

MITFORD CLOSE

Land Lying To The East Side of Whitley Wood Road
Shinfield, RG2 8JQ, Reading

Design and Access Statement

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Architecture | Fabrication | Digital Art

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Executive Summary

This Design and Access Statement has been prepared on behalf of Ayro Properties Limited to support the planning application at the following address:

'Land lying to the East Side of Whitley Wood Road, Shinfield, RG2 8JQ, Reading,' a vacant land situated in the Borough of Wokingham.

The current greenfield site is situated on the Southern end of Mitford Close, within an ending cul-de-sac/ turning point.

The area is predominantly residential. The proposed works will follow the site existing shape and limitations, the contours of the site whilst being respectful to the existing adjacent housing and neighbouring developments.

This application seeks approval for the:

- Proposed erection of four, two-storey three bed houses on a currently vacant site. Development proposals comprise of the construction of two pairs of semi-detached two storey dwellings with associated car parking, landscaping and refuse/cycling stores.
- Proposed works involve Tree works, proposed changes to highway and the relocation of a streetlamp post.

The purpose of this document is to provide key design approaches and vision for the proposed developments which has been informed by an understanding of the site and its surrounding context. This should be read with the application drawings and together with the supporting documentation from the design team (reports, surveys and previous Pre-application sought feedback).

The brief for the development is the proposed:

- Redevelopment of a greenfield site to provide high quality residential housing.
- Use quality architectural materials and landscaping to create cohesive community spaces suitable for families.
- Use local vernacular and styles to create a modern residential development that ties into the local surroundings.
- Promote a socially, economically and environmentally sustainable place to live with good connections to the wider context.



Family homes for local people.



Green infrastructure and amenity.



Sustainable homes.

