

WOODLAND HOUSE / PERIMETER ROAD / RG5 4TE



Design Statement

Date: December 2024

Ref: 306-VARIAT

Rev: 1

Site address: Perimeter
Rd, Woodley, Reading
RG5 4TE



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designers with an agenda.

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SUMMARY OF DESIGN CHANGES

INTRODUCTION

This Design Statement has been prepared by Colony Architect to support the application drawings.

The site is located in Sandford, Berkshire. The address is Perimeter Road, Sandford, RG54TE.

A previous application for the site was granted approval in November 204. The application number is 240758.

This document illustrates the key design changes between the scheme consented in November (hereafter referred to as the consented scheme), and the revised application (hereafter referred to as the proposed scheme).

The following is a summary of the proposals:

- The application seeks permission for the construction of a new residential dwelling on the site.
- The proposal includes a new 3 bed dwelling, and a bike/bin store.
- The placement of the dwelling, storage building, and access have all been carefully considered in order to minimise the impact on existing ecology.
- The existing trees on the site are subject to TPOs. The proposed dwelling will have minimal impact on the RPA (root protection area) and the canopy.
- The proposed scheme is enhanced by the existing trees, which provide dappled shade during the summer months, whilst permitted more light during winter.
- The dwelling is located away from the main entrance, with the approach meandering around the existing trees, connecting future residents with their wooded setting.
- Sustainable construction methods are proposed which focus on good thermal performance, use of thermal mass, and locally materials sourced where possible.

The proposed scheme provides a number of key benefits over the consented scheme:

1. [Improved and more efficient layout, offering a 3 bed rather than a 2 bed dwelling, improving the family housing delivered on site.](#)

2. [A more efficient staircase location, resulting in an improved layout, particularly at first floor where an additional bedroom has been created with minimal increase to the building footprint.](#)
3. [Improved relationship between kitchen / dining space and external patio amenity \(consented scheme was via bedroom\).](#)
4. [Inclusion of a loft space which could be used as a home office.](#)
5. [Better appearance, simplified design.](#)
6. [Minimum change in impact on tree, ecology and amenity.](#)

Further details are provided over the following pages.

MASTERPLAN PRINCIPLES

[The masterplan principles remain unchanged from the consented scheme:](#)

- The main dwelling is carefully located within the wooded setting, sitting between the trees.
- The boardwalk is designed to connect residents with nature and provide a wooded journey through the trees from the driveway to the front door.
- External amenity is provided through a patio, garden areas, a lawn, and ecology areas.
- The site entrance and driveway are located in the southern corner of the site to protect the existing trees and to reserve the best area of the site for external amenity space.
- A bin and bike store is located next to the driveway.

USE AND AMOUNT

The consented scheme was for a 2 bed, 4 person dwelling. The proposed scheme will provide a 3 bed 6 person dwelling.

The total gross internal area of the consented scheme is 86sqm. The total gross internal area of the proposed scheme is 115sqm, an increase of 29sqm (refer to dwg 03-009).

The proposed layout has been updated to provide additional accommodation (refer to dwg 03-005 and 03-006):

- Ground floor: the main living space and a separate kitchen / dining area, the master double bedroom with ensuite bathroom, entrance hall, storage and downstairs wc.
- First floor: two further double bedrooms, with ensembles, as well as a loft space.

SCALE AND MASSING

The elevations have been updated to reflect the change in footprint and area (refer to dwg 04-001 and 05-001).

The positioning, scale and design of the scheme has been carefully considered, with thought given to each structure's relationship to the wooded context, the location of the existing trees, and proximity to sensitive boundaries.

Main House

The principles of scale and massing area:

- The main house consists of a single-storey element, a two-storey element, and a link connecting the two.
- Their form reflects that of agricultural barn structures, providing a link to the local area's history as 'Sandford Farm'. The resulting vernacular form is treated with a contemporary approach to materials and detailing.
- The single-storey element is located on the north boundary. It has a pitched roof and low eaves-line in relation to the neighbour property.
- The two-storey element has a pitched roof, and is located away from the boundary at a point on the site which is less sensitive to building height.
- The elevation treatment of both elements are the same, providing consistency across the scheme.

Storage

[The storage for the bins and bikes remains unchanged from the consented scheme.](#)

- It is as a lightweight, single-storey structure with a flat roof.
- It borrows from the materiality and detailing of the main dwelling.

SUMMARY OF DESIGN CHANGES CONT.

MATERIALS AND DETAILING

A material palette has been updated and simplified from the consented scheme. The material palette remains simple, and has been developed to reflect the area's agricultural past:

- External walls - Vertical timber cladding. Simplified from the consented scheme which had vertical timber fins, with horizontal timber infill cladding.
- Roof - Timber cladding to match the external walls. Changed from the consented scheme which had a metal roof. Hidden gutters will minimise the eaves detailing, and provide a clean profile to the building.
- The primary areas of glazing are in the south and west elevations, allow rooms to benefit from views into the wooded site, whilst maintaining the privacy of neighbouring buildings.
- High level windows in the north and west elevations will provide additional light and allow the rooms to be cross ventilated. The glass in these windows shall be translucent / frosted for privacy.
- Timber for solid doors / window frames etc. To be in a contrasting tone to the main timber cladding.
- The vertical timber cladding will continue across some of the windows in a hit-and-miss pattern, providing privacy and adding interest.
- Roof-lights will provide additional light and cross ventilation to first floor rooms.

The materials used are annotated on the proposed elevations (refer to dwg 04-001 and 05-001).

LANDSCAPE PRINCIPLES

The principle of the landscape strategy remains unchanged from the consented scheme (refer to dwg 90-002):

The consented scheme had a habitable garden area of 146sqm. The proposed scheme has a habitable garden area of 133sqm. Whilst reduced, the amount of habitable garden still exceeds the range of neighbouring dwellings.

External Amenity

- There is patio area adjacent to the kitchen / dining space, and a large, area of lawn. They are located

to receive a mixture of direct sunlight and dappled shade throughout the year.

