

# Design and Access Statement

Land off Blakes Lane, Wargrave

July 2026

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# Executive Summary

This abridged design document has been prepared for Nick and Emma Herbert by AM-I Ltd in support of a detailed planning application submission relating to the land known as the land off Blakes Lane, Wargrave.

This document is to be read in conjunction with the Town Planning, Ecology and LVA reports which form part of the overall submission.

The site plan and house typology seek to demonstrate that residential development could be implemented without undue damage to the setting and surrounding character of the area.

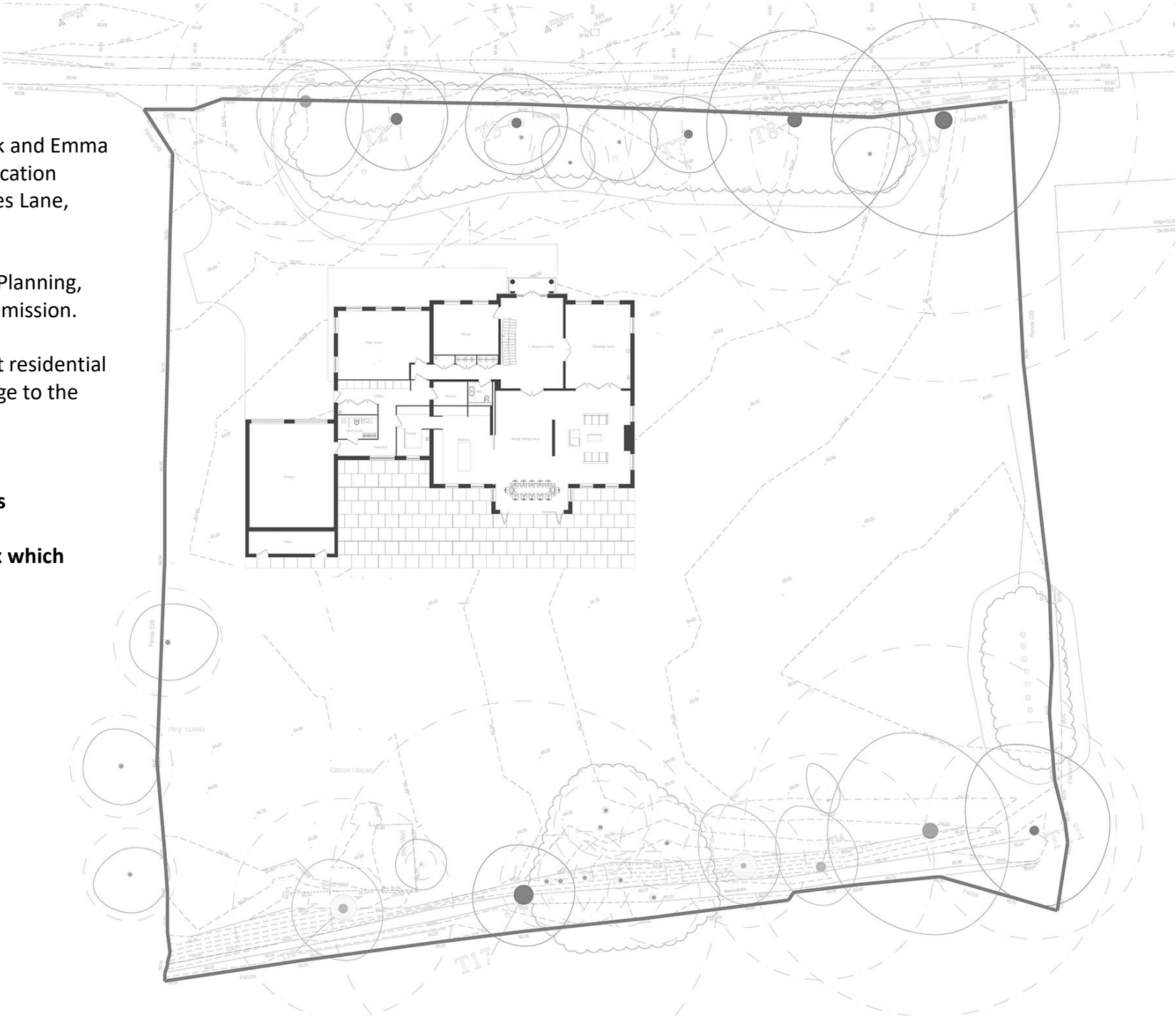
The proposals include:

