

Design & Access Statement

PARCEL S, THE MOAT HOUSE ARBORFIELD



Introduction

This Design & Access Statement has been prepared on behalf of Hicks Development Ltd ('the Applicant') to accompany the reserved matters application to Wokingham Borough Council at Parcel S, Buttenshaw Avenue, Arborfield Green ('the Site').

The proposed development can be summarised as follows:

- The removal of existing utilitarian buildings (now completed)
- Addition of 4 new dwellings
- Landscaping works

The Proposed Development

The proposals comprise new residential development within Parcel S to the east and north of the listed building and scheduled monument.

The new dwellings are detached, stand at two storeys and have private gardens. Each dwelling has a different design to reflect the distinct and bespoke character of this site.

A native hedge will be added to screen plots 3 & 4 from the Moat House. A new building on plot 1 will replace the existing one, this will be located slightly south of where the original building stood and will be screened with a row of hedges, also a gate will be added to plot 1 its styling evokes the site's historic military use.

The landscape setting of the Moat House will be retained and new hedges and trees will be added to provide privacy between the new dwellings and screen them from the heritage assets.

Integration with Historic Context:

The Moat House is the central element within the parkland setting, which emphasises open space and recreational character. The landscape design should enhance and reinforce the existing character of these features within the broader environment.

Scheduled Monument:

The scheduled Monument, an area of historic earthworks surrounded by trees, will be preserved and managed as a site of historical interest. Any development must respect the monument's historical significance and integrate sensitively into the surrounding parkland. Proposed landscape features include:

Longer grass around open areas to promote biodiversity and soften the visual impact.

Sensitive planning to harmonise with the historical and natural context.

Design Principles:

Formal landscape elements, such as parkland trees, manicured hedges, railing and timber fences will preserve the area's open character while complementing the proposed development.

Native hedging will define boundaries, including around Parcel S and other open spaces near the Moat House.

Residential Planting:

Hedges, ornamental shrubs and mixed evergreen and deciduous plants will be used near houses to ensure privacy and enhance the aesthetic while maintaining a cohesive visual link to the parkland.

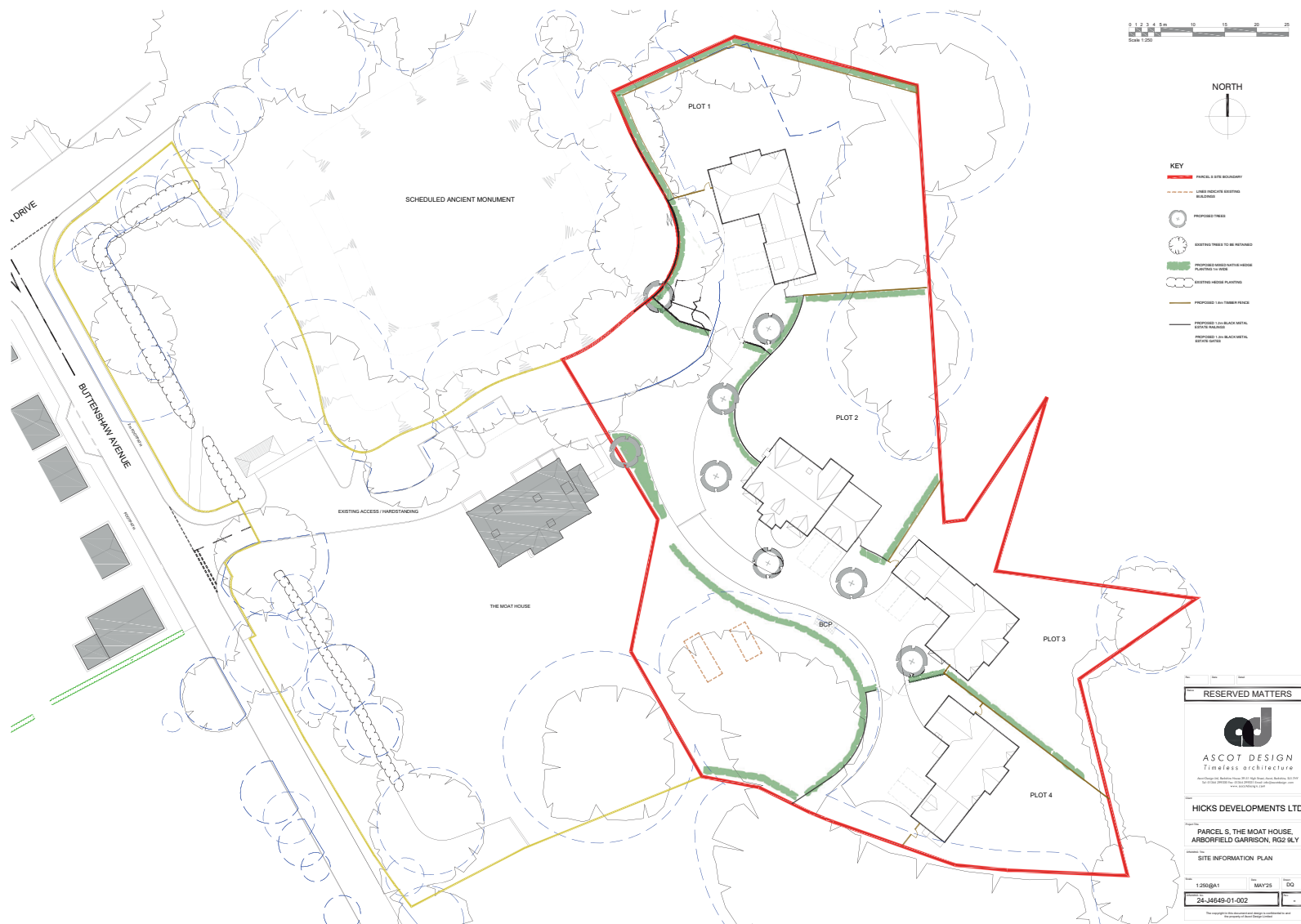
Boundary Treatments:

