



ASCOT HOUSE

**T2S
ARCHIT
ECTURE
LTD**

Ascot House
Wokingham
RG40 2NW
Klara Ascot Limited
Design and Access Statement
105_DAS_PL2



JOEL PARK

HIGH CLOSE
SCHOOL

ALL SAINTS
PRIMARY
SCHOOL

WOKINGHAM
YOUTH CENTRE

ELIZABETH
PARK

WOOSEHILL
MEDICAL PRACTICE

SHOREDITCH
GARDENS

WINDMILL
PRIMARY SCHOOL

MORRISONS PARK

WOKINGHAM
HOSPITAL

ST CRISPIN'S
LEISURE
CENTRE

ST CRISPIN'S
SCHOOL

ELM'S FIELD PARK

WOKINGHAM
TOWN CENTRE

KING GEORGE V
PLAYING FIELD

EVERYMAN
WOKINGHAM
CINEMA

HOWARD PALMER
GARDENS

ALDI

WOKINGHAM
LEISURE CENTRE
AND LIBRARY

ALLOTMENTS

WOKINGHAM
SUPERBOWL

APPLICATION SITE:
ASCOT HOUSE, FINCHAMPSTEAD ROAD,
WOKINGHAM RG40 2NW

ALLOTMENTS

LANGBOROUGH
RECREATION
GROUND

RETIL PARK

TESCO

T2S
ARCHIT
ECTURE
LTD

KEEPHATCH
PLAY AREA

ARCHITECT

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PLANNING CONSULTANT

TOR&CO
23 Heddon Street
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RIGHT OF LIGHT & DAYLIGHT CONSULTANT

Right of Light Consulting
Burley House
15-17 High Street, Rayleigh
Essex SS6 7EW



TRANSPORT CONSULTANT

TTP Consulting
111-113 Great Portland Street,
London, W1W 6QQ



ECOLOGY AND LANDSCAPE ARCHITECT

Lizard Landscape Design Ltd.
The Old Bank,
34 South Street,
Tarring, Worthing, West Sussex, BN14 7LH



ENERGY & SUSTAINABILITY CONSULTANT

JS Lewis Ltd
2 Stanley Hill Cottages
Bath
BA2 7US



FRA & Drainage Consultant

PRP Environment
Park House
21-22 Warren Park Way
Enderby



TVIA CONSULTANT

Bryant Landscape Planning Limited
128 City Road,
London EC1V 2NX



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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

- 1.1.1 T2S Architecture Ltd has produced this Design and Access Statement on behalf of ‘The applicant’, Klara Ascot Limited, regarding a full planning application for the development at Ascot House, Finchampstead Road, Wokingham RG40 2NW.
- 1.1.2 The proposals involve the extension of the existing Ascot House building to create 10 new residential units at the above address.
- 1.1.3 The proposal involves a 1.5 storey extension, with 3 additional units on the existing first floor, an additional 7 units on the proposed second floor which have duplex rooms within the roof space.
- 1.1.4 The proposed residential mix is:

• 2 no. 1 bedroomed dwellings,

• 8 no. 2 bedroomed dwellings,
- 1.1.5 These works are coordinated with other Planning and Permitted Development consents which have been implemented to convert the building into residential use and improve the buildings visual appearance.
- 1.1.6 Further commentary is provided later in this document.

1.2 CONTENT OF THIS SUBMISSION

- 1.2.1 This document has been prepared by T2S Architecture Limited on behalf of the ‘Applicant’, Klara Ascot Limited. It explores the constraints and opportunities of the site and its surrounding context. The design process seeks to develop these parameters to derive a high quality residential design, befitting of its area and responsive to its context.
- 1.2.2 This document explains how the design principles and concepts have been applied to the development and how issues relating to access have been considered.
- 1.2.3 T2S Architecture Ltd hope that the document is presented in such a way that the logic and basic principles of the design are clear, leading to an appropriate, high quality development.
- 1.2.4 All figures and illustrations within this document are provided for illustrative purposes only.

