

# Land at Wyvols Court Farm

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## Design & Access Statement

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## 1.1 OVERVIEW

O3arch was commissioned by Wyvols Court Farm Ltd to develop a masterplan and prepare this design and access statement to support an application for planning permission to construct 3 no. B2/B8 units on land adjacent to similar existing units at Wyvols Court Farm, Swallowfield, henceforth referred to as “the Site”.

This Design and Access Statement has been prepared to support the application and should be read in conjunction with all other submitted material.

This statement explains the principles and concepts of the proposed development in respect of the following; amount, layout, scale, landscape & appearance. It demonstrates how the proposal responds to the site, and gives detail of assessments and design decisions taken in that respect.

This document is set out as follows:

**Section 1** provides a description and location of the site.

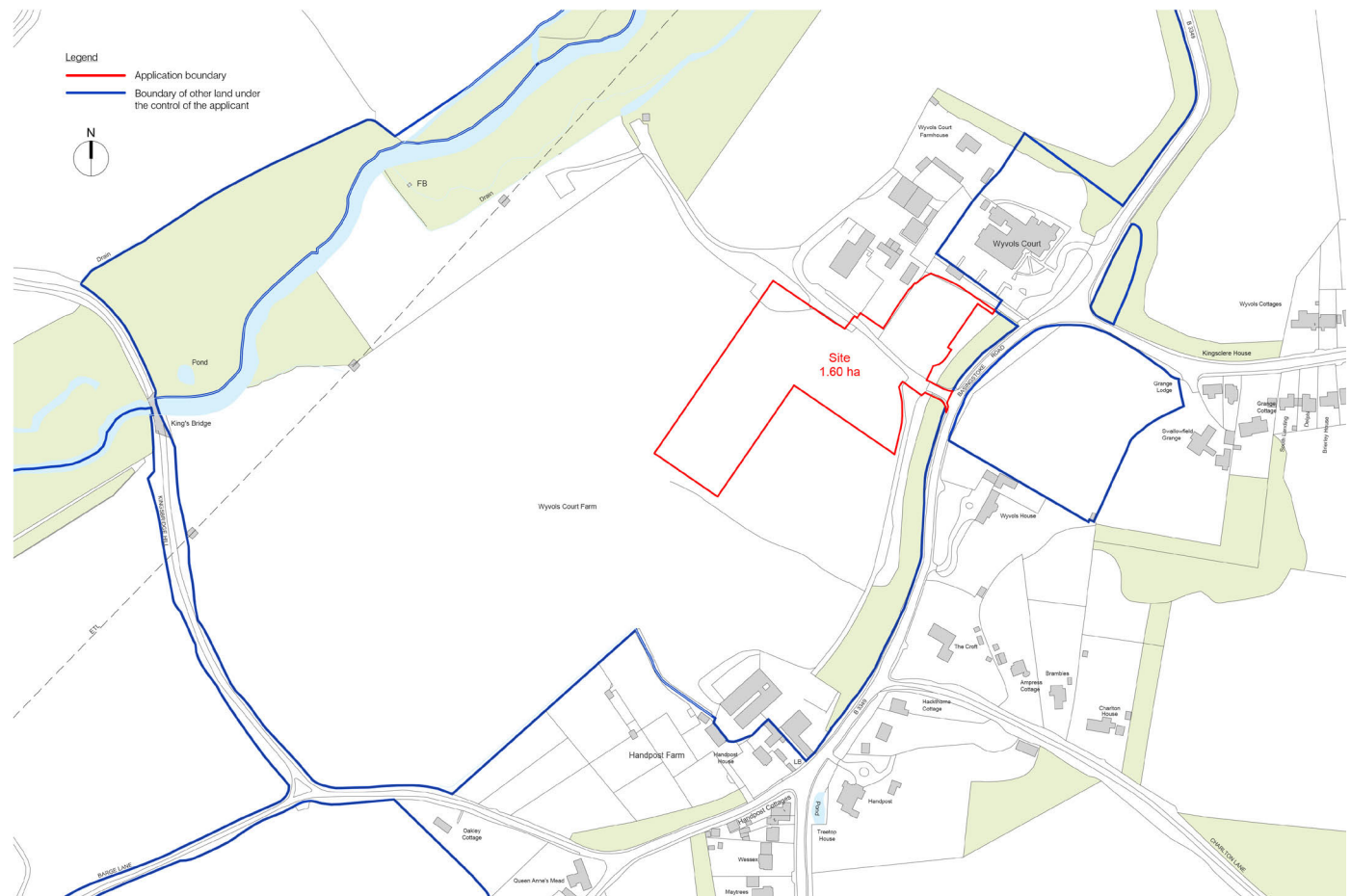
**Section 2** describes the site and its context.

