



Design and Access Statement

Damsonwell, Barn Farm

Householder Application

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1. Introduction

1.1 Introduction

This design and access statement has been produced by JETArch Design on behalf of Mr and Mrs Parsons. It forms part of a comprehensive package of information submitted for a two-storey side extension and single-storey porch extension alongside external and internal changes at Damsonwell, Barn Farm, Wokingham Road, Hurst, RG10 0RX hereinafter referred to as the Site.

This DAS has been prepared to illustrate the design principles and concept that underpins the application proposal. The vision is to enhance the spaces within Damsonwell, whilst reconnecting it with its surroundings. The works would include the demolition of two outbuildings and the erection of a two-storey side extension and a single-storey porch extension to the front of the property. The proposal looks to enhance the unclear visual language of the existing property, adapt the dwelling for modern family use and consolidate the Site layout.

1.2 Site Location and Application Description

Damsonwell appears to be of 19th century heritage, in a typical farm house style which was subsequently extended in the late 19th century to the rear and then again in the late 20th / early 21st century to the south side to create a single-storey extension. Historical mapping shows the rear part of the property existing with mapping showing a square structure rather than rectangular. The exact date is unclear however it can be safely assumed to be older than 1948. It is conceded that the roof is more contemporary and probably part of later renovation or repair work to the roof rather than an extension, and so this does not overly affect the original volume. The Site is situated within the parish of St. Nicholas in Hurst with Wokingham Borough Council as the local authority.

The Site is accessed down an existing public footpath which leads from the western side of Wokingham Road, Hurst. The lane, a Public Right of Way, also provides access to Barn Farm Nurseries and associated buildings to the east of the lane.

Damsonwell in its current form is of an underwhelming appearance and is not protected by any listing status locally nor statutorily. The Site does not fall within a conservation area. In 2022, an approved application sought to demolish the existing dwelling alongside its surrounding outbuildings. Despite this being approved, the proposals were not enacted and planning permission for this has now lapsed.

The Site extends to approximately 0.19 Acres and consists of an existing 4 bedroom dwellinghouse and 3 single-storey outbuildings, subservient to the main house and of varying sizes.

Council-owned farmland, and low-level fencing define the boundaries of the Site. The Site is bound by farmland to its northern, southern and western boundaries, with access via the public footpath from Wokingham Road on the site's front elevation to the east. The location of the house, situated away from the main road, shields it from the sparse but existing architectural language.

1.3 Planning History

221221 April 2022 - Full application for the proposed erection of 1no. dwelling following demolition of existing dwelling and outbuildings, with associated parking and new vehicular access. - Approved not actioned

212670 August 2021 - Application for a certificate of lawfulness for the proposed erection of single-storey detached outbuilding to create habitable space. - Approved

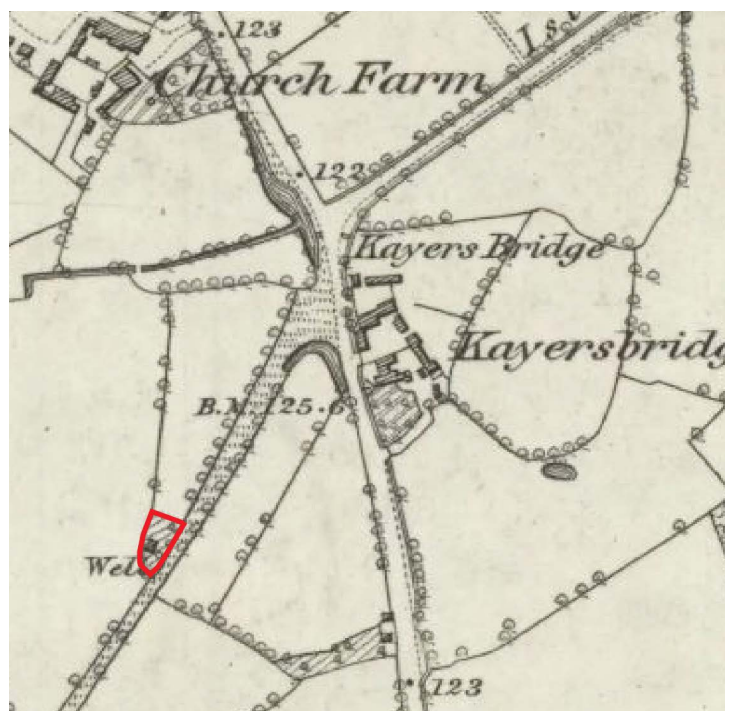


Figure 1. 1871 Map of the Site (Old Maps Online)