- Extensive green areas with differing character and uses
- Extensive retention of existing trees
- A single new family dwelling houses plus garage annex which exceed NDSS standards – totalling 734sqm GIA
- Private amenity
- Associated parking

# Professional Team

The professional team comprises:

|               |                             |
|---------------|-----------------------------|
| Client        | Nick and Emma Herbert       |
| Architecture  | AM-I                        |
| Town Planning | HGH                         |
| Highways      | Markides Transport Planners |
| Drainage      | Canham Consulting           |
| Arboriculture | Oakfield Arboriculture      |



Extent of application site (approximate ownership boundary) illustrating location of the proposed house on the plot

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## Blakes Lane - Wargrave | Site location and extents



The site is located approximately 2 kilometres from Wargrave to the west and associated amenities. Maidenhead lies to the east with further amenities and connections into London and surrounding settlements.

The site sits between two existing single family private dwellings with Blakes Lane to the north and open fields to the south. There is an existing vehicle access in the north-west corner of the site which the Transport Consultant has confirmed is suitable to continue to provide access for a proposed new home.

The site has been assessed by both an ecologist and arborist and the lower grade and self-seeded scrub has been cleared. The trees fronting Blakes Lane have been extensively retained (Refer to the arboriculture report for details on TPO / preservation / RPA).

Similarly, boundary trees of good quality or maturity have been retained to preserve screening to the existing houses and the setting of the open land to the south.



Extent of application site (approximate ownership boundary)

# Blakes Lane - Wargrave | Site location and extents



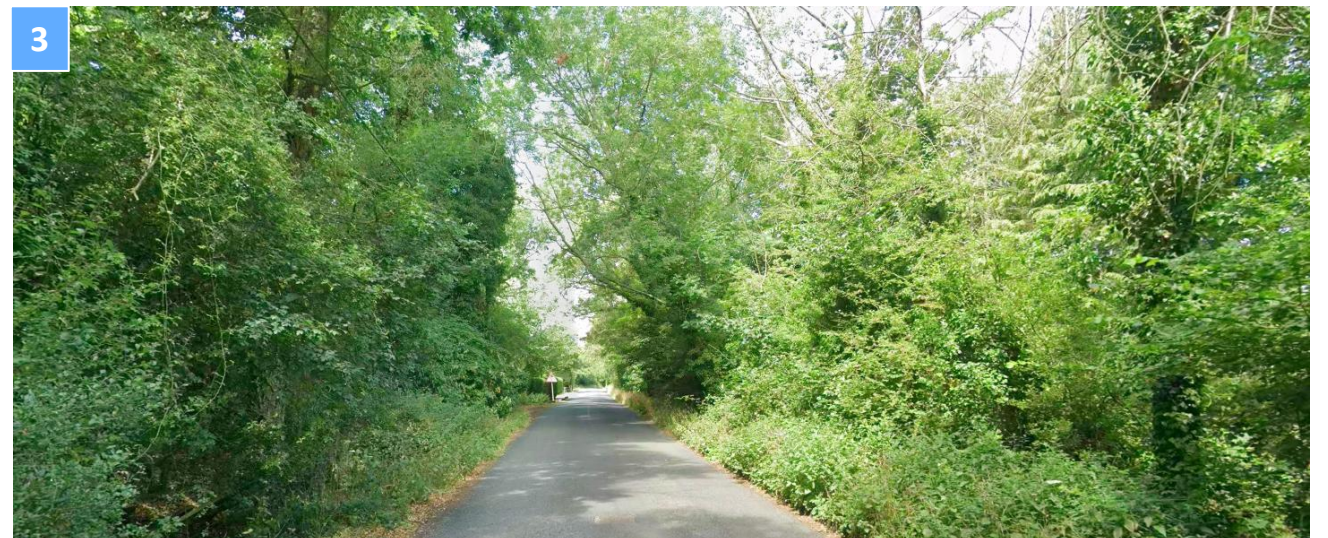
The site is screened with mostly self-seeded shrubs and trees, which visually separates the site from the surrounding roadway and houses.



Existing access gates



Blakes Lane looking East



Blakes Lane looking West

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## Blakes Lane - Wargrave | Pre-App + Feedback

The applicant has had a pre-application meeting with the LPA. Indicative plans and a detailed elevational study was presented which established approximate location of the proposed house, access into the plot and the form and amount of development proposed.



