



DESIGN AND ACCESS STATEMENT

LAND WEST OF EDNEYS HILL, BARKHAM

Erection of 16 dwellings with new access, footpaths, car ports, parking and landscaping



Abbeymill Homes

ESTABLISHED 1991

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1. INTRODUCTION

This Design and Access Statement (DAS) has been prepared to accompany an application for full planning permission for land west of Edneys Hill, Barkham. The application includes the following elements:

- Erection of 16 detached and semi detached houses and apartments, with car ports and parking;
- Construction of a new access into the site off Edneys Hill;
- Provision of an area of open space to provide both recreational opportunities and BNG enhancements.

Purpose of the Statement

The key purpose of the DAS is to explain the evolution of the design process for this planning application, including the design principles and concepts that have been applied to the development and how the scheme positively responds to its context.

In accordance with the above guidance and the Town and Country Planning (Development Management Procedure) (England) Order 2012, the DAS provides information on: use and amount, access, layout, scale, landscaping and appearance.

This DAS is structured as follows:

- Introduction – introduces the proposal and the purpose of the DAS;
- Assessment – demonstrates how the site and its surroundings have been appraised;
- Evaluation – identifies the constraints and opportunities of the site and its surroundings;
- Design Proposals – describes the proposal and how it responds to the identified constraints and opportunities.



(i) Site Location Plan

2. ASSESSMENT

Site Description

The application site consists of a modest sized field on the south western extent of the settlement of Barkham Hill. It comprises pasture land although it is not currently in use. The site extends to 0.7 ha and access into the site is via Barkham Road to the north and off Edneys Hill.

The site contains no existing structures and is largely open land, but has well screened boundaries to the north with Barkham Road, and east with Edneys Hill. Its boundaries to the west and south are more open with more landscaping to the south including a specifically protected tree just beyond the boundary.

A marked variation in levels exists across the site with a fall from the north west to the south east toward Edneys Hill. The variation in levels amounts to circa 8m.



(i) View into the site from the Barkham Road

2. ASSESSMENT

Site Surroundings

The site forms part of the south western extent of Barkham Hill, with existing residential development on three sides. To the south is an open field with a residential property and outbuildings beyond.

The properties in the surrounding area are in the main large, detached two storey dwellings. Development along the Barkham Road is post war in origin with a wide range of architectural designs and mix of materials.

The settlement pattern in this part of Barkham Hill comprises both in depth and a linear arrangement of properties arranged along the Barkham Road. To the immediate east is line of properties which face onto this road but with a further arrangement of properties set behind them. This depth of development aligns with the southern boundary of the application site.



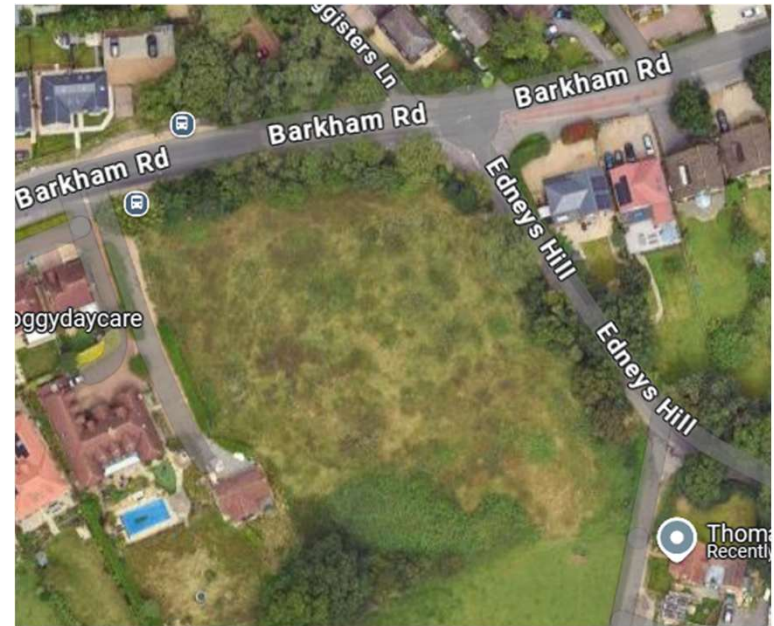
(i) Nearby Properties on Barkham Road

2. ASSESSMENT

Existing Site Features

The application site has limited site features beyond the boundary landscaping which is particularly developed along its eastern and north boundaries. This landscape structure along the main public corridors surrounding the site ensure views in are limited to glimpses.

