

Lawnside House, Wokingham, RG40 3AL



Design & Access Planning Statement

Retrospective application
for Change of use and
internal works

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This Document

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design and Access Statement to be made in the following application situations:

- Major Developments
- Within a designated area (Conservation Areas, World Heritage Sites)
- The provision of one or more dwellinghouses; or
- The Provision a building, or increase in building area greater than 100m²

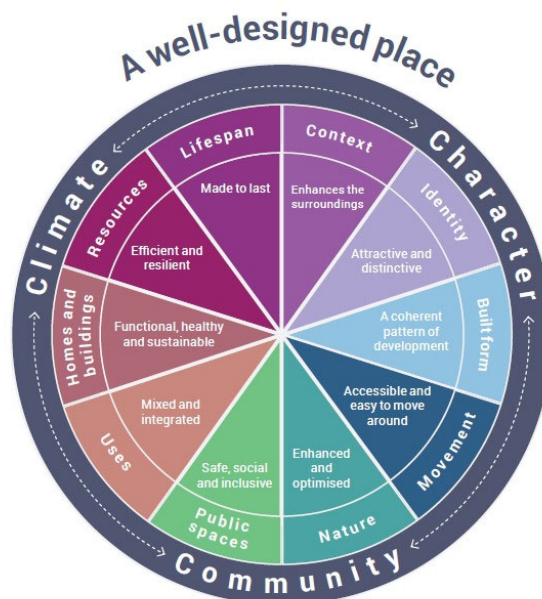
The statement should cover:

- The design principles and concepts that been applied to the development
- How access relating to the development has been dealt with, adopting local planning policy requirements
- Explain the steps taken to appraise the context and how the design of the development takes the context into account
- State what, if any, consultation has been undertaken on issues relating to access to the development, and what account has been taken of the outcome of any such consultation

Design Guidance Documents

In addition to the statutory requirements of a Design and Access Statement, there is further guidance on the document structure and overall design process within the National Design Guide – Planning practices guidance for beautiful, enduring and successful places, prepared by The Ministry of Housing Communities & Local Government.

This guide identifies three overarching priorities: – Climate, Character & Community. These themes re are then broken into the 10 essential characteristics that a well-designed place or building should embody.



The ten characteristics of well-designed places

Our Design and Access Statements has been broken into these 10 chapters to present the design proposal and illustrate the suitability and well-designed nature of the proposal.

Design Process

During the design process, the design team observe not only statutory requirements and guidance documents, but also local planning policy requirements, examples of these documents include:

- Design Quality (Supplementary Planning Documents / Guidance)
- Character & Conservation Area assessments
- Lifetime Homes & Wheelchair User housing requirements
- Housing Design Standards
- Sustainability Checklists
- Parking & Highways Standards

Components for good design

A statement must demonstrate the steps taken to appraise the context of the proposed development. It is that an applicant should understand the context in which their proposal will fit and use this understanding to design the scheme. To gain a good understanding of context and to use it appropriately, applicants should follow a design process which includes assessment, involvement, and evaluation, as well as proposing a final design.

The following are important components for good design that this statement discusses: -

Use How the use or mix of uses proposed for the land and buildings have been derived from an understanding of the site's context.

Amount How much development is proposed. For residential development, this means the number of units proposed for residential use. The statement should explain and justify the amount of development proposed for each use, its distribution across the site, how it relates to the site's surroundings and how accessibility to and between all parts of the development have been maximised.

Layout The way in which buildings, routes and open spaces (both public and private) are provided, placed and orientated in relation to each other, and to buildings and spaces surrounding the site.

Scale The size of the buildings (including their height), in relation to their surroundings. The statement should also explain and justify the size of individual building parts and how these relate to each other.

Appearance The visual impression made by the building should be explained and justified, including its built form, architecture, materials, decoration, lighting, colour and texture.

Detailing Consider how the building is crafted and materials relate, the detailing should reinforce the macro level design concept at a micro level off detail. The touch and feel of a building is just as important as the aesthetics.

Landscaping The treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated, through hard and soft landscaping measures, and how these will be maintained.

1. Introduction & Planning History

1.1. This statement has been prepared by Colony Architects on behalf of Holme Grange School to support a retrospective application for change of use, external elevation alterations and internal layout works.

1.2. The statement will furthermore review the design and planning context, with a particular focus on the current and proposed use to demonstrate why the proposals should be considered acceptable.

2. Site Setting & Surroundings

2.1. The property is located centrally to Wokingham, Berkshire. Just off Easthampstead Road, that runs between Wokingham and Crowthorne.