- The boundary planting along Perimeter Road and the boundaries shall be reinforced to provide additional screening for the development.
- A 'woodland garden' is proposed between the dwelling and office building. This area will provide a mixture of sunlight and shade throughout the day.

Existing Trees

The existing trees are subject to TPOs, and our approach throughout has been to work harmoniously with the woodland setting.

This revised planning scheme has been developed so that the building, store and landscape has minimal impact on the existing RPA zones:

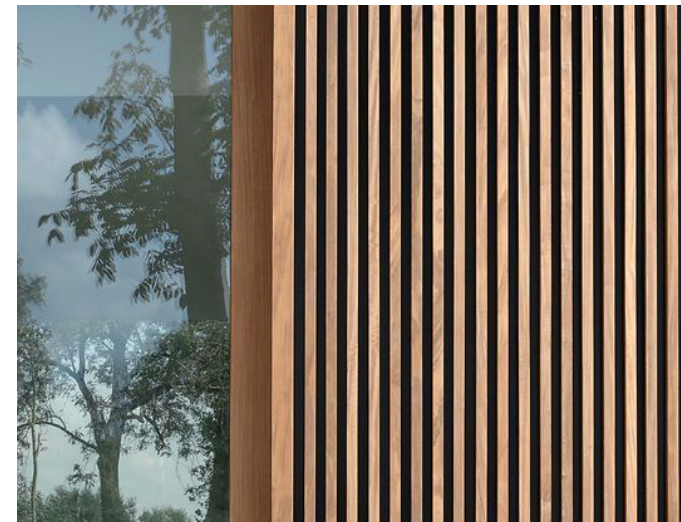
- The footprint of the building, store, and driveway have been positioned to have minimal impact on the RPA zones.
- The building is also pulled away from the canopy, so there will be no impact.
- A service trench from Perimeter way will be carefully hand-dug to ensure minimal impact on the RPA zones on T5 and T14.
- The permeable, raised boardwalk will use construction methods that will minimise its impact on the existing RPA zones.

Ecology

The principles of the site ecology strategy remains unchanged from the consented scheme (refer to dwg 90-001 and 90-002). The areas have been updated according to the change in building footprint

The approach to zoning the landscape has been done sympathetically to provide some habitable garden space, whilst maintaining the woodland nature of the site and reserving areas for ecology:

- The proposals have minimal impact on the existing trees and ecology (see above).
- The southern end of the site shall be left as an ecology area.
- A green landscape screen/buffer along the east boundary will soften the screen, providing privacy, and will act as a wildlife corridor.



Material Precedents

SUMMARY OF DESIGN CHANGES CONT.

ACCESS

Vehicle access

The vehicle access principles of the proposed scheme remain unchanged from the consented scheme (refer to dwg 03-008):

- The driveway is sized to accommodate 2no. cars.
- The driveway is gated for security.
- Adjacent to the driveway is the bin and bike store.

The gated vehicle and pedestrian access to the site remains unchanged from the consented scheme, and the revised footprint of the dwelling has no further impact on the highways (see dwg 90-004).

Pedestrian access

The pedestrian access principles of the proposed scheme remain unchanged (refer to dwg 03-002 and 03-008):

- A boardwalk provides step-free access between the driveway, the office building, and the main dwelling.
- Level changes are dealt with through 1:20 (max) gradient ramps.
- Level thresholds are provided between the main dwelling and the boardwalk / patio area.
- The main dwelling is two storeys, with a private staircase providing vertical access to the first floor.
- A second Part M compliant paddle stairs provides access between the kitchen and loft space.
- No lift is proposed.

Refuse Collection

Bin storage provision and collection strategy remains unchanged from the consented scheme (refer to dwg 03-008, 05-004):

- The refuse store is sized to allow 3no. 240l refuse bins and a small food waste bin.
- It is proposed that refuse is collected kerb-side from Perimeter Road.
- On collection day, the bins shall be taken through the gate to the kerb.

Cycle

The cycle storage provision remains unchanged from the consented scheme (refer to dwg 03-008, 05-004).

- Storage is provided for up to 4 bikes is located adjacent to the driveway (refer to dwg 03-008, 05-004).

BUILDING EFFICIENCY

The principles of the proposed scheme remain unchanged from the consented scheme.

Design, building fabric and placement on the site will help to ensure the building is energy efficient.

The existing deciduous trees provide natural solar shading during the hotter, summer months, and will permit more daylight to enter the dwelling when the leaves drop in autumn and winter.