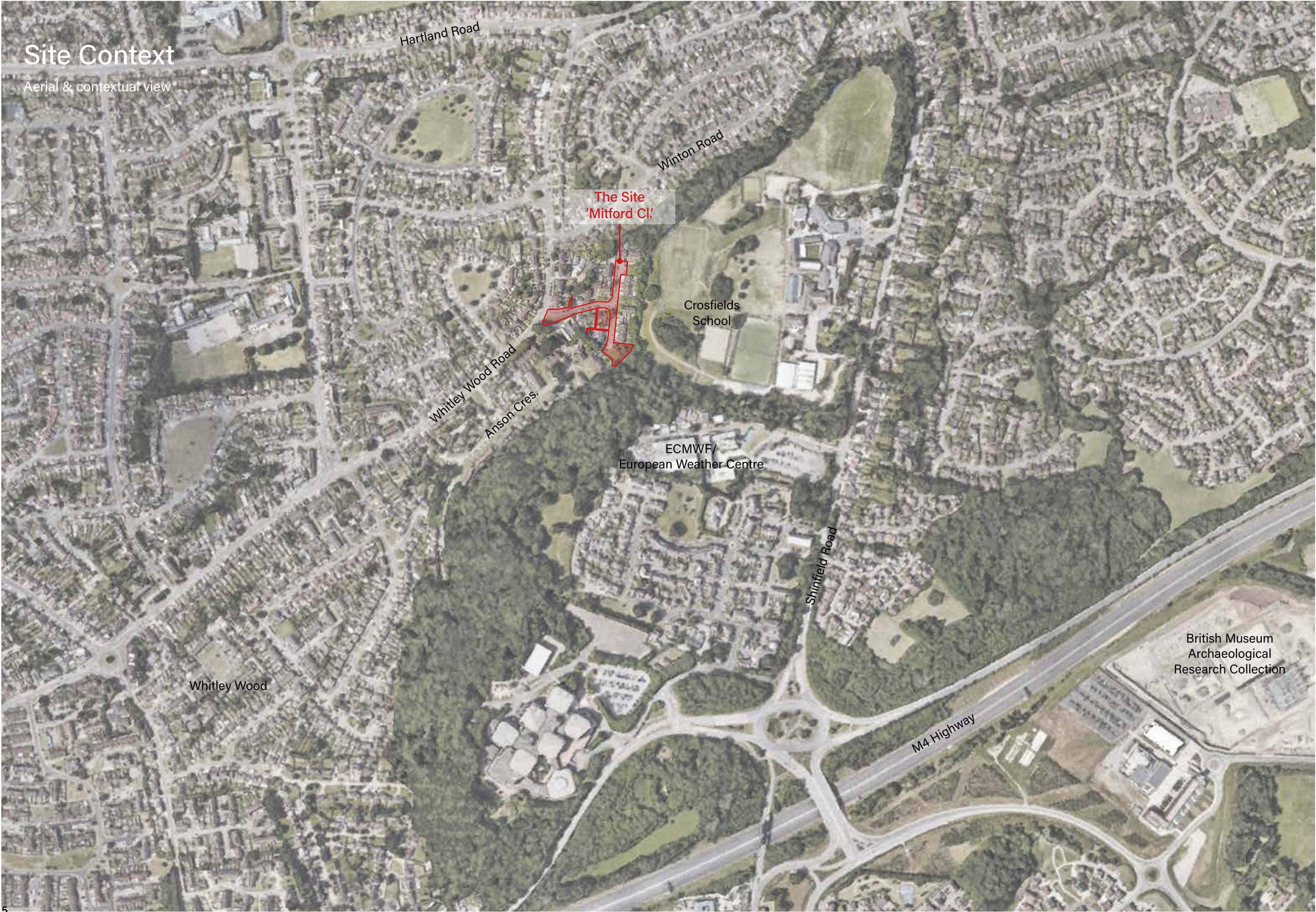


Section one

Introduction

Site Context

Aerial & contextual view



Site Location - Large Overview

Location & Brief History



(above) cc. 1950; (middle) cc. 1970



cc. 2005

Larger Scale Site History

The site lying to the east side of Whitley Wood Road in Shinfield, RG2 8JQ, occupies a transitional zone between the historic hamlet of Whitley and the parish of Shinfield, both of which possess deep-rooted significance in Berkshire's rural and monastic past. Whitley itself originated as a Saxon clearing on the edge of Windsor Forest and was recorded in the Domesday Book as "Witelei," later becoming a manor under Reading Abbey in the 12th century.

The surrounding area, including Whitley Wood, was historically characterised by agricultural commons and later enclosed in the mid-19th century. During the 20th century, Whitley Wood saw development linked to military infrastructure, notably housing for RAF personnel, with remnants of this use still evident in the built environment.

The land proposed for development, now measuring approximately 0.0949 ha, lies adjacent to residential zones. Open spaces such as the John Rabson Recreation Ground, reflect its evolution from rural edge-land to suburban infill.