(top) indicative plan presented at pre-application stage illustrating the approximate location and footprint of the house, entry point from Blakes Lane, tree screening to the boundaries and amount of open amenity space.

(above) indicative elevation shows the primacy of the main house and annex to the right side. Elevation shows a 2-storey dwelling with occupied roof space.



Extent of application site (approximate ownership boundary)

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## Blakes Lane - Wargrave | Character, boundaries and screening



The site is fully screened on the north and south boundary from Blakes Lane and the open fields, and substantially on the east and west boundaries from the two neighbouring houses. Retaining the existing screening and additional planting to the east and west boundaries will mitigate the visual presence of the proposed new house ensuring the character of Blakes Lane is unaltered and the adjacent houses do not lose privacy for their houses or the associated garden amenity.

**A – Developable area for the proposed house**  
**B – Surrounding proposed garden amenity**

## Blakes Lane - Wargrave | Access



**Source: Wokingham Borough Council**

The existing site is historically served by an existing vehicle crossover from Blakes Lane at the sites north-western corner. This existing access will be retained to serve the proposed residential property.

Along the Blakes Lane frontage, there is a generous margin between the edge of carriageway and property boundaries which forms part of the adopted public highway extent, with extract provided below.

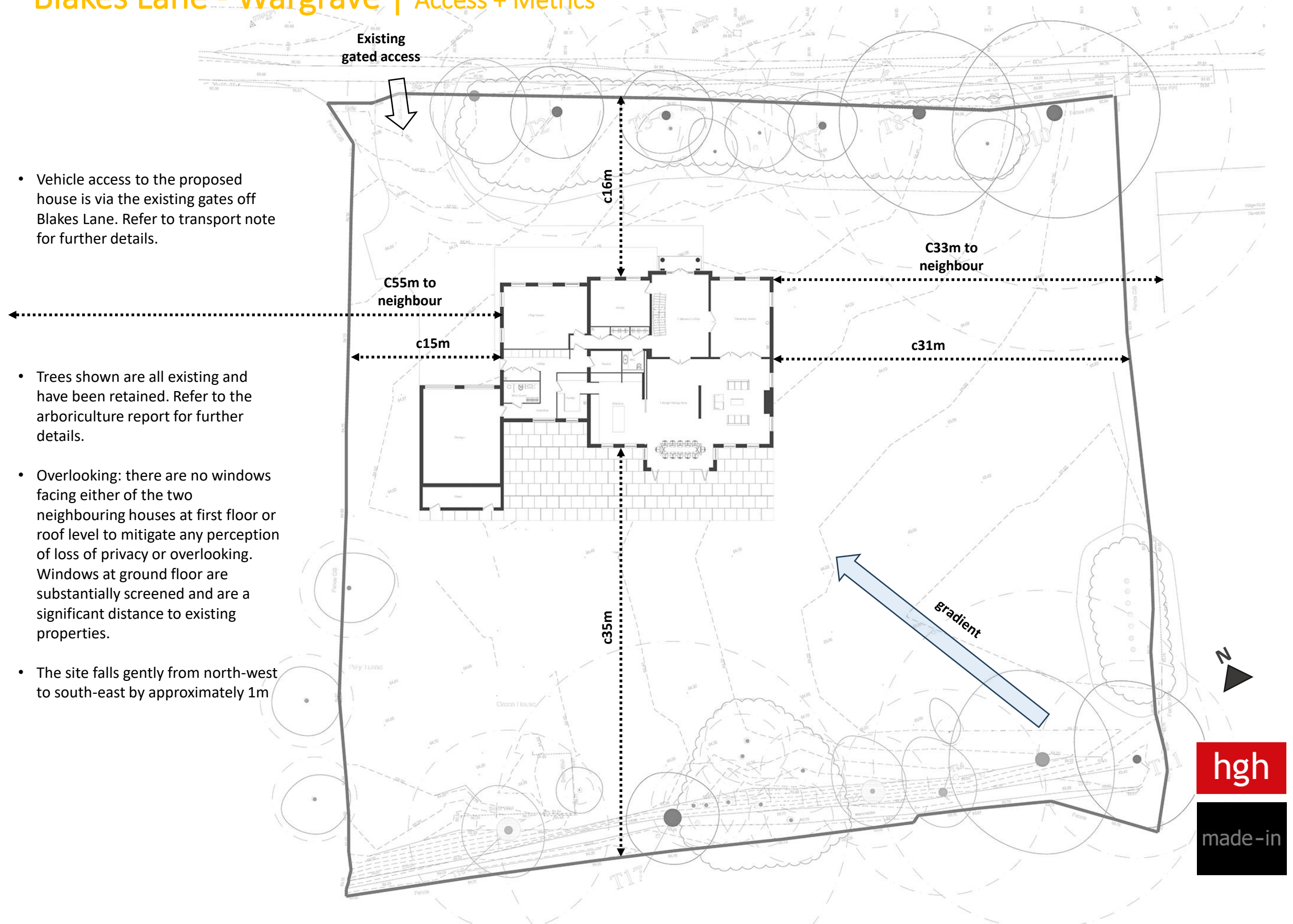
Visibility splays from the site access are therefore readily accommodated within this highway boundary extent. The alignment of Blakes Lane ensures that right turning vehicles entering the site will have good forward visibility along Blakes Lane before entering the site. Any self-seeded and overgrown vegetation within the margin in front of the site boundary can be removed as part of the development and maintained thereafter.