Figure 2. Google Earth Image of Damsonwell

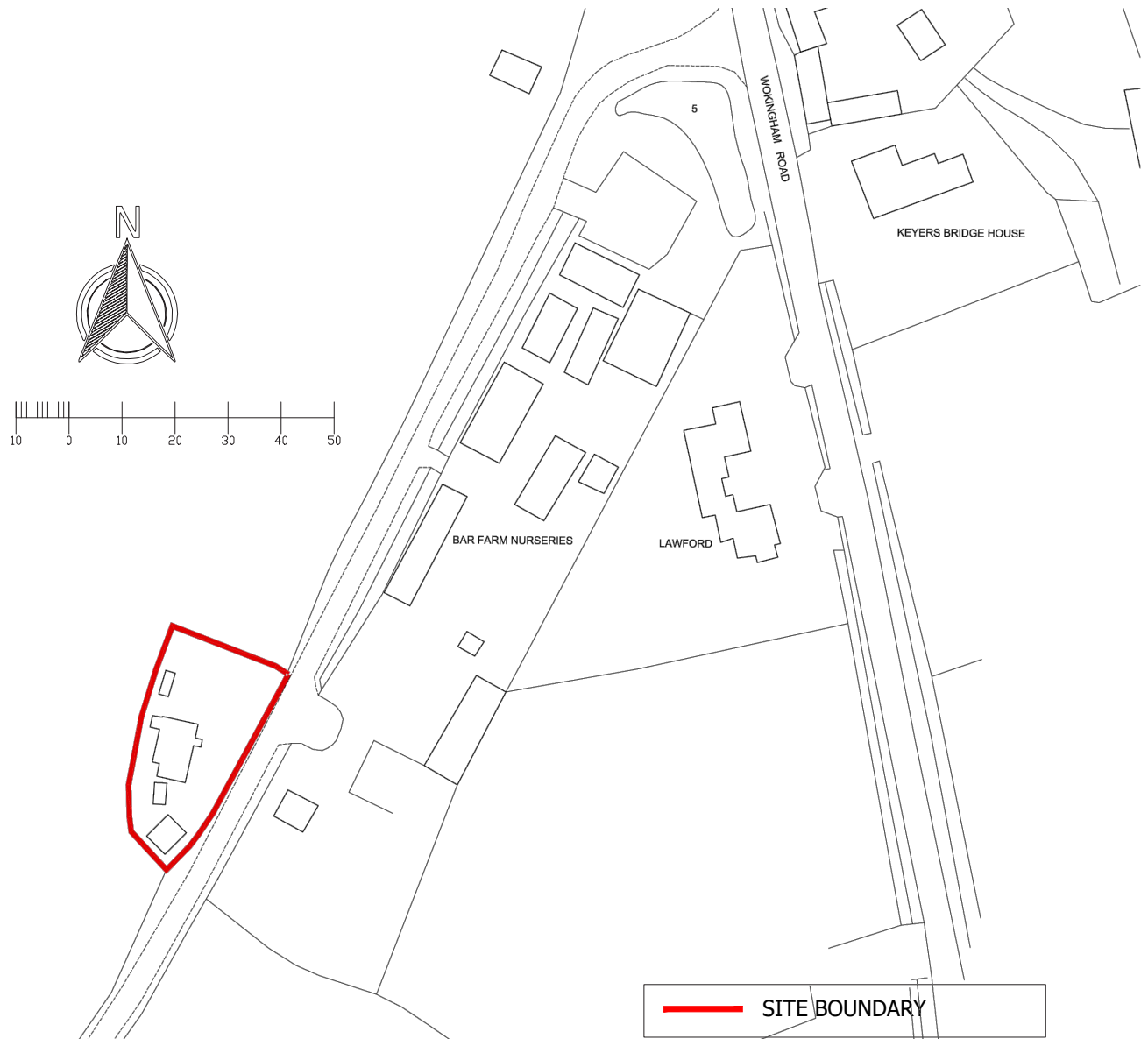


Figure 3. Google Earth Image of Damsonwell

2. Site Context

2.1 Existing Site Photographs

Damsonwell is a 4 bedroom detached property built within the 19th century to a typical farm house style with three single-storey outbuildings on its periphery. The dwellinghouse is a red/orange brick dwelling of simple traditional form with a low pitched, hipped roof with slate tiles and clay ridge detailing. Since its construction, the rear of the property has been adapted with a further small single-storey extension to the rear to house the boiler, and a single-storey extension more recently to the side which became the main access to the house.

The property was originally an agricultural tenancy from the council. The original pay by use meters still exist in the garage. From historic mapping, it is suspected that there was once a well present on site which would have served the property.

Fenestration is predominantly regular and rectilinear on the original portion of the property, with white-framed UPVC windows and consistent proportions across the principal

elevation. The rural, domestic language of the Site's surroundings is referenced in the timber frame porch and canopy structure with brick plinth which appears to be original to the property.

Damsonwell sits towards the rear of its site, in the centre with two single-storey outbuildings to the south, one serving as a workshop / garage and another as storage with a hardstanding for parking. North and east of the dwellinghouse, a lawn serves as the main garden space with another small single-storey outbuilding.

As the site has been developed over time, the addition of outbuildings and subsequent unsympathetic extensions of differentiating scales, roof styles and fenestration types has led to a confused and unappealing architectural language.

The site is a total of 0.19 acres and backs directly onto land for agricultural use, which is a council-owned farmland.

The Site is situated within Flood Zone 2 according to the GOV.UK flood maps.



Figure 4. Current view of Damsonwell



Figure 5. Birds-eye View of Damsonwell and Existing Outbuildings (Rightmove)



Figure 6. Rear to Damsonwell



Figure 7. Northern Elevation of Damsonwell

2.2 Local Built Character

