



121 Nash Grove Lane, Wokingham, Berkshire, RG40 4HG

Design and Access Statement (DAS)

For the demolition of an existing residential dwelling and detached outbuildings/structures and construction of a Replacement Dwelling (Use Class C3) with an integral garage and associated landscaping

Contents

1 Overview

2 Site Description

3 Planning and Key Design Considerations

4 Design Strategy

5 Summary

1. Overview

This Design and Access Statement (DAS) has been prepared in support of a full plans' application for the replacement of an existing detached dwelling and associated outbuildings including a detached double garage, a detached swimming pool (with enclosure) and a summer house.

All the above are all to be demolished and replaced with a single, detached family dwelling over one and two storeys.

The proposed dwelling is a self-build, 'dream-home', for the family, who live and work locally.

The purpose of this Design and Access Statement (DAS) is to provide a framework to explain the design principles that have been applied to this development and to demonstrate how specific issues relevant to the project have been addressed.

We set out how the design principles and concepts that have been applied to the site and its setting and demonstrate that the proposed development respects the sensitive nature of this semi-rural site and would have no detrimental impact upon the setting.

This document should be read in conjunction with the supporting documentation including:

- Community Involvement Statement
- OPUS Landscaping and Visual Impact Assessment
- OPUS Landscaping Strategy
- OPUS Renewable Energy and Sustainability Statement
- Preliminary Ecological Appraisal (PEA) as prepared by AA Environmental Ltd
- Arboricultural Tree Plan inc. and Schedule as prepared by Mark Welby Consulting Arborists

This statement has been produced on behalf of the applicant.

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG

Design and Access Statement

2. Site Description

2.1 Finchampstead

Finchampstead has a rich history of continual settlement stretching back to the Iron Age. During the medieval period, this area was part of The Royal Forest of Windsor. This was enclosed in the early half of the 19th century and the last remnants of heaths were replaced by plantations. The remaining open farmland was broken up into small units in the second half of the 20th century. There remain a small number of farms in the parish, some with livestock, agriculture, or specialist fruit-growing capability but others given over to paddock land.

The parish is mainly residential, farmland, woodland and nature reserve, giving it a natural or rural character, although there is a light industrial estate in Hogwood Lane. Around the north-western, western, and southern edges of the parish, there are still broad areas of farmland and open space offering recreational opportunities for residents and visitors alike along the parishes' 34kms (21 miles) of footpaths, bridleways, byways and cycle paths.

To the north lie tree and hedge lined fields and to the east Sand Martins golf course. Further afield lies California Country Park and large areas of woodland and farmland. The Waverley Prep School and Nursery is just to the north-east, at the northern end of Waverley Way.



Site Location : Aerial Photograph (Source: Google Maps)

2.2 Plot setting and boundary conditions

No 121 NGL comprises a single detached residential dwelling with a front and rear garden, opening on to an area of open grassland with a dense screen of mature trees and planting, along all boundaries. The outbuildings, within the existing garden curtilage, include a detached double garage, a swimming pool with enclosure, a summer house and a shed.

Immediately to the west, adjoining the rear garden lies Rooks Nest Wood Country Park (RNWC), which contains areas of grassland, woodland and wetland. There is a circular footpath within the RNWC, which in part, runs close to the western boundary of the plot owned by the applicant. Two of the Receptor locations/assessments were located on this foot path.

Within the immediate surrounding area there are plots and gardens of differing sizes and building styles.

Abutting the site to the east is 117 Nash Grove Lane, a 1.5/2 storey detached dwelling with detached double garage and accessed directly off NGL.

To the north is 123A NGL, which has a recently consented two-storey extension currently under construction. It is accessed directly off NGL via a long drive, in a similar fashion to the applicant plot. Similarly, it also has a large area of grassland to the west of the residential curtilage extending to a densely wooded area, which then abuts the RNWC. To the south, are 111A and 113 NGL, both two-storey modern, brick and tile dwellings.

2.3 Topography and Ground Levels

The site is predominantly level with the eastern boundary being circa rising circa 1.0m across over a length of circa 120m, east to west across the site. The highest point of the site occurs in the south-eastern corner, at this point the ground level is 57.74m; it then falls away, in a steady incline, to 56.74m, this being the lowest point in the north-easterly corner of the site, at the junction with the drive and NGL. This is an overall fall of 1.0m.

Further detail on the precise topography and landscape character of the surrounding area maybe found within the Ecology PEA and the Landscape and Visual Impact Assessment (LVIA).

2.4 Conservation Areas (CA)

The does not fall within a Conservation Area (CA).

2.5 Listed Buildings and Ancient Monuments

There are no Listed Buildings within 500m of the site.

The nearest Listed Building (Grade II) is the Church of St James, Barkham (list no. 1118116). It is well separated from the site by numerous fields and mature field boundaries with significant tree cover and hedgerows.

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG
Design and Access Statement

2.6 Area of Outstanding Natural Beauty

The site does not fall within a designated Area of Outstanding Natural Beauty (AONB).

2.7 Tree Preservation Orders (TPOs)

There are no TPOs on the property.

2.8 Public Rights of Way, Bridlepaths and Footpaths.

There are no PRoW, Bridlepaths or footpaths running through or across the plot.

2.9 Flood Plain

The Plot does not fall within a designated Flood Plain.

3. Planning and Key Design Considerations

3.1 Planning History

There is no recent Planning History connected to the plot.

3.2 Design Issues/Items identified by Planning Policy to be addressed

Amenity Space: Local Plans usually determine minimum levels of provision that developments should attain in respect of acceptable levels amenity space, privacy and overshadowing for neighbours and future users etc.,

Enhanced biodiversity creation: It is incumbent upon all development proposals to demonstrate an environmental net gain for biodiversity and seek to support and enhance habitat creation and urban greening.

