

Highwood House, Church
Lane, Arborfield RG2 9JA

Design & Access Statement

November '24

one-world design 

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1.0 The Site & Context

1.1 Introduction

This document describes the architectural proposal for a new outbuilding associated with and ancillary to a detached family home that sits in substantial grounds. The proposal is for an indoor swimming pool and related facilities such as a gym, and sauna, and is an extension to the use of the existing home. This application is very similar to that approved under Application Number: 242112. The only difference is that the building has been reduced in size.

1.2 One-world design Architects

One world design is a multiple award winning architectural practice based in Haslemere, Surrey. We love creating sustainable homes, green infrastructure and buildings that complement our natural environment. Our focus is delivering sustainable, elegant and practical built solutions that meet our client's needs.

More information about one-world design architects is available at:
www.one-worlddesign.co.uk
www.facebook.com/oneworlddesign

1.3 The Applicants

The applicants are the sole freeholders of the site.

1.4 The Site

Highwood House is a 5 bedroom detached family home on a large relatively flat plot. The site extends to some 10,372 sq.m. The house is 2 storeys with a pitched slate roof and is predominantly in a render finish. It has a large gravel driveway and a separate double garage. The land is largely laid to lawn but includes a pond, some fruit trees and larger trees around the boundary.

The existing house has a gross internal area of 516 sq.m as follows:
 Ground Floor: 282sq.m
 First Floor: 234sq.m

There is also a double garage with an office space over.



View of front elevation from the North



The south side of the existing house



The pond

2.0 The Proposal

2.1 The Proposal

The proposed ancillary building is sited close to the house whilst not connected and keeping away from the boundary and leaving trees unaffected. The single Condition 5 of the 2009 planning consent for the residential extension at Highwood House withdraws PD rights with regard to the Town and Country Planning Order 1995 regarding pools or outbuildings permitted by class E part 1. Therefore this planning application is required for what otherwise would fit the criteria permissible under permitted development rights. This application is very similar to the approved Application Number: 242112 but is reduced in size.

Proposed building: Total GIA= 201sq.m

The external material will be render to match the existing house, with a slate roof to match also. There is a hidden area of flat roof with photo voltaic panels and roof lights. Please refer to the drawings submitted and illustrations on the following pages on this report.

2.2 Sustainable Design

The proposal will exceed Part L of the approved documents in fabric performance, includes the installation of air source heat pumps and photo voltaic panels.

2.3 Ecology & BNG

Trees - No trees are effected by the proposal. Please refer to the tree report submitted with the application. All recommendations of the report will be followed.

Newts - Please refer to Newt DNA report and method statement submitted with this application. All recommendations including the timing of the works will be followed.

Bats - No demolition is proposed. Refer to tree report. All recommendations of the tree report with regard to outside lighting will be followed.

It is the clients intention to follow the biodiversity enhancement where feasible as set out n the biodiversity report particularly the enhancement of existing hedgerows, by planting native trees, shrubs, and climbers such as English oak, blackthorn (*Prunus spinosa*), hawthorn (*Crataegus monogyna*), field maple (*Acer campestre*), spindle (*Euonymus europaeus*), and honeysuckle (*Lonicera periclymenum*). Tree locations are indicated on the plan.

2.4 Sunlight/Daylight

The proposal does not impact the sunlight or daylight received by any neighbouring properties.

2.5 Heritage

The site is not within a conservation area and neither is it a designated heritage asset or include designated heritage assets of any scale. The application will have no impact on any conservation areas or listed buildings.

2.6 Contamination

The land is a residential plot and is not contaminated.

2.7 Flood Zone

This site is in flood zone 1 and has a low probability of flooding from rivers and the sea.



View from the south west



View from South





The pool, looking south

3.0 Access

3.1 Access

The design will fully comply with Part M of the Approved Documents and DDA regulations.

3.2 Car & Cycle Parking

There are no changes proposed to the current car and cycle parking arrangements.

3.3 Emergency Vehicles

There are no changes proposed that will effect any access arrangements for statutory service vehicles, such as refuse collection, or emergency vehicles.