Park Road and Surrounding Area

Key:



Highway



Built Forms



Frontages



Site Boundary



Listed Building



Public Footpath



Figure 8. Local Built Character Study of the Surrounding Area, Hurst (Google Maps)

Urban Form

The closest residential dwelling to Damsonwell is on the eastern side of the adjacent lane. There is an established high hedge on the opposite side of the lane, reinforcing the boundary between these properties. The lane provides access to Barn Farm Nurseries and associated buildings to the east of the lane.

Damsonwell sits in the outskirts of the historic village of Hurst, meaning 'woodland' in Old English, with the location's origins in the extensive Windsor forest. The rural landscape which surrounds Wokingham Road, Hurst sets the typography of the area with many properties on the set back from the streetscape with driveways, and plots bound by tall hedges and trees, surrounded by open fields. As per the case with Damsonwell, due to the area's agricultural

presence, outbuildings within the area are fairly common among older properties.

The Site is set within a predominantly agricultural landscape, characterised by surrounding open fields and rural land uses. In parallel, there is a gradual and evolving residential presence within the immediate area, reflecting a broader shift in local character over time, with an incremental growth during the 19th and 20th century.

In proximity of Damsonwell, listed properties include Heriots (fig.14) an early 17th century timber framed cottage, and the late 16th century Church Farmhouse refronted in the late 18th century, the listing includes associated outbuildings in its proximity as well.

The built up landscape surrounding Damsonwell is sparse, with Wokingham

Road bound mostly by hedgerows and trees, pedestrians are forced to use public highways to navigate the rural area. Much of the area in proximity to Damsonwell is characterised by its origins within the agricultural industries.

Heading north from Damsonwell, residential density becomes more noticeable with plot sizes decreasing on approach to the main village of Hurst with many of the local amenities however based in the neighbouring Twyford. A conservation area covers the central area of Hurst village including St Nicholas' Church, The Castle Inn, Vicarage and Bowling Green.