New Dwellings to comply with Building Regulations Part M-Accessible and Adaptable Home: All new dwellings are required by Policy to meet the Building Regulations Requirement M4(2) Category 2, Accessible and Adaptable Dwellings.

National Planning Policy Framework- Para 191- Light Spillage: The impact of light spillage is causing damage to the special qualities of some rural settings NPPF para 191 requires planning decisions to ensure that new development should:

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'.

Sustainable construction, energy efficiency and renewable energy: Wokingham Borough Council is committed to tackling climate change. This includes cutting greenhouse gas emissions such as carbon dioxide and preparing for the changes that climate change will bring.

Key issues to be addressed, Water and Drainage management, Renewable Energies, Water Recycling, Mechanical Ventilation and Heat Recovery, the use of locally sourced labour and sustainable materials.

These are addressed in the supporting OPUS Renewable Energy and Sustainability Statement

3.1 Planning Policy

Here we identify key local and national planning policies and legislative framework, which together provide the context against which an application for planning permission would be considered, or which otherwise may be material to the consideration of the proposals.

The site does not lie within a Neighbourhood Plan Area.

The relevant planning documents can be summarised as:

- National Planning Policy Framework (2023)
- Core Strategy (January 2010)
- Managing Development Delivery Local Plan (February 2014)
- Policy NRM6 of the Southeast Plan

National Planning Policy Framework (2023)

The National Planning Policy Framework (NPPF, revised 2023), explains that the purpose of the planning system is to contribute to the achievement of sustainable development. This includes building a strong, responsive and competitive economy, supporting strong, vibrant and healthy communities and protecting and enhancing our environment.

The proposal contributes to these aims by providing new housing that meets local needs and is designed to modern standards.

The NPPF also advises Local Planning Authorities to plan for healthy, inclusive and safe places. This proposal contributes directly to these aims by providing a modern, sustainable new family home. Paragraph 8 sets out that there are three overarching objectives to sustainable development. These being economic, social and environmental objectives.

The NPPF retains a “presumption in favour of sustainable development” , with Paragraph 11 stating as follows:

c) “ For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or

d) 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 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...”

Chapter 5 discusses the delivery of homes. Paragraph 60 states that:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

Additionally, Paragraph 69 outlines that small and medium sized sites can make an important contribution to meeting the housing requirement of an area.

Paragraph 130 of the NPPF refers specifically to design and states as follows:

“ Planning policies and decisions should ensure that developments:

a) 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;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

The NPPF explains that the Government places great importance on the Green Belt, the fundamental aim of which is to keep land open. Specifically, regarding development within the Green Belt, inappropriate development is harmful and should not be approved unless there are very special circumstances.

Paragraph 153 explains that ‘Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.’

Paragraph 154 goes on to state that:

‘A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces...’

Core Strategy (January 2010)

The Core Strategy sets out a vision for the District up to 2026. Relevant policies include the following:

Policy CP1 sets out criteria for granting development proposals that align with sustainable development. This includes maintaining or enhancing the high quality of the environment, minimising pollution and the consumption of resources. The proposal achieves these by replacing the existing dwelling with a new building that significantly improves upon all sustainability criteria.

Policy CP2 supports proposals that contribute to sustainable and inclusive communities. This includes making provision for the needs of all sections of the population, particularly in terms of housing, health and wellbeing.

Policy CP3 sets out general principles for development. The proposal complies with each of the criteria, by delivering a sustainable new dwelling that is designed to a high quality and is appropriate to the character of the area. The internal layout is highly functional and adaptable.

The demolition of the existing dwelling and numerous, detached outbuildings including a large covered swimming pool, to be replaced with just one single building will improve the overall massing and 'spread' across the plot, which would contribute to a sense of place through the way the new dwelling integrates with its surroundings.

It would have no detrimental impact upon any important natural features and, despite the project being exempt from Biodiversity Net Gain legislation, the proposal would enhance the biodiversity of the site, by way of the new planting and landscaping.

It would not lead to a net loss of dwellings, any community or recreational facilities or any infrastructure. The proposal is below the threshold for the provision of affordable housing. As the proposal is for a replacement dwelling, the existing infrastructure serving the site is sufficient. It provides appropriate vehicular parking and would have no impact on the local or strategic transport network, or cause any highway problems or any traffic related environmental problems. As a result, the proposal is fully in accordance with policies CP4 and CP6.

Policies CP7 and TB23 protect biodiversity. The proposal would not impact upon any designated sites, protected species or compromise any local biodiversity action plans. The site has been assessed as having no priority habitats. The plot has been assessed for the potential of nesting birds, bats and Great Crested Newts and the PEA forms part of this submission.

The site lies within 5Km of the Thames Basin Heaths Special Protection Area (TBHSPA). Policy CP8 requires development that would have a significant effect on the SPA to avoid and mitigate any potential adverse effects. The proposal is for a replacement dwelling. Paragraph 4.45 of the Core Strategy explains that an Appropriate Assessment has been carried out and this states that:

'Residential proposals involving increases of one or more net additional dwelling within 5km (linear) of the SPA will need to be assessed for whether there is likely to be significant impacts.'
Given this proposal does not increase the number of dwellings within 5Km of the SPA, no further assessment or mitigation is required.

Policy CP9 relates to the scale of development in the Borough. The determining factors are the extent of services and facilities in the location and their accessibility. The Policy identifies Finchampstead North as a modest development location. Finchampstead has a range of services and facilities. The nearest convenience store to the site is on Barkham Ride, at the southern end of Nash Grove Lane. Additional local facilities and services are concentrated around the junction of Finchampstead Road and Nine Mile Ride. There is also a nursery and Prep School just south of the site. As a result, given the proposal is for a replacement dwelling, there is a good range of facilities and services in the local area, which are easily accessible. As a result, the proposal complies with Policy CP9.

