

FRONT.
ARCHITECTURE

LAND ADJOINING 38 FINCHAMPSTEAD ROAD, WOKINGHAM, RG40 2NN

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INTRODUCTION.

1.1 - The Purpose Of This Document

This design and access statement has been prepared by FRONT. Architecture for Klara Homes. The purpose of this document is to explain the design and access principles and concepts on which the development proposal is based, and explain how these will be reflected in the individual aspects of the scheme. It outlines the proposals for the erection of a single dwelling house to the land adjoining 38 Finchampstead Road, Wokingham. This document should be read in conjunction with the full planning application drawing pack.

1.2 - Summary Of The Proposals

This document explores the potential to erect a single, detached dwellinghouse consisting of 4no. bedrooms. The document examines the existing site, as well as the constraints and opportunities of the site.

A summary of the proposals is as follows:

The proposal is for the erection of a single detached dwellinghouse, consisting of 4no. bedrooms with associated landscaping amenities.

1.3 - The Team

CLIENT DETAILS

Client: Klara Ascot Limited
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FRONT.

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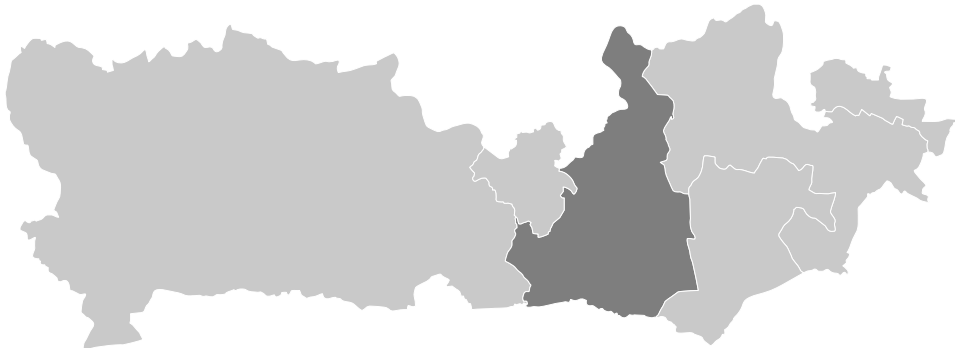
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INTRODUCTION.



