

DAMSONWELL

BARN FARM

Design & Access Statement
Householder Application
Planning Portal Ref **PP-14649145**

Damsonwell, Barn Farm, Wokingham Road, Hurst, Reading, Berkshire, RG10 0RX



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1. Introduction

This Design & Access Statement has been prepared in support of the householder planning application for a proposed two-storey extension at **Damsonwell, Barn Farm, Wokingham Road RG10 0RX**, a private dwelling located in Hurst.

The statement outlines the design principles and concepts that have informed the proposed development and demonstrates how the proposal responds to its site, surroundings, and relevant planning policies.

2. Site Description & Context

Damsonwell, Barn Farm comprises a detached residential dwelling with three outbuildings, situated within a rural setting and accessed via a Public Footpath from Wokingham Road, Hurst. The lane is a public right of way and also contains access to neighbouring properties to the east of the lane. The site is accessed via a private driveway and is surrounded by fencing and hedging as the front boundary. The rear and sides of the property are surrounded by a field and bordered by a fence.

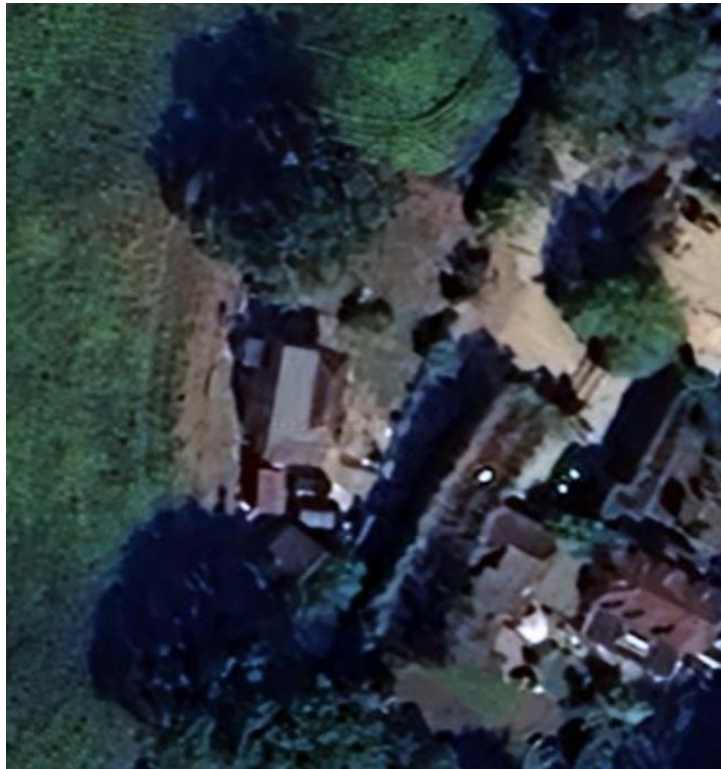
The property is estimated to be built in the late 1800s, in a simple farmhouse style typical of that era, constructed primarily of brick with a slate pitched roof. Since 1948 the property has had a single storey side extension forming the current playroom.

Due to the previous repairs and renovations the appearance of Damsonwell currently is extremely lacking, and not doing the location and surrounding properties justice. It is not protected by any listing status: a previous planning application has sought to demolish the property and rebuild one in its place, which was granted but not actioned. The proposed works within this application are to instead sympathetically extend and restore cohesiveness and beauty to the property alongside bringing the layout and size to one suitable for modern family life.

Recent Prior Planning Applications:

April 2022 (221221): Application for the erection of one dwelling following demolition of the existing dwelling and outbuildings. **Approved but not actioned** by previous owner.

August 2023 (212670): Application for a certificate of lawfulness for the proposed erection of single-storey detached outbuilding to create habitable space. **Approved.**



Damsonwell site image (Google Earth)



Damsonwell Front View

3. Pre-Application Advice

Pre-planning application advice was gained prior to this submission under reference 257989.

