

DESIGN AND ACCESS STATEMENT

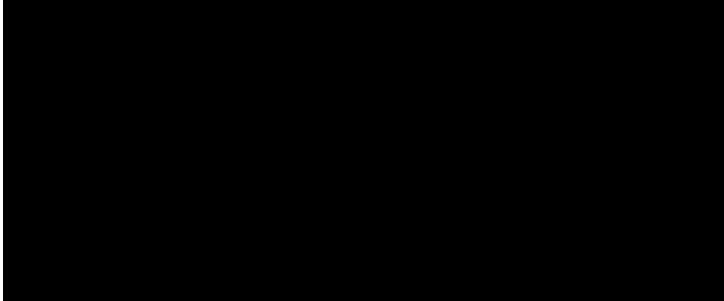
SITE:

LAND ADJACENT
MEADOW VIEW
BLAGROVE LANE
WOKINGHAM
BERKSHIRE

PROPOSED DEVELOPMENT:

CONSTRUCTION OF 5 NO
DETACHED DWELLINGS
WITH GARAGES

PAUL EDWARDS ARCHITECTURE



Our Ref: PHE/2695
July 2025

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1.00 SITE ANALYSIS

- 1.01 The site is situated approximately two kilometres to the southwest of Wokingham town centre in designated countryside area.
- 1.02 The application site lies to the north and adjacent to Meadow View and detached dwelling facing Blagrove Lane and the land for development is 0.708 hectares in area.
- 1.03 The application site is a level well maintained grass paddock with a 1.200m high post and rail fence along all boundaries. A mixed hedge of hazels and hawthorns with some small trees forming the boundary with Blagrove Lane which is around the north and western boundary of the site.
- 1.04 Meadow View is situated to the south of the site which forms the residential settlement area of Evendons Lane. Another open grass paddock lies to the east of the site.
- 1.05 The hedgerow along Blagrove Lane has a few small trees of indigenous species within it and a further line of trees run along the northern half of the eastern boundary. All the trees have been logged in a tree report by the Roavr Group.
- 1.06 Within the site to the northeast three disused outbuildings are to be demolished. One was used as a workshop while the other two were used for storage.
- 1.07 Blagrove Lane is a single-track country road with passing places from the junction with Doles Road up to the junction with Roberts Grove. It links Evendons Lane in the south with Barkham Road (B3349) in the north.
- 1.08 Pedestrian access is available to bus routes both along Barkham Road and Finchampstead Road (A321) which are within approximately 800 meters of the site through Blagrove Lane, Doles Lane and Evendons Lane.
- 1.09 Although within the countryside, the site is not isolated being located close to settlement areas either side along Evendons Lane and Blagrove Lane, whilst giving good access to bus routes, therefore the site is suitable for sustainable development as highlighted by the NPPF.

2.00 DESIGN PROCESS

- 2.01 The site is situated on the eastern side of Blagrove Lane in designated Countryside Area and within the governments National Planning Policy Framework calling for “delivering sustainable development” with the emphasis on design quality and promoting locally distinct developments.
- 2.02 Wokingham Borough Council has several planning policies under its Core Strategy and Managing Development Delivery Local Plan Policies and the Borough Design Guide. Core Strategy policies CP1 and CP3 outline the General Principles of Development and Sustainable Development.
- 2.03 Wokingham Borough Council’s Policy WOS2 promotes the principle of development, providing there is no adverse impact on the character of the area.
- 2.04 The NPPF supports the principle of sustainable development. It calls for good design in that the context of the area should be considered, and that improving the character and quality of an area should be of importance.
- 2.05 This statement should be read in conjunction with Davis Planning Ltd planning statement detailing all the planning history and policies for the site.
- 2.06 The Council’s Community Infrastructure Levy (CIL) is applicable for this application.

2.07 The Use

The existing use of the site is designated Countryside Area but is adjacent to the residential settlement area which could be extended to include that site and therefore residential use of the site could be appropriate.

2.08 The Amount

The proposal is for the construction of five dwellings with garages. Most of the dwellings are four-bedroom and one is a five-bedroom dwelling, and all are two-storeys in height. The new dwellings meet with the requirements of Wokingham Borough Council’s Design Guide and meet the HDD Local Plan Policy TB07 Internal Space Standards.

