

DESIGN AND ACCESS STATEMENT

6 Winnersh Gate, Winnersh, Wokingham

RG41 5PL



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1. Introduction

This Planning, Design and Access Statement accompanies a Full planning application for the installation of a cricket practice facility within the private garden of the above property.

The proposal seeks to create a safe and contained space for recreational cricket practice. The development consists of cricket nets supported by steel poles and associated low-energy floodlighting.

The design has been carefully considered to ensure it remains appropriate for a residential garden setting and that it does not adversely affect neighbouring properties or the character of the surrounding area.

2. Site Description and Context

The application site is an established residential property located within a suburban area of Wokingham, Berkshire.

The property benefits from a private rear garden which is predominantly level and enclosed by boundary planting including hedges and mature vegetation.

The surrounding area consists primarily of:

- Detached and semi-detached residential properties
- Private residential gardens
- Local green spaces

The site is not located within:

- A conservation area

- A flood risk zone
- A designated ecological protection area

The garden already functions as private amenity space and the proposal represents a recreational enhancement of the existing use.



2.1 Existing Site Photograph



View from the rear of the house showing the side boundary fence where the pitch will be located.



View from the rear side of dwelling showing both trees and boundary fence



Visualisation of the proposed cricket practice pitch showing steel support poles, integrated LED floodlights, and protective cricket netting

3. Proposed Development

The proposal consists of a cricket practice net system designed for private recreational use.

3.1 Structure and Netting

- **Framework:** The facility utilizes slim-line galvanized steel poles (approx. 3.6 meters in height). These will be finished in a dark green or black powder coating to ensure they recede visually against the garden backdrop.
- **Netting:** High-strength, UV-protected black polyethylene mesh. This material is chosen for its durability and its "transparent" quality, ensuring it does not create a sense of enclosure or "wall" effect.

3.2. Floodlighting

- **Specification:** Small-scale, directional LED floodlights mounted to the support poles.
- **Mitigation:** Lights will be fitted with external cowls/shields to ensure the beam is directed purely onto the playing surface. This prevents vertical light pollution and horizontal "spill" into neighbouring windows.
- **Operation:** The applicant is committed to a curfew (e.g., 21:00) to ensure the quiet enjoyment of the neighbourhood is maintained.

3.3. Technical Specification: Cricket Practice Facility

3.3.1. Support Structure (Steel Poles)

- **Material:** Heavy-duty galvanized circular hollow section (CHS) steel.
- **Diameter:** 42mm – 50mm (slim profile to minimize visual impact).
- **Finish:** Polyester powder-coated in RAL 6005 (Moss Green) or Black. This ensures the poles blend into the garden backdrop and prevents rusting.
- **Installation:** Ground sockets set in concrete (approx. 450mm deep) or "spike" base systems. Sockets allow the poles to be removed if the facility is not in use for long periods.
- **Height:** 3.6m above ground level.

3.3.2. Netting (Ball Containment)

- **Material:** 2mm – 2.5mm twisted knotted polyethylene (UV stabilized).
- **Mesh Size:** 40mm x 40mm (standard cricket grade).
- **Color:** Black. *Note: Black netting is significantly less visible to the human eye against a landscape than green or white netting.*
- **Border:** All edges to be finished with a 6mm poly-cord salvage for tension and to prevent fraying.
- **Installation:** Suspended via stainless steel "dog clips" and tensioned wires to ensure no sagging.

3.3.3. Lighting System (LED Floodlights)

To comply with Policy CC01 (Climate Change) and Policy TB21 (Residential Amenity):

- Type: 4x 100W – 150W High-Efficiency LED Asymmetric Floodlights.
- Luminous Flux: Approx. 12,000 – 15,000 lumens per lamp.
- Color Temperature: 4000K (Neutral White) to minimize blue-light glare.
- Optics: Asymmetric beam distribution. Unlike standard "wide-beam" lights, these direct 90% of the light downwards onto the pitch, preventing "spill" into neighbours' gardens.
- Hardware: Integrated adjustable stirrup brackets with external anti-glare cowls (barn doors) to strictly cut off light at the property boundary.
- Control: IP66-rated weather-proof switch with an integrated 60-minute "dead-man" timer to ensure lights cannot be left on overnight accidentally.