**(Text provided by Markides Transport Planners)**

# Blakes Lane - Wargrave | Access + Metrics

- Vehicle access to the proposed house is via the existing gates off Blakes Lane. Refer to transport note for further details.

- Trees shown are all existing and have been retained. Refer to the arboriculture report for further details.
- Overlooking: there are no windows facing either of the two neighbouring houses at first floor or roof level to mitigate any perception of loss of privacy or overlooking. Windows at ground floor are substantially screened and are a significant distance to existing properties.
- The site falls gently from north-west to south-east by approximately 1m



# Blakes Lane - Wargrave | Proposed site plan

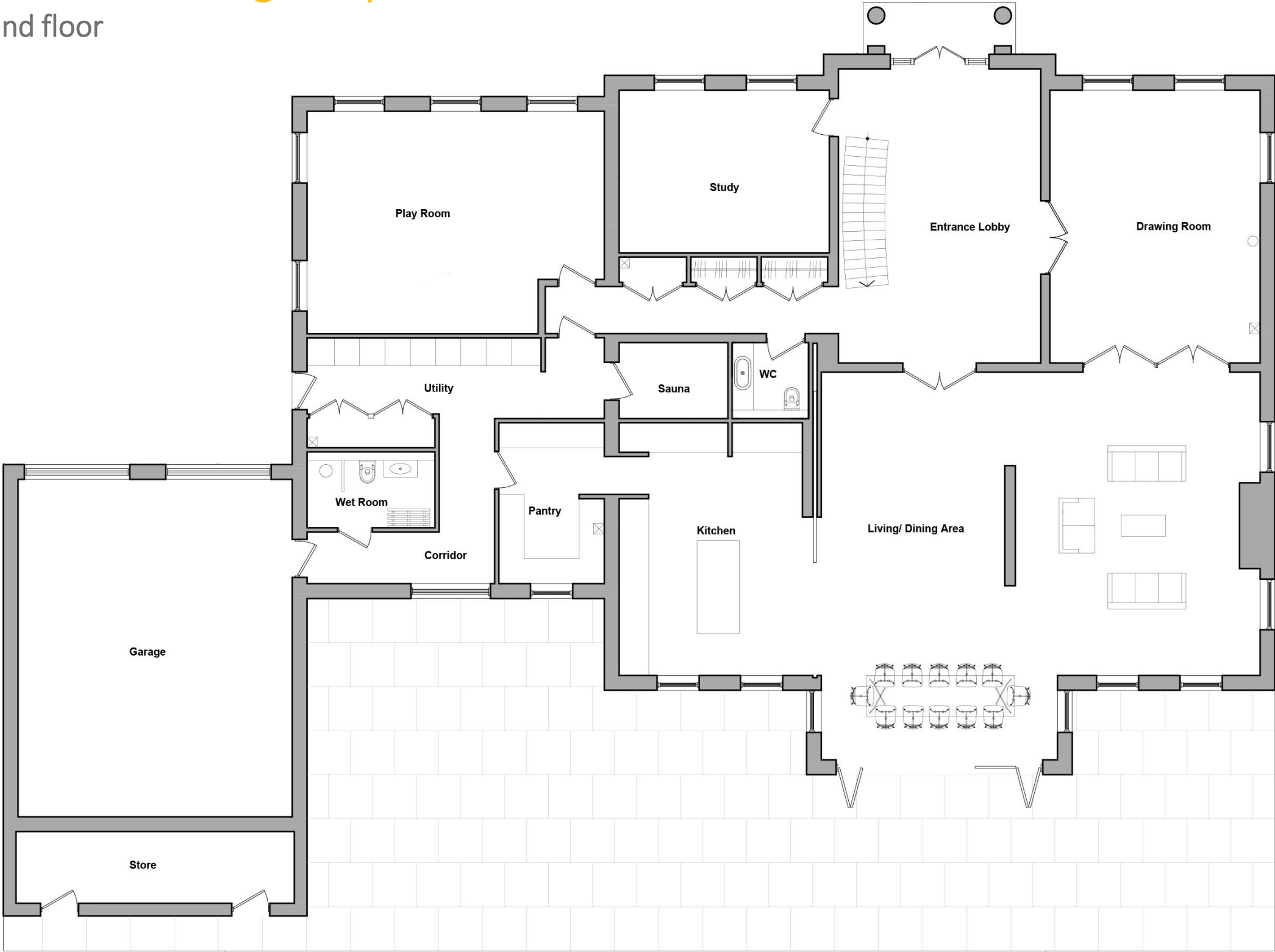


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Blakes Lane - Wargrave | Plans

