

DESIGN AND ACCESS STATEMENT

SITE:

31 BARKHAM RIDE
FINCHAMSTEAD
WOKINGHAM
BERKSHIRE

PROPOSED DEVELOPMENT:

35 MOBILE DWELLINGS WITH
RESIDENTS COMMUNITY HALL

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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 1.501 hectares in area and is situated on the north side of Barkham Ride adjacent to the Rook's Nest Wood Country Park land to the west. To the east of the site lies the adjacent Victoria Gardens which is a mobile home park for twenty-seven dwellings with access from the Barkham Ride.
- 1.03 The existing large bungalow is central within the site which is fairly level with a gentle fall from the road frontage to the back of the site. Along the road frontage there is a mixed hedge screening with several mature trees. To west and northern boundaries there is a strong screen of dense hedging and mature trees screening the site from the country park. The boundary to the east with Victoria Gardens is mature laurel hedging for half of the site from the front boundary to the rear close boarded fence to the existing dwelling. The rear half of the boundary is open.
- 1.04 The surrounding area is primarily residential land to the east whilst south and west it is mainly open countryside area. There are several small businesses situated along the Barkham Road and there is dense woodland to the north of the site. Residential properties to the east are a mixture of single and two-storey constructed over a number of decades.
- 1.05 Barkham Ride is an unclassified road that links Arborfield in the west with Finchampstead and Crowthorne in the east and serves several other residential roads. Barkham Ride is a designated bus 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.
- 1.06 The site has the benefit of an outline planning permission for the residential development of 26 chalet style dwellings planning reference 230791/OUT
- 1.07 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.
- 1.08 As local shops are close at hand together with schools, doctors' surgeries and other local facilities at California Crossroads the site is therefore eminently suitable for sustainable development as defined in the National Planning Policy Framework. The site is also included in a recent proposal by Wokingham Borough Council for residential development.

2.00 DESIGN PROCESS

- 2.01 The site is situated on the northern side of Barkham Ride and to the west of the defined residential area of Finchampstead. The site is included in a proposal put forward by Wokingham Borough Council for residential development and now benefits for approval of 26 chalet style dwellings under outline planning application 230791/OUT.
- 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 Use

The existing use of the site is for a single residential property. The proposal therefore of residential development in the form of mobile homes seeks to maintain the pattern and context of the area, thereby meeting the Core Strategy Policies CP1 and CP3.

2.08 The Amount

The proposal is for residential development of 35 mobile chalet homes forming an extension to the existing adjacent mobile home site of Victoria gardens. All the new dwellings will meet with the requirements of Wokingham Borough Council's Design Guide.

2.09 The Layout

The site is accessed via the adjacent site of Victoria Gardens using the existing access off Barkham Ride with correct sight lines. The proposed mobile homes are then uniformly set around the site with a central feature being a resident community hall and garden. The units around the north, south and west are set clear of the boundaries in line with the positions of dwellings that have been approved in the previous outline planning permission, ref.230791/OUT. 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.

2.10 The Scale

All the mobile dwellings are single storey and of a similar design and manufacture to the adjacent Victoria Gardens and supplied by a standard manufacturer. Being of single storey the scale of development continues from the adjacent site and provides a soft edge the residentially developed settlement.

The proposed resident's community building is also single storey with an eave's height of 2.400m and an overall ridge height of 5.150m both from dpc level, being sympathetic to the mobile units.

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

2.11 The Landscaping

All the existing boundary treatments are well defined, and all existing trees are to be retained, and further trees planted to enhance the setting of the site. Mark Welby Arboriculture Consultants have provided the necessary tree reports and assessments with this proposal. A detailed landscape scheme also accompanies the proposals.

2.12 The Appearance

The surrounding area is defined countryside area with the site to the east being a mobile home site and therefore the proposal is to continue the same theme with similar mobile units supplied by Omar Ltd, all as the manufacturers drawings supplied.

The resident's community building is to be constructed in a similar style and design to the mobile units with a grey concrete tiled roof, white rendered walls with vertical grey upvc boarding and grey upvc windows.

It 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 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 off the Barkham Ride into Victoria Gardens is to be used for the new development with new perimeter road constructed 4.100m wide similar to the existing. The road layout will be a one-way road system as currently with Victoria Gardens.
- 3.03 The resident's community building will have six parking spaces adjacent to the front entrance for visitors to the sales office.
- 3.04 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.
- 3.05 Where serving mobile units with disabled access these are to be provided with access ramps of minimum 1 in 12 with a flat area at each front door.
- 3.06 Each manufactured mobile unit complies with all current regulations and guidelines for disabled persons and shall be in accordance with part M (Disabled) of the Building Regulations.