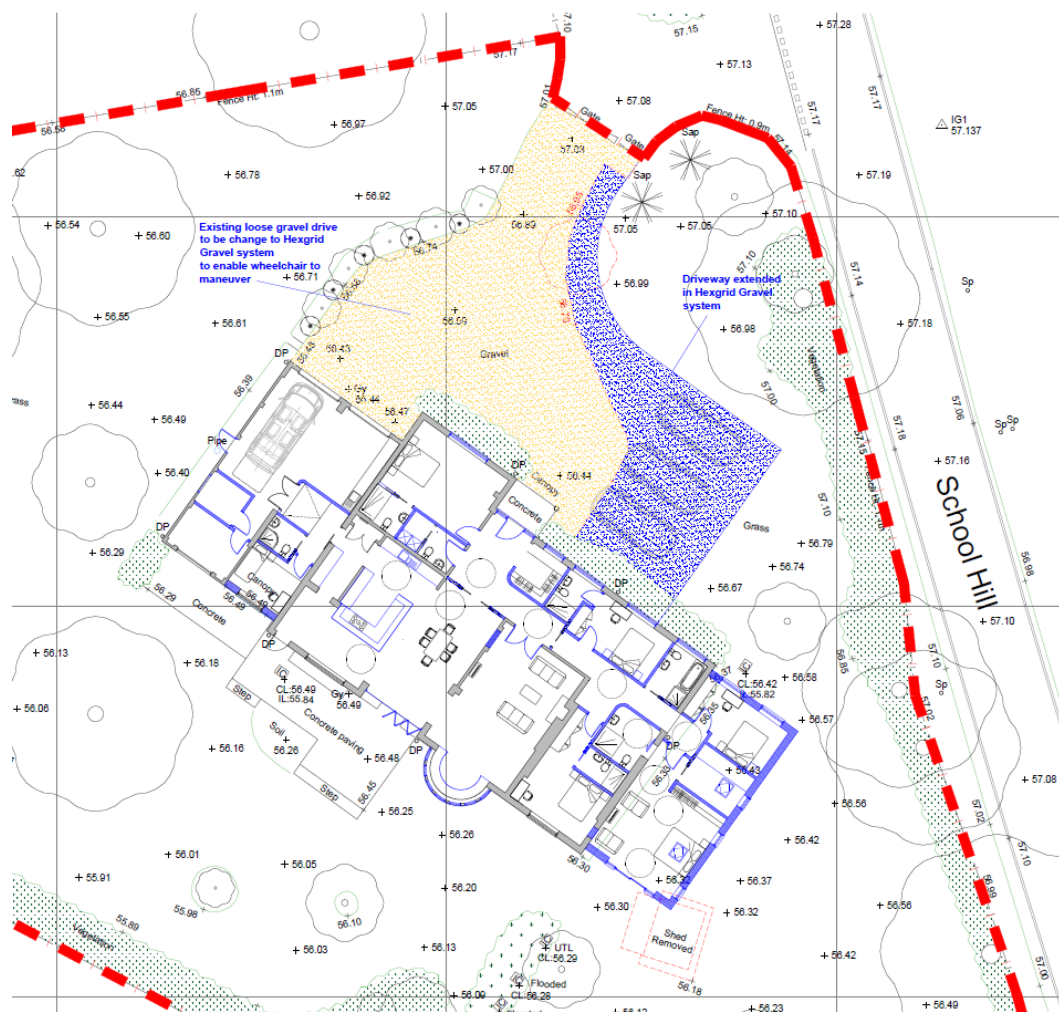


Design and Access Statement

Issue 2

Proposed Single Storey Side and Rear Extension
for disability access adaptation

The Spindle, School Hill, Wargrave, RG10 8DY



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1.0 Introduction

This Design and Access Statement has been prepared by SHEK Architects to support the planning application for the single storey side and rear extension with internal modifications to provide a fully wheelchair accessible home internally and externally that supports the ongoing needs of the building occupier.