The main points of response were the below, with actions noted:

- 1. Massing & Scale:** It was highlighted that the original plans for the extension were not subservient to the original dwelling and therefore a potential conflict with Policy CP11 as it appeared it has been extended over the 50% volume increase limit. The extension would need to remain subservient and within the 50% calculations, ensuring it didn't contribute to increased spread into the countryside.

Action 1: The overall volume of the extension was reduced, alongside the proposed demolition of two outbuildings to help reduce the overall spread of the property. This also kept the extension outside of the RPA of the TPO tree on the property.
Action 2: Plans to raise the roof were removed, which maintains the existing height of the property, and the proposed extension intersects the existing roof at the current height.
Action 3: The first floor element of the extension has been reduced in scale and set back from both the front and rear of the ground floor to be more subservient and reduce volumes.
- 1. Volume Calculations:** These weren't included in the original pre-application.
Action: Volume calculations are now within this document, showing that it has been kept under the 50% guidance referenced in CP11.
- 2. Patio:** It was noted that the planned patio may have come within the RPA of the TPO tree on the property.
Action: Patio area has been moved accordingly.

4. Proposed Works & Design Principles

The design of these works aims to enhance the existing property with the addition of the double storey extension and single storey porch extension. The vision is to remain subservient and respectful of the existing property whilst simultaneously creating better flow and visual cohesion of the various parts of the property, whilst remaining true to the local architectural language and aesthetics of Hurst village. The removal of two of the outbuildings will also help to reduce the current spread of the property and condense it visually away from the surrounding countryside.

This final proposal is a result of amendments made after collaboration with the council via a Pre-Planning application. In reaction to feedback given in the pre-application advice, the new roof line has been lowered to match the existing, and the width and projection reduced to remain subservient and respectful of the existing property.

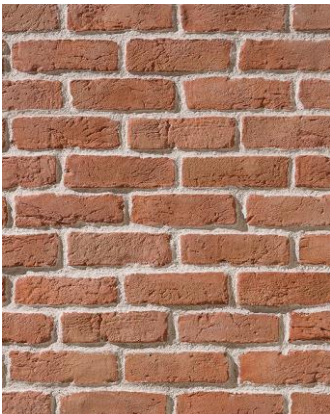
The double storey extension will house a kitchen & dining room on the ground floor, and a new bedroom & ensuite on the first floor, alongside a terrace facing the field behind. The ground floor will be built in red brick to match the existing property, and the first floor will be wood weatherboarding to bring in some design interest which is in keeping with local properties. The roof will intersect on the Northern aspect of the current property.

Regarding the single storey front porch extension, this will allow a cohesive flow through the house, incorporating a porch and entryway. It will feature a projecting pitched roof and oak canopy, in keeping with local architecture.

Slate tiles on all new roofing for both the double and single storey elements will help maintain cohesion with the existing roof.

This design proposal aims to respect the original farmhouse style of the property, whilst bringing in some visual modernisations and reinterpreting for modern architectural countryside-style seen in many properties in Hurst.

Drawings to show the above alongside design examples can be seen on the next page.



Red facing brick



Oak porch canopy



Oak cladding
Slate Tiles



Glass Balustrade

5. Volumes

Current Volumes m3	
Current House	381.04
Outbuilding 1	28.52
Outbuilding 2	25.51
Garage	105.01
<u>Total Current Volumes</u>	<u>540.08</u>
Proposed Volumes m3	
Final House	577.47
Outbuilding 1	0.00
Outbuilding 2	0.00
Garage	105.01
<u>Total Final</u>	<u>682.48</u>
Post-1948 Playroom Extension	32.47
Proposed increase from current volumes	142.40
Proposed increase excluding Playroom Extension from current volumes	174.87

6. Access

The site where the proposed works will take place is at the side of the property, easily accessed from the lane leading to the property. It will be easy for materials to be dropped at the works site with no road closures or blockages.