UNITED KINGDOM



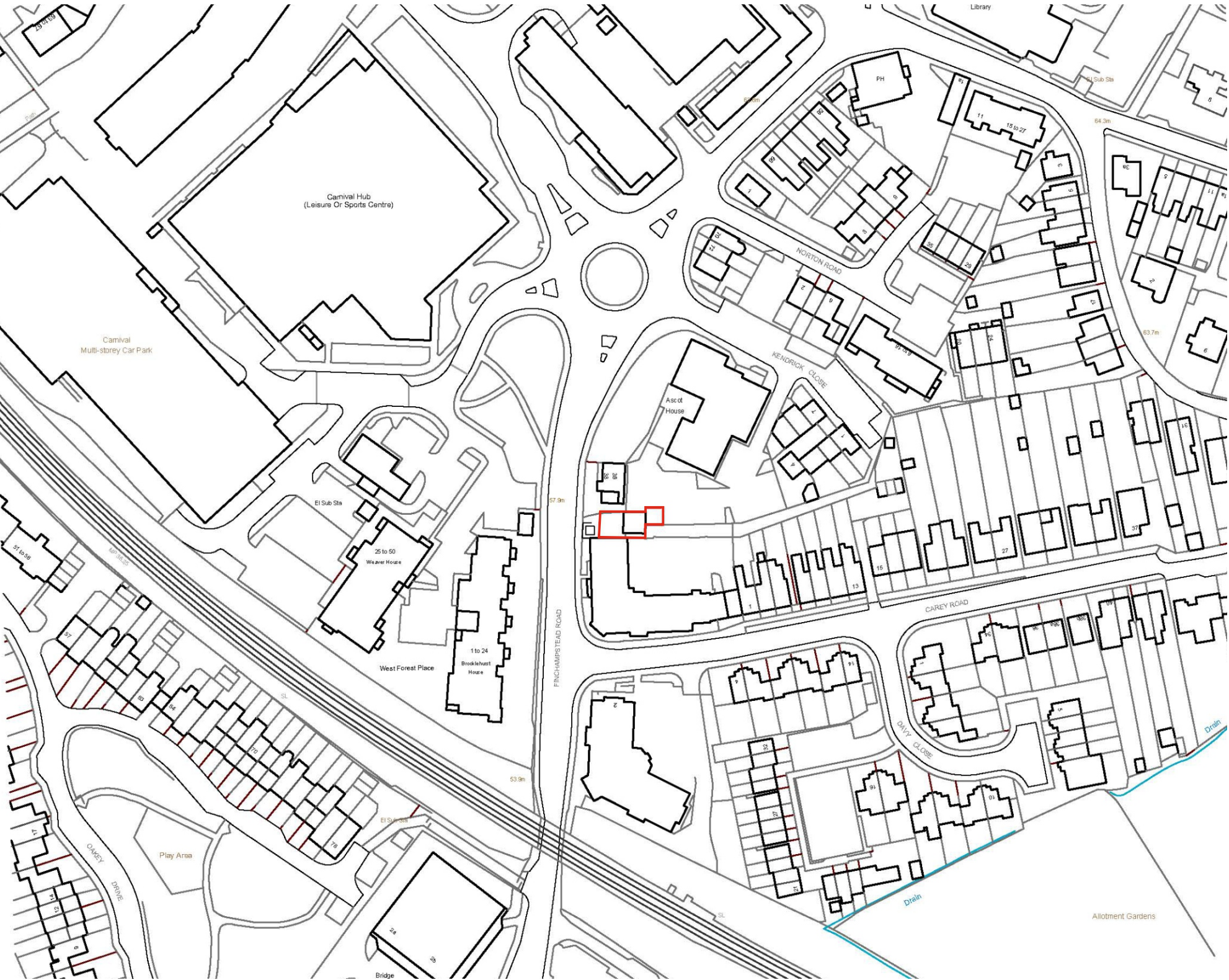
BERKSHIRE, ENGLAND



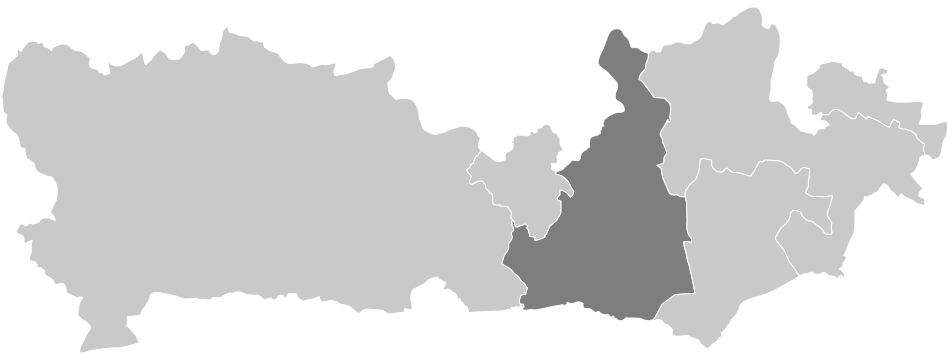
WOKINGHAM, BERKSHIRE

2.0

SITE CONTEXT.



LOCATION PLAN



WOKINGHAM BOROUGH COUNCIL, BERKSHIRE

2.1 - Introduction.

This section reviews the existing character of the site and the surrounding area. A comprehensive appreciation of the overall site is the starting point for successful design.

2.2 - The Site.

2.2.1 - Site location

The surrounding context of the site, is located on Finchampstead Road, Wokingham, and is residential with retail use towards the north.

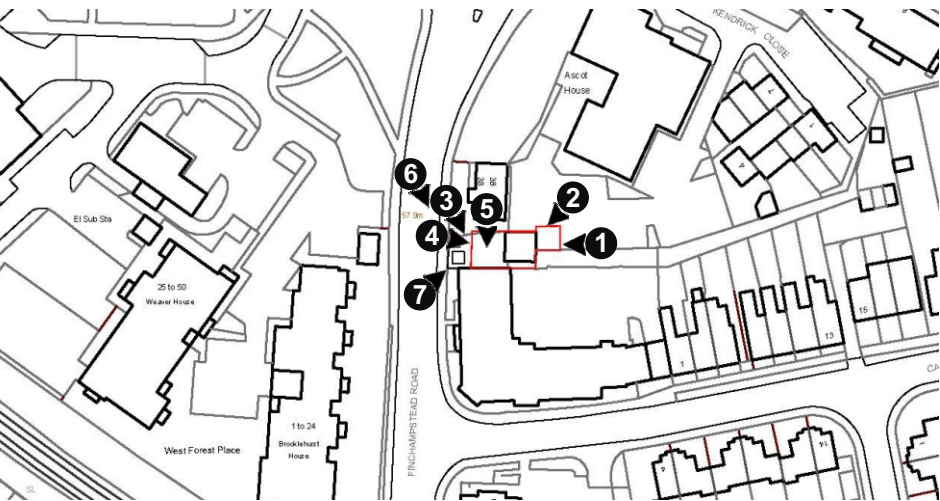
2.2.2 - Urban context

This area is predominantly residential use. The surrounding context is currently made up of a variety of different sized dwellings, using traditional red brick and white render.

2.3 - Existing Building.

The existing site is currently vacant and empty.

