

Our reference: 240179

Wokingham Borough Council
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

Design & Access Statement

**Mr & Mrs Simpson
1 Talbot Cottages,
Forest Road,
Binfield,
RG40 5SG**



North Facing Front Elevation of 1 Talbot Cottage, Forest Road, Binfield, RG40 5SG



Planning Statement:

This letter accompanies the planning application for the demolition of an existing conservatory and the construction of an oak framed orangery at 1 Talbot Cottages, Forest Road, Binfield, RG40 5SG. The property is situated in Forest Road, a semi-rural area, to the west of the village of Binfield in Berkshire.

The property is not listed or in a conservation area and is situated south of the Chilterns AONB and east of the North Wessex Downs AONB.

The planning documents that have been submitted are designed demonstrate the proposal using a suitable and proportionate level of information.

Property Planning History found on the Wokingham Borough Council Website:

Planning Application Number: 052694

iLAP Number: F/2005/5228

Site Address: Forest Road Wokingham RG405SG

Description: Proposed conversion of existing garage to utility room and lounge plus single storey rear extension to form conservatory.

Date Received: 07 July 2005

Date Valid: 07 July 2005

Decision Type: Approve

Application Status: Determination Made

Applicant Name & Address: Mr P Taylor - 1 Talbot Cottages Forest Road Wokingham
Berkshire RG405SG

Decision Date: 30 August 2005

Ward: Hurst Parish (St Nicholas)



Planning Application Number: 052518

iLAP Number: F/2005/4533

Site Address: Forest Road Wokingham RG405SG

Description: Proposed erection of a replacement garage, demolition of existing garage.

Date Received: 19 April 2005

Date Valid: 04 May 2005

Decision Type: Approve

Application Status: Determination Made

Applicant Name & Address: Mr P Taylor - 1 Talbot Cottages Forest Road Wokingham
Berkshire RG405SG

Decision Date: 09 June 2005

Ward: Hurst Parish (St Nicholas)

Planning Application Number: 041023

iLAP Number: F/2004/2314

Site Address: Forest Road Wokingham RG405SG

Description: Proposed single storey front extension to garage and single storey rear extension to dwelling to form conservatory.

Date Received: 23 June 2004

Date Valid: 05 July 2004

Decision Type: Approve

Application Status: Determination Made

Applicant Name & Address: Mr P Taylor - 1 Talbot Cottages Forest Road Wokingham
Berkshire RG405SG



Decision Date: 26 August 2004

Ward: Hurst Parish (St Nicholas)

Planning Application Number: 040517

iLAP Number: F/2004/1150

Site Address: Forest Road Wokingham RG405SG

Description: Proposed single storey rear extensions to dwelling to form conservatory and garage.

Date Received: 05 February 2004

Date Valid: 05 April 2004

Decision Type: Refused

Application Status: Determination Made

Applicant Name & Address: Mr P Taylor - 1 Talbot Cottages Forest Road Wokingham
Berkshire RG405SG

Decision Date: 28 May 2004

Ward: Hurst Parish (St Nicholas)

Pre-1998 Planning Application: 38289

‘As this application is prior to 1998, the details are on our microfiche records. You can make an appointment to view these at our Shute End office by emailing planning.enquiries@wokingham.gov.uk’

Pre-1998 Planning Application: 08441

‘As this application is prior to 1998, the details are on our microfiche records. You can make an appointment to view these at our Shute End office by emailing planning.enquiries@wokingham.gov.uk’

Photographs:

South Rear Elevations



South rear elevations showing existing annexe and conservatory (conservatory to be demolished)

West Side Elevations



West side elevations and covered carport area leading to the garage.

Existing conservatory to be demolished



Existing conservatory to be demolished and replaced with proposed orangery

Google Maps image of position of proposed orangery



Considerations:

Oakcraft at Holmsley Mill are acting as agents on behalf of the applicants Mr & Mrs Simpson, we would ask you to consider the following:

The proposal is for the demolition of an existing conservatory and the construction of an oak framed Orangery. The proposed materials for the Orangery are brick, green oak, glass and a single ply membrane flat roof, grey in colour. Joinery items are to be manufactured from engineered oak and are to be glazed.



The function will be to provide the applicants with a more suitable and energy efficient leisure space, with elements of glazing from which the applicant will continue to be able to enjoy views of the garden.

The proposed design of the orangery will be in keeping with its surroundings and the materials have been chosen to be aesthetically pleasing and sustainable.

The proposed orangery will have a single ply membrane flat roof, which is considered to be a far more energy efficient and sustainable option than the existing polycarbonate roof.

This proposed construction will have a footprint of approximately 3500mm wide x 7500mm deep and with an overall height of approximately 2250mm from finished floor level. The footprint will match the existing conservatory and extend outwards onto the existing patio area.

No changes are proposed to the access points from the property to the highway for pedestrians or vehicles.

The property is not in a conservation area and the proposed Orangery will not harm any neighboring amenity or have an adverse effect on neighboring properties or diminish privacy or natural light.

With most of the oak joinery work being carried out off site at our mill in the New Forest the time for site related construction is minimal usually not exceeding 6 weeks from start of groundworks to tiling completion. This includes a period of inactivity on site following the groundwork completion and measurement whilst the oak is being cut.

Biodiversity net gain:

The householder planning application form includes a statement setting out that it is our belief that this does not apply.

Design Statement:

The design feature of the patented jointing system developed by Oakcraft allows the overall height of the building to be kept to a minimum.

The choice of traditional oak framed construction was decided upon because of:

- the natural beauty of the traditional oak



- the maximising of the bay width possible with an oak frame
- the lack of maintenance required for oak compared with other methods of construction
- the oak used by Oakcraft at Holmsley Mill is part of the sustainable forestry scheme. As such the choice of this form of construction is more in harmony with the environment than the more common forms of brick and cement construction

If we can provide any further details or material samples, please do not hesitate to contact us

Yours sincerely

Susan Mulford

Oakcraft