7. Daylight/Sunlight assessment

The location of Damsonwell is situated away from the main road, and is surrounded on 3 of the 4 sides by a field. The closest neighbour is on the Eastern side of the adjacent lane, where there is an established high hedge reinforcing the boundary already.

The proposed works will not impact the light reaching that property in any way. Regardless, the owners of the property have been consulted and are happy with the planned works.

8. Parking Provision

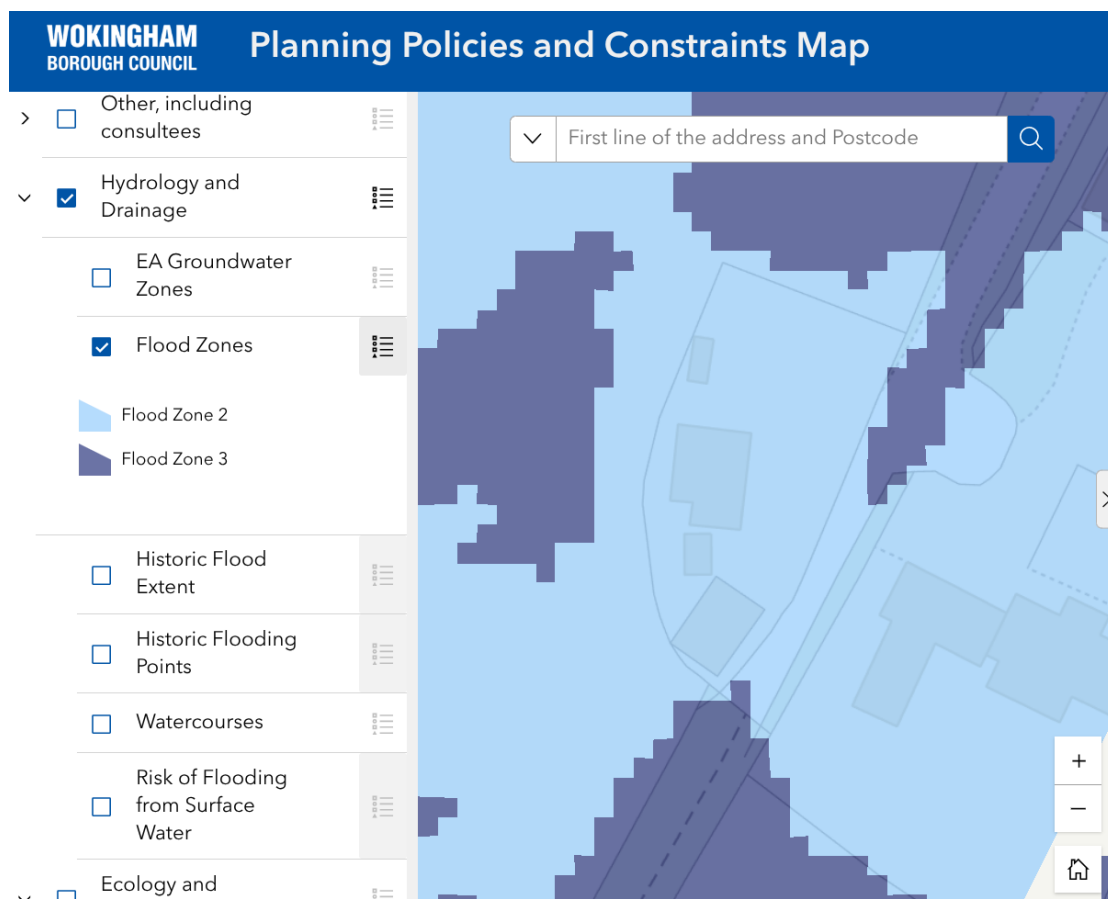
There is currently 3 parking spaces on the existing driveway hardstanding, and a further 1 parking space will be created following removal of one of the outbuildings, as shown on the Site Plans (Existing & Proposed). A further parking space is also available within the garage. Total parking provisions for the property will therefore equal 5 upon completion of works.