The site does though have a notable variation in levels, by some 8m from the north west to the south east corner of the site.



(i) Aerial View of Site

2. ASSESSMENT

Planning Context

This section provides a brief overview of the planning policy framework relevant to this site, with a more detailed analysis contained within the accompanying Planning Statement.

National Planning Policy Framework (NPPF)

The NPPF sets out guidance that aims to boost the supply of new homes and in a sustainable manner. Proposals of a poor quality design that fail to take opportunities to improve the character and quality of an area and the way it functions should be resisted.

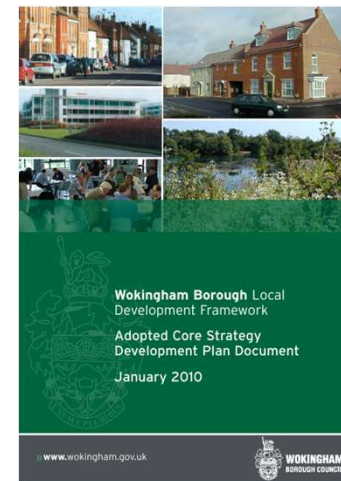
Wokingham Borough Core Strategy

The development plan for the site includes the adopted Wokingham Borough Core Strategy (2010), with key policies relevant in relation to this proposal as follows:

- Policy CP1 (Sustainable Development);
- Policy CP3 (General Principles for Development);
- Policy CP4 (Infrastructure Requirements);
- Policy CP5 (Housing Mix, Density and Affordability);
- Policy CP9 (Scale and Location of Development Proposals);
- Policy CP11 (Proposals Outside Development Limits).

National Planning Policy Framework

(i) National Planning Policy Framework



(ii) East Herts District Plan

2. ASSESSMENT

ACCESS MOVEMENT AND FACILITIES

Barkham Hill is a relatively small settlement on the edge of Wokingham, a large service centre which is directly connected to the application site via the Barkham Road. Barkham Hill offers a number of local facilities including a shop and post office, public house, recreation ground and regular bus services.

The Barkham Road provides a direct pedestrian and cycle connection into Wokingham town centre, which is some 2.5km to the north east of the application site. A good range of facilities and services are available in the town, including education, shopping, employment and mainline rail.

In light of the above, Barkham Hill is considered an entirely sustainable location to accommodate this proposed level of housing growth.



(i) Bus Stop directly outside the site



(ii) Barkham Village Store and Post Office

2. ASSESSMENT

TRADITIONAL DETAILS AND MATERIALS

Barkham Hill is a relatively small settlement with a wide range of architectural styles, with the majority of housing post war in origin. The majority of properties are of a traditional design with key features of the local vernacular including use of red brick and render on the elevations, with some more limited use of buff bricks. The most common roof material are tiles although a few houses include slate. Variations in gables, eaves lines and roof pitches and the inclusion of dormer windows in some properties add interest to the roofscape of the area.

The majority of properties in Barkham Hill are relatively large, detached and 2 storeys in height.



(i) A newly Built House on Barkham Road

3. EVALUATION AND DESIGN

SITE CONSTRAINTS AND OPPORTUNITIES

The constraints and opportunities associated with the proposed development have been identified following the assessment of the site and its surroundings. This assessment of the site and its surroundings has informed the design of the proposal.

Constraints

- The requirement to take access off Edneys Hill to serve the new development;
- The variation in levels that exists across the site;
- The existence of residential properties to the north, east and west of the site;
- Retention of existing boundary trees and vegetation.

Opportunities

- Delivery of a high quality residential scheme which preserves the character of the area;
- Provision of wide range of new housing opportunities supporting the vitality of local services;
- New open space to provide onsite recreational opportunities;
- Increase in onsite tree and hedgerow planting to enhance biodiversity opportunities.



(i) New Tree Planting



(ii) Bat Bricks Built into Property

3. EVALUATION AND DESIGN

KEY DESIGN PRINCIPLES

The key urban design principles for the proposed development have been informed by the evaluation of the constraints and opportunities of the site and its surroundings, as well as national and local design guidance. These are as follows:

Character and Sense of Place

- Distinct form of development that relates to its context in terms of scale, height and massing;
- Development which responds to the site topography;
- Retention of existing landscape features where possible;
- Using appropriate materials and design features to respect the character of the area.

