



Project Address

Brandywell,
Spring Lane,
Swallowfield,
Reading.
RG7 1SU

Client

Mr Evan Lindsell

Design Statement

Planning Application for
new replacement chalet
bungalow style dwelling
following the demolition of
present house, cottage and
outbuildings.



PLANNING APPLICATION

DESIGN AND ACCESS STATEMENT

JANUARY 2016

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1.0 Introduction

Brandywell House and Cottage has been recently purchased on the open market and is currently unoccupied. Both properties are in need of major repairs and upgrades so the current owner is looking to demolish all existing buildings and rebuild one replacement dwelling to provide a family home for himself. The details of this planning application is explained in more detail in this document and on the submitted drawings attached.

This document is prepared in support of the planning application for a replacement chalet bungalow on the existing site. The present site has three separate buildings as seen on the plans. To the front of the site is a three bedroom chalet bungalow (Brandywell House), to the left hand side of the bungalow is a large double garage and workshop building. Brandywell Cottage is another large three bedroom detached bungalow to the rear of the site which is currently accessed by a driveway down the left hand side of the property.

The site is about 600 hundred yards up Spring Lane on the North West side. The plot is just over 2 acres and Brandywell House and Garage are set about 60 yards back from the front boundary. The property is around 30 yards wide at the front and Brandywell House and Garage buildings sit central on the plot with a clear access to the rear of the property on both sides. The rear of the property is mainly laid to lawn for the first 120 feet going into woodland towards the back of the property.

2.0 SITE CONTENT

2.1 Aerial Map of the Site



2.2 Site Photos (Brandywell House and Garage Building)



Brandywell House and Garage - Front View



Brandywell House and Garage - Rear View



View of back garden and Brandywell Cottage looking from the back of the house

2.2 Site Photos (Brandywell Cottage)



Brandywell Cottage - Front View



Large Storage sheds and sheltered area behind Cottage



Bathroom inside Brandywell Cottage



Kitchen inside Brandywell Cottage

3.0 Planning History

3.1 Planning history found on Wokingham website. As you can see from the below extract the property was built in the 1960's

ADDRESS BRANDYWELL SPRING LAKE PARISH SWALLOWFIELD				
PLOT No. QBD. SHEET No.				
Planning or Building No.	Applicant	Description of Development	Date	Decision
01/3/62		Detached houses	3.6.62	C/A
9/5/66		Det. Bungalow	7.7.66	C/A
06/9/80		Replac of house 2 on 015/62 + 06/62	29.9.77	C/A
BR 12/26	Mr. B.W. Silman	Garden alone, garage, new fence plan	15.10.79	AW
11/5/87			2.5.10/9	C/A

Planning application number (F/2007/1779) was submitted in 2007 to demolish Brandywell House and Garage/Workshop (The two front buildings) and replace with a new chalet style property. The planning application was given approval with a few minor conditions.

The planning permission has now expired as the development was not started within the three year time frame.

Screen shot showing the elevations of the previously approved scheme.