**Section 3** presents the design proposals.

**Section 4** presents arrangements for access and sustainability.

## 1.2 SITE LOCATION

The site is located in the district of Wokingham Borough Council, to the west of the village of Swallowfield. It is outside of the settlement boundary and any conservation area and adjoins Grade II listed Wyvols Court.



1.01 Site Location Plan

- ① Wyvols Court (Grade II listed)
- ② Farmhouse
- ③ Commercial Units 1 - 7
- ④ Vehicular access
- ⑤ Security gates
- ⑥ Landscaped screen of trees and shrubs
- ⑦ Commercial units adjoining Handpost Farm
- ⑧ River Loddon

### 1.3 SITE DESCRIPTION

The planning application area comprises land edged red within Figures 1.01 & 1.02, which measures 1.6 hectares. The land is currently predominantly grassland used for agricultural purposes with tarmac and gravelled vehicle access. The land falls gently from south to north within the application area, then falls away more substantially from the north western boundary down to the River Loddon (8).

A linear screen of mature trees and undergrowth lies south west of the application areas. A substantial ditch feature starts at the north of the site and discharges into the River Loddon to the north west.

Existing commercial units (3) adjoin the site to the north and beyond those lies the farmhouse (2). Grade II listed Wyvols Court (1) is to the north west of the application area (listed on 20th September, 1984 entry no. 1135805).

A vehicular access (4) created in 2005, marks a substantial road safety improvement over the former access to the north.

1.02 Aerial view of the site and surrounds

### 2.1 VIEWS FROM AROUND & WITHIN THE SITE

Figures 2.01 - 2.06 illustrate views from around and within the site. The locations from which photographs are taken are provided on the accompanying key plans.



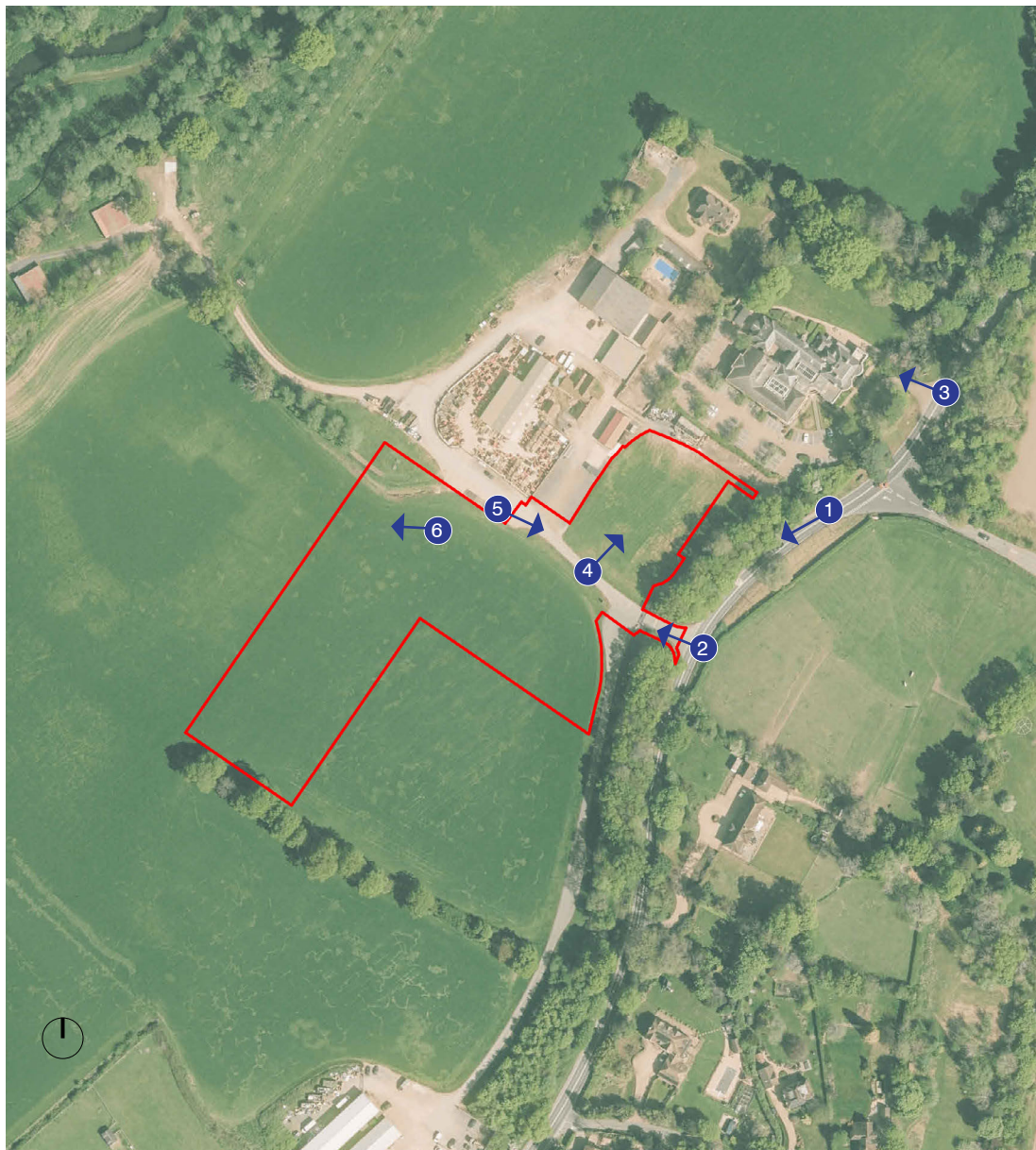
2.01 ~ View southwest along B3349 to site access