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG
Design and Access Statement

The proposal is outside Development Limits, where development is restricted by Policy CP11. The Policy provides criteria against which proposals will be permitted. Criteria 1, 4, 6 and 7 are not relevant. In accordance with criteria 2, 3 and 5, the proposal would not lead to excessive encroachment or expansion of development away from the original building. The new dwellinghouse is proposed immediately adjacent to the existing dwelling and with the proposed footprint, in part, sited over the existing detached garage and swimming pool, both to be removed.

This is amalgamation of the various outbuildings and structures into one building represents an improvement in terms of layout and would deliver an improvement in the openness of the Green Belt/Countryside.

The footprint of the proposed replacement dwelling is 302m² which is, effectively, the same as the combined footprint of the existing dwelling and outbuildings, which is 300m².

The volume of the replacement dwelling is circa 1670m³ compared with the combined volume of of the existing buildings of 1130m³, which represents an increase of 48%, however it is considered this is appropriate given the character of the area (which comprises of two storey detached dwellings, set within their own plot) and the size of the site. It should be noted that the design strategy has been to concentrate the proposed accommodation at ground floor; circa 66% of the accommodation is located on the ground floor, thus reducing the overall massing of the dwelling.etc. As a result, it is asserted that the proposal is in accordance with Policy CP11, as it protects the separate identity of settlements and maintains the quality of the environment.

The proposal is situated within the Green Belt. As a result, Policy CP12 is applicable. This Policy relates to PPG2, which has been superseded by the NPPF. Paragraph 154 explains that the construction of new buildings is to be considered inappropriate development in the Green Belt, unless it comprises '...the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces...'

The proposed replacement dwellinghouse is in the same use and it is not materially larger than the building it is replacing. The proposal therefore falls within the above exception to development within the Green Belt/Countryside. As a result, the proposal is not inappropriate development within the Green Belt.

If considered necessary, the applicant is agreeable to sign a S.106 legal agreement requiring the existing dwelling to be demolished within three months of the replacement dwellinghouse being completed.

Managing Development Delivery Local Plan (2014)

This document contains a set of detailed planning policies to be applied locally in the assessment and determination of planning applications over the plan period (2014 -2029). Relevant policies include:

CC01 outlines that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

CC02 explains that development at the edge of settlements will need to demonstrate that they respect the transition between the built-up area and the open countryside. The proposal achieves this by locating the proposed replacement immediately behind the existing dwelling and partially siting the dwelling over areas of currently developed land i.e. the enclosed swimming pool and detached double garage.

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG

Design and Access Statement

The built form is also located within an area of designated countryside, but which actually forms a 'pocket' of backland to the existing built forms along Nash Grove Lane, and respects the existing notional building line of the dwellings to the north of the plot.



Satellite image of the application site and adjacent built form

Policy CC03 sets out criteria for protecting and enhancing green infrastructure. The existing trees and hedgerows around the site perimeter of the plot will be retained and additional soft landscaping and tree planting is proposed, as shown on the landscaping plan. The new landscaping will enhance the existing landscape features and further enable the built form to integrate into its surroundings, in accordance with Policy TB21. There is no loss or fragmentation of green infrastructure and significant areas of hard standing associated with the Pool and access to the detached double garage to the rear of the plot will be reduced. This will improve the natural drainage of the site, which has a range of environmental benefits, including minimizing flood risk and supporting biodiversity enhancements.

Policy CC04 relates to high quality design and construction. Whilst the Code for Sustainable Homes is no longer a requirement, the design and construction of the new building will be to a high standard, meeting the latest Building Regulation requirements and significantly reducing carbon emissions in comparison to the existing dwelling. All water appliances will be specified as low flow to not exceed a potable water consumption target of 105 litres per person per day. In addition, space has been set aside for recycling facilities.

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG
Design and Access Statement

Policy CC06 relates to noise. As noted above, it is proposed to site and orientate the replacement dwelling further away from some of the adjoining properties and integrate the existing garage tec., within the one property, which has several benefits, not least on the openness of the Green Belt.

The proposal has separation distances which significantly exceed the separation distances between properties elsewhere along Nash Grove Lane and is considered to not result in a significant noise impact on any sensitive receptor. There would also be an overall reduction in noise impact due to the improved sound insulation of the new dwellinghouse, due to the higher standards required by Building Regulations. Together with the generous separation distances and the betterment achieved to meet Building Regulations, no significant noise impacts are envisaged and therefore all noise sensitive receptors would be protected.

Policy CC07 requires parking provision to meet the standards of Appendix 2 and an appropriate level of off-street parking is achieved. The site lies within the Evendons ward, which is considered urban for the purposes of the standard. As a result, the requirement is for two allocated spaces. The proposal exceeds this requirement and includes spaces for visitor parking.

Policy CC09 relates to flood risk. According to the Government's long term flood risk website, assessed in accordance with 1 in 100 years mapping the plot, has a very low risk of flooding from rivers, the sea or reservoirs, nor is the plot at high risk of surface water flooding.

Policy CC10 requires surface water arising from the proposed development to be managed in a sustainable manner.

The demolition and removal of the combined roof surface area associated with the existing dwelling, swimming pool enclosure and detached double garage will result in a gross reduction in roof area and hence surface water run-off. In addition the proposed replacement dwelling has an element of flat roofing, of which circa 50% being green, 'sedum' roofing which attenuates and reduces the rate of surface water run-off.

Rainwater will also be harvested, via a below ground rainwater tank of circa 10,000 litres, to provide water for use within the garden. This will be located within the existing void, currently the swimming pool, which will be infilled.

An overflow from this tank will be directed to existing soak-aways.

As a result, the proposal incorporates a suitable sustainable drainage system to meet the long-term needs of the development. The extent of the system within the site will be privately maintained.