Open Spaces

The Site's surroundings are predominantly an agricultural landscape, characterised by extensive green space, vegetation and hedgerows.

Road Hierarchy

Most plots are set back from the road with front gates / gravel drives and many have vegetation concealing them from the public realm. Pedestrian and vehicular access in the area are often shared, as is the case with both Wokingham Road and Islandstone Lane.

Parking is generally to the front or side of properties on driveways with garages built into the property / detached.

Building Heights

Most properties range from 1.5 storeys to 2.5 storeys.



Figure 9. Lawford, Wokingham Road (Rightmove)



Figure 10. Carrington Cottage, Wokingham Road (Google Maps)



Figure 11. Church Farm Barn, Wokingham Road - Grade II Listed (TheMoveMarket)



Figure 12. Public Footpath Leading to Site (Google Maps)



Figure 13. Hurst Village (Google Maps)



Figure 14. Heriots, Wokingham Road - Grade II Listed (TheMoveMarket)



Figure 15. Overdale, Wokingham Road (Google Maps)

2.3 Material Examples in Area

As a result of an increased rate of residential development in the area over the 19th and 20th century, materials used within the area today are a mix of red brick (fig 10), timber and render. Traditionally, many of the older properties (of which are typically listed) feature timber structures with colourwashed brick infilling / white stucco render and tile roofs (fig.14). The rural area also lends to a palette of traditional agricultural vernacular with timber weatherboarding (fig.11) and corrugated aluminium sheeting. The architectural styles and material palette within the area are generally varied, reflecting the settlement's gradual, incremental development over many years and the character of successive building periods.

The surrounding buildings to Site, albeit sparse, are predominantly converted / extended bungalows built at a much later date to that of Damsonwell and use a variation of painted brick, with clay tile detailing on the roof and on pitched dormers as is the case with Lawford and Keyers Bridge House

on Wokingham Road. The dwellinghouse and base for Barn Farm Nurseries which share the lane with the Site is abstracted by tall hedgerows and trees, creating a strong visual boundary. This is the case for many of the dwellings in the surrounding rural area. Due to being separated by fields as well as set back from the Wokingham Road streetscape, often these are abstracted from bypassers again by fencing, hedgerows and trees contributing to the lack of distinct architectural language and increased variation.

Heading north up Wokingham Road from Damsonwell, on approach to the more densely built up Hurst village, more neighbouring plots share a common architectural language of projecting pitched roofs with many of these in the form of dormers on converted bungalows originally built in the early to mid 20th century.



Tarred Oak Framing & Stucco Render



White Painted Brick and Clay Tile Roof



Red Facing Brickwork



Timber Weatherboarding



Pitched Dormers



Corrugated Aluminium



Brick Diaper Pattern & Gingerbread Trim

2.4 Appearance & Character Summary

Whilst the material palette of the surrounding area is generally varied, Damsonwell is characterised by its red facing brickwork, slate roof tiles, and timber details. Over the years the property has been adapted but no consideration has been given to the overall flow of the property and its use as a modern family home. The main dwellinghouse sits along numerous single storey outbuildings of varying sizes, two of which use red brick for their entirety, with one using a brick plinth, introducing timber weatherboarding. The brick plinth, timber frame porch and set back with a timber arch offers Damsonwell much needed depth to an otherwise flat and characterless facade.



Figure 16. Front elevation to Damsonwell



Figure 17. Rear Elevation of Damsonwell



Figure 18. North elevation to Damsonwell



Figure 19. Damsonwell Outbuilding and Neighbouring Field

Site Form and Character	
Character Description	Detached 4 Bedroom Dwellinghouse with Outbuildings
Urban Form	Rural
Building Form	
Building Types	Detached
Building Heights	1.5 to 2.5 Storeys
Frontage	Setback from main road on public footpath
Public Realm	
Landscape	Rural
Boundary Treatments	Fenced boundary with retained trees & hedges
Materials & Details	
Building Materials	Brick, Timber
Roofs	Low level, slate tiled hipped roof. Partially flat roof
Details	Timber arch, timber frame porch with brick infill



Figure 20. Single-Storey Extension and Outbuildings



Figure 21. Rear Elevation of Damsonwell and Outbuildings

3. Pre-Application Advice

3.1 Summary

Pre-application advice was sought prior to the submission of this application under the reference 251989.