9. Flood Risk Assessment

Damsonwell is within Flood Zone 2 'Low Risk', with between 0.1%-1% chance of flooding from both Rivers & Seas and Surface Water (see image from WBC map tool below).

Within the planned works, additional soakaways will be added to accommodate captured water from the extension roof, including rainwater harvesting which will be added to all down pipes, for use in the garden in drier months.

Linear drains are already installed along the perimeter of the property due to the existing floor level being at ground level. It's intended that these linear drains will be continued around the proposed extension to provide flood mitigation. Raised damp proof courses will also be used to ensure minimum 150mm protection.



10. Sustainability

Materials used for the proposed works will feature natural materials (clay bricks, oak timber, and natural slate) to complement the existing house.

Use of these natural traditional building materials will be combined with modern glazing and insulation to maximise the energy performance of the proposed works. In addition to this, appliances will be highly energy efficient and water consumption will be minimised through use of a modern dual flush toilet and aerating taps.

11. Other Considerations

The proposed works at Damsonwell will use local tradespeople and craftsmen, bringing employment and job opportunities within the area.

The works will modernise the existing property to bring it up to modern living standards throughout and make it fit for a 21st century family home.

12. Conclusion

This Design & Access statement has been created to cover the main Application submission documents needed by Wokingham Borough Council, outside of those already forming part of the rest of the application.

It is hoped that everything herewithin covers the needs of the application, but please contact us if anything further is needed.

List of documents needed taken from WBC Validation List document:

<https://www.wokingham.gov.uk/sites/wokingham/files/2025-09/Local%20Validation%20List%20-%2005.09.2025.pdf?>

VALIDATION BY APPLICATION TYPE

HOUSEHOLDER

DETAILS

Typical description: Householder application for proposed [development]

Fee: Enlargement, improvement or other alteration of an existing single dwellinghouse - £528

The carrying out of operations (including the erection of a building) within the boundary of an existing dwellinghouse, for purposes ancillary to the enjoyment of it; and/or the erection or construction of gates, fences, walls or other means of enclosure along its boundary (excluding flats) - £262

Potential to be CIL liable: Yes

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Combined ownership certificates and agricultural land declaration
- Plan – Location
- Correct fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
Arboricultural Assessment	Development would have an impact on trees protected by a Tree Preservation Order (TPO) within or adjacent to the site
Bat Survey	If any part of the site falls within suitable bat roosting area and development includes any works affecting an existing roof (including soffits and fascia boards) or cladding, hanging tiles or weatherboard or demolition
CIL Additional Information Form	All applications
Daylight/Sunlight Assessment	Development would impact daylight/sunlight levels of adjoining properties

What document is required?	When is the document required?
Great Crested Newt Statement	Site is within a red or amber risk zone AND within 50 m of a known pond (See Council's planning constraint map)
Heritage Statement	Site is within a designated heritage asset or includes designated heritage assets of any scale
Land Contamination Assessment	Site is known or suspected to be contaminated
Plans – Existing and Proposed Elevation	All applications
Plans – Existing and Proposed Floor	All applications
Plans – Parking Provision (this can be shown separately on the site plan if necessary)	Development would result in the loss of existing parking provision or an increase in the number of habitable rooms in a property
Plan – Site	All applications
Site Specific Flood Risk Assessment	Required for development proposals of 1 hectare or greater area in Flood Zone 1 and for all proposals for new development, including household or small commercial extensions (under 250 sq.m), in Flood Zones 2, 3a and 3b as designated by the Environment Agency; land in a designated critical drainage area which has been notified to the Local Planning Authority by the Environment Agency; land identified in a strategic flood risk assessment as being at increased flood risk in the future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. See advice from the Environment Agency: Preparing a flood risk assessment: standing advice
Volume Calculations	Site is within the Green Belt. Site is within designated countryside and development is for two storeys in scale or new outbuilding

POTENTIAL FURTHER DOCUMENTS

- Confirmation of proposed materials
- Site levels
- Plans – Existing and Proposed Roof (if the proposal results in a complex roof form)