2.0 SITE DESCRIPTION

2.1 SITE LOCATION

- The address of the site is Ascot House, Finchampstead Road, Wokingham RG40 2NW, close to the centre of Wokingham, a historic market town 37 miles west of London.
- The application site is located within Wokingham town centre next to a roundabout at the junction of Finchampstead Road, Kendrick Close, Denmark Street and Wellington Road.
- The area surrounding the town centre site is composed of a mixture of purpose built flats, terraced and semi detached housing, hotel, commercial office, leisure and restaurant use buildings. The site is not located in a conservation area and holds no individual designation.
- The site is located on the eastern side of Finchampstead Road and includes sections of Kendrick Close within its boundary. It currently consists of a two-storey residential development with basement called Ascot House with associated vehicular access and parking.
- There are residential properties immediately adjacent to the site on its north, east and south sides and to the west across Finchampstead Road are leisure facilities, commercial office units and a fast food restaurant.
- The site is accessed via Kendrick Close to the north which also serves as a shared access road for a block of residential dwellings to the east of the site on Kendrick Close. Vehicular parking is located to the south of the site and rear of the building.
- The area surrounding the town centre site is composed of a mixture of purpose built flats, terraced and semi detached housing, hotel, commercial office, leisure and restaurant use buildings. The site is not located in a conservation area and holds no individual designation.
- The site area is approximately 2483sqm, 0.2483 ha.