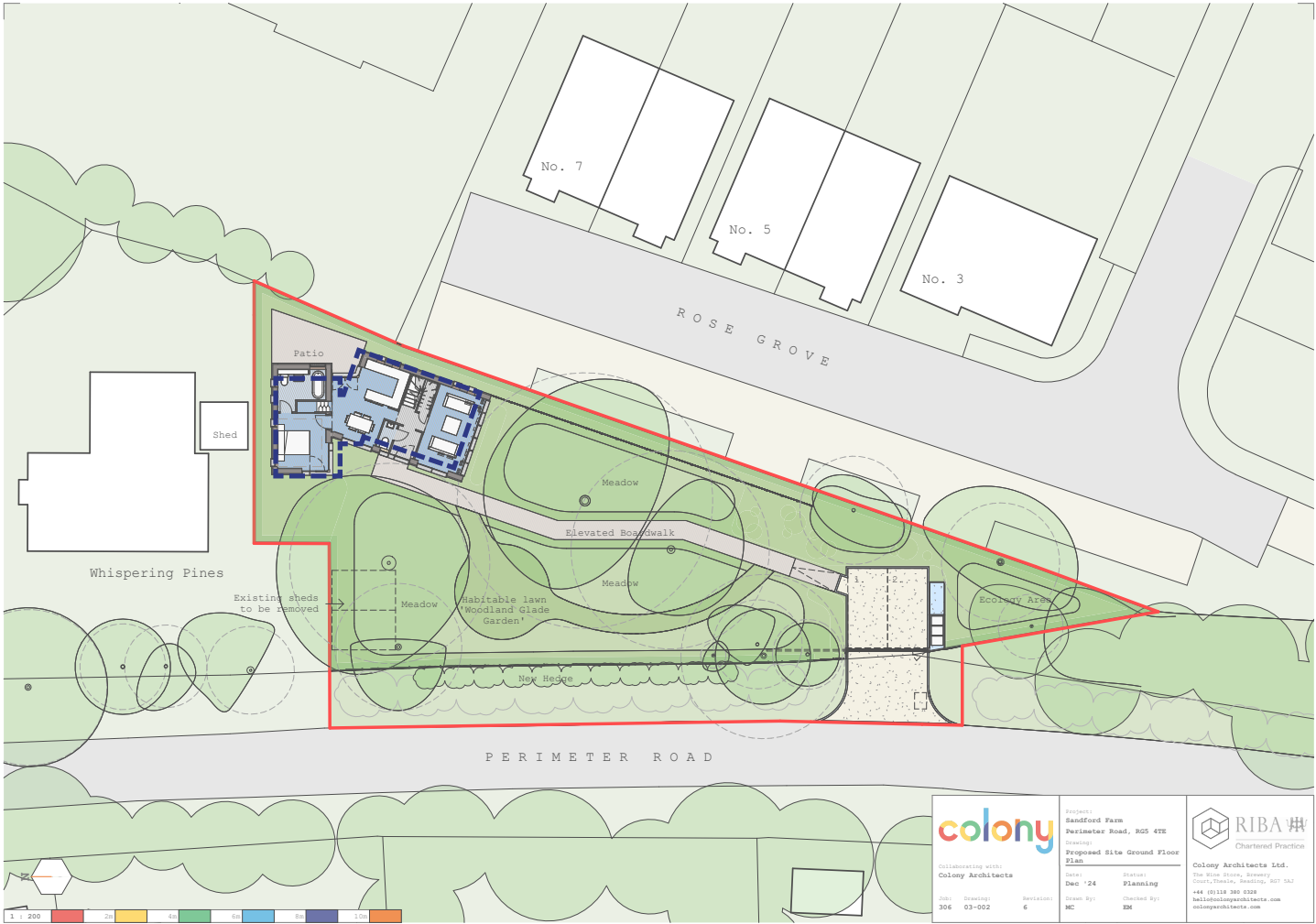
This is supported by:

- PV Cells.
- Electric vehicle charging point, adjacent to the bin/ bike store.
- Air Source Heat Pump located on the single storey roof to minimise impact on the site.