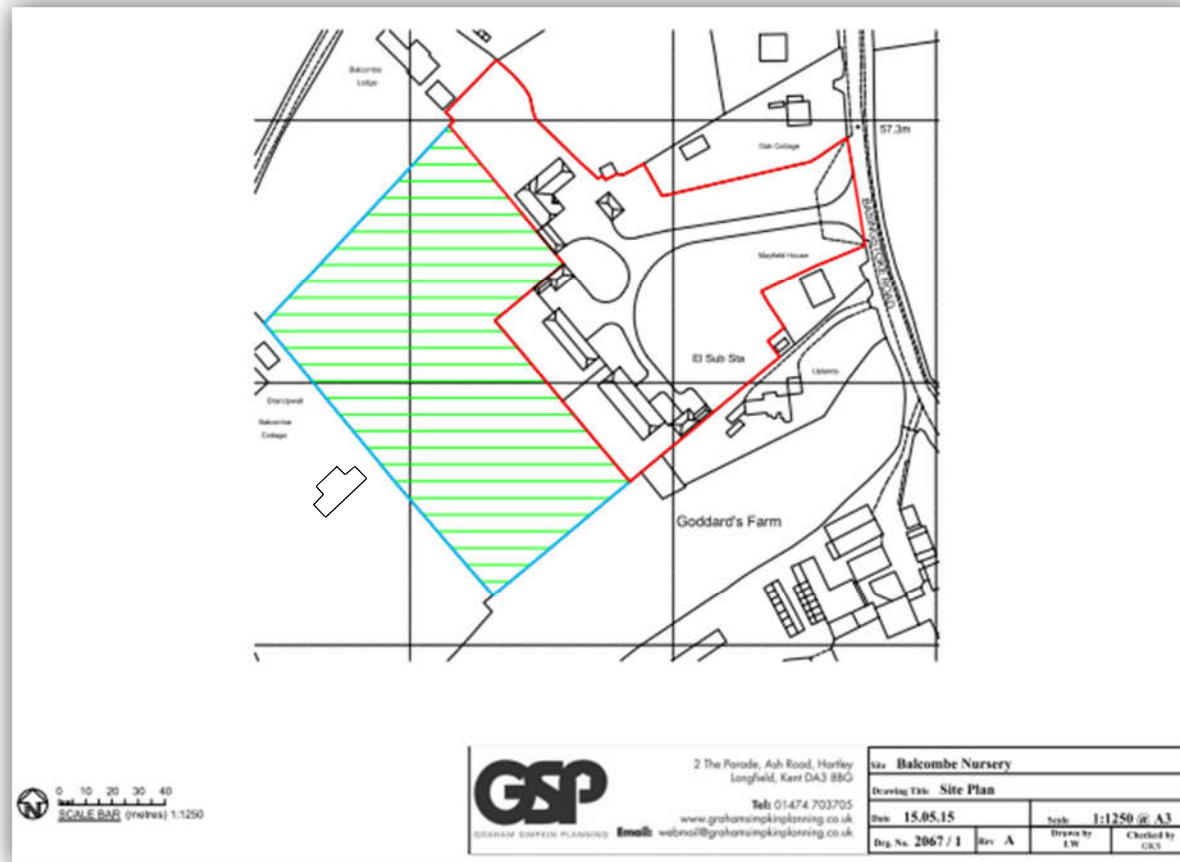


3.2 No planning history on Brandywell cottage can be found on the planning website and it is unclear the year in which the building was constructed. Studying the building materials and age of the building it is estimated that the building was built in the 1970's and that the concrete driveway was a more recently upgrade in the last 10 years upgrading from the previous gravel track. The cottage has been occupied for a estimated 7-8 years, and It would appear the concrete driveway was done shortly before it was occupied. Before this time It is thought the cottage may only have been used as an annexe and additional living space.

Planning History on Neighbouring properties

3.3 Recent planning permission has been granted on the Balcombe Nursery site which lies adjacent to Brandywell on the South East side of the property. The outline permission approved is for three number large detached houses with adjacent garages. Each of the proposed properties are around 4000-5000 square feet, and up to 10m meters high.

Screen shot showing the overall site plan below



Below is another screen shot which shows the design and style of the houses with outline planning permission granted on the Balcombe site. As you can see from the extract below, outline permission has been granted for three substantial properties with separate double and triple garages.



3.2 A number of other properties within the immediate area have also had major building works or plans approved, covering large alterations and replacement dwellings. Listed below a few that have happened in the last few years.

- A) **Honeywood, Spring Lane** – Planning application for a proposed two storey side and rear extension to increase the existing property. This application is dated 07.09.2015 (Planning number 152660)
- B) **The Maytrees, Basingstoke Road** - Planning application for a replacement two storey dwelling and garage following the demolition of a bungalow. This site is approx. 800 yards away. Planning application dated 13.03.2013 (Planning Number F/2013/0402.)
- C) **The Meadow, Spring Lane** – Planning application for a proposed erection of two storey side extension and front porch. This site is approx 300 yards away. Planning application dated 30.03.2015. (Planning Number F/2015/0795)

Design Statement

Below is a summary of the main design features we have tried to keep in mind when working with the architect on the scheme, and the drawings reflect these points.