2.09 The Layout

The three of the new dwellings are set in linear form on a general building line with Meadow View and Viewlands facing west on to Blagrove Lane. The other two dwellings face on to Blagrove Lane but to the north and set well back from the road. The form of layout minimises any adverse effect on privacy etc and will also ensure that there is a good degree of surveillance in the public realm to foster safety and security.

The plots are of a generous size allowing sufficient spacing between and around individual dwellings allows for suitable landscaping, and all the amenity areas are suitable for the development and are in line with the Borough Design Guide.

2.10 The Scale

All the dwellings are one and a half storey with a maximum ridge height of 8.400 meters from dpc and an eaves height of 4.800 metres from dpc. The scale of all the development is in line with the existing buildings adjacent to the site and in context with the street scene and character of the area and meets with Core Strategy CP9.

2.11 The Landscaping

The site is a well-tended grassed paddock with a strong hawthorn and hazel hedge boundary along Blagrove Lane on the north and western side of the site. To the east a 1.200-metre-high timber post and rail fence runs along the boundary with an open field beyond. A 5.000 metre landscape buffer strip is proposed between the dwellings and boundary fence. A 1.800 metre close boarded fence is to be erected between each proposed dwelling. Soft landscape planting will be provided to the front of each dwelling, and some shrub planting will be provided adjacent to the post and rail fence to soften the boundary.

2.12 The Appearance

The existing houses within the surrounding area are of a traditional design and construction and vary in age and style. Meadow View and Viewlands are traditional two-storey dwellings constructed in the latter half of the twentieth century. Huts Farm to the north is a two-storey farmhouse still building and its design is of prime importance and has been taken in account with the proposed design of dwellings. The context and character of the area have been considered in the design of the proposed scheme where the appearance of the proposed development should be sympathetic with the existing properties in the area but should also achieve a development with its own identity.

The scheme has been designed in a linear form with two dwellings facing north with shared access and are of individual designs. The other three dwellings face west with a single private access serving all three dwellings. All dwellings are two-storeys height with differing gable features. They are to be constructed in a red stock face brick with plain clay tiled roofs and white cottage style windows. Garages will be of a similar construction.

The proposed dwellings form a suitable style of development for the rural setting. It will make a positive and sympathetic contribution to the character of the area in a suitable sustainable development.

3.00 ACCESS STATEMENT

- 3.01 Blagrove Lane is a narrow 3.000-metre-wide country lane with no footpaths passing along the eastern side of the site and has mature hedge and tree screening to each side.
- 3.02 Plots 1 and 2 are to be served by a shared private access on to Blagrove Lane at the north end of the site. Plots 3, 4 and 5 are accessed via a 5.000m wide access from Blagrove Lane on the western boundary. These three houses have a 5.000m wide private drive with turning area suitable for a fire appliance.
- 3.03 The two dwellings plot 1 and 2 each have a double garage with two parking spaces. Plots 3, 4 and 5 have single garages with a minimum two spaces in front of the dwelling.
- 3.04 A new 2.000m wide footpath is proposed in front of plots 1 and 2 which then turns into the site and links behind the existing hedge and on to the proposed private drive to the front of plots 3 to 5. It then drops down adjacent to Meadow View to link with the existing footpath at the south of Blagrove Lane.
- 3.05 Blagrove Lane is linked to Evendons Lane and Doles Lane and in turn they all link the distributor roads Barkham Road (B3349) in the north and Finchampstead Road in the southeast. Both these roads are bus routes into Wokingham and surrounding towns and villages and are within walking distance of the site, therefore the development of the site meets with Core Strategy CP6.
- 3.06 This Design and Access Statement is to read in conjunction with the highways statement produced by Highway Planning Ltd.
- 3.07 Disabled access to the house will be gained via the block-paved drive and footpaths with a maximum ramp of 1 in 12, to a level threshold at the front entrance doors and any change in direction, to allow assistance where necessary and provide an uninterrupted approach to each house entrance.
- 3.08 Disabled circulation within the house is to comply with all current regulations and guidelines for disabled persons with the following specific requirements.
 - Entrance door to have a minimum clearance of 800mm.
 - Internal staircase designed in full compliance with Building Regulations
 - Internal circulation spaces to comply with current Building Regulations disabled access.
 - All bathrooms and WC facilities to be designed for disabled access.
 - All electrical fittings and controls of services etc together with ironmongery fitted at suitable height for disabled persons use.

All internal design requirements shall be in accordance with part M (Disabled) of the Building Regulations.