The new dwellinghouse will connect into the foul drainage system, which already serves the site. Given the proposal is for a replacement dwelling, no adverse impact is anticipated.

Policy TB06 relates to development of private residential gardens. The proposed dwellinghouse is within the curtilage of the existing dwelling; as a result, the Policy is applicable to this proposal. As demonstrated above, the replacement dwellinghouse would cause no harm to the local area.

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG
Design and Access Statement

It would make a positive contribution to the character of the area through its relationship with adjacent built form and Nash Grove Lane, integrating with the surrounding area in terms of building line and plot coverage.

The replacement dwellinghouse reflects the general building height of the local area, is of high quality and complementary to the adjacent property. It is also appropriate in size and dimensions to the site and surrounding dwellings, enhancing the setting and providing appropriate space for amenity, landscaping and parking.

The existing accesses onto Nash Grove Lane will be utilized, which are considered satisfactory for a single dwellinghouse. As a result, the proposed development is fully in accordance with the requirements of Policy TB06.

Policy TB07 relates to internal space standards. The proposal far exceeds the minimum space standards set by this Policy and the nationally described space standards. As a replacement dwelling, the proposal does not increase the population, such that any additional public open space is required. Furthermore, it does not lead to the loss of any open space, sport or recreational facilities.

Policy TB24 protects and seeks the enhancement of designated heritage assets. There are no designated heritage assets on or within 500 metres of the site. The nearest designated heritage assets are a collection of three Grade II listed buildings, all of which are over 800m to the north-east. The buildings are:

- Hutt's Farmhouse
- Barn approximately 15 metres south west of Hutt's Farmhouse
- Cattle Shelter, approximately 10 metres east of Hutt's Farmhouse

These heritage assets are located at the junction of Doles Lane and Blagrove Lane. Due to the distance between the application site and the designated heritage assets, existing landscape features and buildings, the proposal would have no impact on any designated heritage asset or its setting. As a result, the proposal complies with Policy TB24. The site is not in an area of high archaeological potential or area of special character. As a result, no further assessment of these matters is required.

Other documents of consideration include:

- Sustainable Design and Construction Supplementary Planning Document (SPD): and
- The interactive Borough Design Guide SPD

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG Design and Access Statement

4. Proposed Development

4.1 Brief and Strategic Options

The design strategy has been driven by reference to the 'physical' site specific conditions and with reference to the Wokingham Borough Design Guides and Local and National Planning Constraints.

Whilst the site does not fall within a Conservation Area (CA), all the plot is designated as Countryside within the WDC Local Plan and, whilst unusual for a modest replacement dwelling development, the Applicant's decided to instruct a Landscape and Visual Impact Assessment, in order to specifically examine and advise on the proposal.



Location Plan

Hence, a comprehensive Landscape and Visual Impact Assessment (LVIA) is submitted as part of this application. Whilst we do not intend to re-iterate the detailed findings here, suffice to say that the assessment concluded that there would be **NO or NEGLIGIBLE impact upon the countryside**; this underscores the primary thrust of the design strategy, which was to bring forward a design that would have minimal impact upon the surrounding area both in terms of servicing of the site and any visual impact.

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG

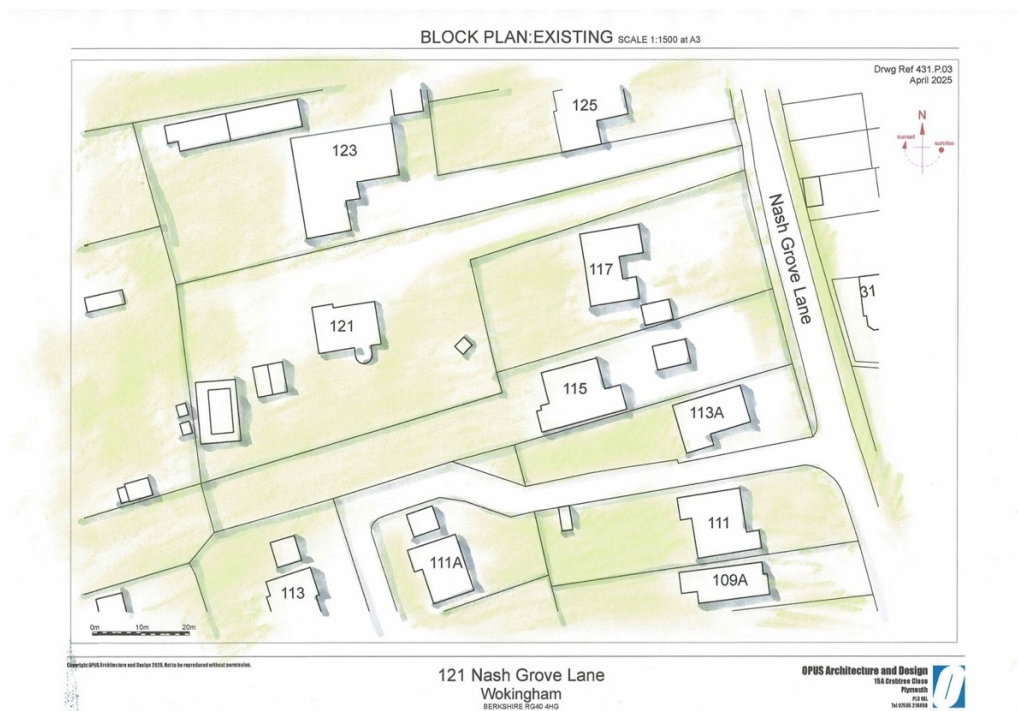
Design and Access Statement

To achieve these objectives, we carried out a detailed analysis of the plot, looking at views to and from the plot, existing vegetation and the physical relationship with the adjoining properties. This confirmed that Nash Grove Lane (NGL) has a mix of dwellings styles; the majority of which are older housing stock, bungalows, chalet style houses with some large detached two storey houses.