Formal hedging along western and northern boundaries (e.g. near Biggs Lane and Princess Marina Drive) will soften views across the SAM and contribute to the landscape's integrated appearance.

Open Space:

The open space to the south of The Moat House, partially encompassing Parcel S, has been designed as a unified area enclosed by native hedges and includes amenity and wildflower grasslands.

This approach shows that consideration has been given to the setting of the heritage assets to preserve the setting of the listed building and scheduled monument. The planting responds to the existing character whilst also providing appropriate screening for the residential development so that the need for open space near the Moat House and privacy around the proposed houses is well balanced.



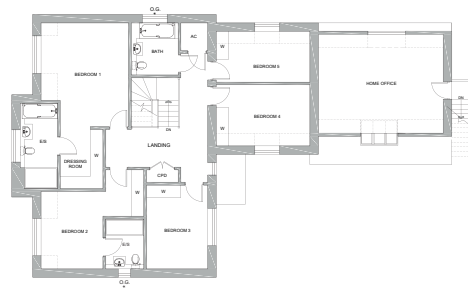
SITE PLAN



PLOT 1
FRONT ELEVATION



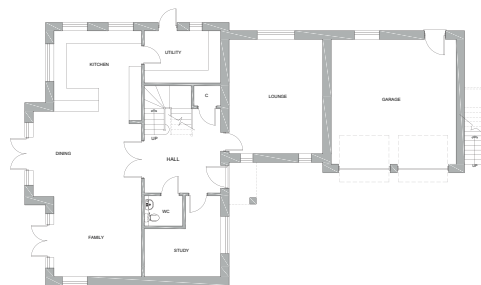
SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION



PLOT 1
GROUND FLOOR PLAN

*Oblique View



FLANK ELEVATION

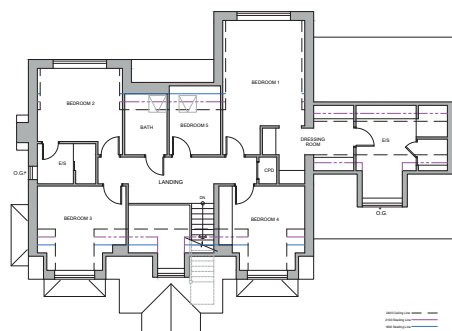
PLOT 1



PLOT 2
FRONT ELEVATION



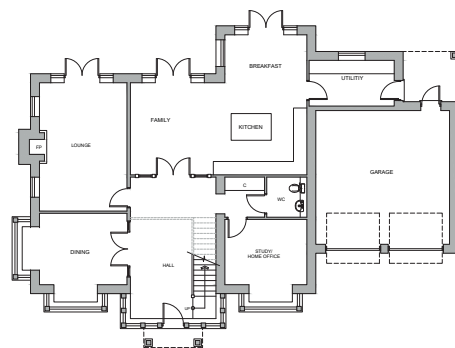
REAR ELEVATION



FIRST FLOOR PLAN



SIDE ELEVATION



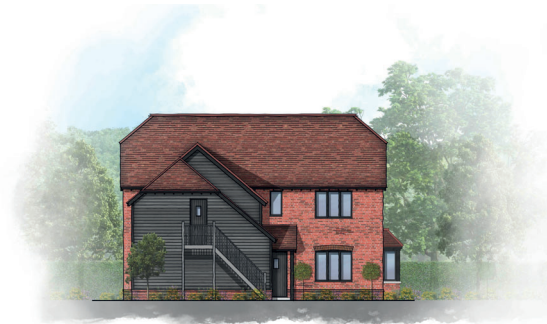
PLOT 2
GROUND FLOOR PLAN

*Obscure Glazed



FLANK ELEVATION

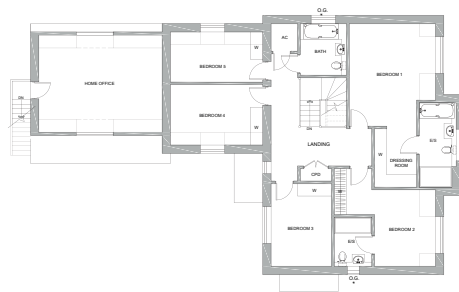
PLOT 2



PLOT 3
FRONT ELEVATION



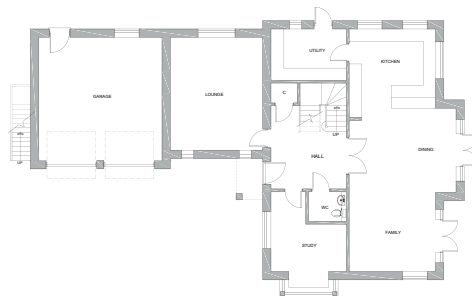
SIDE ELEVATION



FIRST FLOOR PLAN



FLANK ELEVATION



PLOT 3
GROUND FLOOR PLAN

*Clarence Glaser



REAR ELEVATION

PLOT 3



PLOT 4
FRONT ELEVATION



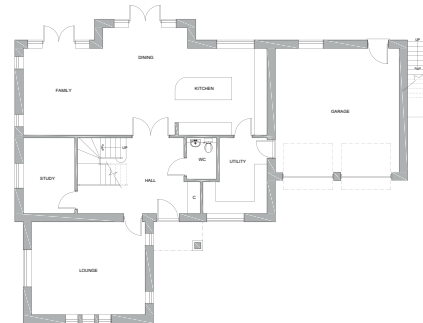
REAR ELEVATION



FIRST FLOOR PLAN



SIDE ELEVATION



PLOT 4
GROUND FLOOR PLAN

*Obscure Ground



FLANK ELEVATION

PLOT 4

Assessment of Effects

The Development brief framework states that:

Parcel S sits adjacent to the Moat House (Grade II listed) and The Moat scheduled monument in an area currently occupied by a number of utilitarian single storey buildings (now removed), several of which were located close to the Moat House and had a negative effect on its setting. The Parcel is surrounded by and also contains a large number of trees which afford the parcel an enclosed and woodland feel. The development of this parcel provides an opportunity to remove the existing unsightly utilitarian buildings and introduce buildings which more sensitively respond to their setting near to the Moat and Moat House.

The new dwellings are spaced out and are set back from the Moat House and the Moated site, allowing them a more open setting from which these assets can be enjoyed.

The use of native hedging and tree planting screens them from the listed building and complements the setting of the immediate area. The addition of a curved hedgerow would help screen Plots 3 and 4 from view within the grounds of Moat House. Additionally, the proposed planting of trees would soften the visual impact of the new development and boundaries between the houses to make the proposed development more sensitive to the setting of the Moat House and the Moated Site to the north of Moat House and enhance their 'enclosed and woodland' setting.

Standing at two storeys, the building heights meet the development brief and are sensitive to the Moat House by virtue of them not dominating the setting. As such, the houses are designed to be subservient to the Moat House and do not visually distract from it.

The use of natural materials which take clues from the materiality of the Moat House include slate and clay tiles, stock bricks, timber boarding, and traditional styling. The Moat House is principally constructed from red brick with features accented in rubbed brick dressings and a tiled roof. This careful selection of materials ensures that the visual impact of the development is softened.

The new residential character which the proposal will introduce to the area will not detract from the setting as the design of the features has been carefully considered. The proposed design and finish of the gate to be added to Plot 1 which will be visible from the Moat House has been carefully chosen to be in keeping with the heritage of the Site by evoking military architecture in its detailing and colour.

The proposed development provides the opportunity to open up the setting of the Listed Building and the Scheduled Monument. As such, development of the Site for residential use is considered to be appropriate to its established built context with the proposed approach being suitable for the setting. It is considered that the proposed development will result in no harm to the Moat House and the Moated site to the north.

MATERIALS



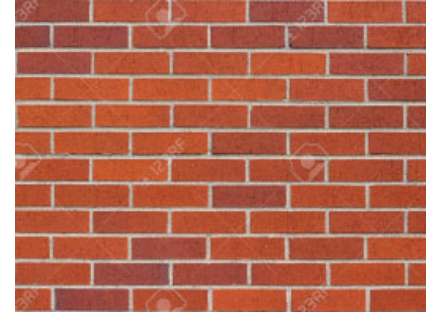
CLADDING



SLATE



1.2m BLACK METAL ESTATE GATES



RED/ORANGE
STOCK BRICK



PLAIN
ROOF TILES



ASCOT DESIGN

Timeless architecture