SITE LAYOUT



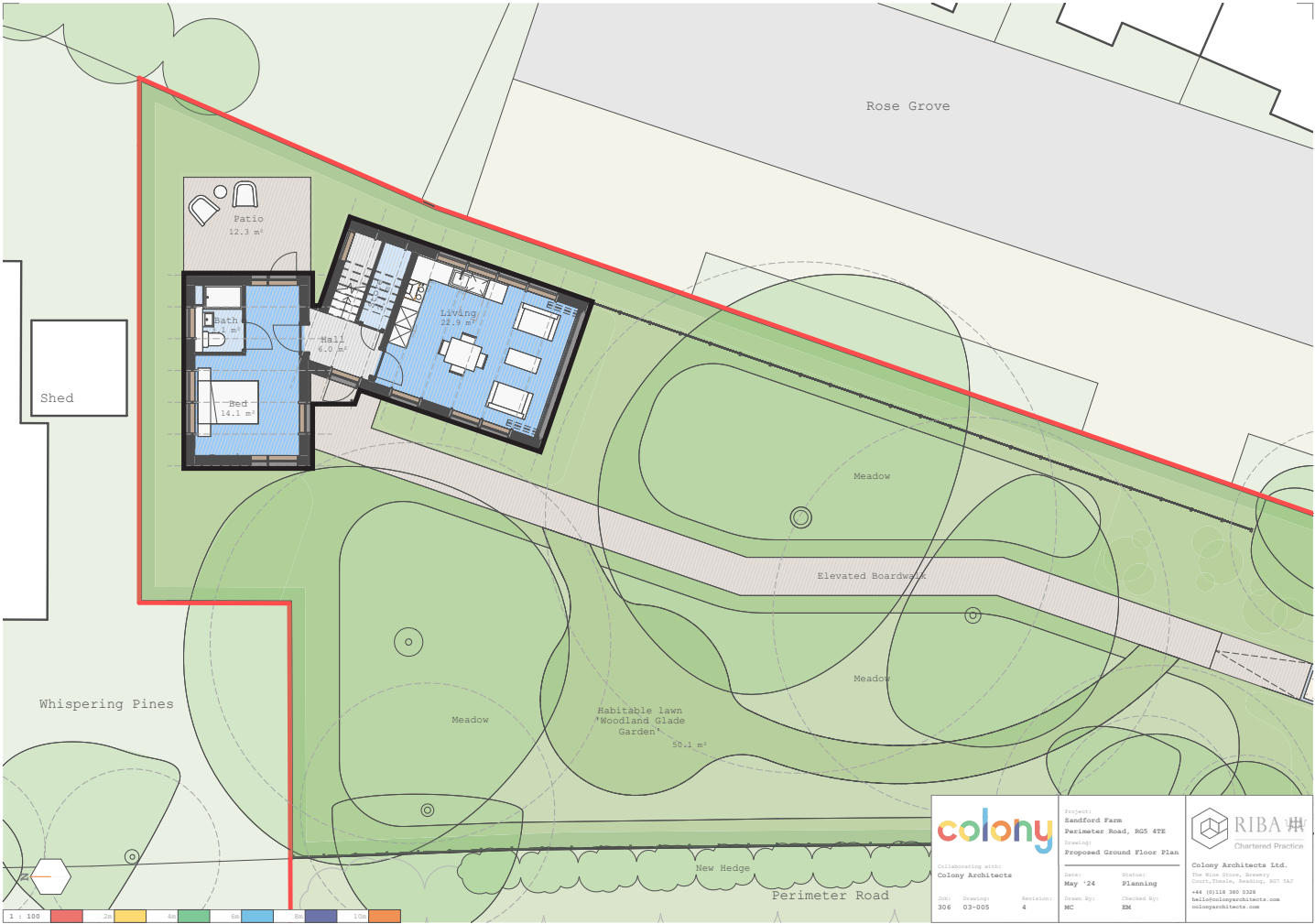
Consented Scheme
November 2024



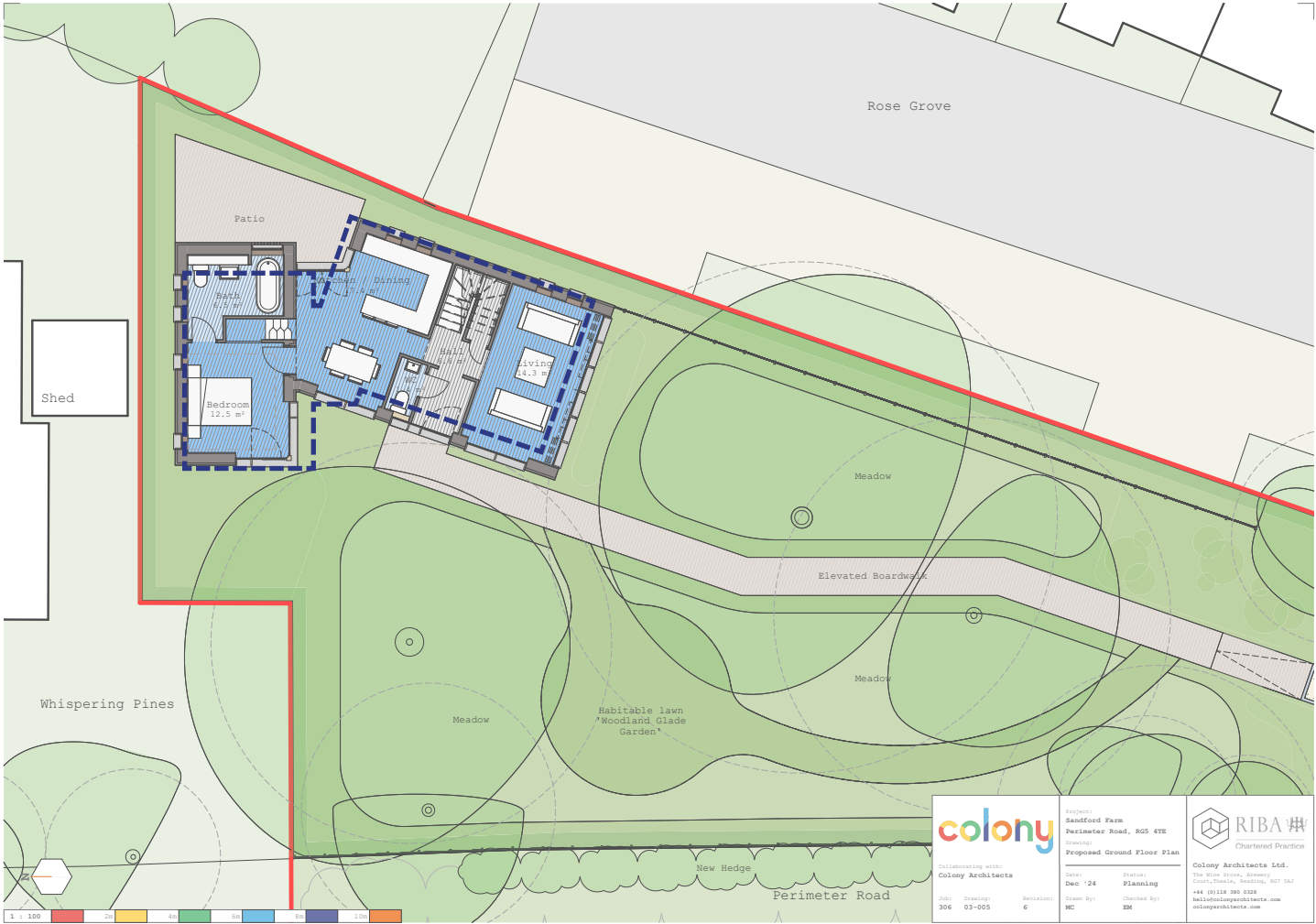
Proposed Scheme
December 2024

- Outline of consented scheme
- Consented scheme outline on Proposed Drawings