Existing Site Plan



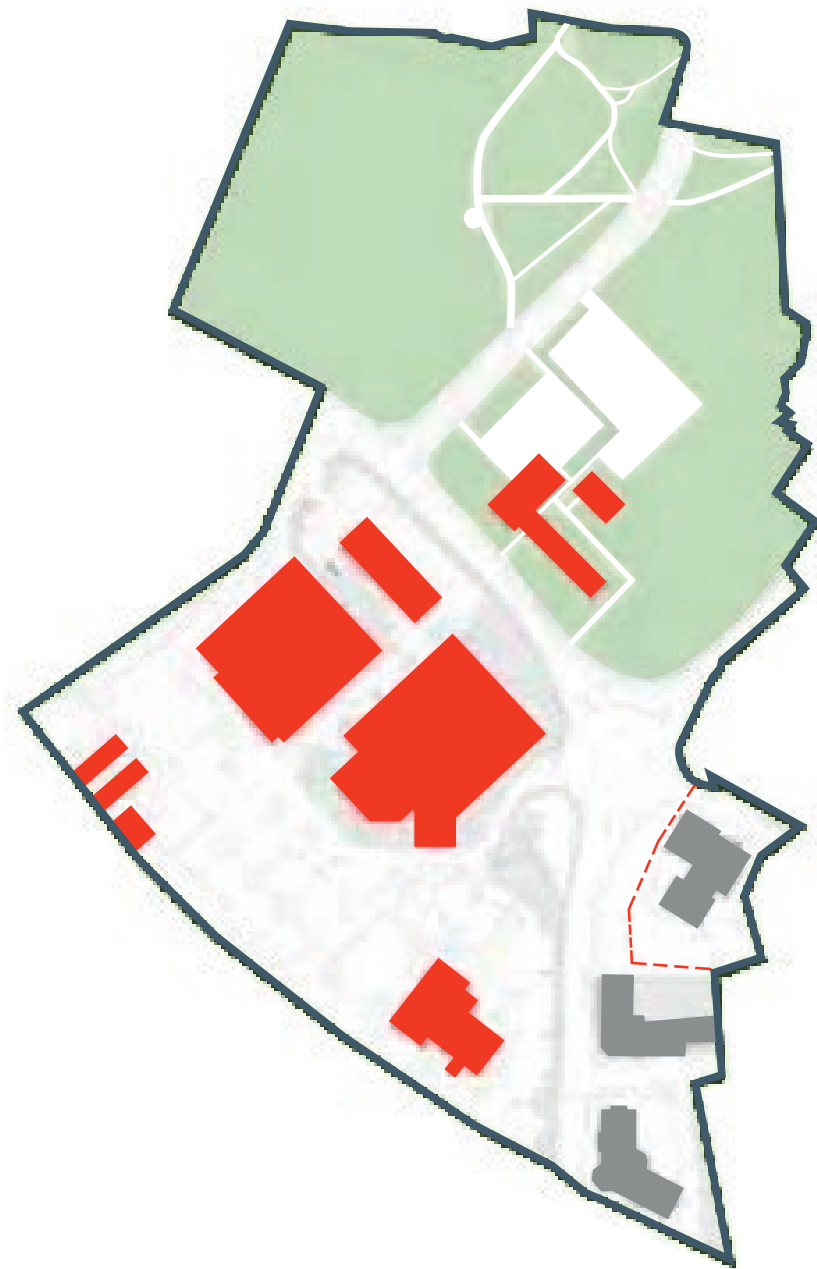
2.0 SITE DESCRIPTION

2.2 TOWNSCAPE CONTEXT

The Townscape appraisal in the Wokingham Town Centre Masterplan SPD provides an assessment of features of townscape value and local distinctiveness as well as those features which detract from the character and appearance of the town centre.

The site falls within the southeastern corner of Character Area 6 Elms Field. Area 6 is characterised as not being well integrated with the wider town centre, being of low townscape quality and having no important townscape views, vistas of note, buildings of townscape merit or landmarks. The architectural character comprises twentieth century buildings, which do not respond positively to the town centre's historic setting and use detailing and materials which are not locally distinctive. The roundabout is identified as a weak gateway to the town centre.

To the east of the site are residential areas, beyond the town centre, characterized by a mix of nineteenth and twentieth century 2-3 storey dwellings.