Ground floor



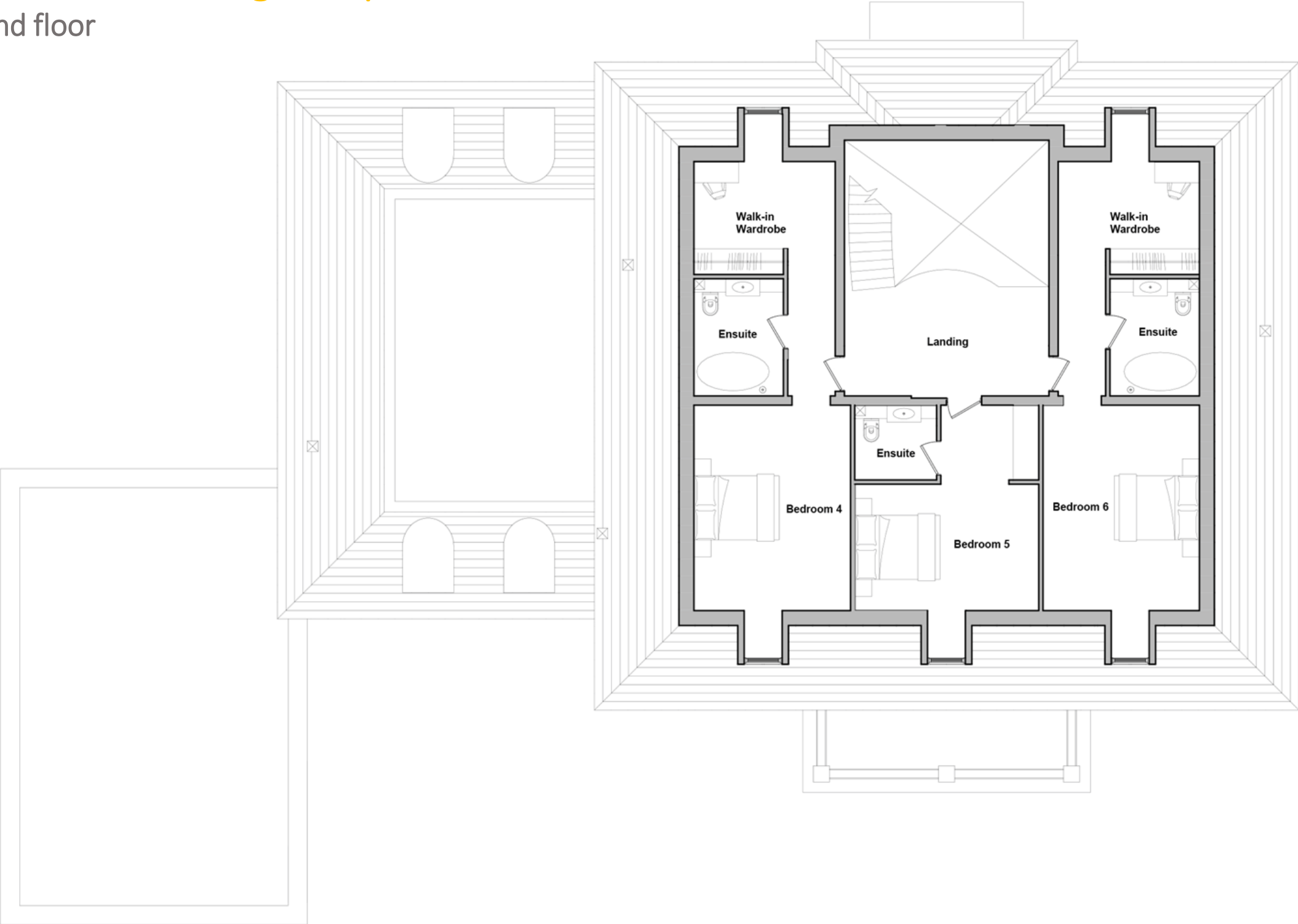
Blakes Lane - Wargrave | Plans

First floor



Blakes Lane - Wargrave | Plans

Second floor



## Blakes Lane - Wargrave | Appearance

Artist's impression



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## Blakes