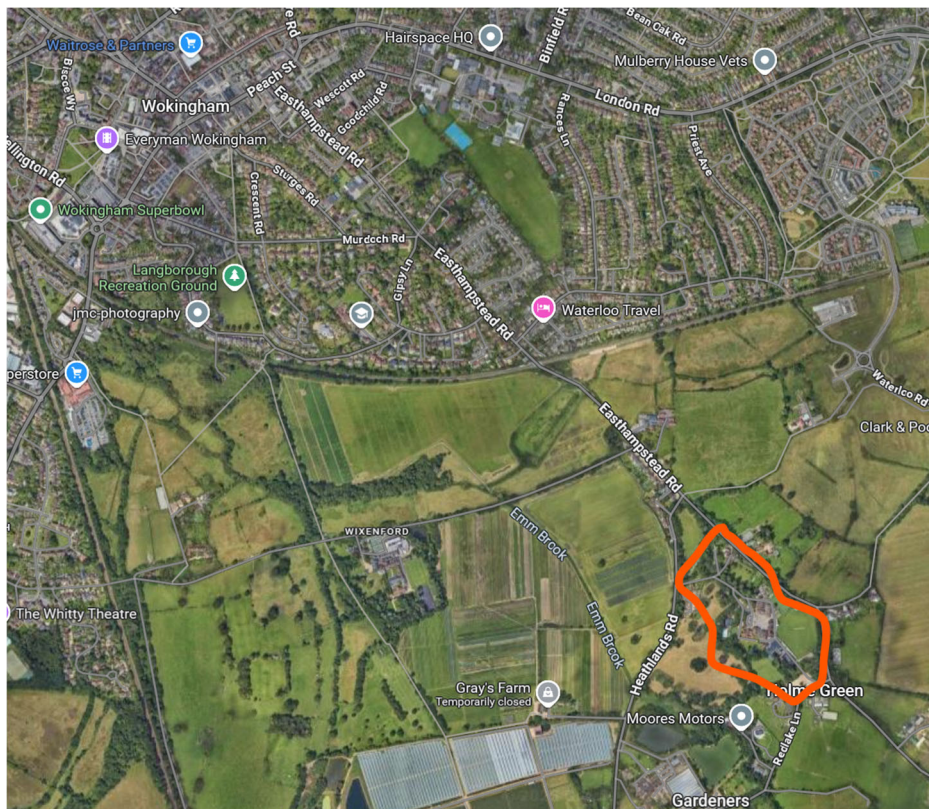


Fig.1 Aerial view of school location

2.2. The property is positioned within centrally to the campus, nestled between the old school buildings to the north-west with more modern school facilities to the south-east, and pitches beyond.

2.3. The house and area of proposed change of use, cannot be seen from any public space/highway.



Fig.2 Aerial view of house

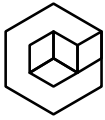
3. Use, Design & Amount

3.1. The former use of the building was the head teachers residency (dwellinghouse), and has been so since the construction of the building, which is estimated to be in the 1980's. The detached dwelling also had an attached garage and private garden to the south-west.

- 3.2. The proposed (retrospective) change of use converts the ground floor of the residential into staff facilities for the school, this includes meeting room, staff room, work area, toilets, kitchen and social space.
- 3.3. The existing building had a total GIA (gross internal floor area) of 198 sqm, and after the changes the upper floor retains 90sqm of residential space, and changes the 108sqm to school staff use.
- 3.4. The Dwelling has been reduced to a 2b4p property, and at 90sqm it is compliant with minimum space standards.
- 3.5. The submitted retrospective proposal drawings, numbered 1107-03-10, 1107-03-11 & 1107-03-12, illustrated the following changes, in addition to the change of use, which this application seeks consent.
- Infilling of garage, with window and door assembly
 - New external fire escape and doorway
 - Internal layout changes, and enclosure of staircase access
 - New window to the south-west elevation
- 3.6. The proposal has high quality finish, offers minimal layout changes to the property and is visually un-intrusive to the area.
- 3.7. The proposal makes use of the space available and offers no change in the building footprint.

4. Conclusion

- 4.1. The proposal is modest and limited internal or external modifications.
- 4.2. The proposal re-uses inefficient space to offer higher quality accommodation for staff needs, allowing better private working, social space and welfare facilities.
- 4.3. The proposal has very limited harm on the Heritage asset, school and wider context.
- 4.4. On this basis Wokingham Borough Council should support this retrospective application for change of use and alteration works to Lawnside House.



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