In recent years, some new low-density housing schemes have been permitted to infill strategic gaps to meet the demand in this area, however the character of the settlement in this area is primarily comprised of detached dwellings with larger than average plots and onsite parking, with detached garages or car ports. Immediately surrounding and adjoining this plot are a mix of 1.5 and 2 storey detached family dwellings with a mix of construction materials and roof forms including traditional pitched roofs, mono pitched roofs and flat roofs. Previous Planning statements and Planning Application Reports reference this mix of building styles and mix of building materials.

Located within the Countryside we are aware that the design should not be overbearing, out of scale, or create issues of overlooking etc., In addition, it is important to ensure that the style and materials chosen are appropriate for the type of building and its location.

In addition, we were mindful of the Applicant's wishes to create their dream, forever home, and their aspiration to complete a Self-Build Project. For your information the Applicant is currently employed by a small scale, local building contractor. It is the intention of the applicant to physically build and manage the build.



Existing Block Plan

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG

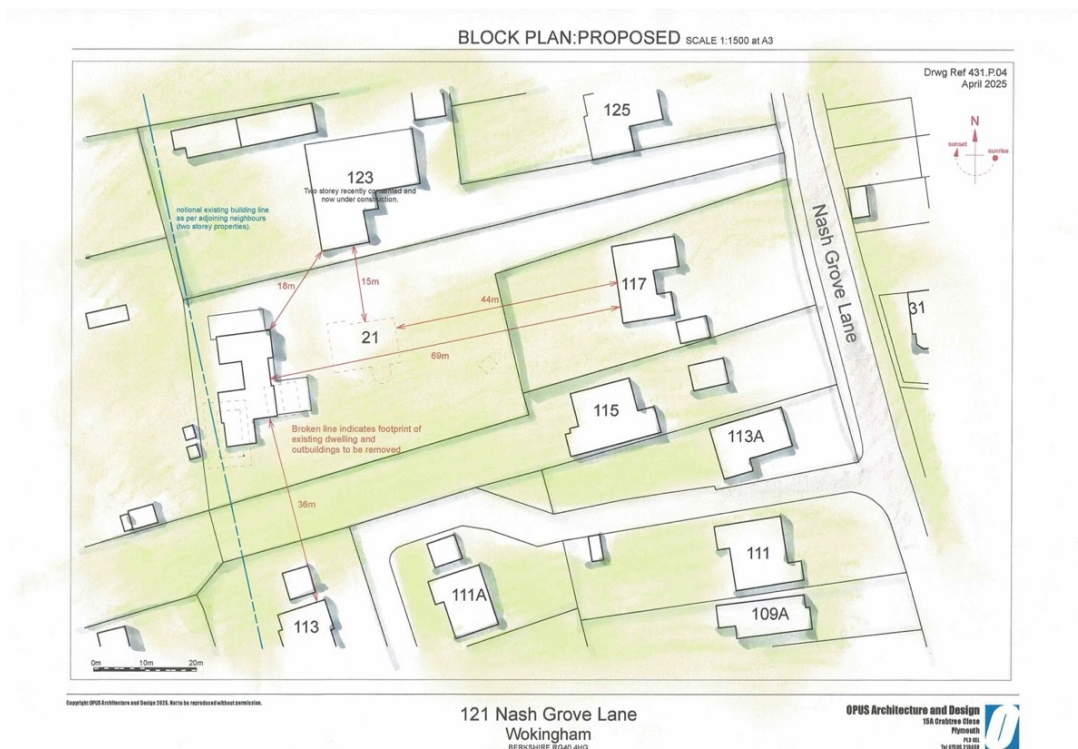
Design and Access Statement

In addition to the existing detached dwelling, there are several detached buildings, including a detached double garage, a swimming pool with full height enclosure, and a modest Summer House.

There are several impressive mature trees, all of which are to be retained. We have taken care to ensure that the design, footprint, and construction of the proposed dwelling will have no detrimental impact upon the existing trees etc., the Tree Protection Areas etc., are shown on the Landscaping Strategy Drwg.,

The proposal includes for the demolition of all of the buildings, as described on our Drwg 431.P.02, Schedule of Accommodation, and as previously described within this document. All the existing buildings have been recorded, and detailed drawings of the existing buildings form part of this application submission.

The intention of the Applicant is to remain living in the existing dwelling during the works, using the dwelling as a site office, site facilities and of course, maintaining a presence on site in respect of site security. Hence the location of the replacement dwelling immediately to the side of the existing dwelling. In addition to allowing the applicant to remain on site during the construction period, the location of the proposed moves it further away from several of the adjoining dwellings, in particular No 117 NGL, where the separation distance is increased by circa 50%.