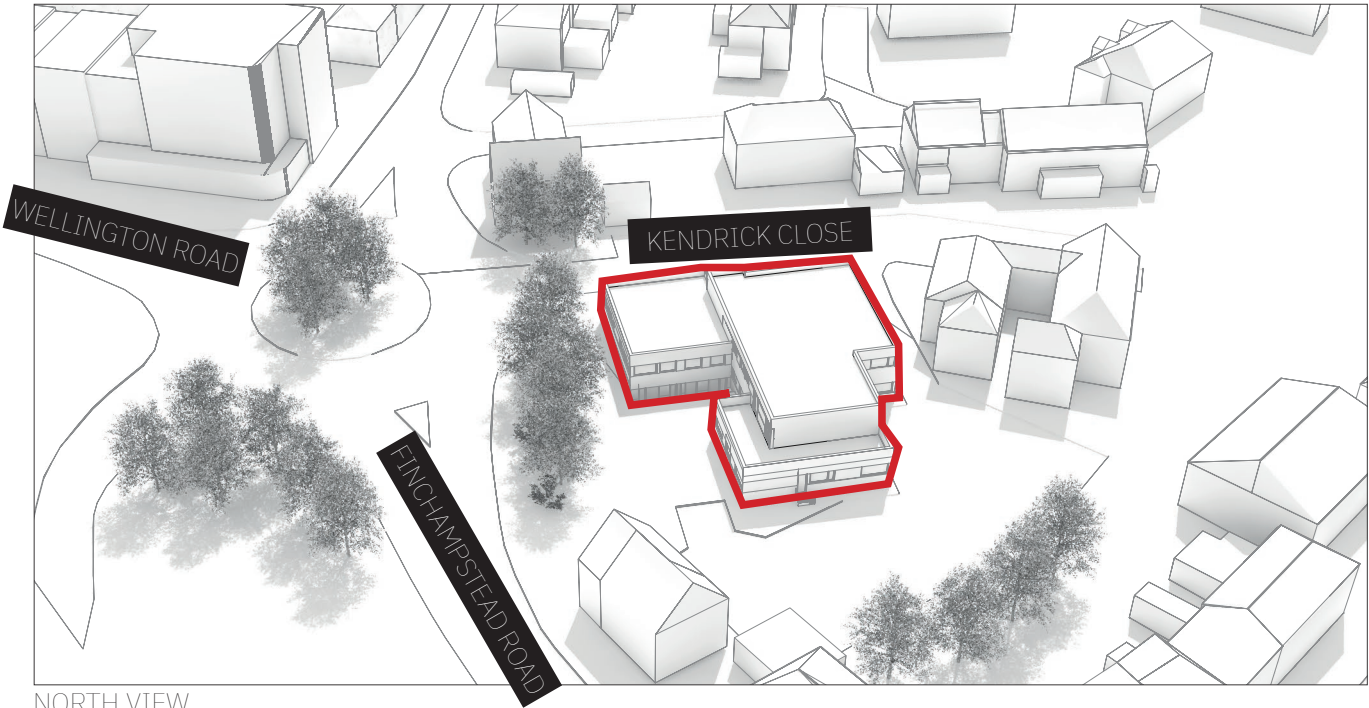


Townscape Appraisal

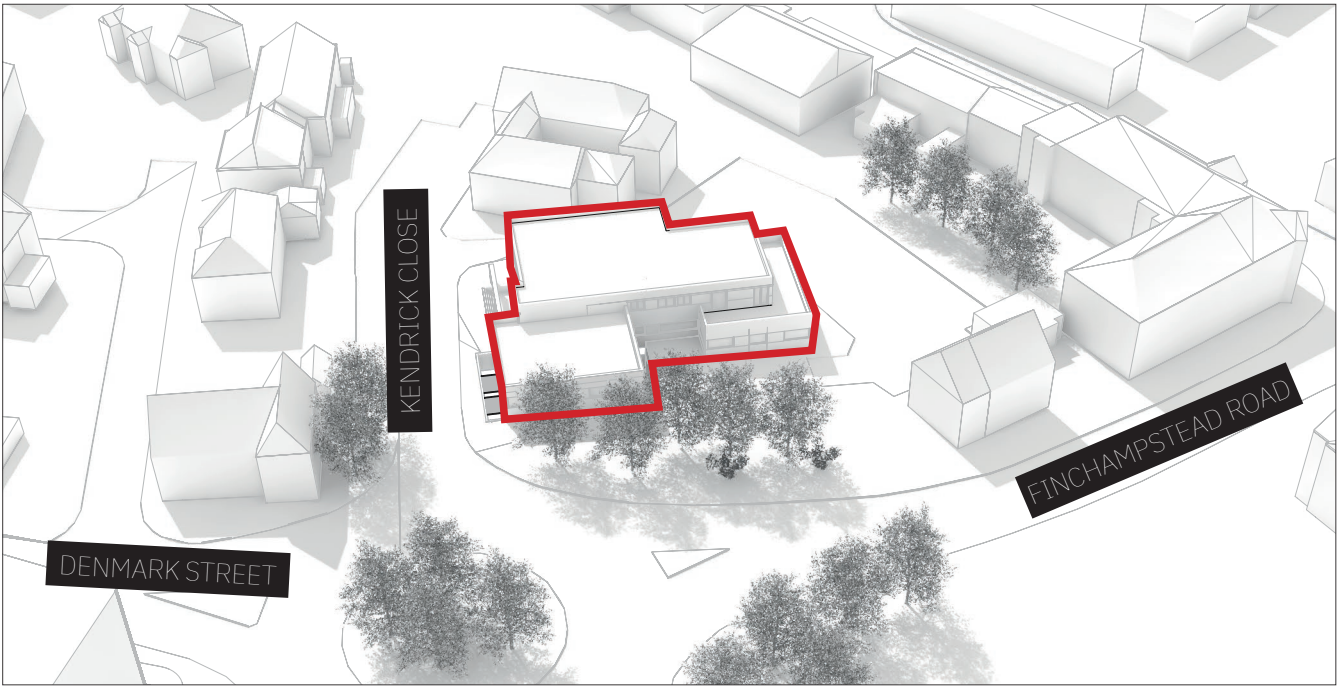
- Negative or neutral elements
- Site

2.0 SITE DESCRIPTION

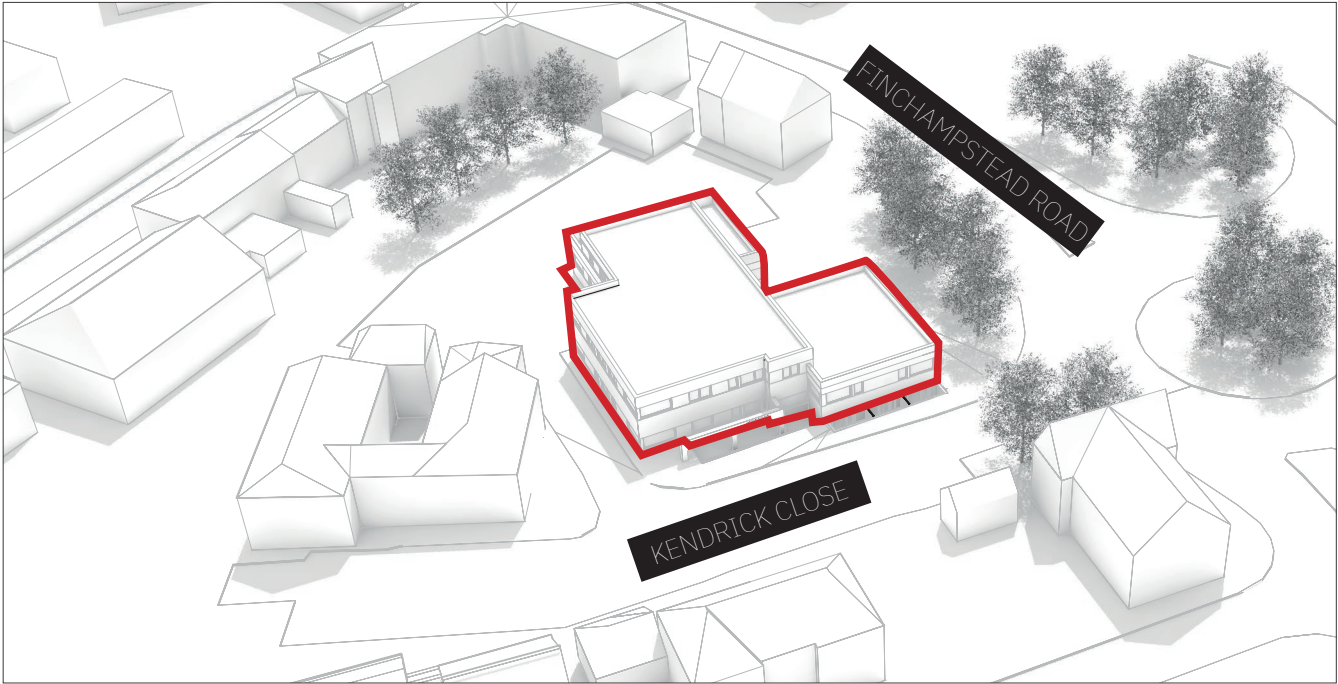
2.3 EXISTING AERIAL VIEWS



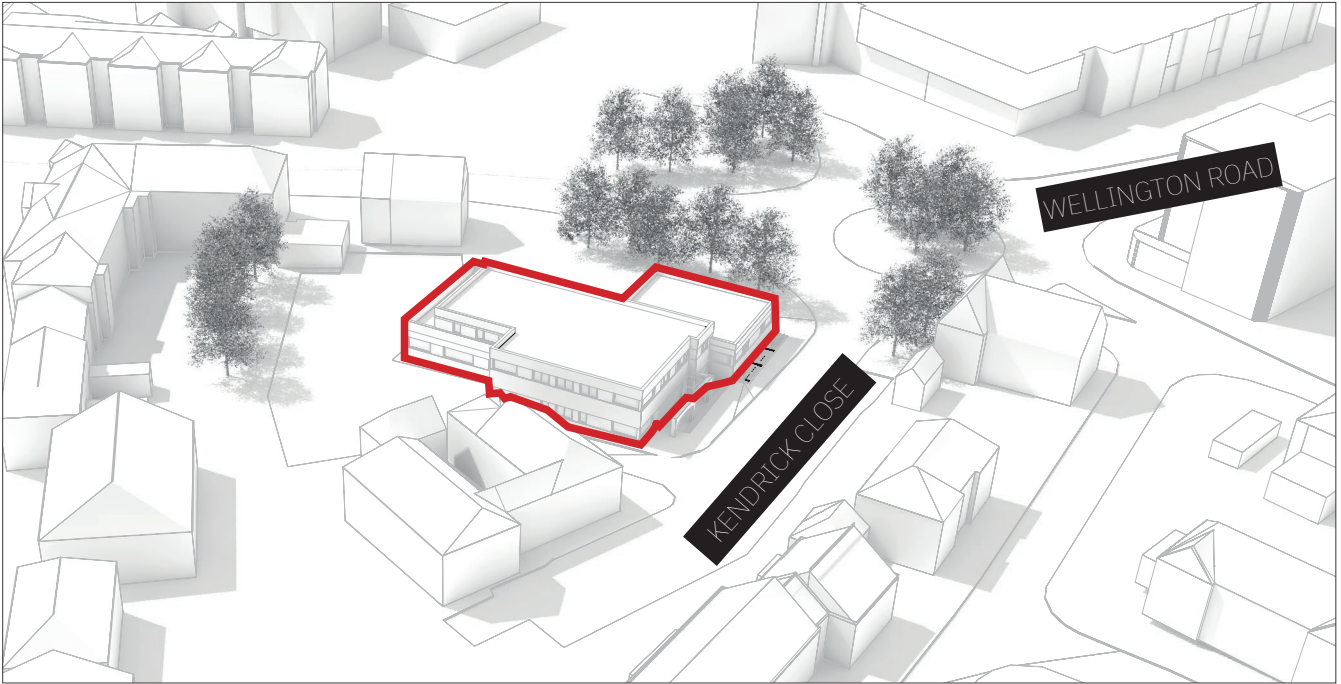
NORTH VIEW



EAST VIEW



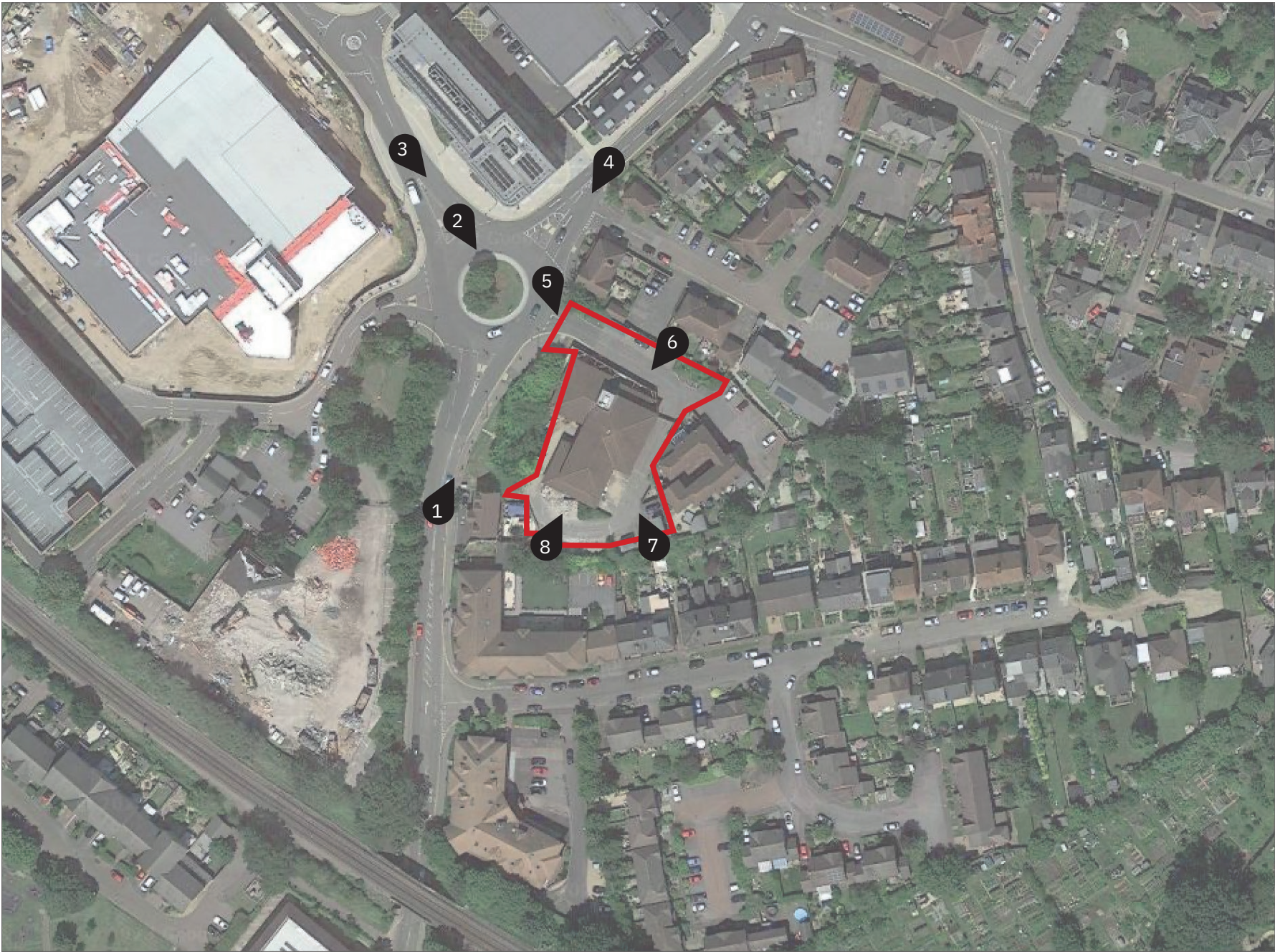
SOUTH VIEW



WEST VIEW

2.0 SITE DESCRIPTION

2.4 EXISTING STREET VIEWS



EXISTING AERIAL VIEWS MAP



1



2

2.0 SITE DESCRIPTION

2.4 EXISTING STREET VIEWS



3



5



7



4



6



8

2.0 SITE DESCRIPTION

2.5 TRANSPORT NETWORKS & SITE ACCESS

The proposed site benefits from good public transport links including Wokingham Train Station which is a short 9 minute walk from the site with direct train service journey times into Reading of 9 minutes. Indirect train journey times to London take 42 minutes.

The site also has good road links, with Wokingham being in close proximity to the A329(M)/M4 interchange.

The site is accessed via Kendrick Close to the north which also serves as a shared access road for a block of residential dwellings to the east of the site on Kendrick Close. Vehicular parking is located to the north, east and south of the site and rear of the building.

The site benefits from the close proximity to the town centre, shops, sport and leisure centres, library, Elms Field Play park and Langborough Recreation Park and schools. This allows for sustainable modes of transport such as cycling and walking.

