

Design & Access Statement

52 Wargrave Road
Twyford
RG10 9PH

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Project:	New dropped kerb location to provide access to Greenfinch Drive and remove current access to Wargrave Road.
Job Number:	M14
Document Reference:	M14-DA01
Author:	PM
Date:	February 2025

Revision	Summary of Changes	Date	Initials
A	Right of way confirmation at 3.4 and 5.4.	19/02/25	PM
B	Design considerations updated 3.5 - 3.8 and 5.5.	10/03/25	PM

1.0 Introduction:

- 1.1 This statement has been prepared to accompany a Householder application for planning permission for a new dropped kerb at 52 Wargrave Road, Twyford.
- 1.2 This statement should be read in conjunction with all other correspondence submitted with the application.



Photo 1 – 52 Wargrave Road – Existing dwelling.

2.0 Site and Surroundings:

- 2.1 The application site is that of 52 Wargrave Road. The site is located in the centre of the village of Twyford.
- 2.2 The application site comprises of a detached, two-bedroom dwelling.
- 2.3 The property is located to the East of the site with the front elevation set back approximately 110m from the Wargrave Road.
- 2.4 The application site is not directly accessible from the public highway. Vehicle and pedestrian access is from the Wargrave Road using a dropped kerb shared by 50 Wargrave Road. The application site does not sit directly adjacent to the Wargrave Road so access to the public highway is via an easement on the front driveway of 50 Wargrave Road.

- 2.5 To the South of the application site is Greenfinch Drive which terminates at the boundary of the application site. There is currently no dropped kerb and a fence prevents an alternative access to the site. Greenfinch Drive is a quiet residential cul-de-sac, characterised with recently built detached and semi-detached properties with private driveway parking.



Photo 2 – Boundary and access between 50 Wargrave Road and 52 Wargrave Road.

3.0 Design Philosophy & Objectives:

- 3.1 This application seeks planning consent for the construction of a new dropped kerb location to provide access to Greenfinch Drive and remove current access to Wargrave Road.
- 3.2 The current arrangement means that the application site is only accessible to the public highway via an easement on the neighbouring land of 50 Wargrave Road. We are proposing a new dropped kerb access to the Greenfinch Drive and removal of a small portion of fence at this location to provide direct access for vehicular and pedestrian use to the public highway from 52 Wargrave Road.
- 3.3 When creating the new access from Greenfinch Drive, the existing boundary access between 50 Wargrave Road and the application site shall be fenced off and a length of existing gravel driveway of approx. 50m length used for access is to be removed and replanted as a private garden. This ensures there shall still only be a singular access to the site. The existing gravel driveway surrounding the dwelling currently used for parking shall be retained to allow the parking and manoeuvring of 3 cars.

- 3.4 When blocking access between 50 Wargrave Road and 52 Wargrave Road. This will only impact access to 52 Wargrave Road and will not affect the right of way of any other properties.
- 3.5 An application for the Domestic Vehicle Crossover shall be placed with WBC Highway Authority and the dropped kerb shall be installed to their specifications at a width of no greater than 3.6m as advised by WBC Traffic Management team.
- 3.6 The single new access and dropped kerb will not harm the character of the area. Greenfinch Drive is characterised by driveways with block paving accommodating access to a mixture of detached, link-detached, semi-detached and townhouse properties along the road. Matching block paving to that used on Greenfinch Drive shall be installed for any new hardstanding linking the new vehicle crossover and the existing driveway of 52 Wargrave Road.
- 3.7 Where possible, all new materials shall be designed to match and be in-keeping with those used on Greenfinch Drive.
- 3.8 WBC Highways have confirmed that the size of Greenfinch Drive is acceptable to accommodate one additional dwelling.



Photo 3 – Location of new access – View from 52 Wargrave Road



Photo 4 – Location of new access – View from Greenfinch Drive

4.0 Biodiversity Net Gain:

- 4.1 This is a Householder Application and is therefore exempt from the biodiversity net gain requirements.

5.0 Conclusions:

- 5.1 This application is to provide a new dropped kerb access to the application site of 52 Wargrave Road.
- 5.2 The current arrangement means access to the public highway is reliant on an easement across neighbouring land of 50 Wargrave Road. The proposed drop kerb would provide direct access onto the residential road of Greenfinch Drive.
- 5.3 The proposal would reduce the amount of hardstanding required to access 52 Wargrave Road and allow a large portion of this space to be converted into private garden space and replanted. It would also reduce the number of cars accessing the already busy Wargrave Road.
- 5.4 Only access to 52 Wargrave Road shall be impacted. This application will not affect any other property's right of way.
- 5.5 This application is for the removal of the existing access from 50 Wargrave Road and construction of a new dropped kerb and access from Greenfinch Drive only. No further development has been applied for as part of this application.