2.02 ~ Security fencing and gate at site access



2.03 ~ Principal facade of Wyvols Court



2.04 ~ View northeast to C20 addition to Wyvols Court



2.05 ~ View east through development area (site access right of photo)



2.06 ~ View west to the substantial landscaped screen at River Loddon

### 2.1 VIEWS FROM AROUND & WITHIN THE SITE (CONTINUED)

Figures 2.07 - 2.12 illustrate views from around and within the site. The locations from which photographs are taken are provided on the accompanying key plans.



2.07 ~ View east to rear of existing development



2.08 ~ View northwest along existing ditch



2.09 ~ Facade of Unit 3 with corner of Unit 7 to the right



2.10 ~ View southwest to development area and landscaped screen



2.11 ~ Cricket Willow planting



2.12 ~ View north to landscaped screen (former field boundary)

## 2.2 CONSTRAINTS & OPPORTUNITIES

Figure 2.13 illustrates the most significant site constraints and opportunities. Any design proposal must respond to the following:

1. A Public Right of Way passes north of the River Loddon. Views to the site are substantially screened by mature trees, shrubs and rows of Cricket Willow. Figure 2.06 illustrates the substantial nature of the landscape screen. Refer to the Landscape Visual Impact Assessment for further details of screening.
2. A substantial ditch conveys surface water toward the river (blue dash).
3. Views from the public right of Way are substantially screened by mature tree planting bordering the River Loddon and new Willow Cricket tree planting.
4. View from the village edge and B3349 are substantially screened by mature trees and hedges.
5. Views into the site through the security gates are possible, but are largely limited to glimpses from moving vehicles. The lack of footpath connection to adjoining villages along the B3349 results in negligible pedestrian movement past the site entrance.
6. An historic field boundary is identified on the plan, which could be reinstated to further screen the development to views from the north west.
7. The Grade II listed building of Wyvols Court is substantially screened from the site by its late C20 addition. There are opportunities for additional landscaped screening.
8. The existing site access and security gate is designed for vehicular movements only, and is not well-suited to pedestrian or cycle movements. Inclusion of a pedestrian / cycle gate would improve access arrangements.
9. There is no dedicated footway from the public highway to the security gates. A new footpath connection to the gate would improve safety for pedestrians and cyclists.
10. There is potential to glimpse views to the site from the nearest residential property in winter through deciduous tree lines.



2.13 ~ (right) Constraints & Opportunities





### 3.1 DESIGN OVERVIEW

The proposal is to construct 3 no. B2/B8 single-storey commercial units, each of a maximum 720 m<sup>2</sup> gross internal area, to meet an identified local shortfall of such accommodation.

### 3.2 RESPONSE TO CONSTRAINTS

The constraints and opportunities addressed in 2.2, and comments received during the pre-application process, have been carefully considered to inform an appropriate design response as illustrated in Figure 3.01. Figure 3.02 seeks to highlight those responses.