2.0
SITE CONTEXT. [SITE PHOTOS]



- 2.4 - Key.**
1-2. View from Ascot House.
3-4. View from Finchampstead Road.
5. Substation to front of site.
6-7. Finchampstead Road Site context



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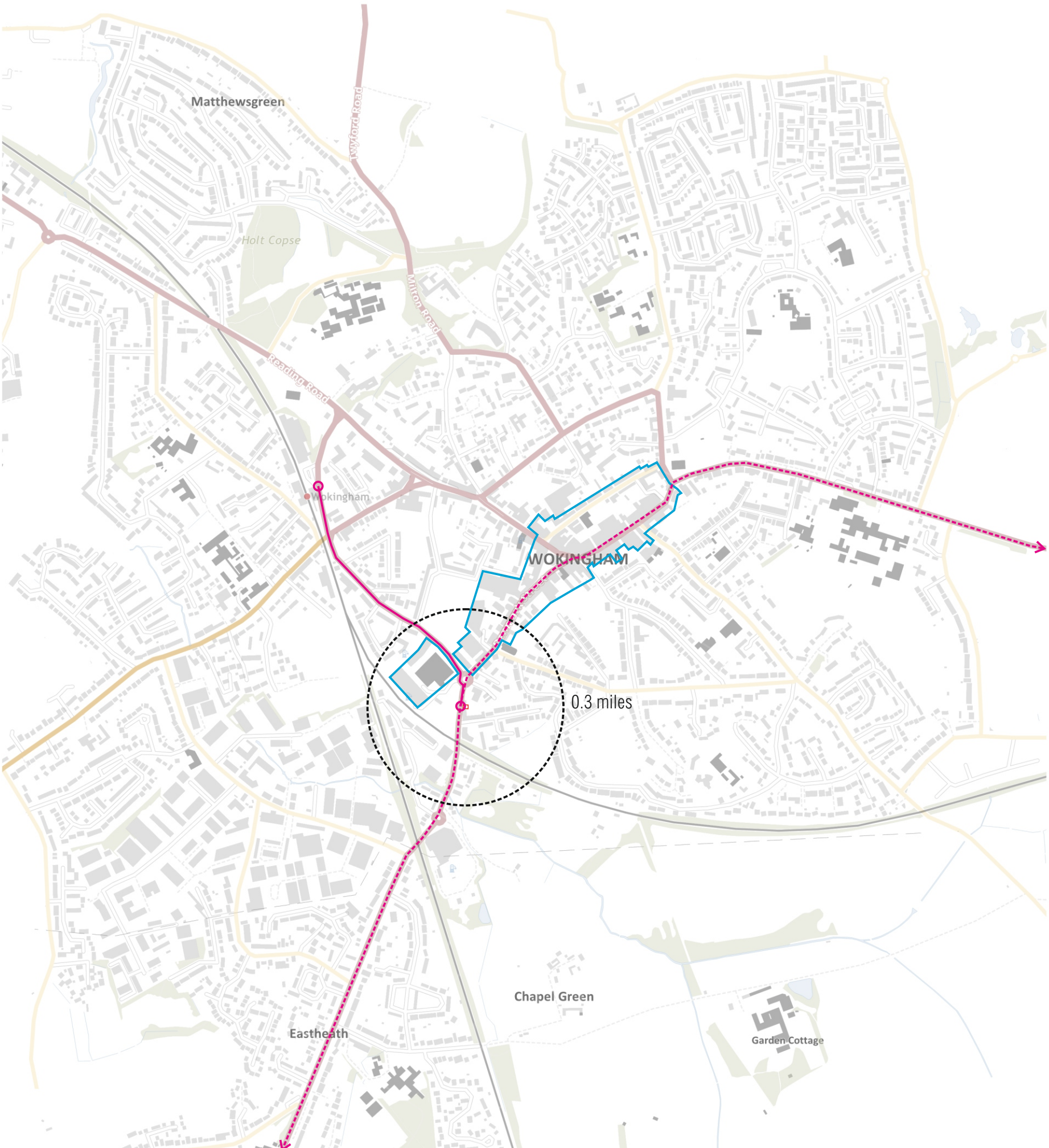
SITE CONTEXT.

2.5 - Site Context

The site is located within the town centre of Wokingham. Wokingham train station is approx. 10 min walk, 3 min drive from the proposed site [0.4 miles].

Peach Street, located only 0.3 miles away, includes a variety of retail shops, restaurants and super markets which can be utilised by the site. The close proximity to many amenities creates a highly sustainable development, reducing the need for transportation via a car.

Chapel Green is approx. 0.3 miles from the site which provides a vast amount of green space and walking routes.



- KEY:**
- Main Road.
 - Retail Use.
 - Travel distance to train station.

2.0

SITE CONTEXT. [HISTORY]

2.6 - Site History

Reference:	081448	
Description:	Application for a certificate of lawfulness for an existing use or operation for the use of the premises as a taxi office.	
Decision:	Refused	

Reference:	102500	
Description:	Application for a certificate of lawfulness for the existing use or operation for the use of the premises as a taxi office	
Decision:	Approved	

Reference:	192977	
Description:	Prior approval submission for the demolition of former taxi office.	
Decision:	Prior approval not required	