The initial advice included guidance on Policy CP11- Proposals outside development limits. It set out comments on the overall massing and scale of the extension as not being subservient to the host dwelling and therefore assumed a conflict with Policy CP11 as it appeared that the property had been extended over the 50% volume increase limit. The extension would need to remain proportionate and subservient to the host property, ensuring that it did not contribute to an excessive spread of built form into the surrounding countryside.

Without volume calculations and further detailed plans, the case officer concluded that the proposal represented an inappropriate and disproportionate scale of development within this countryside location. The officer noted that a previous application for a replacement dwelling was accepted, however one of the differences in this application was the removal of the outbuildings to the Site.

These comments were taken on board and the overall size and massing of the proposal reduced. The hipped slate roof has been retained with the roof of the extension coming in at the same height, rather than raising the ridges. The first floor part of the extension has been brought back more in line with the existing house, however a small front projection has been maintained to allow for the roofs to join together with appropriate construction details. This also breaks up the run of the eaves to the front elevation and avoids an overly wide and flat front elevation.

The footprint of the side extension has been reduced to not only bring down the scale of the proposal, but also keep it outside of the RPA of the TPO.

The front extension has been kept to a mono pitched, single-storey which was deemed to be acceptable in the pre-application response.

Volume calculations have now been produced which show that, along with the demolition of the outbuildings (as appreciated in the 2022 application), the extension has been kept under the 50% mark.

4. Design Proposal

4.1 Appearance and Character

A comprehensive analysis of the local character precedents can be seen under section 2.2 & 2.3.

Our vision is to enhance the existing Damsonwell through the addition of a contemporary yet respectful two-storey side extension and single-storey porch extension to the front.

Whilst remaining subservient to Damsonwell, the proposal addresses a range of internal and external flaws including the lack of cohesive identity between existing extensions, introducing much needed internal flow and connection to the external surrounding rural environment. The proposal conserves Damsonwell, whilst introducing a visual identity that is fitting for a rural landscape such as Hurst in the 21st century. A carefully considered material palette ensures that the proposal seeks to enhance the existing architectural language of the Site. The works would include the demolition of two existing single-storey outbuildings to reduce the built up mass on Site alongside the proposal.

In April 2022 an approved application sought to demolish the entirety of the house, with proposals for a larger and less historically integrated dwellinghouse in its place, this was ultimately not implemented. Instead, our vision is to ensure the 19th century structure remains, complementing it with a subservient partner that maintains proportions and visual identity. Introduced materials, such as the timber weatherboarding brings the house further into alignment with the agricultural architectural language that exists within the area.

The proposal reflects collaboration with the planning authority to establish an appropriate design approach that sits comfortably alongside, and responds sensitively to the existing structure. In response to a pre-application made, the roof line has been lowered to match current heights, and both width and projection decreased to create a coherent and respectful

complementary counterpart.

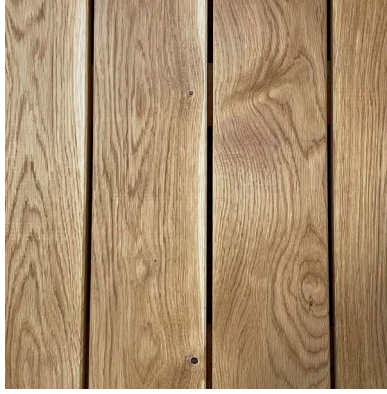
With the use of a red facing brickwork at ground floor to match the existing, the proposed two-storey side and front porch extension seek to harmoniously blend in with the existing. At first-floor level, vertical oak weatherboarding introduces a hint of contemporaneity while remaining firmly grounded in the area's established rural architectural language (fig.11). The introduction of a projecting pitched roof on the front elevation brings the proposal in line with many of the surrounding buildings on Wokingham Road (fig.15, fig.9).