3.3.4. Ground Construction (The "Pitch")

- Base: Excavation of topsoil (approx. 50mm-100mm depth).
- Foundation: Compacted Type-1 crushed stone or "Grano" dust for a level, free-draining surface.
- Shock Pad (Optional): 6mm rubber shock pad to dampen noise and vibration from ball bounce.
- Surface: 10mm-12mm tufted needle punch cricket carpet (UV stabilized green).
- Edging: Pressure-treated timber (tanalised) or eco-friendly composite edging to retain the base.

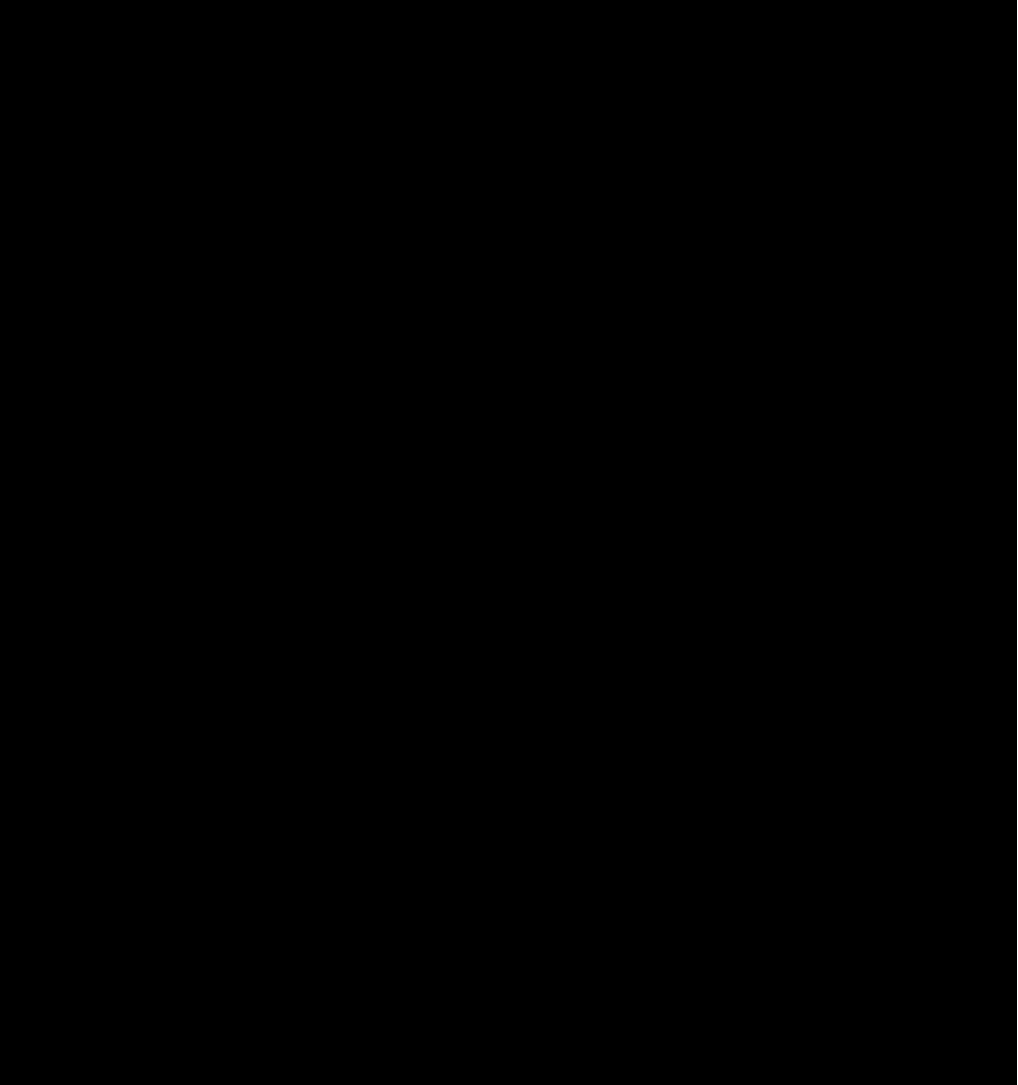
4. Planning Policy Compliance

The development has been designed to align with the **Wokingham Borough Core Strategy**:

- **Policy CP1 (Sustainable Development):** By providing high-quality recreational facilities at home, the proposal reduces the need for local travel to external sports hubs.
- **Policy CP3 (General Principles):** The scale and materials are ancillary to the main dwelling. The use of slender poles ensures the "openness" of the garden is maintained.
- **Policy TB21 (Residential Amenity):** The placement of the nets provides a significant buffer from boundary fences, ensuring that noise and activity remain central to the applicant's property.