Lane - Wargrave | Appearance

Artist's impression



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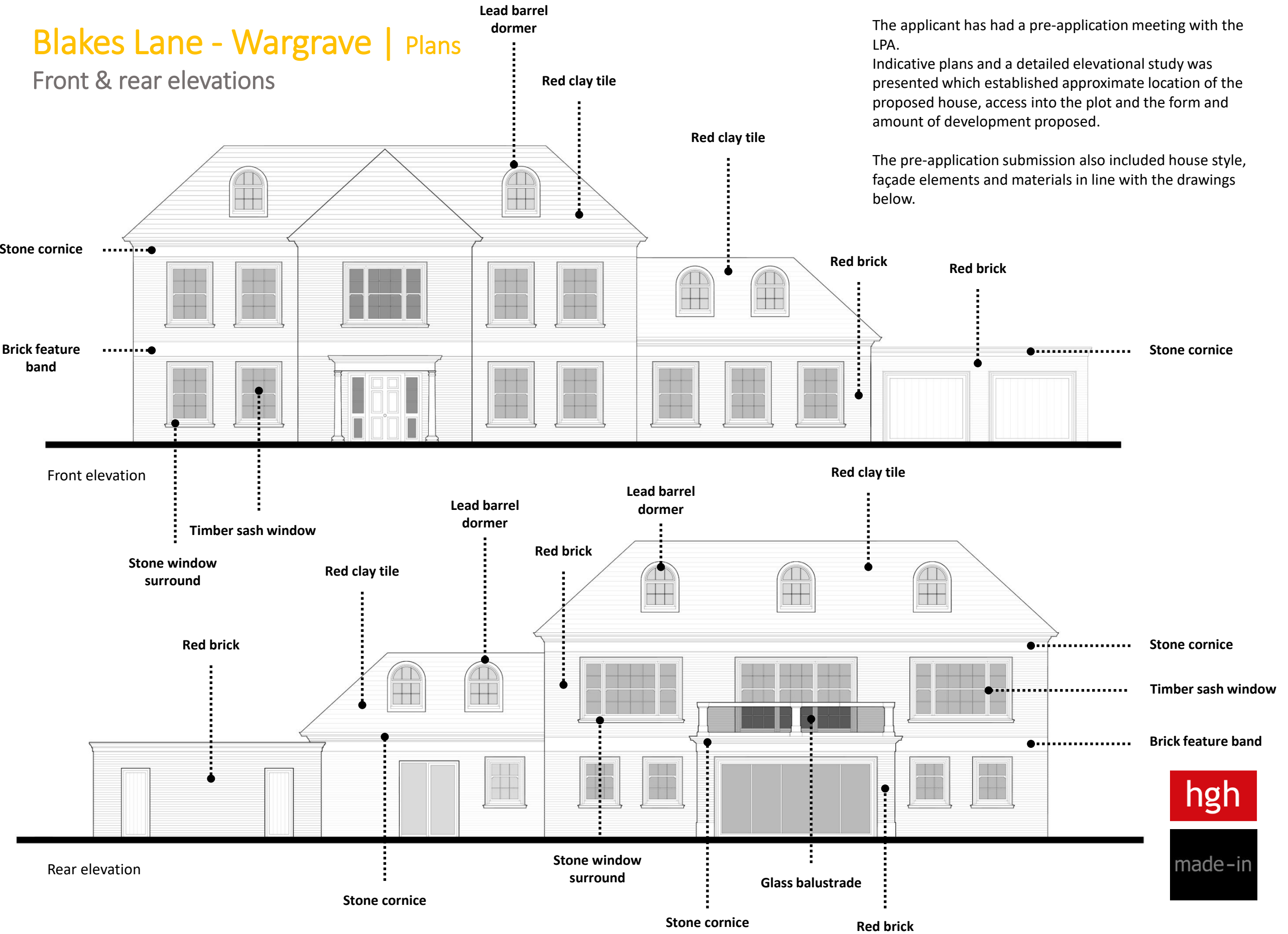
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# Blakes Lane - Wargrave | Plans

