

DESIGN AND ACCESS STATEMENT

SITE:

22a and 22b BARKHAM RIDE
FINCHAMSTEAD
WOKINGHAM
BERKSHIRE

PROPOSED DEVELOPMENT:

2 No DETACHED REPLACEMENT
COTTAGES WITH CAR PORTS
AND ADJUSTED SHARED
ACCESS

PAUL EDWARDS ARCHITECTURE
12 SANDY LANE
BARKHAM
WOKINGHAM
BERKSHIRE
RG41 4DB

TEL: 0118 989 4403
E-MAIL: paul@pauledwardsarchitecture.co.uk

Our Ref: PHE/2637
JUNE 2024

CONTENTS

1.0 SITE ANALYSIS

2.0 DESIGN PROCESS

3.0 ACCESS STATEMENT

1.00 SITE ANALYSIS

- 1.01 The site is situated approximately five kilometres to the south of Wokingham town centre on the edge of the designated residential area of Finchampstead.
- 1.02 The site is approximately 0.119 hectares in area and is situated on the south side of Barkham Ride opposite to the Rook's Nest Wood Country Park land to the northwest. Directly opposite is Victoria Gardens which is a mobile home park with access from the Barkham Ride.
- 1.03 The site is within a designated Countryside Area on the south side of Barkham Ride. The neighbouring property on the east side is No 24 and is both in residential and commercial use. On west side of the site is Rooks Farm which is also in residential and commercial use. Further to the west there are three further residential properties.
- 1.04 The two dwellings on the site are positioned close to the road frontage are a ramshackle assortment of timber structures. The dwelling closest to the road has been extended in a poor-quality fashion and includes a lean-to structure of metal girders and fence panels facing the road. There are a number of large metal storage containers and old caravans that are stored on the site and are clearly visible from the road.
- 1.05 There is a slight fall from the back of the site down to the road with some sporadic trees planted along each boundary with overgrown bushes and brambles to the rear of the site. The boundary along the road frontage has limited screening with a small section of newly planted laurel hedging and existing poor-quality trees.
- 1.06 The access to the site is an ill-defined gravel access set to the east side of site with poor visibility lines. The access is close to all the existing structures which have a visually detrimental affect on the character of the street scene.
- 1.07 The existing buildings have been used as residential dwellings for over 20 years and in January 2023 a Certificate of Existing Lawful Development was approved reference 223579.
- 1.08 Barkham Ride is an unclassified road that links Arborfield in the west with Finchampstead and Crowthorne in the east, it is also a designated bus route that provides a service from Reading to Wokingham and serving other local villages. A bus stop in either direction is within 150 metres of the site.
- 1.09 Nine Mile Ride County Primary School is situated at California Crossroads on the Finchampstead Road (B3016) along with Doctors Surgery, restaurants, pharmacy, post office and other local shops. These are all within a kilometre of the site and accessed by pedestrians. The site is therefore eminently suitable for sustainable development as defined in the National Planning Policy Framework.

2.00 DESIGN PROCESS

- 2.01 The site is situated on the southern side of Barkham Ride and to the west of the defined residential area of Finchampstead and is situated in a defined Countryside Area.
- 2.02 Residential development is acceptable within the settlement area and the Government's National Planning Policy Framework (NPPF) calls for "delivering sustainable development", with the emphasis on the importance of design quality and promoting locally distinctive developments.
- 2.03 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.
- 2.04 Wokingham Borough Council's Policy WOS2 promotes the principle of development, providing there is no adverse impact on the character of the area.
- 2.05 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.
- 2.06 This statement should be read in conjunction with Jo Tasker Planning Consultant's planning statement detailing all the planning history and policies for the site.
- 2.07 The Council's Community Infrastructure Levy (CIL) is applicable for this site although the two proposed replacement dwellings will be a self-build project for the application and the applicant's son. The site is below 0.16 ha and therefore contributions to affordable housing are not required.

2.08 The Use

The existing use of the site is for two residential dwellings and the proposal for two replacement dwellings seeks to maintain the pattern and context of the area, thereby meeting the Core Strategy Policies CP1 and CP3.

2.09 The Amount

The proposal is for two 3-bedroom replacement cottage style dwellings at a density of 16.8 dph. The replacement dwellings will meet with the requirements of Wokingham Borough Council's Design Guide and meet the HDD Local Plan Policy TB07 Internal Space Standards.

2.10 The Layout

All existing buildings and structures are to be demolished or removed from the site and the access moved to be more central to serve both replacement dwellings. Both dwellings will face the road frontage and be set back from the road by a minimum of 11.00 metres allowing landscape planting and hedge screening. 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.

Both 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.

2.11 The Scale

The replacement dwellings are one and a half storeys in height with pitched roof and have a standard eaves height to all dwellings of 2.100 metres from dpc and the ridge heights being a maximum height of 6.600 metres from dpc.

The scale of all the development is in context with the street scene and character of the area and meets with Core Strategy CP9.

2.12 The Landscaping

The majority of the existing trees are to be retained although most are of poor quality further additional trees will be planted. Mark Welby Arboriculture Consultants have provided the necessary tree reports and assessments with this proposal.

The existing boundaries to the sides and rear are overgrown with poor quality hedging but they are to be strengthened with new planting and post and rail fencing. The front boundary will have new laurel hedging planted along with new tree screening to create a more appropriate visual street scene for the character of the area.

2.13 The Appearance

The existing houses within the surrounding area are of a traditional design and construction and vary in age and style, although mainly constructed during the latter half of the twentieth century. 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 and the adjacent open countryside but should also achieve a development with its own identity.

The layout and types of dwelling commence with the quality and design of the locally distinctive but sympathetic development in line with the NPPF. Both

proposed houses are of traditional design and construction, reinforcing the distinctive development and meeting the importance of good design.

The proposed replacement dwellings are to be a distinctive detached cottage style design that will be in keeping with the character and context for the Countryside Area.

The dwellings are to be constructed of a quality stock facing brick with contrasting brick detail features such as plinths and flat soldier course lintols. The windows are to be antique grey upvc cottage style narrow module window design. The roof is to be traditional quality plain clay tiles with dormer windows.

The development will create a small but distinctive enclave of traditionally styled and constructed cottages, at a density in line with local and government guidelines. It will replace the dilapidated existing structures and make a positive and sympathetic contribution to the street scene more in keeping with the character of the Countryside Area.

3.00 ACCESS STATEMENT

- 3.01 Barkham Ride is an unclassified distributor road some 5.500 metres in width with grass verges on both sides in front of the site. The road links Reading, Arborfield, Crowthorne and Wokingham etc. as well as the local facilities approximately a kilometre to the east at California Crossroads.
- 3.02 The existing access will be moved more central in the site from the road frontage and have sight lines of 2.400 x 120.00m. The existing access will be sealed off with new hedge planting and the verge will be levelled and grassed to allow visibility.
- 3.03 There are bus stops on either side of the Barkham Ride are situated within about 150 metres of the site to the east and give good access to Arborfield, Reading, Crowthorne and Wokingham towns, together with the railway stations along with all the facilities at California Crossroads to the west. Therefore, the development of the site meets with Core Strategy CP6.
- 3.04 Disabled access to the individual houses will be gained via the block-paved drives 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.
- 3.05 Disabled circulation within each house is to comply with all current regulations and guidelines for disabled persons with the following specific requirements.
- Entrance doors 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.