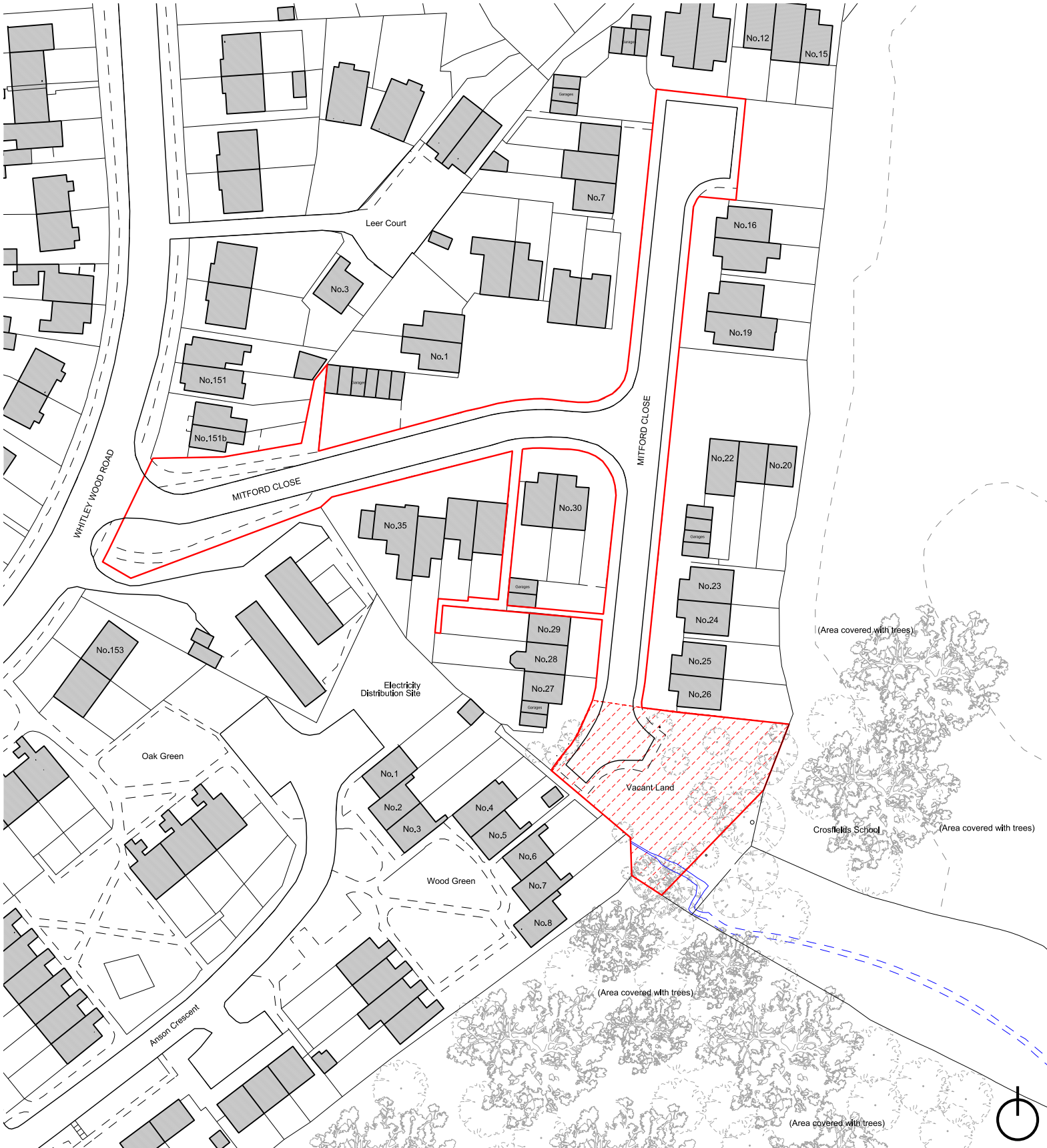
Recent Site History

According to the Historic Maps via Edina Digimap, the site of Mitford Close was a former fish pond, which was infilled around 1950s.

During the 1970s' the entire site was developed into a residential neighbourhood, and various plots of lands were subdivided. (see diagram below).



Extract from Title Deed



Site Location Map (Sc. 1: 200 @A3)

Site Location - Vacant Site

Location & Site Description

Site Description

Site consists of a backland greenfield site, located to the rear of Mitford Close - Land lying to the East Side of Whitley Wood Road Shinfield, RG2 8JQ, Reading; in the Wokingham Borough Council (Ward: Shinfield North, Parish: Shinfield).