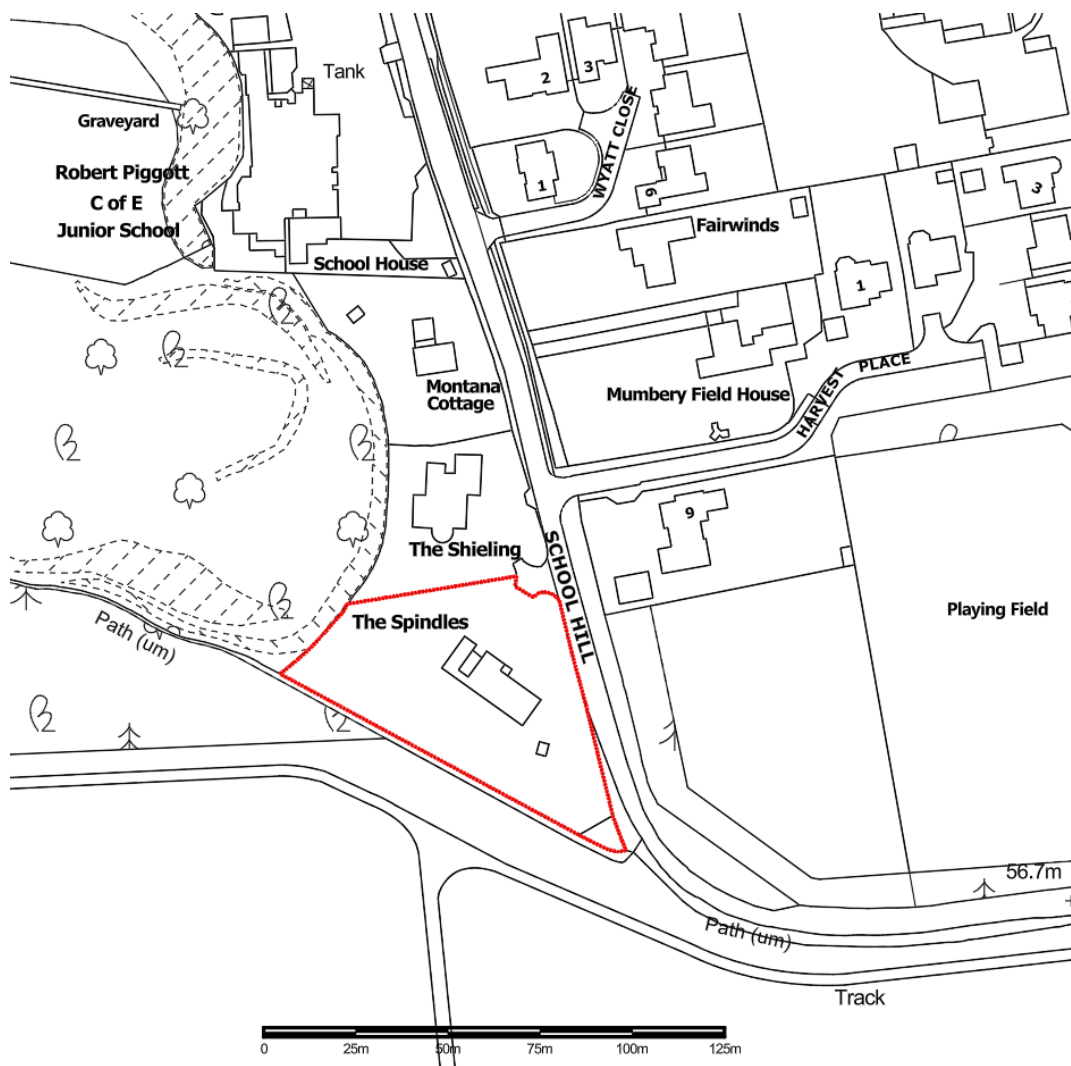
The proposal consists of the small rear infill extension and side extension reconfiguration of the existing built form, supported by some internal alterations to enable the applicant full wheelchair access into the house and around with sufficient wheelchair transfer space at the entrance into the house, turning spaces, accessible WC/ Shower facilities and kitchen

The existing front door of the house is raised with an external step which is currently not accessible by wheelchair, therefore at present entering the house on a wheelchair is challenging. Modification will be made to all doors to ensure a level threshold is created.

2.0 Site Location and OS Plan



Aerial Photo showing The Spindle, School Hill



Location Plan for The Spindle, School Hill
The Site Area is 3521m²

3.0 Site Description

The proposed residential dwelling is located at The Spindle, School Hill, Wargrave, RG10 8DY within a residential area.

The surrounding properties are mainly residential dwellings with various extensions and adaptations made.

The property is accessed off School Hill with a large driveway. The current front entrance location will not be affected by this proposal, and the parking provision will be improved.

4.0 Street Views



View along School Hill with 'The Spindle' on the Left – North Facing

Large detached residential properties with substantial front, side and rear land. Houses set back from the road, house styles with bay windows and a mix of hipped and gable end roofs with external wall finish in mainly facing brickwork.



View along School Hill with 'The Spindle' on the Right – South Facing

Large Trees and Hedges either side of School Hill, Houses have recessed entrance gates to provide ease of driving in.