Proposed Block Plan

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG

Design and Access Statement



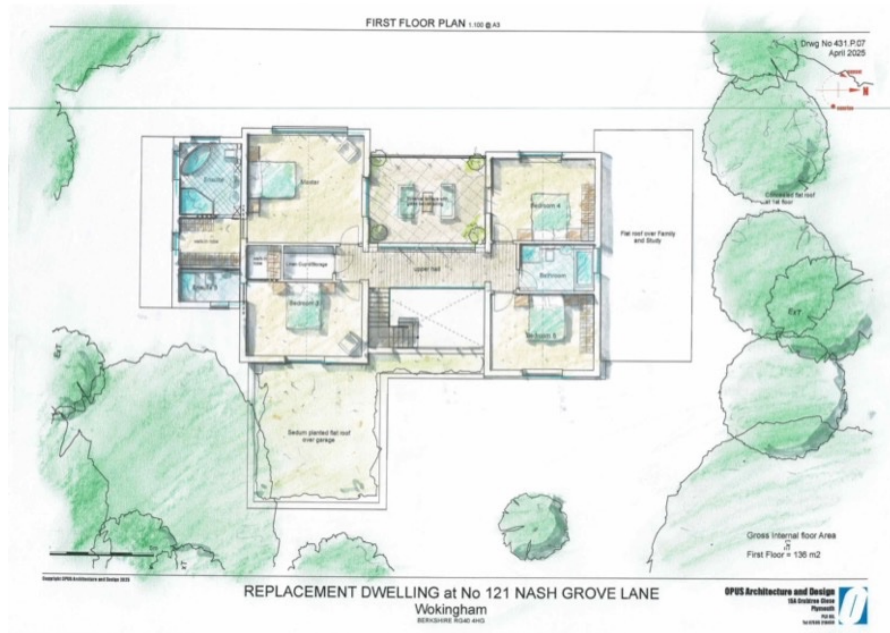
Site Layout

Site Layout, Design and Massing

The gross footprint of the proposed dwelling is equivalent to the combined footprints of the existing buildings, but concentrated in one area, reducing the 'spread' across the plot. We designed the replacement dwelling to ensure that most of the floor area, in this case circa 66%, is at ground floor, minimising the floor area at first floor and hence, reducing the massing of the dwelling.

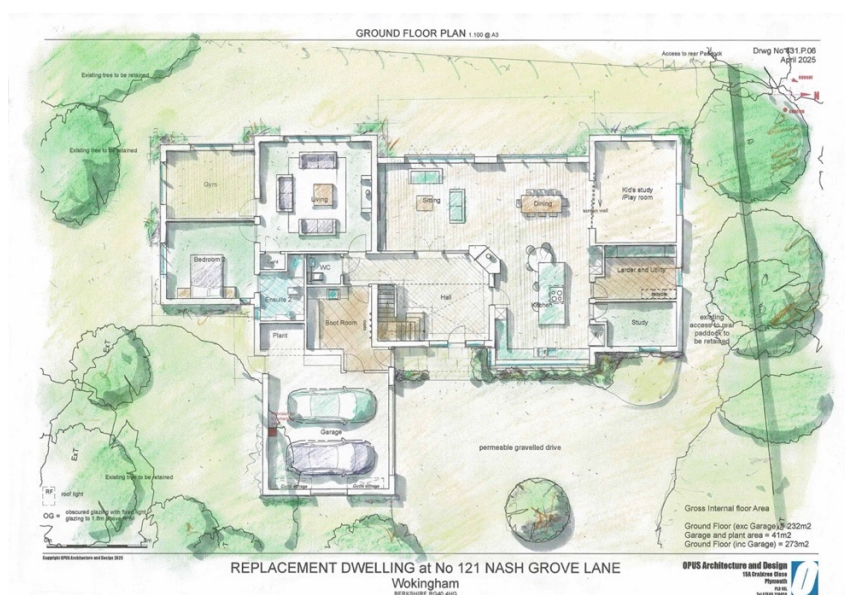
We carefully considered the design of the roof form and the impact that it might have upon the dwelling, and its location within the countryside; by breaking the massing down into several roof forms, with varying pitches we have been able to keep the ridge height to a modest level. Indeed, the ridge height is circa 3m lower than the ridge height of the recently consented replacement dwelling, 145 Nash Grove Lane. In addition we have been able to create a large area of south facing roof slope, suitable for the installation of a solar array, with optimized orientation to maximise efficiency.

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG Design and Access Statement



Ground Floor Plan

The property is a five-bedroom house with an integral garage. The design of the property includes a Study for home working and the internal arrangement can support and achieve compliance with Building Regulations Part M(2) in respect of accessibility and provisions for the disabled.



First Floor Plan

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG Design and Access Statement



Front/East Elevation

The design used traditional forms, in a contemporary manner to create strong geometric shapes which will break down the massing and create interesting forms. The 'flat' roof over the integral garage has a sedum roof, which will attenuate surface water run-off, create habitat, and aesthetic interest. The massing, height and siting of the building will cause no loss of privacy to the adjoining properties.

Materials and Colours

The materials and colours have been carefully considered to ensure that they are both sustainable and complimentary to their usage within the countryside.

The clay facing brick will be of a mid/dark brown hue, will be selected to be 'neutral' to recede in to the background rather when attracting the eye. Darker, neutral materials, attract less attention than say, a white painted rendered building. We have carried this forward with the roof finish, which will be a darker, zinc clad covering, of which there are many colours, including blacks, greys, browns and even sage greens etc.,

Some areas of the upper floors will be clad with vertical timber panelling.

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG
Design and Access Statement

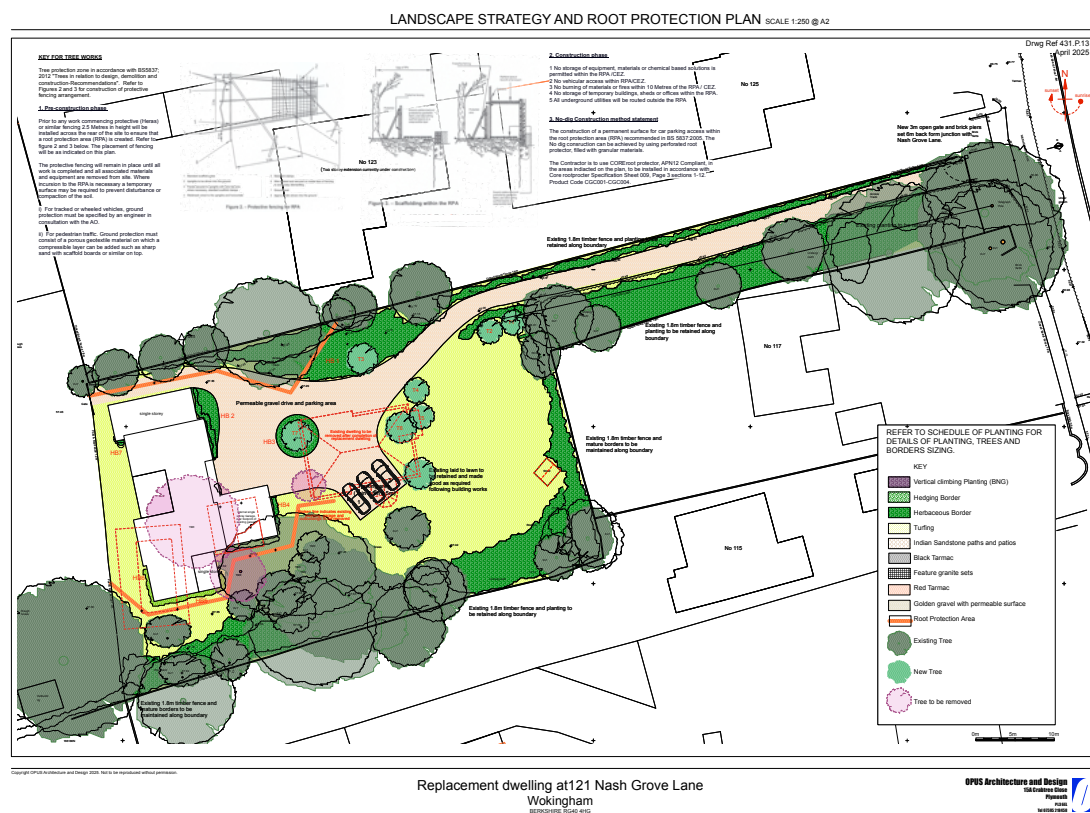
Below we show images of a dwelling illustrating the design intent. These demonstrate how a sympathetic, considered choice of materials can ensure that the building sits well within a sensitive environment.



121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG Design and Access Statement

Secure cycle Storage and Electric charging provision will be provided within the integral garage.

Once the replacement dwelling is completed the existing dwelling will be demolished and the footprint infilled with soft landscaping and hard landscaping. Refer to the OPUS Illustrative Landscaping Plan and Strategy document.



Landscaping Strategy Drwg.,

Refuse Collection and Servicing

Vehicular, Pedestrian and Cycle provision have been addressed in the previous Planning policy sections of this DAS. The Highways access serving the existing dwelling will be retained as will the refuse collection arrangements. WBC provide recycling Refuse collection storage and these continue to be used. In addition the applicant is considering making a composting area will be created within the garden.

Sustainable construction, energy efficiency and renewable energy

Wokingham Borough Council is committed to tackling climate change, and this includes cutting greenhouse gas emissions such as carbon dioxide and preparing for the changes that climate change will bring. Refer to the OPUS Renewable Energy and Sustainability Statement for a detailed assessment of how these issues have been addressed.

Mechanical Ventilation and Heat Recovery (MVHR)

The form of construction associated with the build properties will allow the fitting of a MVHR system should that be deemed necessary. Refer to the Renewable Energy and Sustainability Statement for further information.

Flooding and Surface Water Drainage

The site falls within a Flood Plain Zone 1. Defined as an area only at risk of flooding from flood events with an Annual Exceedance Probability (AEP) of less than 0.1% (1 in 1000).

The probability of flooding occurring in this area in any one year is less than 0.1%. Refer to previous comments addressing WBC Policy documentation and Illustrative Surface Water Drainage.

Foul Waste and Water Discharge

The existing property is connected to the existing mains Foul water system within Nash Grove Lane. The replacement dwelling will be connected to the existing foul water drainage system from within the plot boundary. Refer to previous comments addressing WBC Policy documentation and Illustrative Foul Water Drainage System.

Water saving and potential recycling.

In the South of England, water demand exceeds the volume licensed for abstraction, with the shortfall being met from ground water. Twenty per cent of the UK's water is used domestically with over 50 per cent of this used for flushing WC's and washing (source: Environment Agency¹). Most of which comes from drinking quality standard or potable water.

Using fixed fittings, which reduce water use in WC's, taps and showers, can reduce the amount of potable water used within dwellings. The aim is to reduce the consumption of potable water in the home by installing fixtures and fittings that facilitate this. The property will be fitted with dual flush cisterns to all WC's; taps, baths and showers will be fitted with aerating filters and handsets.

Where baths are installed the tap arrangement includes a shower/mixer handset such that it may also be used as a "shower" if wished, using less water.

Water is an increasingly scarce resource, and more and more homes have metered water supplies with householders having to pay for any water they use.

Rainwater could be collected to reduce:

- The amount of water being discharged into drains and watercourses.
- The risk of localised flooding.
- Overall water bills for householders.

The simplest and most cost-effective system for rainwater collection is the water butt and by installing several and recycling rainwater it will be possible to reduce the volume of mains potable water used for external water uses. In this instance we intend installing a below ground rainwater collection system, refer to previous comments within the Planning Policy sections.

Internal Lighting

We welcome the provision of energy efficient internal lighting, thus reducing the CO₂ emissions. The plots will be fitted with light fittings in compliance with the Building Regulations England and Wales, Part

L1A², which requires fixed dedicated energy efficient light fittings to be installed throughout.

Drying Space

It has become increasingly common practice to include a place for a tumble dryer without necessarily attempting to design in a space for natural drying. It follows that by providing an area or facility for drying clothes naturally, we can reduce/negate the energy required for the drying clothes. As such an area of hard standing and a clothesline will be provided within the rear garden, which can be used to dry clothes in the open air.

Home Office/Study

The number of self-employed people is increasing, as is the number of people who work from home. Many job functions can readily be performed remotely, so it is quite feasible for individuals to work from home (or elsewhere) on either a full or part time basis.