## Front & rear elevations

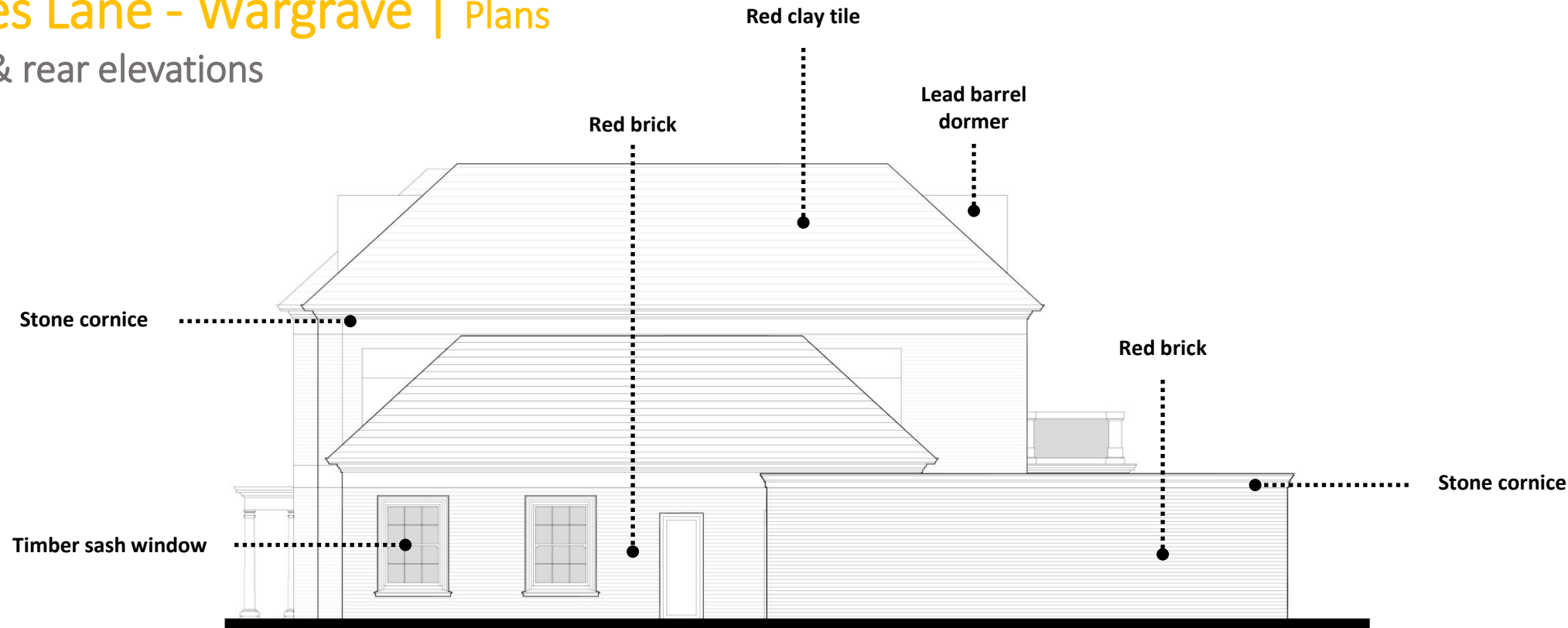
The applicant has had a pre-application meeting with the LPA.  
Indicative plans and a detailed elevational study was presented which established approximate location of the proposed house, access into the plot and the form and amount of development proposed.

