to retain the vast majority of trees and thereby, retain the natural privacy screening the trees afford along the neighbouring boundaries.

Overall, the proposed scheme (figure. 59) is seen as an opportunity to breath new life into what has become a tired site.



Figure. 55 | Victoria Nurseries | Wargrave | Proposed Plots 2-3 Front Elevation



Figure. 56 | Victoria Nurseries | Wargrave | Proposed Plots 4-5 Front Elevation



Figure. 57 | Victoria Nurseries | Wargrave | Proposed Plots 6-7 Front Elevation



Figure. 58 | Victoria Nurseries | Wargrave | Proposed Plots 8 Front Elevation



Figure. 59 | Victoria Nurseries | Wargrave | Proposed Site Plan