

DESIGN AND ACCESS STATEMENT

SITE:

HUTTS FARM COTTAGE
BLAGROVE LANE
WOKINGHAM
BERKSHIRE

PROPOSED DEVELOPMENT:

CONSTRUCTION OF 4 NO
DETACHED DWELLINGS
WITH SINGLE GARAGES

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1.00 SITE ANALYSIS

- 1.01 The site is situated approximately two kilometres to the southwest of Wokingham town centre in designated countryside area.
- 1.02 The application site lies within the curtilage of Hutts Farm Cottage, to the north side of the cottage and the land for development is 0.309 hectares in area.
- 1.03 To the north of the site lay open fields, which is subject to a pending planning appeal for residential development. Hutts Farm Cottage is situated on the northwest side of Blagrove Lane which is a small country lane with grass banks and hedgerows either side, along with some mature oak trees. To the east side of Blagrove Lane there is further open fields
- 1.04 Hutts Farm Cottage is a classic four-bedroom cottage with low eaves and ridge line constructed on the south side of the property with a separate garage building constructed on the northwest boundary in a similar style. It also has planning permission for conversion and extension into a three-bedroom cottage.
- 1.05 The application site is a level well maintained grass paddock with a 1.200m high post and rail fence along the northwest boundary with the open fields. A mixed hedge of hazels and laurels form the boundary with Blagrove Lane which is set around one metre lower than the site.
- 1.06 To the south of Hutts Farm Cottage sits the large, detached dwelling of Hutts Farm with two outbuildings with access on to Blagrove Lane and Doles Lane. Both properties are well screened around the boundaries.
- 1.07 Hutts Farm Cottage has several mature oak trees on the site which have Tree Preservation orders attached to them. A survey by Arbtech Tree Consultants has been carried out and details of the report have been considered.
- 1.08 Blagrove Lane is a single-track country road with passing places from the junction with Doles Road up to the junction with Roberts Grove. It links Evendons Lane in the south with Barkham Road (B3349) in the north.
- 1.09 Pedestrian access is available to bus routes both along Barkham Road and Finchampstead Road (A321) which are within approximately 800 meters of the site through Blagrove Lane, Doles Lane and Evendons Lane.
- 1.10 Although within the countryside, the site is not isolated being located close to settlement areas either side along Evendons Lane and Blagrove Lane, whilst giving good access to bus routes, therefore the site is suitable for sustainable development as highlighted by the NPPF.

2.00 DESIGN PROCESS

- 2.01 The site is situated on the northern side of Blagrove Lane in designated Countryside Area and within the governments National Planning Policy Framework calling for “delivering sustainable development” with the emphasis on design quality and promoting locally distinct developments.
- 2.02 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.
- 2.03 Wokingham Borough Council's Policy WOS2 promotes the principle of development, providing there is no adverse impact on the character of the area.
- 2.04 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.
- 2.05 This statement should be read in conjunction with Davis Planning Ltd planning statement detailing all the planning history and policies for the site.
- 2.06 The Council's Community Infrastructure Levy (CIL) is applicable for this application.
- 2.07 The Use

The existing use of the site is designated Countryside Area and is part of a residential property, therefore residential use of the site is appropriate.

2.08 The Amount

The proposal is for the construction of four dwellings with single garages. All the dwellings are four bedroom and one and a half storeys in height. The new dwellings meet with the requirements of Wokingham Borough Council's Design Guide and meet the HDD Local Plan Policy TB07 Internal Space Standards.

2.09 The Layout

The new dwellings are set in a small private drive cul-de-sac. 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.

The plots are of a generous size allowing sufficient spacing between and around individual dwellings allows for suitable landscaping, and all the

amenity areas are suitable for the development and are in line with the Borough Design Guide.

2.10 The Scale

All the dwellings are one and a half storey with a maximum ridge height of 7.700 meters from dpc and an eaves height of 2.175 metres from dpc. The scale of all the development is in line with the existing buildings on the site and in context with the street scene and character of the area and meets with Core Strategy CP9.

2.11 The Landscaping

The site is a well-tended grassed paddock with a strong laurel and hazel hedge boundary along Blagrove Lane. Three existing oak trees are positioned around the boundary of the site and an existing 1.200-metre-high timber post and rail fence runs along the northwest boundary with the open fields beyond. A 1.800 metre close boarded fence is to be constructed along the southwest boundary to separate the new dwellings from Hutts Farm Cottage. Soft landscape planting will be provided to the front of each dwelling, and some shrub planting will be provided adjacent to the post and rail fence to soften the boundary.

2.12 The Appearance

The existing houses within the surrounding area are of a traditional design and construction and vary in age and style. Both existing dwellings Hutts Farm Cottage and Hutts Farm are one and a half storey cottages, and their setting is of prime importance and has been taken in account with the proposed design of dwellings. 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 scheme has been designed in the form of a small private cul-de-sac with three individual designs. All dwellings are one-and a half storey in traditional cottage style with low eaves and ridge line with dormer windows and a front gable feature. They are to be constructed in a red stock face brick with plain clay tiled roofs and white cottage style windows. Garages will be of a similar construction.

The proposed dwellings form a suitable style of development for the rural setting. It will make a positive and sympathetic contribution to the character of the area in a suitable sustainable development.

3.00 ACCESS STATEMENT

- 3.01 Blagrove Lane is a narrow 3.000-metre-wide country lane with no footpaths passing along the eastern side of the site and has mature hedge and tree screening to each side.
- 3.02 The existing road has several passing places along the boundary of the site and in one of these a 5.000-metre-wide access is to be formed for the development site. Blagrove Lane is approximately one metre lower than the site and the access road will have a 1 in 12 ramp into the site. A small turning area will be formed within the site.
- 3.03 Each dwelling is to have a single garage with a parking space in front of each and there is to be another four unassigned parking spaces to the side of plot one.
- 3.04 Blagrove Lane is linked to Evendons Lane and Doles Lane and in turn they all link the distributor roads Barkham Road (B3349) in the north and Finchampstead Road in the southeast. Both these roads are bus routes into Wokingham and surrounding towns and villages and are within walking distance of the site, therefore the development of the site meets with Core Strategy CP6.
- 3.05 This Design and Access Statement is to read in conjunction with the highways statement produced by Highway Planning Ltd.
- 3.06 Disabled access to the house will be gained via the block-paved drive 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.
- 3.07 Disabled circulation within the house is to comply with all current regulations and guidelines for disabled persons with the following specific requirements.
- Entrance door 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.