5.0 Planning Designation

The site is NOT located within

-Conservation Area

-Green Belt

-Flood Zone

The site falls within a designated Bat Habitat Zone. A Preliminary Survey has been carried out and provided as part of the planning supporting information

Planning Policy

The application is assessed against the relevant policies within the Wokingham Core Strategy. The key policies application to this proposal is:-

CP1 Sustainable Development- development must be sustainable, protecting the environment, minimising carbon omissions and contributing to climate change mitigation

CP3 General Principles for Development – all development, must be appropriate in scale, siting, design and materials and must not adversely impact upon amenity, highway safety, or the character of the local area

CP7 Biodiversity – development proposal must protect and where possible, enhance biodiversity

Managing Development Delivery Local Plan (MDD, 2014)

The following MDD policies are applicable to the proposal:-

CC01 Presumption in favour of Sustainable Development – applications that accord with the development plan will be approved without delay

CC02 Development Limits – the site lies within the defined settlement boundary of Wargrave; the principle of residential development is therefore acceptable in principle

CC03 Green Infrastructure, Trees and Landscaping – development must retain and enhance green infrastructure. The TOP trees to the North must not be harmed and will not be affected by the proposal, and root protection zones will be respected

CC05 Renewable Energy and Decentralised Energy Networks – proposals should incorporate renewable energy measures where appropriate

CC07 Parking – adequate off-street parking must be provided in accordance with the Wokingham parking standards

CC09 Development and Flood Risk – the site is not within a flood risk zone

TB21 Landscape Character – development must respond sensitively to the local landscape character and setting

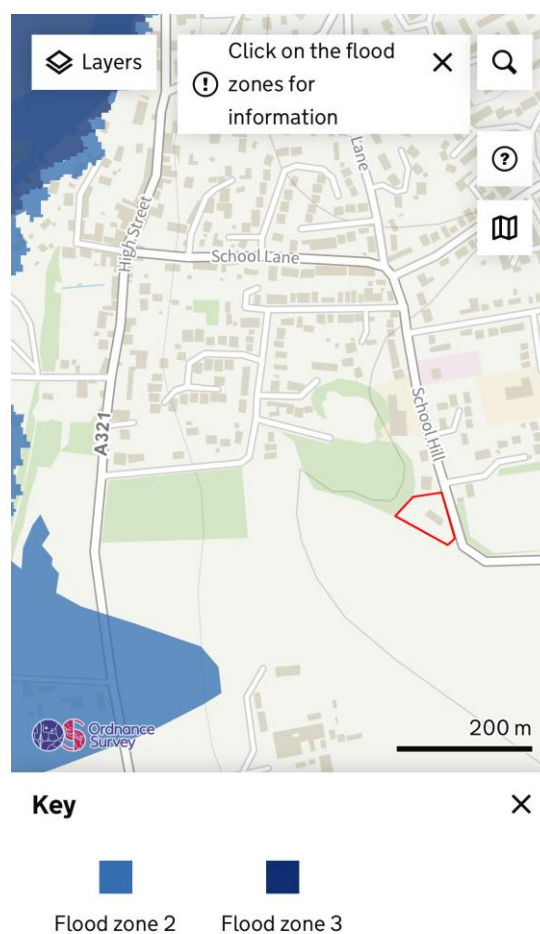
TB23 Biodiversity and Development – Proposals must demonstrate ecological sensitivity and mitigate habitat issues

Supplementary Planning Documents

Wokingham Supplementary Planning Documents (SPDs):-

-Wokingham Borough Design Guide SPD – design principles, scale, massing, materials and relationship to context

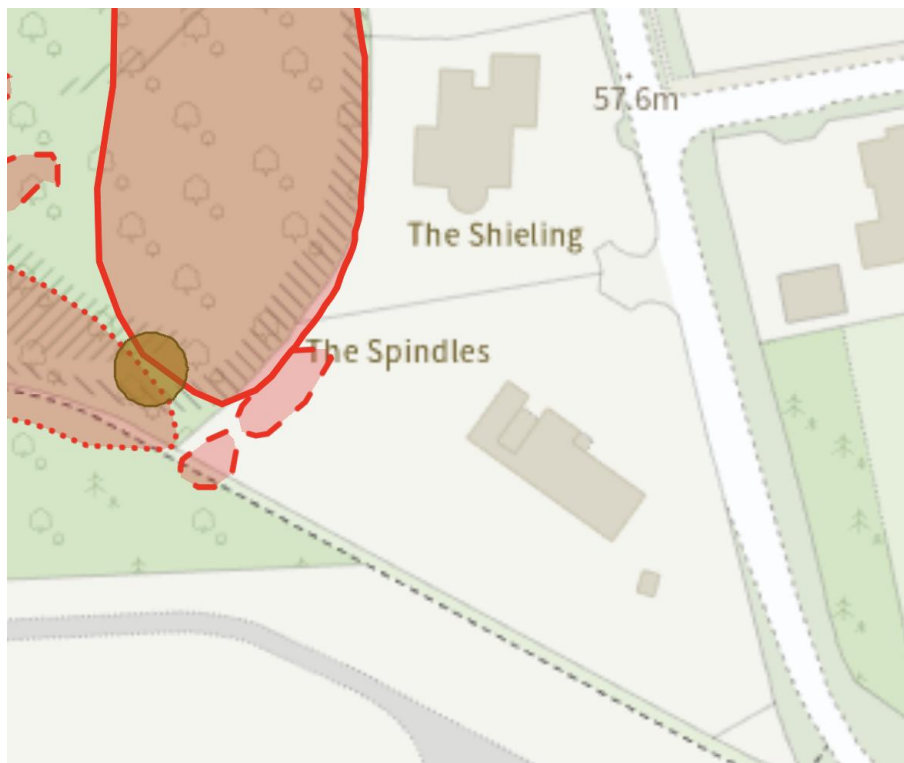
-Sustainable Design and Construction SPD – provides detailed guidance and sustainable construction methods, energy efficiency and renewable energy