The proposal balances both maintaining as much of the existing property as possible, alongside reinterpreting the existing property to provide a dwellinghouse fitting for the 21st century, with enhanced connection to the surrounding landscape. The rhythm of fenestration is maintained, remaining regular and rectilinear as per the original property, with UPVC windows and consistent proportions across the principal elevation. The rural, domestic language of the Site's surrounding buildings are referenced in the timber frame porch canopy structure which is proposed above the main access point.

The Site's location remains abstracted from much of public view, accessed via a lane off of Wokingham Road. The nearest dwellinghouse which also utilises the lane for access is obscured by tall hedgerows and trees, creating a strong visual boundary. The house is neighboured by a vast open field onto which it overlooks. In its current form the property does not fully acknowledge the landscape of which it sits alongside (visible in fig.19). The proposal seeks to best resolve this by maintaining a good balance between the preservation of existing built elements, and the introduction of a respectful and contemporary form, housing an entrance hall, open kitchen / dining space, a bedroom, ensuite and terrace.



Red Facing Brickwork
at ground floor level (to match existing)



Vertical Oak Weatherboarding at first floor level



Slate Roof Tiles
(to match existing)



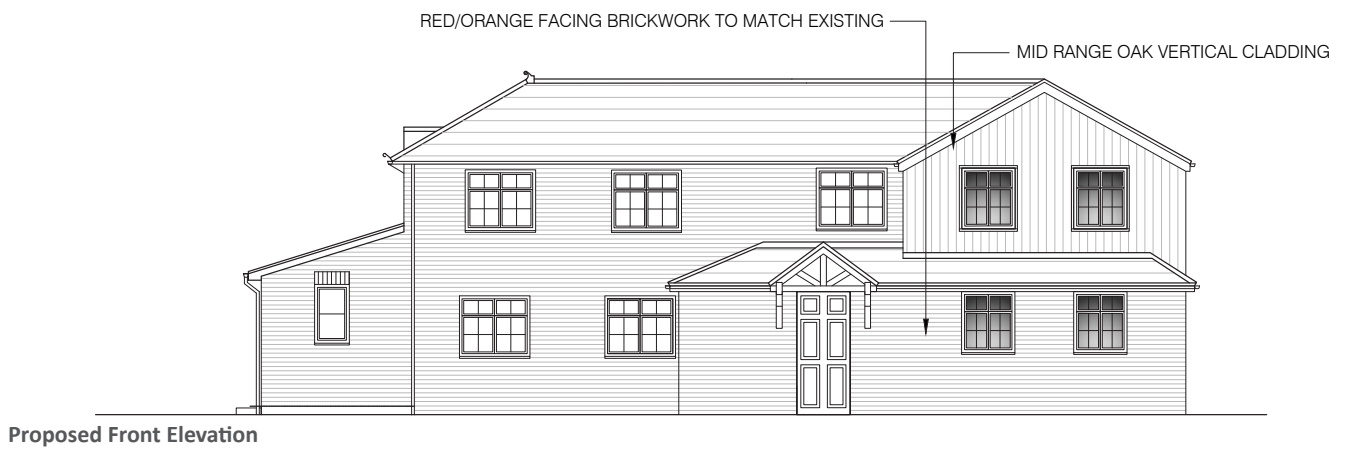
Frameless Glass Balustrade
to rear elevation balcony