GROUND FLOOR



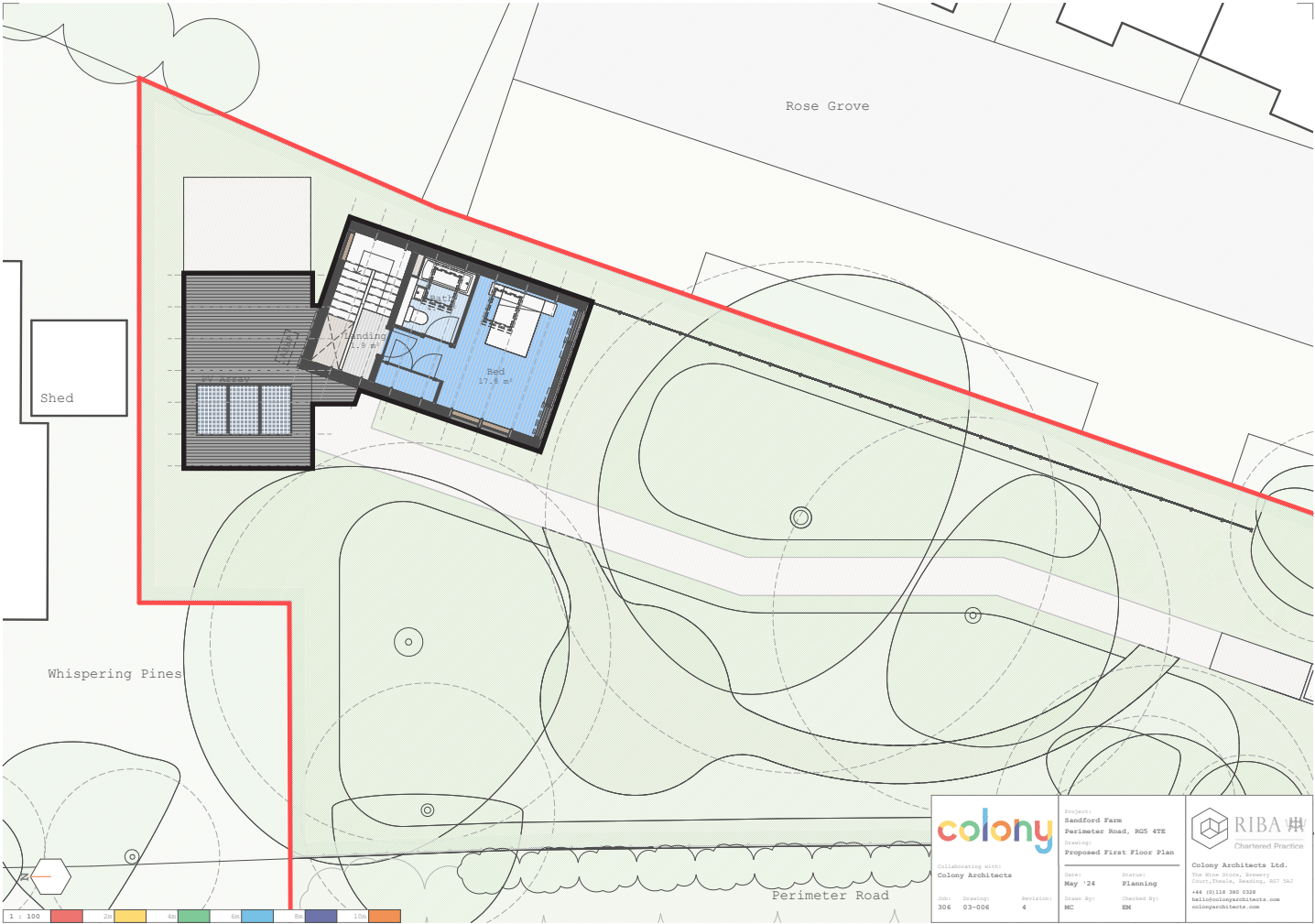
Consented Scheme
November 2024



Proposed Scheme
December 2024

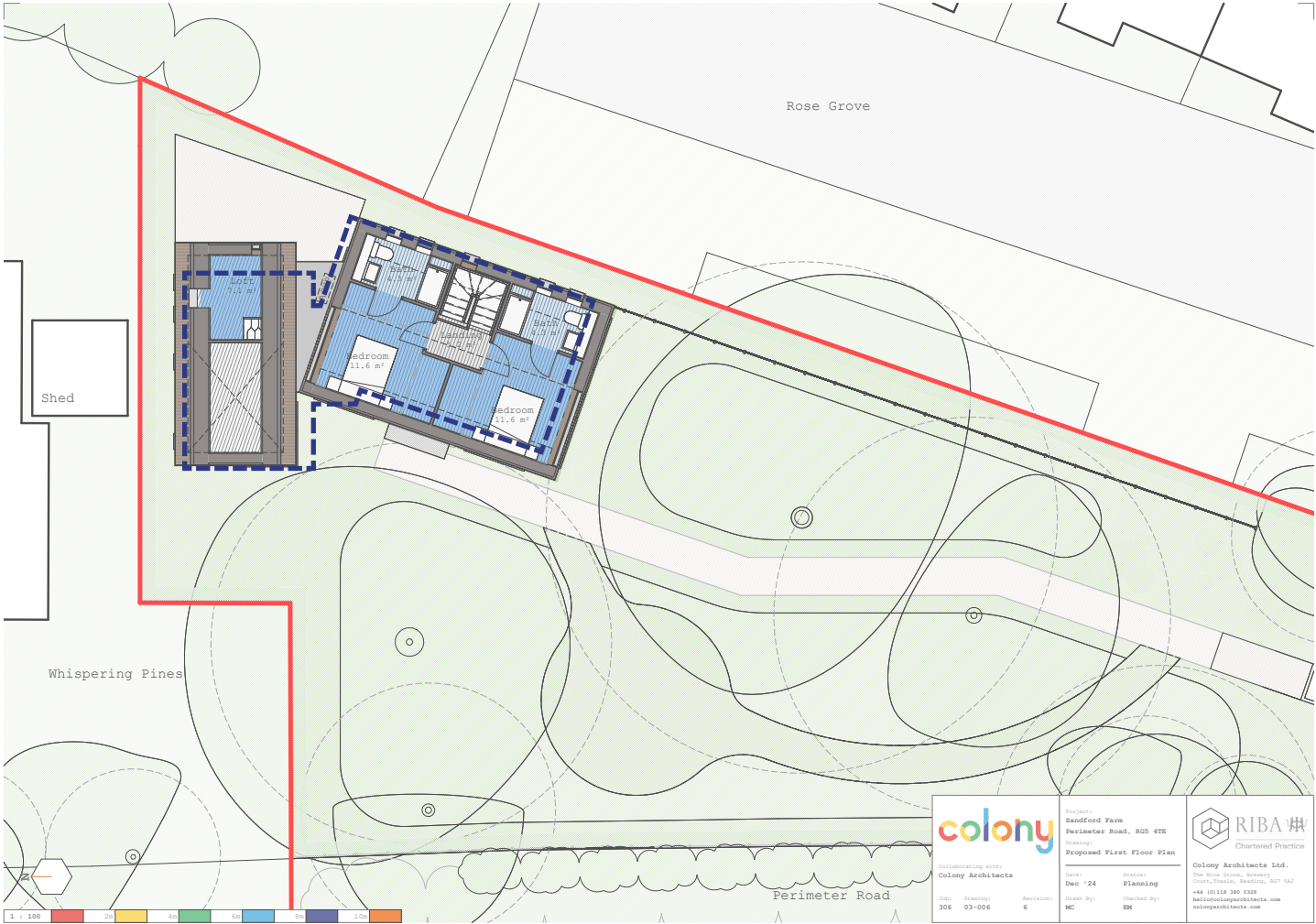
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FIRST FLOOR