Currently there are more than 1.1 million people in the UK who have such non-traditional work patterns. Information from social trends indicates that 29 per cent and 24 per cent of employed men and women respectively have, at some time, worked from home. The benefits of working from home include reductions in transport movements, increased time available for the home worker and greater opportunities to participate within community activities.

Working from home for many people requires a telephone line as well as a connection to the Internet for data transference and even video conferencing. A dedicated service duct will be located adjacent to the Study to allow for the installation of fibre optic technology should it be available within the village.

Enhanced biodiversity creation (BNG)

It is incumbent upon all development proposals to demonstrate an environmental net gain for biodiversity, Biodiversity Net Gain (BNG), and seek to support and enhance habitat creation and urban greening.

However, certain building processes, maybe exempt providing that they meet certain criteria, or fall below several specified thresholds. In this instance, the project is a self-build project and falls within the criteria as defined in section 1(A!) of the Self-build and Custom Housebuilding Act 2015. ie the development must be:

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG
Design and Access Statement

- of no more than 9 dwellings- the development is a 1-4-1 replacement dwelling
- be on a site that has an area no larger than 0.5 hectares; the site is 0.28 hectares.
- consist exclusively of dwellings that are self-build or custom homebuilding as defined by the above Act.- the dwelling is both custom design and a self-build dwelling.

Arboricultural Impact Assessment (AIS)

The plot has several trees and shrubs of various ages etc., These have been assessed, mapped, recorded and scheduled by Mark Welby Arboricultural Consultants. Refer to their drawing and schedule contained within this application. The OPUS Illustrative Landscaping Strategy shows Tree Protection areas and details of the guarding/protection method Statement and Specification.

Further information regarding the protection of the proposed new tree planting may be found in the Landscaping Strategy.

Light Spillage

The impact of light spillage is causing damage to the special qualities of the rural environment. National Planning Policy Framework- para 191 - Light Spillage requires planning decisions to ensure that new development should:

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation'.

The external lighting of the proposed dwellings will be kept to a minimum and restricted to areas requiring lighting for safe access around the property and at entrance doors. We have consulted the recommendations outlined in the International Dark Sky Association (IDA) guidelines, which states:

"Modern society requires outdoor lighting for a variety of needs, including safety and commerce. IDA recognizes this but advocates that any required lighting be used wisely. To minimize the harmful effects of light pollution, lighting should:

- *Only be on when needed.*
- *Only light the area required.*
- *Be no brighter than necessary.*
- *Minimize blue light emissions.*
- *Be fully shielded (pointing downward).*

In addition to the location and type of fitting it is important that the type of lighting is given due consideration. The IDA makes these comments on the type, control and the colour of the lighting specified:

Types of Light

121 Nash Grove Lane, Wokingham, Berkshire, RG40 3HG

Design and Access Statement

Most people are familiar with incandescent or compact fluorescent bulbs for indoor lighting, but outdoor lighting usually makes use of different, more industrial, sources of light. Common light sources include low- pressure sodium ("LPS"), high-pressure sodium ("HPS"), metal halide light emitting diodes ("LEDs").

LPS is very energy efficient but emits only a narrow spectrum of pumpkin-coloured light that some find to be undesirable. Yet, LPS is an excellent choice for lighting near astronomical observatories and in some environmentally sensitive areas.

HPS is commonly used for street lighting in many cities. Although it still emits an orange- coloured light, its colouring is more "true to life" than that of LPS.

Both LED and metal halide fixtures contain large amounts of blue light in their spectrum. Because blue light brightens the night sky more than any other colour of light, it's important to minimize the amount emitted. Exposure to blue light at night has also been shown to harm human health and endanger wildlife. IDA recommends using lighting that has a colour temperature of no more than 3000 Kelvins.

Lighting with lower colour temperatures has less blue in its spectrum and is referred to as being "warm." Higher colour temperature sources of light are rich in blue light. IDA recommends that only warm light sources be used for outdoor lighting. This includes LPS, HPS and low-colour- temperature LEDs. In some areas, the white light of even a low-colour-temperature LED can be a threat to the local night-time environment. In those cases, LPS or narrow-spectrum LEDs are preferred choices. LEDs can be turned down, or even off when they aren't needed and then brought back to full brightness as necessary. This feature both saves on energy and reduces light pollution during the night.

It is intended that fully shielded; narrow spectrum LED's lighting products will be selected as per the IDSA recommendation. In addition to the specification of the external light fittings, it is proposed that the 'normal' causes of light spillage from dwellings will be mitigated with curtains, blinds, and screens.

5. Summary

Design parameters

Below, are key issues to be addressed and incorporated into the project:

- Respect the adjoining properties ensuring no overlooking or loss of amenity issues.
- Use local materials, sympathetic to the region and the semi-rural location.
- Respect the Dark Sky light issues.
- Identify, protect, and enhance the biodiversity on the site.
- Use renewable energy within the design where possible.
- Ensure the build is as sustainable as possible.
- Ensure compliance with Part M(2) Disabled Access regulations, future proofing for elderly owners, with ground floor bedroom(s) and washrooms, or rooms capable of providing these facilities. Provision for lift/stair lift, working from home study etc.,

In summary:

- The siting, massing and design of the proposed dwelling is consistent with the character and area and the settlement pattern abutting Nash Grove Lane.
- The careful design of the replacement dwelling, when coupled with the topography and densely planted site boundaries will ensure that there is little or no visual impact upon the surrounding area.
- The separation distances between the existing properties will ensure that there is no negative impact or loss of amenity suffered by any adjacent properties or have a negative impact upon the countryside.
- The external appearance and use of materials is consistent with the surrounding dwellings.
- The construction and operation of the dwelling will be to high environmental and energy efficiency standards, including the provision for solar energy.

Taking all factors into account, the siting, the design, and the addition of new energy efficient and accessible home will be of a positive benefit and improve the housing stock within the area. We trust that planning permission may be granted on merit.