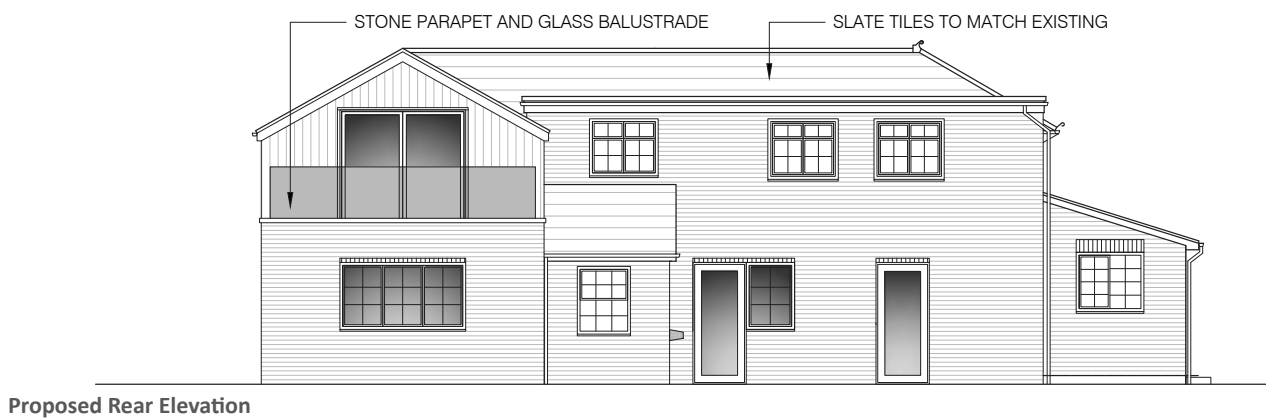
Oak Timber Porch Canopy



Introduction of Projecting Pitched Roof
onto existing flat facade



(NOT TO SCALE)



(NOT TO SCALE)

5. Volumes

5.1 Allowance and Proposed Volumes

Extensions within designated countryside are restricted to 50% of the original volume. The property has undergone a single-storey extension to the south elevation, totalling 36m³, which would be subtracted from the 50% allowance of original volume leaving a total opportunity to extend at 156.73m³.

The proposal seeks to demolish the existing porch, as well as the two outbuildings on the Site. By demolishing the outbuildings we are aiming to consolidate the massing of the Site and therefore reduce the overall development and its impact on the countryside. Although this does not strictly look at the extensions of the dwellinghouse, material consideration should be given to this consolidation.

The demolition works would provide an extra allowance of 65m³, totalling at 221.73m³ to extend.

The proposed two-storey extension to the north elevation (side), as well as the porch extension to the east elevation (front) would result in 218m³ which is within 3.73m³ of the set allowance and 1.68% below the maximum quota.

Original Footprint Volume (main house excluding single-storey extension, including the 2 outbuildings) = 385.44m³

Original 50% Allowance = 192.735m³

Existing Single-Storey Extension = 36m³

Original 50% Allowance - Existing Single-Storey Extension = 156.73m³
Remaining

Demolition Volume (porch and 2 outbuildings) = 65m³

Remaining Allowance + Demolition Volume = 156.73m³ + 65m³

Total Calculated Allowance = 221.73m³

Proposal Volume = 218m³

6. Flood Risk Assessment

6.1 Flood Risk

The application proposes extensions to an existing property, therefore this assessment should be proportional to the works being undertaken.

The following flood maps have assessed at risk of flooding from rivers and seas and surface water flooding. Both of these have been identified as low risk. The Site has been identified as being in Zone 2 with between 0.1% - 1% chance of flooding (between 1:1000 year and 1:100 year chance)

It is clear that the location of the proposed development would not sit within an area at medium or high risk of surface water or river and sea flooding. Additional soakaways are proposed to take the extension roof area with the change on Site being small.

The existing floor level of the property sits at ground level and is a consequence of the age of the property. Linear drains have already been installed to the front of the property to mitigate any additional surface water, and further linear

drains are proposed to the perimeter of the extension. Raised damp proof courses would then be utilised to maintain a minimum 150mm protection from ground level.

Although the impact would be slight, water butts would also be used to harvest rainwater, not only to use in the drier months, but also to reduce the overall surface water flow amount.