Access and Movement

- Creation of a legible layout to promote easy movement through the development;
- Integration of parking within the development to appropriate standards.

Quality of the Public Realm

- Retain and enhance existing landscaping where possible to create a high quality environment which integrates successfully, combined with a comprehensive landscaping scheme.

Safe and Secure Neighbourhood

- Maximise orientation of properties onto public spaces to ensure active frontages;
- Controlled access to private areas including rear gardens of properties.

Diversity

- Provision of house types with variety in the architectural styles and materials to ensure interest in the street scene.

Sustainability

- Make efficient use of land through appropriate density development;
- Ensure the development minimizes the use of resources through appropriate measures to encourage energy efficiency, water conservation and biodiversity;
- Use of sustainable materials where possible in the construction of the development proposal.

4. DEVELOPMENT PROPOSAL

USE AND AMOUNT

The application proposes a residential development involving the construction of 16 houses and apartments on a site area of 0.7 ha.

The proposed dwellings range in size from 1 bed flats to 3 bedroom houses providing a wide range of new housing opportunities at the village. The density of development is relatively low at circa 23 dwellings per hectare, but in keeping with the character of the area and having regard to its edge of settlement location.

Locally common materials will be used in the construction of the properties, predominantly red brick on the elevations and tiles on the roof, but with some slate to add variation.

The existing landscaping on the site will be largely retained and supplemented with new native planting across the site, including the proposed new open space. This existing and new screening will ensure the impact of the development is mitigated as much as possible.



(i) Proposed Layout Plan

4. DEVELOPMENT PROPOSAL

PROPOSAL

Access and Layout

The proposed layout involves the construction of a new access off Edneys Hill. New pedestrian footpaths will be provided within the site with a link through to Barkham Road and the existing pedestrian network to the wider Barkham area, and toward Wokingham town centre.

Sustainability and Resource Efficiency

Themes within the development to minimize resource requirements include the use of locally produced building materials, uprated insulation to reduce space heating, biodiversity features, energy efficient lighting, timing controls, thermostatic controls and energy efficient appliances.

Character and Sense of Place

The scheme has been designed to reflect and reinforce the established character of this area of Barkham Hill utilising materials that are part of the local vernacular including brick and tiles. Further, the density and plot sizes reflect those found within the immediate local context.

Safety and Security

The buildings are orientated to face onto the external and internal road network and proposed open space to promote natural surveillance and ensure a positive relationship with its surroundings.

Continuity and Enclosure

Across the site it is proposed to use both hard and soft landscaping treatments to define private spaces, with larger rear gardens to have controlled access.



(i) Proposed Landscape Strategy

4. DEVELOPMENT PROPOSAL

PROPOSAL

Scale and Massing

The proposed properties will be two storeys in height, in keeping with the typical scale and massing of properties found in the immediate surrounding area. These properties are well proportioned and will be constructed using high quality and locally common materials to reflect the established building style.

Density

The overall density of the proposal inclusive of roads and open space, is 23 dph which whilst relatively low, reflects the prevailing character of the area and respects the location of the site on the edge of the settlement.

Housing Mix

The residential scheme includes a wide range of house types, including homes for first time buyers and families, and affordable tenure properties.

Landscape Design

The landscape features of merit within the site are proposed to be retained and enhanced as an integral part of the development. These boundary trees and hedgerows are to be extensively supplemented through a comprehensive landscaping scheme across the site including boundaries, open space and private gardens.



(i) Streetscene of the Proposed Development

5. SUMMARY

This proposal has been designed with careful reference and respect for the existing townscape context together with the constraints that exist within the site and surrounding areas.

Those factors that have been influential in the design of this proposal and informed the extent and scale of the development include the following:

- The requirement to take an access off Edneys Hill;
- The form of existing development surrounding the site;
- The established settlement pattern in this part of Barkham Hill;
- The extent of residential development to the west of the site;
- The ability to retain as much existing boundary landscaping to maintain a semi-rural character, and deliver a BNG onsite;
- The character and style of housing within the locality and;
- Local housing demand factors.

In summary, this proposal seeks to deliver a high quality residential scheme at the town, further widening housing choice and opportunities, and in a form that is sympathetic in design and density and in a sustainable location.

The design responds sensitively and appropriately to the immediate and wider context through a thoughtful and considered architectural proposal. This scheme will make a positive contribution towards the character of the area and the benefits significantly outweigh any minor impacts.