5. Amenity and Environmental Impact

- **Noise:** Unlike a multi-use games area (MUGA), a cricket net is a low-impact acoustic activity. The netting acts as a dampener, and the activity is typically conducted by one or two individuals at a time.
- **Biodiversity:** No trees are to be cut down, and no significant excavation is required. The permeable nature of the grass/artificial turf base ensures no impact on local drainage or "run-off."
- **Safety:** The primary function of the cage is the containment of projectiles. This represents a safety *improvement* over informal garden cricket, as it eliminates the risk of balls entering adjacent properties.



7. Conclusion

The proposed cricket facility is a modest, reversible, and high-quality addition to 6 Winnersh Gate. It supports the health and wellbeing of the occupants without compromising the character of the Winnersh suburb. We believe the proposal represents a sustainable and acceptable use of residential amenity space.

FIRST FLOOR



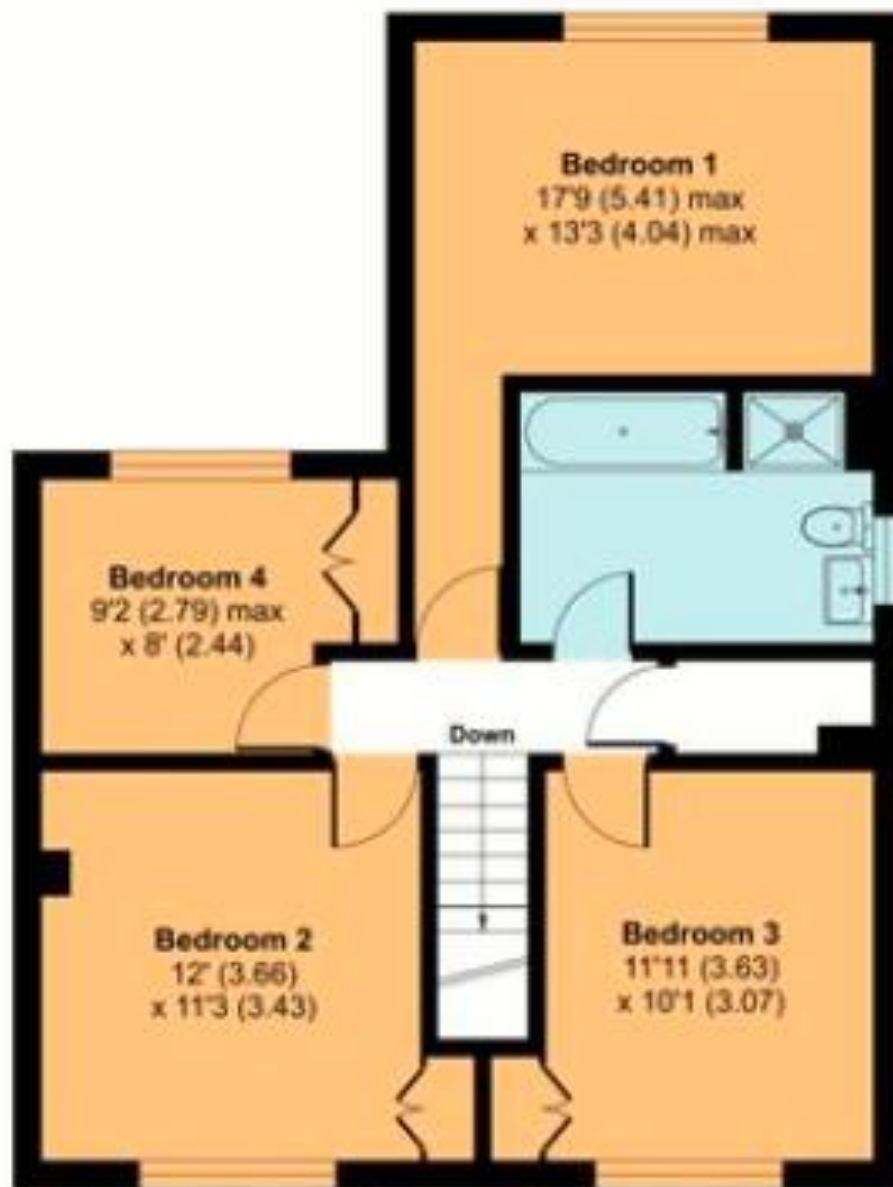
GROUND FLOOR



**Certified
Property**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richworth 2023

Approximate area - Not to scale
For identification only - Not to scale



FIRST FLOOR