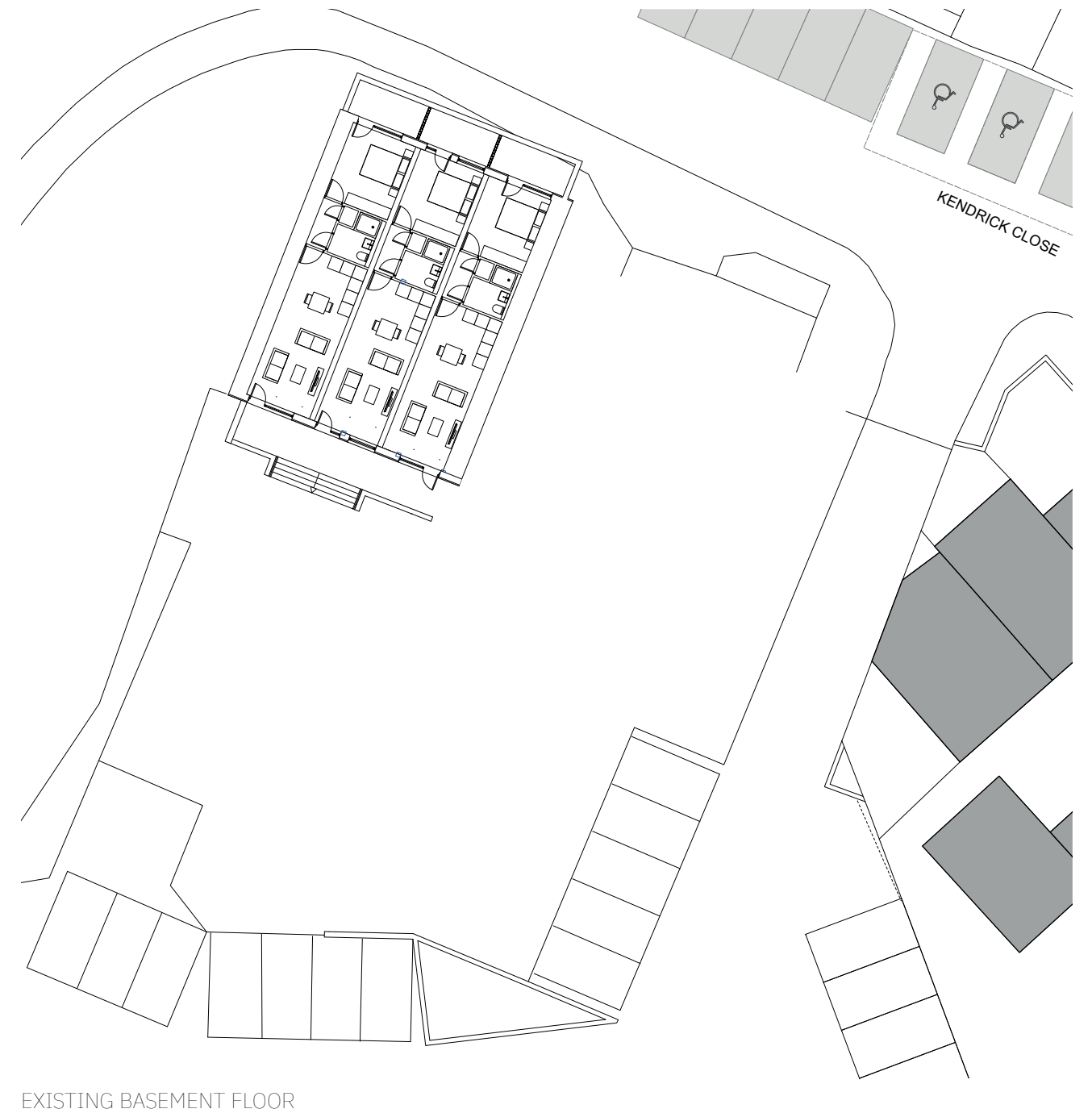


WOKINGHAM STATION - TRAINS TO LONDON IN 1HR 10M

2.0 SITE DESCRIPTION

2.6 EXISTING PLANS

- Existing site comprises of 24x1B units occupying basement, ground and first floor.
- The height of the existing building diminishes due to the presence of the slope.
- The flat roof of the existing building was introduced to enable the introduction of the proposed pitched roof extension of the scheme.
- The current scheme provides 24 parking spaces.
- The typology of the site surrounding areas is residential. The surrounding buildings vary in height between G+1 and G+3. The immediate context characterises itself with the pitched tiled roofs, dark red or red terracotta bricks.
- There are some significant existing trees to the West side of the site which mitigate noise from the nearby road and limit views to the site



2.0 SITE DESCRIPTION

2.6 EXISTING PLANS



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR