



Tiryns
Forest Road
Wokingham
Berkshire
RG40 5QR

PLANNING DESIGN & ACCESS STATEMENT

October 2024

1.0 INTRODUCTION

The following Planning Design and Access Statement has been commissioned by Mr & Mrs Mead to accompany a planning application for demolition of the existing house & outbuildings, and the construction of a replacement dwelling.

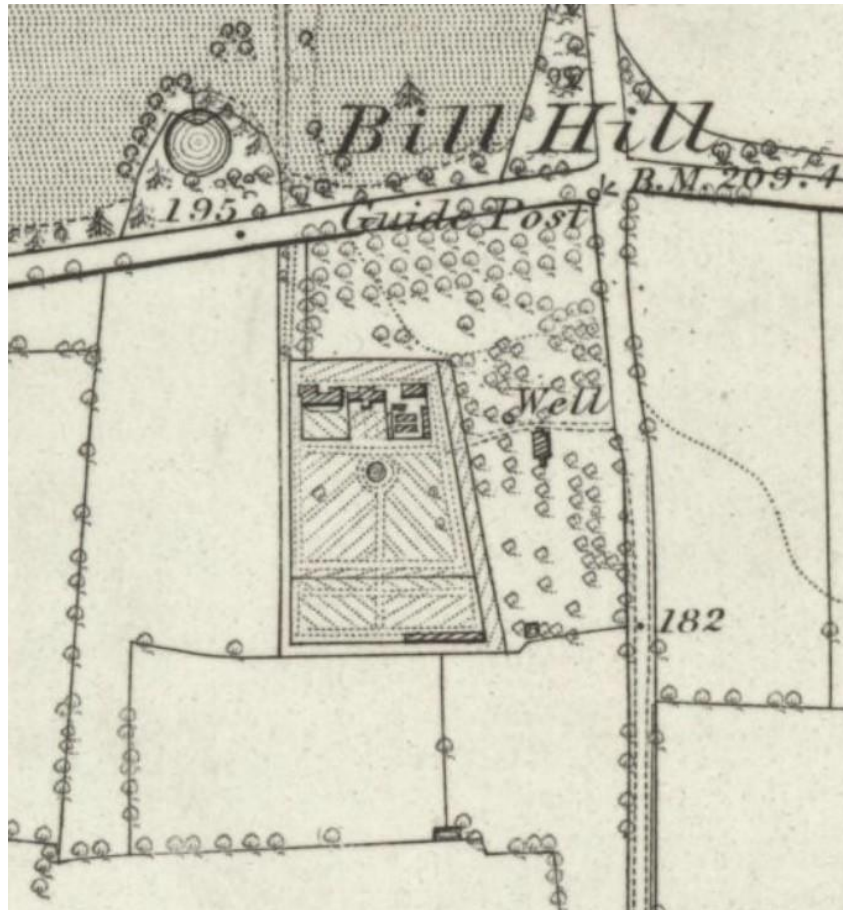
2.0 SITE CONTEXT

The site is located in a semi-rural location just to the North of Wokingham. The immediate area is characterised by open farmland and scattered properties.

The site consists of an existing 4 bedroom detached house, together with an attached annexe and number of outbuildings, set within a 0.70ha plot, which is enclosed by a c.3.0m high boundary wall. To the front of the site is a separate 0.34ha paddock. The property features an existing vehicular access onto Forest Road.



On the opposite side of Forest Road lies Bill Hill Park, a local historic park and garden. Historically, the site formed part of the Bill Hill Estate, and the land was used as a bothy & private walled garden, before being redeveloped in the 1950's.



Site as it appeared in 1871

The larger village of Twyford features a number of amenities, and is 3.7 miles from the site, whilst the market town of Wokingham, with a much greater range of amenities is 2.0 miles from site. Twyford station is approximately 3.4 miles from the site and provides access to Maidenhead Train station, with onward connections to Reading and London Paddington and the Elizabeth Line, whilst Wokingham station is approximately 1.7 miles from the site. The site offers access to the A329 and the M4 motorway at Junction 10.

3.0 PLANNING

The site is located outside of the settlement boundary of Wokingham & within the designated open countryside. Therefore any form of development will only be acceptable if the proposal is in accordance with the principles stated in the MDD & Core Strategy, and subject to the proposal's impact on countryside, character of the place and amenity of the neighbouring properties. Policy CP11 of the Core Strategy supports proposals outside development limits including the open countryside, provided that in the case of residential developments and replacement dwellings, the proposal brings about environmental improvements and does not result in an inappropriate increase in scale, form or footprint of the original dwellinghouse.

The existing property has no relevant planning history to date, on the Wokingham Borough Council online planning system.

4.0 DESIGN

The application seeks full planning consent for the construction of a replacement dwelling together with driveway parking and associated landscaping.

The existing property consists of a large 2 storey detached house, with an attached single storey annexe and a number of outbuildings. The property is sited to the North of the walled garden part of the site & has a largely linear built form. The property was built in the 1950's and is of limited architectural quality, with simple brick elevations, plain casement windows, and a mix of flat & plain tiled roofs. There are a significant number of trees on the site, however, none of the trees are protected by a TPO.

The character and appearance of the proposed dwelling has been inspired by the principles of the historic farmstead. Careful consideration has been given to the external design and detailing, including the varied materiality and scale. The new dwelling would consist of a sequence of barn inspired linked volumes, around a central functional courtyard. The proposal incorporates the existing low level walls where possible, creating a series of interesting terraces. The proposed dwelling has been intentionally designed to provide a striking and modern reinterpretation of the vernacular barn form, and a positive contribution to the immediate area.

