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Design & Access Statement for a Proposed Demolition of Existing House & a Replacement New House at Marron Remise, Kentons Lane, Wargrave, RG10 8PD 4/3/2025

Introduction:

Marron Remise is a single storey dwelling constructed from a large “Pinelog” building, set on the hill above Wargrave Road, Wargrave. The present house is surrounded by trees on all side & is well screened from the road. The applicant also owns the land directly below which fronts the Wargrave Road & includes Hennerton Lodge. The Marron Remise demise includes a large wooded area to side & rear & has established trees to the front of the building. There is also a garden area to the side & an area of decking at floor level. Behind the house the ground rises steeply with dense woodland. There are many trees in front of the existing building which will all remain. There is also an Laurel evergreen hedgerow screening the building, making the building impossible to see from the Henley Road below & the houses adjacent to the Road. Only a very small amount of the house will therefore be visible from the other side of the valley beyond Hennerton Backwater. The boundary & details of the site are shown on the 1:200 block plan ref.no. TKL/25/3 & the Topographic survey drawings. The survey also shows the dense line of trees & hedge screening within the site & adjacent to the Henley Road. Below.

Justification for the development:

An application was previously refused for a much larger replacement building at both planning & appeal stages, primarily because of the increase in size from the existing building. The new proposed building is generally at a lower profile than the existing pinelog building, with a low two storey element on one third of the proposal. It has been established by the appeal inspector that adjoining properties cannot see the existing building & therefore the proposed building, because of the sloping site & the well established screening. In particular the evergreen hedgerow. The building will be visible for several kilometres away across the valley. Because the proposed building will only be seen for a considerable distance away, with the sloping greenery backdrop, full of hedges & trees surrounding it, above & below it. See Photo “A”, taken from a lower standpoint within the site showing the existing building completely screened.

The proposal is to demolish & replace the existing “Pinelog” building. The existing building is poor quality from a design point of view & is extremely thermally inefficient, lacking in insulation in any part of the building. The construction of the proposed building will be of high quality.

The geology of the site is chalk & flint & is extremely well drained. See the Flood Risk report.

The features of the building will include:

- All existing trees & screening will be retained as established
- External ground floor walls will be in similar brown boarding. These features will make the building sit well amongst the wooded surrounding area.
- Passive building design with high levels of thermal insulation within the whole envelope.
- Voltaic solar panels designed & built as part of the new roof, providing sufficient energy for every aspect of the house heating & hot water. The first floor walls will be clad in the same timber with subdued colour, to sit well in the surrounding landscape.
- A water harvesting system will be installed, by way of a 3,000 lit. storage tank, below the existing lawn area.
- Internally there will be a high standard of finish to all areas.

Policy CP11 states that the replacement building “should not result in inappropriate increases in the scale, form or footprint of the original building.” This generall accepted to by more than 35%, which is considered to be appropriate. & in line with Policy

The NPPF 2024 states in Paragraph 154 that replacing a building in the same use & not materially larger than the one it replaces is acceptable..

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We believe the proposed building being a replacement of a sub standard residential building & following Local Authority max increase size of 35% volume & the NPPF guideline, can be replaced by the proposed building. Considering all of the above guidelines policies etc. the proposed building would be exceptional thermal quality & good design with consideration for it's place in this rural setting.

Design:

This has been mainly covered in the previous paragraph. It should be noted that residents in the area above the proposal have been consulted & have raised no concerns. No other public footpaths or roadways overlook the property

Ecological considerations:

A full habitat survey is included with this application.

Flood Risk

A flood risk assessment is included with this application.

Trees & Hedges

No trees or hedges will be affected by this development & therefore all retained.

Access:

Vehicular & pedestrian access to the site will be improved. Vehicular access immediately next to the roadway is to have a slightly reduced gradient as shown on the Block Plan Drawing TKL25/3.