1. In response to pre-application comments, the proposal forms a tight enclosure of B1/B2 buildings (red dashed line), contained at the plateau of land adjoining the site entrance. The rear of Unit 10 is aligned with that of Unit 3. Land west of the application area falls away toward the river.
2. A new bund formed along the line of the historic field boundary will be planted with native trees and shrubs to screen views of the development from the west to northwest.
3. Those limited views to the site from the listed building will be screened by native tree planting close to the Wyvols Court boundary.
4. Views to new buildings through the security gate will be screened by new native tree planting.
5. Limited views through the deciduous tree screen from the nearest residential property, will be further restricted by a supplementary screen of native tree planting in response to consultation with residents.
6. A substantial swale alongside the bund will attenuate surface water collected from hardstanding and roofs.



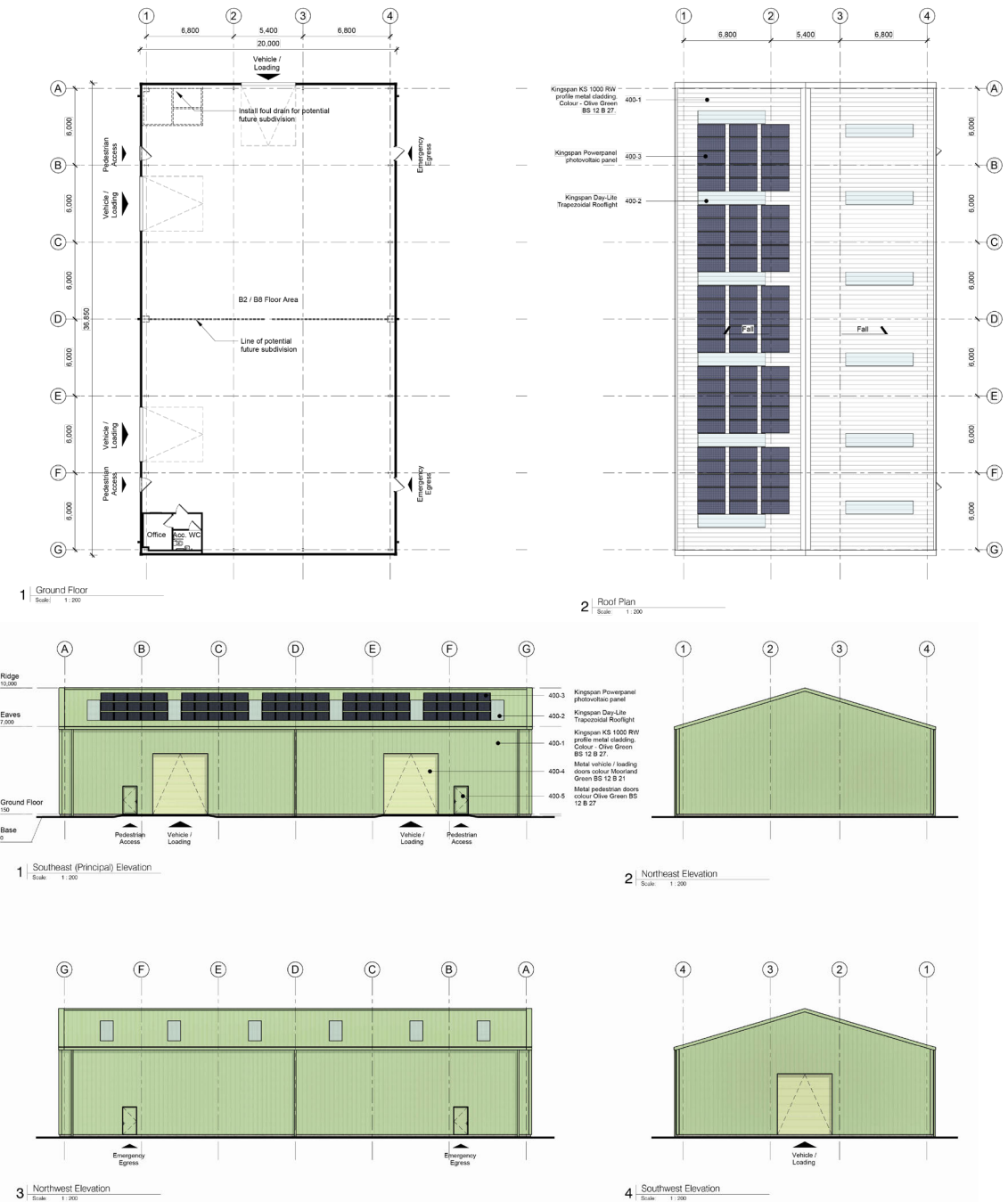


### 3.3 DETAILED DESIGN ELEMENTS

Figure 3.03 shows the proposed development in its setting of new hard and soft landscaping. Key design elements are as follows:

1. Site access is improved by provision of a new footway from the public footpath to a new pedestrian / cycle gate (1) adjoining the existing vehicular access.
2. A shared surface improves pedestrian safety by highlighting key pedestrian routes to the 3 units.
3. 12m HGV access is provided to Unit 8, and 16.5m HGV access to Units 9 & 10 to allow flexibility for new tenants.
4. Parking is provided in line with local requirements to include EV charging bays, accessible bays, dedicated motorcycle parking and secure and covered bicycle storage.
5. The buildings have multiple vehicle and pedestrian doors to allow flexibility for new tenants.
6. Insulated roof windows allow natural daylighting to building interiors, to be supplemented where necessary by low energy light fittings.
7. Extensive photovoltaic arrays will generate sustainable energy for use of the development with excess power delivered to the national grid.
8. An insulated profile metal cladding system powder coated in Olive green with accented doors will help soften the visual impact of the development when seen through tree canopies.
9. Eaves heights are reduced from standard while maintaining a 10m ridge in order to increase roof pitches and thereby increase PV energy yield and improve passive cleaning of the PV panels.

3.03 ~ (left) Site Plan as Proposed



3.04 ~ Unit 8 Plans & Elevations

### 4.1 ACCESS

In addition to information provided in Section 4, please refer to the accompanying report and drawings prepared by Abley Letchford for further details of access arrangements.

The proposed development is designed to meet the criteria set out in Approved Document M and Approved Document S of the Building Regulations (2010), and the Equality Act (2010).

### 4.2 SUSTAINABILITY

Buildings will be constructed of structural steel framing and clad in insulated profile steel/aluminium panels. Rooflights will be Kingspan Day-Lite Trapezoidal units.

The building superstructures will be robust, long-life and substantially recyclable. Opportunity to use recycled / low embodied energy materials in the substructure will be reviewed during technical design / pre-construction phases. Supply of GGBS (a blast furnace by-product) for use in concrete foundations and floor slabs, has become increasingly expensive and in low supply. Other low-carbon cement technologies are in development and may be considered.

Kingspan Powerpanel integrated photovoltaic panels are anticipated to provide up to 36kWp per building, subject to calculation accommodating designed pitch and orientation. As noted in Section 4, roof pitches are increased beyond standard configuration to increase energy yield and increase the effectiveness of passive cleaning by rainfall.

### 4.3 ECOLOGY

The development will result in no significant impact on existing site ecology with significant habitat features retained on site. Please refer to documents provided by CSA Environmental for details of existing ecology, mitigation and enhancement measures.

### 4.4 ARBORICULTURE

The development will result in no impact on existing trees, and will increase biodiversity through provision of new native trees. Refer to the report by Barton Hyett Associates Ltd for further details.

### 4.5 FLOODING

The site is within Flood Zone 1. Current EA mapping illustrates no surface water flood risk at 1 in 1000 year annual likelihood. The development will manage surface water run-off so as not to increase the risk of flooding elsewhere through conveyance to, and attenuation in, an open SuDS feature (swale) adjoining the new bund. Refer to the accompanying report by LK Group for further information.

### 4.6 HERITAGE

The development will have no significant impact on the setting of the listed building and represent less than substantial harm. Refer to the accompanying Heritage Setting Assessment by CSA Environmental for further information.

### 4.7 ECONOMIC SUSTAINABILITY

The development will meet an identified local demand for B2 & B8 accommodation. It will provide local employment opportunities and generate business activity, potentially supporting existing local businesses.

### 4.8 BUILDING STANDARDS

The buildings will be designed and constructed to comply fully with the Building Regulations (2010), including the following Approved Documents:

ADA - Structure

ADB - Fire Safety

ADC - Site preparation and resistance to contaminants

ADF - Ventilation

ADG - Sanitation, hot water safety and water efficiency

ADH - Drainage and waste disposal

ADK - Protection from falling, collision and impact

ADL - Conservation of fuel and power

ADM - Access to and use of buildings

ADS - Infrastructure for Charging Electric Vehicles

ADT - Toilets





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