Consented Scheme

November 2024

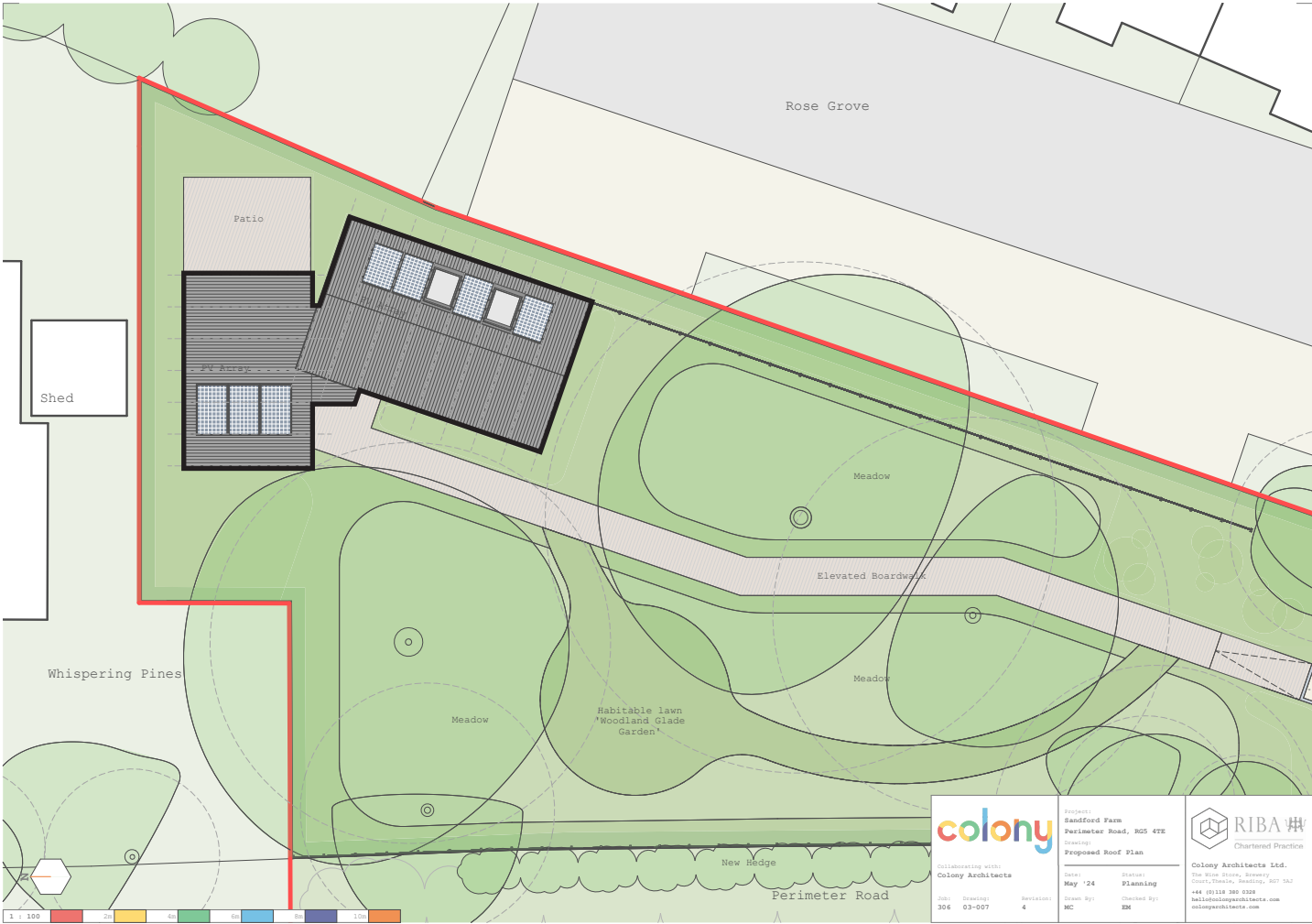


Proposed Scheme

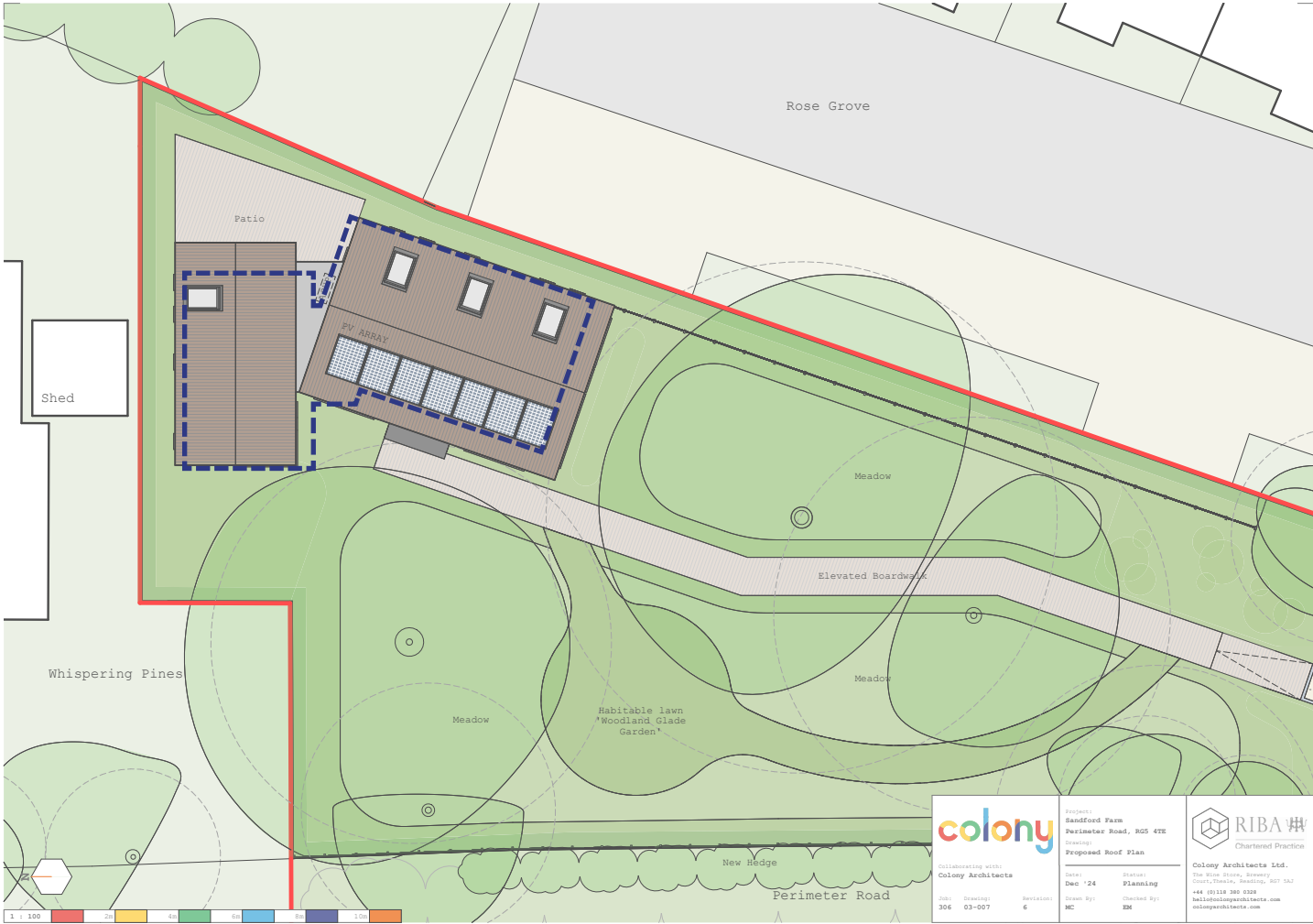
December 2024

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ROOF PLAN



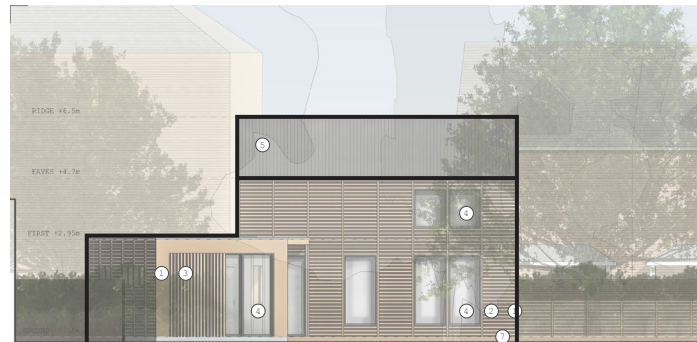
Consented Scheme
November 2024



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December 2024

- Outline of consented scheme
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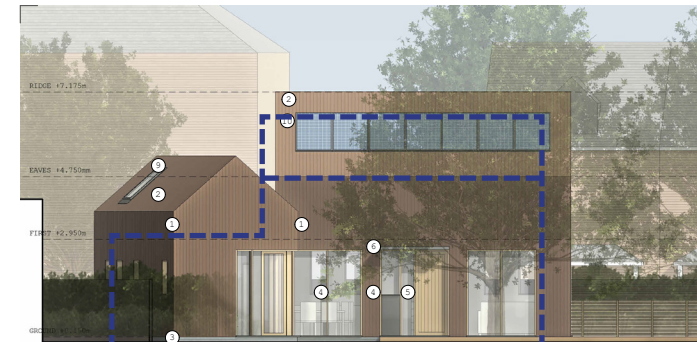
ELEVATIONS



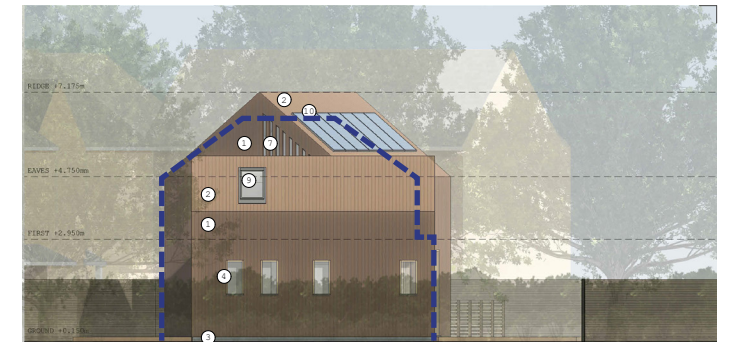
01 West Elevation



02 North Elevation



01 West Elevation



02 North Elevation