4.0 Design Appearance

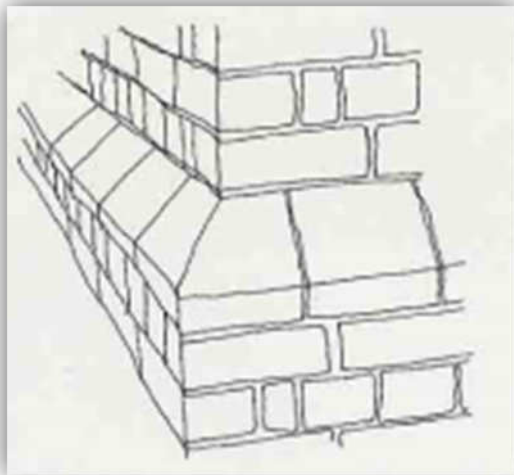
- A) To keep a clear gap around the perimeter of the building to the boundaries of at least 3m (In Places it is 6m plus) To achieve this we decided to more or less keep within the footprint of the existing buildings at the front of the site and just fill in the section between Brandywell House and the Garage buildings. This also means there is little to no impact on the neighbours as the property does not encroach nearer to their property or boundary. The nearest property Balcombe cottage is over 15m away.
- B) Another key point we have tried to keep in mind is to keep the appearance and design of the property as a chalet bungalow. To do this we have kept the roof height down to a minimum. We have also included dormers to the front and this gives a chalet bungalow style appearance to the property, this is in line with the current design and previous approved application.
- C) In designing the property we have also tried to give as much character to the design as possible to give an attractive and countryside appearance. At the moment Spring Lane has a mixture of different house designs using a variety of materials. To keep within this street scene we have decided to go for a mix of white render and brickwork walls and traditional clay roofing tiles to blend in with the surroundings. The Construction finishes are explain in more detail below.

4.1.1 Design Details and Materials

Sample pictures below show design features that have been copied off neighbouring properties and houses in the village. It is very important to the owner of the property that the proposed scheme comes in line with the local character and countryside appearance.

Brickwork

- 1) Brick plinth detail shown on the plans is similar to Maytrees and other nearby properties.



- 2) Brickwork banding and arches to be constructed in a soft red brick to give added character,

Brick window arches are on The Meadows, and Maytrees. It is in mind to construct the brick arches out of a soft red brick so that this gives character. The Plinth cant brick will also be in the same red brick, to give a cottage farmstead appearance.

Rendered Sections

- 3) To blend in with Balcombe cottage and other neighbouring properties the design includes rendered areas as indicated on the elevation drawings. It is proposed the rendered walls are to be in a smooth render finish and then painted a light white or cream colour to give a contrast to the brickwork.

Roofing Tiles

- 4) Roofing tiles to be a small handmade clay tile similar to those used on Balcombe lodge, The Meadows and other neighbouring properties (Sample picture below).



- 5) Dormer Roof windows much like the below have been used in a number of other nearby properties and gives a softer appearance. The below dormer window is taken from the recently approved plans for The Meadows. (Please also note the arches above the windows, much the same as the details we are proposing).



4.3 Design Landscaping,

The proposed plans have been thought through in a way to protect and leave as much as possible of the existing garden and landscape as it is. With this in mind, although the driveway and patio have been extended as per the submitted plans, the overall hardstanding area will decrease due to the removal of some of the existing hardstanding area around Brandywell Cottage. See Design Scale breakdown below.

4.4 Design Environmental Considerations,

The current property is currently very poorly insulated, and as stated at the start of this statement in need of considerable work and improvements. The use of rain water harvesting and solar panels are being considered in order to make the property more economical and environmentally friendly.

A bat and ecological survey is currently under way and these independent reports will be submitted in the next 2-3 weeks.

4.4 Design Scale

As explained above the current property is made up of three detached buildings spread around the site. The proposed application is to consolidate the properties into a single dwelling at the front of the property. As you will see from the below the ground floor area and volume of the proposed property is very much reduced from the existing ground floor area and volume. The overall floor area of the house is slightly more than the combined existing building and is a increase of.

Building	Ground Floor Area	First Floor Area	Volume	Hardstanding Area
Existing Brandywell House	107.6m ²	49.1m ²	446.7m ³	-
Existing Brandywell Garage and Workshop	51.6m ²	-	193.5m ³	-
Existing Brandywell Cottage	125.5m ²	-	413.9m ³	-
Total	284.7m ²	49.1m ²	1064.1m ³	-
Proposed Replacement Chalet Bungalow	237.0m ²	173.0m ²	1045.0m ³	-
Existing Hardstanding				853m ²
Proposed Hardstanding				515m ²

Summary

In summary I am recommending the above scheme for the following reasons,

- The scheme has been very carefully thought through to provide a traditional style chalet bungalow (farmstead) type development that will fit in well with the local rural location, and reflects the landscape and character of the area in the design.
- The overall proposed property will reduce the current surface and volume area that the current three buildings on the site cover.
- As demonstrated and shown on the attached plans the proposed scheme has little to no impact on any surrounding properties, and sits very neatly into the above site.

For all the reasons above and others explained throughout this document we would ask for the support of the local planning authority and that planning permission should be granted subject to appropriate conditions.

Evan Lindsell

Mobile 07848458701