The siting of the replacement house has also been an important factor in the design, close attention has been given to the local context including the siting of the existing built form and low level garden walls within the site. The proposal involves the removal of a number of outbuildings and a consolidated footprint in a similar location to the existing property. The walled garden, one of the greenhouses and existing landscaping will be retained as part of the proposal and supplemented with new planting around the parking courtyard and the replacement house, enhancing the unique walled garden setting. Therefore the proposal complies with policy CC03 of the MDD and CP3 of the Core strategy.

The existing property and outbuildings have a total footprint of 415.5m² and a total volume 1532.9m³, consisting of –

Main house, annexe & garages	footprint – 275.2m ²	volume – 1209.3m ³
Outbuilding 1	footprint – 44.9m ²	volume – 126.4m ³
Outbuilding 2	footprint – 21.8m ²	volume – 51.9m ³
Outbuilding 3	footprint – 42.0m ²	volume – 83.8m ³
Outbuilding 4	footprint – 31.6m ²	volume – 61.5m ³

The proposed property & retained outbuilding would have a total footprint of 436.5m² and a total volume 1694.6m³, consisting of –

Replacement dwelling	footprint – 414.7m ²	volume – 1642.7m ³
Outbuilding 2	footprint – 21.8m ²	volume – 51.9m ³

The proposal would result in a modest footprint increase of 21.0m² (5.05%) & a modest volume increase of 161.7m³ (10.54%), over the existing property and outbuildings.

The ridge height of the proposed property ranges from 63.38m – 64.53m AOD, a significantly reduction when compared to the existing dwelling which features a main ridge height of 66.61m AOD.

Whilst the proposal would result in a modest 10.54% increase in volume, over the existing property and outbuildings, the combination of the reduced height and the existing boundary wall would limit views of the new property and the impact on the open countryside.

The proposed dwelling would have a total gross internal floor area of 357.7m², and therefore complies with Technical Space Standards, Policy TB07 of the MDD & R17 of the Borough Design Guide.

The proposal would provide over 1ha of private amenity space, and the new dwelling would be sited within a private walled garden, providing visual privacy to all habitable rooms. Furthermore, there is a separation distance of more than 50 meters, between the proposed dwelling, and it's closest neighbour. Therefore the proposal complies with policies R15 & R16 of the Borough Design Guide.

5.0 MATERIALS

The materials to be used in the construction of the house seek to sympathetically reflect the locality & the semi-rural character of the site. The external walls are proposed to be a textured red brick with exposed black stained timber lintols, black stained timber boarding and black Millboard Cladding. The roof is proposed to be natural slate and black Millboard Cladding. All doors & windows will be crittal style in black powder coated aluminium, whilst the garage doors will be black stained timber. External detailing includes black painted external timberwork & black aluminium rainwater goods. Therefore the proposal complies with policy CP3 of the Core Strategy.

6.0 ACCESS

The new dwelling has been designed to allow ease of accessibility and use for all users. The principal access will feature a level approach. All external and internal doorways would have an unobstructed opening width of 800mm and all corridors within the dwelling would be at least 1.0 metre in width to enable ease of movement. An ambulant disabled WC / shower room is located on the ground floor.

The dwelling retains the existing vehicular access & gated access, directly off Forest Road. The proposal includes a large garage, with secure storage for bikes, together with driveway parking for more than 6 cars, and manoeuvring space within the site. Therefore the proposal complies with policy CC07 and appendix 2 of the MDD, CP6 of the Core strategy, and policies P2 & P3 of the Borough Design Guide.

Refuse storage has been provided within the site and will have level access to the Forest Road via the access drive.

7.0 BIODIVERSITY

A Preliminary Roost Appraisal and subsequent Dusk Emergence Surveys were carried out and concluded that the property has not been used as a roost by bats. A Great Crested Newt Habitat Assessment was carried out and concludes that the proposed works are highly unlikely to result in an offence.

The completed reports confirm that there is no ecological impact from the redevelopment of the existing dwelling. Therefore the proposal complies with policy CP7 of the Core Strategy.

8.0 COMMUNITY INVOLVEMENT

The community have not been consulted in relation to the proposals for this site as the intention is to replace an existing dwelling with a new dwelling, which is considered to have little or no impact on the neighbouring property and its occupiers.

9.0 SUSTAINABLE DESIGN

The proposed development has been designed in line with sustainability best practice and includes integrated energy efficiency measures from the use of an air source heat pump, together with high performance insulation. Furthermore, the property will benefit from large areas of glazing, providing natural daylight, therefore reducing dependency on artificial lighting. Embodied carbon will also be considered for material selection during the construction of the development. Therefore the proposal complies with policy CC04 of the MDD and policy CP1 of the Core Strategy.

10.0 SUDS

The site is located in flood zone 1 and is at very low risk of flooding from both surface water and rivers / the sea.

The proposal incorporates a new Klargester for foul water and Polystorm (or similar) soakaway crates for focused surface water infiltration (designed to provide sufficient attenuation for a 1 in 100 year event – a 6hr storm), which will be supplemented by rainwater harvesting butts. The parking courtyard and hard landscaping will be constructed from core gravel & permeable paving in order to manage surface water runoff. Therefore the proposal complies with policy CC10 of the MDD.