

DESIGN AND ACCESS STATEMENT

SITE

LINDISFARNE
HENLEY ROAD
WARGRAVE
BERKSHIRE

PROPOSED DEVELOPMENT:

CONSTRUCTION OF A 5
BEDROOM REPLACEMENT
DETACHED HOUSE WITH
PARKING

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1.00 SITE ANALYSIS

- 1.01 The site is situated two kilometres to the north of Wargrave on the main A321 Henley Road in an area of Green Belt.
- 1.02 The property is situated on the west side of Henley Road and is set below and obscured from the main road with the main outlook over Hennerton Backwater.
- 1.03 A mature hedge runs along the road frontage with several mature trees screening the grounds and between two of the trees a 3.200-metre-wide access road winds down to the existing house.
- 1.04 The existing dwelling is mainly two storey and was constructed in the mid twentieth and has been extended three times in the 1970's and 80's. the house is set some 8.500 metres below the main road and 5.000 metres above the Hennerton Backwater level. The building is constructed of painted brick with concrete tile hanging and a profile tiled roof.
- 1.05 The dwelling is mainly in a linear form with main and important rooms having an outlook west across the Hennerton Backwater and with a front entrance and garage on the east side of the dwelling. The two -storey dwelling has a ridge height of 7.700 meter from ground level on the east side. On the west side the dwelling has a full-length patio which is situated approximately 1.500 metres above the start of a sloping lawn which falls to the river.
- 1.06 The total site is approximately 0.425 hectares with a sloping open lawn which falls within flood zones 2 and 3 although the actual usable residential curtilage is 0.425ha. Mature tree screening separates the dwelling from the neighbouring properties on either side. There is dense belt of mature trees in the northeast corner of the site and there is a large, grassed area adjacent to the access drive.
- 1.07 The road between Wargrave and Henley has several access points for large mature houses set with large areas of land forming a ribbon of development within the Green Belt in a sort after area.
- 1.08 Henley Road is a main A road (A321) with a narrow footpath on one side running down into Wargrave. It is a local bus route with bus stops being within 350 metres on either side of the site giving good transport links to Henley and Wargrave and further afield.
- 1.09 A pre-application enquiry was made earlier in the year with positive feedback for a replacement dwelling but indicated a reduction in ridge height and scale was necessary. The points made in the pre-application response have been considered acted upon in this application.

2.00 DESIGN PROCESS

- 2.01 The site is situated within Green Belt in a designated Countryside area identified in the Wokingham Borough Councils Core Strategy.
- 2.02 Residential development is acceptable within the Countryside area where appropriate 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 Davis Planning Ltd planning statement detailing all the planning history and policies for the site.

2.07 The Use

The existing use is residential, and the proposal is to construct a replacement dwelling. The proposal therefore of residential development is acceptable and seeks to maintain the pattern and context of the area, thereby meeting the Core Strategy Policies CP1 and CP3.

2.08 The Amount and Layout

The proposal is for the construction of a two storey 5-bedroom replacement detached house with carport and forecourt parking. The new dwelling meets with the requirements of Wokingham Borough Council's Design Guide and meet the HDD Local Plan Policy TB07 Internal Space Standard.

The new dwelling is to be constructed following the demolition of the existing building and is to be sited on its footprint, although it is slightly more compact in ground floor area.

The plot is of an extensive size with good landscape features and amenity areas all in line with the Borough Design Guide.

2.09 The Scale

The detached house is a full two storeys with pitched roof and has a standard eaves height of 4.875 metres from dpc. The ridge height is 8.000m from dpc. which is of a similar overall height to the existing dwelling . Therefore, the scale of the dwelling is in context with existing dwelling and the character of the area and meets with Core Strategy CP9.

2.10 The Landscaping

The site is an established residential garden with areas of dense tree planting to the northeast corner of the site and steeply sloping landscaped grounds down to the Hennerton Backwater which creates its own pleasing landscape feature. The site is well screened from the road with a mature hedge and mature trees. Similarly, the site is well screened from the two neighbouring properties on either side

2.11 The Appearance

The existing houses within the surrounding area are of a traditional design with some replacement dwelling being of contemporary design 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.

The layout and types of dwelling commence the quality and design of the locally distinctive but sympathetic development in line with the NPPF. The proposed house is of traditional design with an Edwardian style to the main elevations.

The new dwelling is to be constructed of a quality red multi-stock facing brick to the front elevation with a central gable and stone portico front entrance. The rear elevation will be slightly more contemporary with two render gable features, and a full height glazed section between. Balconies are provided to the two end bedrooms with glazed balcony balustrading. There is to be natural stone band coursing lintels and cills to all elevations. The windows are to be Edwardian style sliding sash windows The roof finish is to be traditional grey natural slates.

It is proposed to construct a separate pool building adjacent to the main dwelling in red multi stock face brick with stone detailing all to match the proposed house. There is to be large areas of glazing on three side the building and grey flat roof finish. The double carport will be constructed of a similar construction to match the pool building.

The proposed house will make a positive and sympathetic contribution to the street scene and character of the area in a suitable sustainable development.

3.00 ACCESS STATEMENT

- 3.01 Henley Road is a main A road (A 321) it is 6.000 meters wide with a narrow footpath on the properties side and grass verge on the other side.
- 3.02 Henley Road links Wargrave in the south to Henley in the north it has a speed limit of 40 mph due to the twists and turns of the road along with the changes in elevation.
- 3.03 Henley Road is a main and local bus route with bus stops on either side of the road within 350 metres of the site giving access to the local towns and villages as well to Oxford and Reading. The bus route will give access to Wargrave and Henley railway stations. The development of the site meets with Core Strategy CP 6
- 3.04 The site is accessed from the Henley Road by an existing 3.200m wide access drive with a turning/parking area at the top of the site then taken down by a 1 in 10 tarmac access drive to a double carport and then down to a further parking/turning area in front of the proposed house.
- 3.05 Disabled access to the house will be gained via a tarmac finished 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 the house entrance.
- 3.06 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.