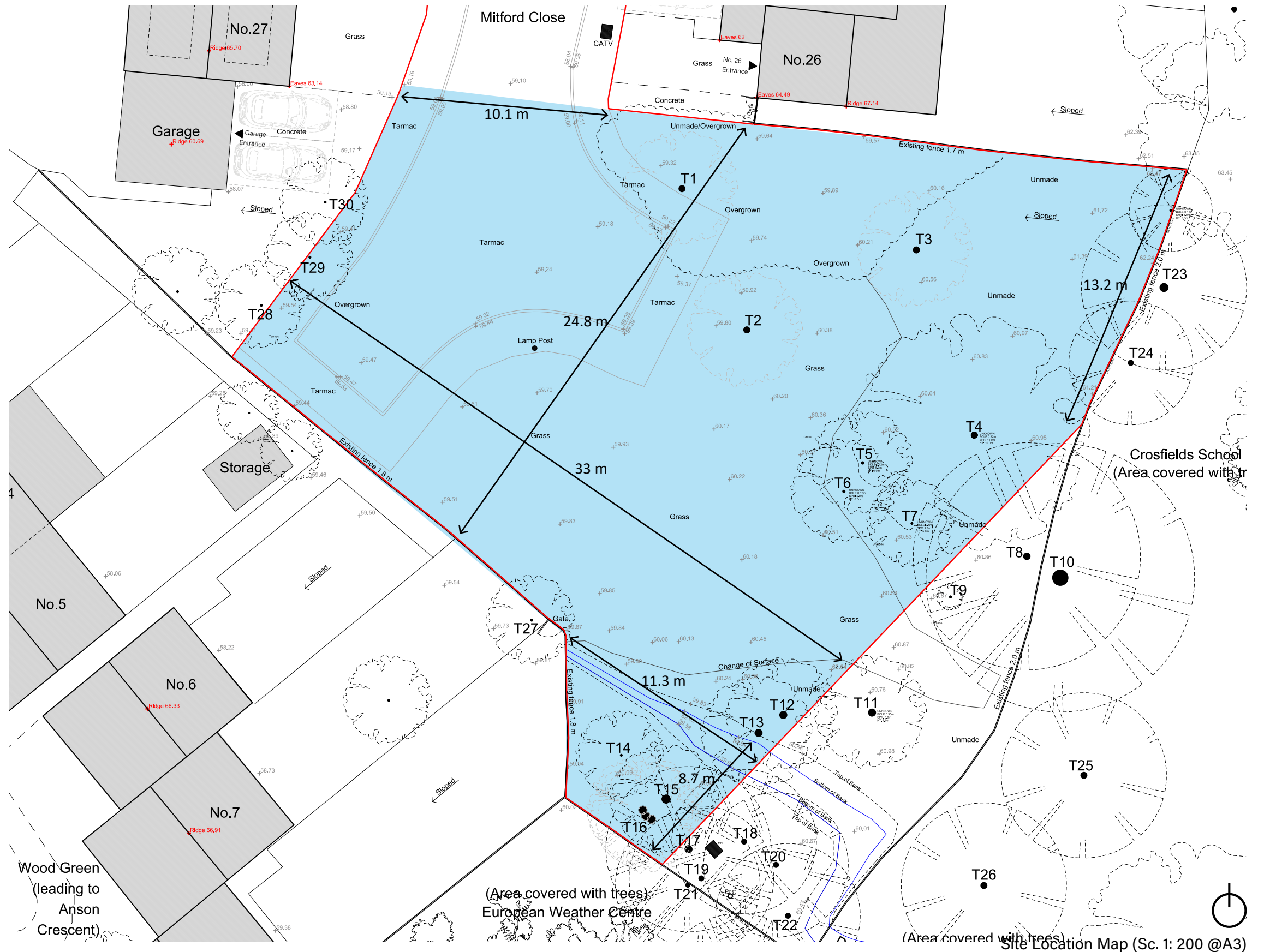
The site is flanked by residential plots on the west, southwest and northeast. The plot includes and it is accessed by a public road - Mitford Close, ending in a cul-de sac. To the south and southeast, the plot is surrounded by trees and vegetation.

The complete ownership land is indicated in the map below; however, only the area in blue would be further detailed and designed for the purpose of this application.

The total blue area is 949.15 m², 0.0949 ha.



Complete Site Ownership boundaries (in red line) -
Complete Title Plan with main area for development highlighted
in blue. (not to scale)



Aerial Views - Site Photos

Google Maps



1 - Aerial View



2 - Aerial View



3 - Aerial View



4 - Aerial View



Legend

Local Character & Surroundings Photos

Author's Images



8 - Street/Eye Level View



9 - Street/Eye Level View



10 - Street/Eye Level View



11 - Street/Eye Level View (Google view - 2024)



Legend

Vacant Plot - Site Photos

Author's Images



12 - View from Mitford Close looking towards No. 26 Mitford Close



13 -View from Mitford Close looking towards Wood Green No 4-8.



14 - View from Mitford Close looking towards No. 27 Mitford Close.



15 - The site, looking east.



16 - Site, edge with No. 7 & 8 Wood Green.



17 - The site, looking west.



18 - Site, edge with No. 26 Mitford Close.



19 - Site, edge with No. 7 & 8 Wood Green (& unauthorized door) and hidden dry ditch.



20 - Site, edge with No. 8 Wood Green (& unauthorized door) and blocked access to dry ditch.



Legend