The site is not in a flood zone or subject to surface water



The application site is not in greenbelt



Adjacent RPO Trees

The proposed development will NOT affect the TOP trees

6.0 Design Proposal

The proposed development is an extension and adaptation to enable a safe and DDA compliant routes for a wheelchair to access into the house and manoeuvre freely inside the house. The design will incorporate a single storey side and rear extension to create a further accessible bedroom and En Suite, and with internal modifications made to ensure other aspects of the property are to DDA standards whilst providing the design / spaces for the family home.

The proposed development does alter the external elevations to a minor level, with the design in a sympathetic manner to existing featured of the house.

Statement from the home owner / occupant

“Living in an inaccessible home for the past nine years has had a profound and cumulative impact on my physical health, independence, and overall quality of life. Everyday tasks that should be simple - moving between rooms, accessing basic facilities, or leaving the house - have instead required significant physical effort, adaptation, and often assistance. This constant negotiation with barriers has not only exhausted my body but has also limited my ability to live with dignity and autonomy.

The strain extends beyond me to my family. My current living situation has placed unavoidable pressure on those around me, particularly my children, who have had to take on responsibilities far beyond what should be expected of them. They have, in effect, become young carers-helping me navigate a home that was never designed to meet my needs. While their support comes from love, it is neither fair nor sustainable for them to carry this burden during their formative years.

A fully wheelchair-accessible home would fundamentally change this situation. It would remove the daily physical obstacles that currently drain my energy and restrict my independence. With appropriate design—level access, accessible facilities, and spaces that allow safe and independent movement - I would be able to carry out everyday activities without constant reliance on others.

This change would not only improve my physical wellbeing by reducing strain and risk of injury, but it would also restore a sense of freedom and self-

sufficiency that I have not experienced since my injury. Being able to move freely within my own home, manage daily routines such as taking a daily shower independently, and participate more fully in family life would have a significant positive impact on my mental health and overall wellbeing.

Equally important, it would allow my children to step out of their caregiving roles and simply be children again. They would be relieved of responsibilities that have placed emotional and practical demands on them, allowing them to focus on their own development, education, and wellbeing.

Granting planning permission for this extension is not simply about altering a building; it is about removing long-standing barriers that have affected every aspect of my daily life. It represents an opportunity to restore independence, reduce physical and emotional strain, and create a home environment that supports both my needs and the wellbeing of my family.

Ultimately, a wheelchair-accessible home would give me back a level of freedom, dignity, and control that was lost following my catastrophic injury - enabling me to live not just with greater ease, but with renewed confidence and independence."

The side extension projects 5.05m to the left side and is 10.5m deep with the rear extension of 3.1m wide and 2.5m deep infill along the recessed portion of the rear elevation. The total extended area is 61m². The new side extension will accommodate mainly the master bedroom, study and the rear extension to accommodate the carer's room

Existing	1460.0m³
Proposal	288.5m³
Total Volume after Extension	1748.5m³

[illegible]

7.0 Appearance

The existing material palette will be retained and continue to the new build elements. This includes brown red facing brickwork walls and tiled pitch roof. New Sash windows to the new extension and replacement of existing windows to the existing finish in White UPVC.



8.0 Access

The new extension and adaptations are designed to be level access and configured to support independent wheelchair access and level access thresholds will be provided throughout. This will involve changing the existing loose gravel driveway to a 'Hexgrid' gravel system drive and path around the house. The rear garden will be adjusted at the new folding door to suit the new decking area and provide full DDA compliance wheelchair access

9.0 Summary

The proposal has been developed to meet the needs of the applicant through small scale interventions across the property. The existing property largely meets the needs of the applicant and family in terms of both room provision and therefore much of the applicants' requirements are met through the internal reconfigurations being proposed. However, based on the applicant's healthcare requirements the increased footprint being proposed provide much needed wheelchair accessibility through the house. Externally the building appearance is treated sympathetically to the existing building and is designed to reflect the local vernacular and surrounding environment.