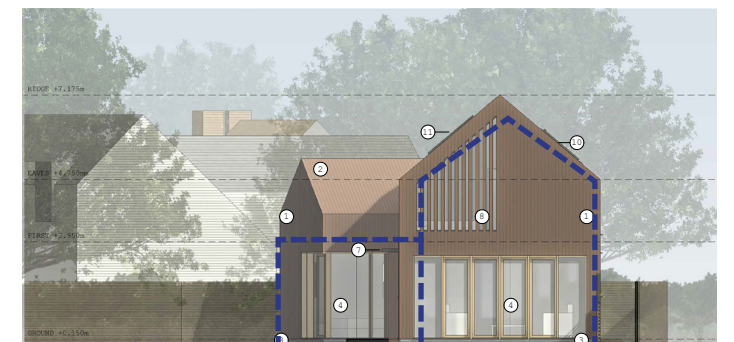
03 East Elevation



04 South Elevation



03 East Elevation



04 South Elevation

MATERIAL KEY

1. Charred timber frame	6. FV cells
2. Charred timber horizontal cladding / fins	7. Blue/grey brick plinth
3. Charred timber vertical cladding / fins	8. Glass balustrade
4. Glazed windows / doors in grey frames	9. Roof light
5. Metal standing seam roof	



A horizontal row of eight color swatches used in the building design. From left to right, the colors are: white, red, yellow, light green, dark green, blue, dark blue, and orange. Each swatch is a solid rectangle of equal size.