The pre-application submission also included house style, façade elements and materials in line with the drawings below.

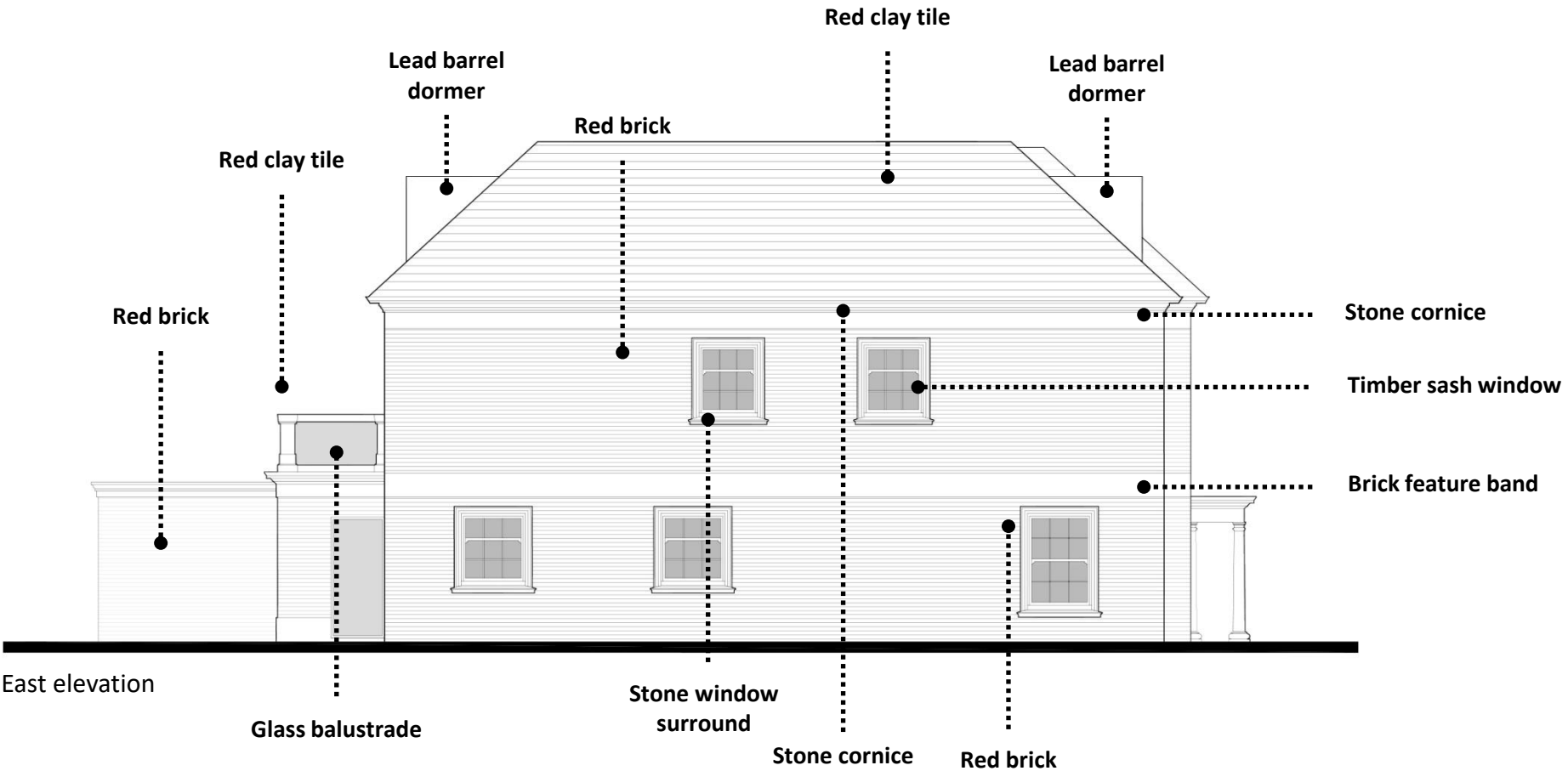


Blakes Lane - Wargrave | Plans

Front & rear elevations



West elevation



East elevation

Blakes Lane - Wargrave | Illustrative ecology and bio-diversity



Permeable surfaces



Diverse wildlife environments



Boundary screening



Wild meadow



Private garden



Potential for SUDs drainage  
(existing ditch)