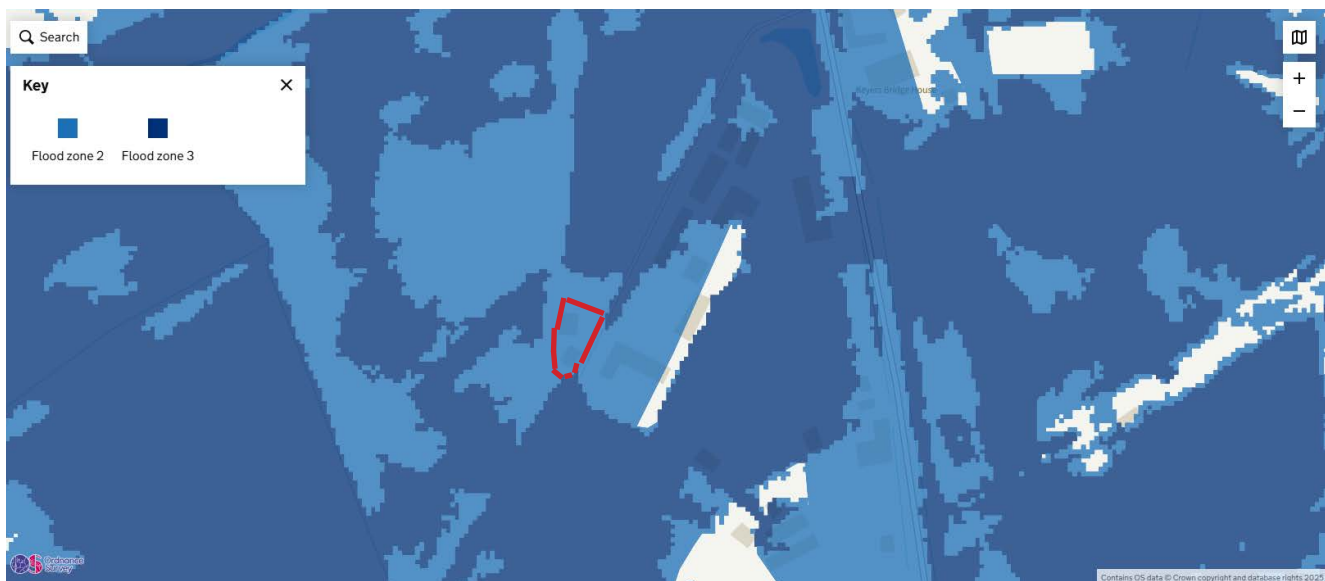


Figure 22. Environmental Agency Flood Mapping For Site

7. Sustainability

7.1 Overview

Climate change mitigation and adaptation measures have been considered in the design of the proposal. This section of the DAS identifies a number of design principles which have been addressed as follows:

7.2 Drainage

Surface water runoff from the proposed development will be disposed of using sustainable techniques (SuDS) which ensure that there is no increase in the rate that run off leaves the Site. The proposed surface water drainage system will include soakaways and linear drains.

7.3 Energy Efficiency

Energy efficiency, mitigation measures, and changes to national policy which change the weight of local policy, is a dynamic and rapidly evolving field due to: regular advances in technology; emerging heat networks; changes in energy prices; changes to feed-in tariffs; and changes to the understanding of best practice.

A best practice approach of reducing the energy use by incorporating the appropriate opportunities that are available within the Site and the design; reducing heat movement through the building fabric; taking advantage of materials with high thermal mass; reducing undesirable air/temperature movement; specifying efficient equipment; and enabling occupants to operate the building efficiently, rather than mitigating for that use. This will reduce the carbon emissions in line with the Government's Zero Carbon Buildings Policy.

7.4 Materials and Waste

Demolition and construction waste can be managed and reduced through good on site construction management practice so that a significant amount of waste requiring off-site processing or disposal is not generated.

As the design progresses, materials will be selected that take account of their BRE Green Guide rating, including their recycled and reused content, their source and the certification that accompany them.

7.5 Communication

An information pack will be provided to occupiers to communicate the features of the dwellings and the development including renewable power and sustainable drainage.

7.6 Pollution

Best practice measures can be employed during the construction process to minimise the risk of pollution. The Site is not located within an Air Quality Management Area.

Measures are proposed to reduce the impacts of noise on future residents and light on future and existing residents. Insulation materials with a Global Warming Potential of less than 5 could also be procured. Major construction materials can be utilised which have a low global warming potential.