1	2a	4a	6a	8a	10a
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	Subject: Sandford Farm Perimeter Road, N05 ETE		 RIBA # Chartered Practitioner
	Drawing: Proposed Elevations		
	Date: Apr '24	Status: Planning	
	Drawn By: DM	Checked By: EM	
Collaborating with: Colony Architects			
Job# Drawing: 306 05-001	Revision: 3	Colony Architects Ltd. The Stone House, Sweeney Court, Thirley, Reading, RG7 3AJ +44 (0)118 385 0254 hello@colonyarchitects.com www.colonyarchitects.com	

MATERIAL KEY	
1. Vertical timber cladding	7. Entrance canopy
2. Timber roof cladding to match walls	8. Hard and miss timber cladding with glazed window (4) behind
3. Brick plinth / grey/blue	9. Grey metal spandrel panel
4. Glazed window / doors	10. Roof Lights
5. Solid wood front doors	11. PV Array
6. Entrance canopy	

	Project: Sanford Farm Perimeter Road, RGS 47E Drawing: Proposed Elevations	
Collaborating with: Colony Architects	Date: Dec '24 Status: Planning	Colony Architects Ltd. The Stone House, Sweeney Court, Twine, Reading, RG7 5AJ +44 (0)1494 366 3321 info@colonyarchitects.co.uk colonyarchitects.co.uk
Job: Drawing: Revision: 306 05-001 6	Drawing By: Checked By: MC EN	

Consented Scheme

November 2024

Proposed Scheme

December 2024

 Outline of consented scheme
 Consented outline on Proposed Drawings

3D VIEWS



Consented Scheme
November 2024



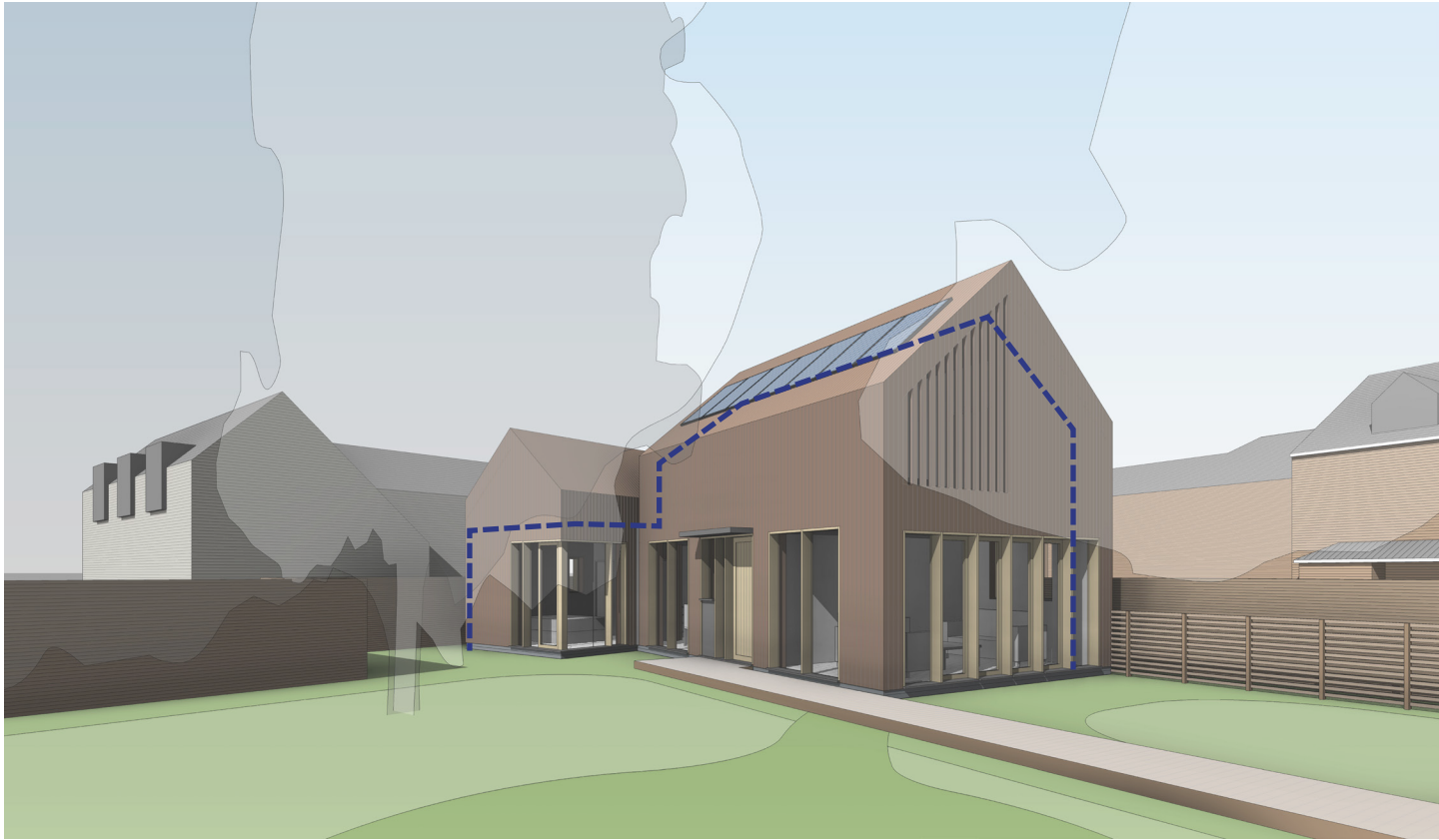
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December 2024

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FIRST FLOOR

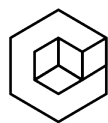


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