

DESIGN, ACCESS AND PLANNING STATEMENT

**IN SUPPORT OF AN
OUTLINE PLANNING
SUBMISSION TO**

WOKINGHAM BOROUGH COUNCIL

**THE EXTENSION
OF A DWELLING -
STABLE COTTAGE
HENNERTON
WARGRAVE
BERKSHIRE
RG10 8PD**

OCTOBER 2019

FDF ARCHITECTURE LLP

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1.00 INTRODUCTION

- .01 This design statement has been produced to serve as a written commentary to accompany the application submission to Wokingham Borough Council for extension of the existing dwelling on the site.
- .02 The site is owned by the applicant and she has asked FDF Architecture to design the following elements which form part of this full planning application :
- . **Extension of the residential two storey semi detached house with a new 2 storey addition.**
 - . **Associated landscape works.**
 - . **Formation of a single storey glazed orangery extension to the two storey SW elevation of the house.**
- .03 The applicant has owned the house for many years and now wishes to extend it.
- .04 The applicant owns other properties in the Hennerton settlement including the dwelling attached to the application dwelling Hennerton Court and Hennerton Holt. The site plan shows the property ownership and extent of the demises.

2.00 SITE DESCRIPTION

- .01 The site is situated at the top of the private access road to Hennerton off Kentons Lane and the Wargrave Road. The cottage is part of a victorian group of ex coach and stable buildings that once served the main Hennerton House and Farm.

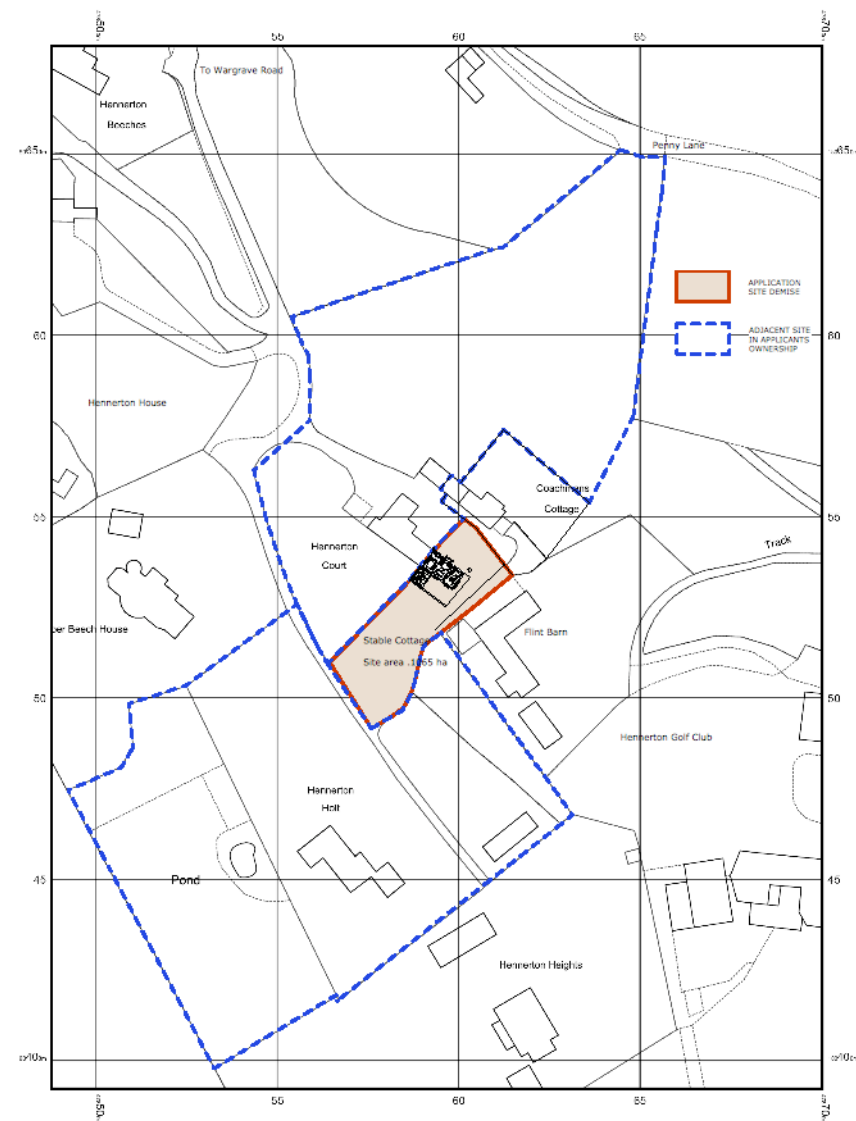


FIG 1 SITE LOCATION STABLE COTTAGE HENNERTON

The land around the cottage rises to the south and there is a steep escarpment overlooking Kentons Lane on the North side beyond Coachmans Cottage. On the top of Hennerton and visible from the cottage are prestigious houses of varying ages including Hennerton Holt, Hennerton Heights, Hennerton House and Lodge and Copper Beech House. To the South East and bordering the cottage land is Flint Barn a residence within Hennerton Golf Club and formerly Hennerton Farm whose use was changed in the nineteen eighties.



Fig ii View of the SE end of the cottage looking NW from the wall around The Flint Barn.

- .02 Stable Cottage has been part of the group of residential and farming outbuildings in use around the courtyard for more than 150 years. The estate which made up the land around Hennerton House extended down to and across the backwater beside the Henley to Wargrave Road. The main house was built by Mr Charles Johnson in 1817 and this was added to by the mid 1800s with the Coaching accommodation, stables, coachman cottage joining the original farm. The estate began to be broken up after the 2nd world war with land being sold for new dwellings through the 1950s until the early 1970s. Hennerton Holt was built in 1974 on land that included the Stable Cottage and Hennerton Court. In more recent times nearby Hennerton Heights has been demolished and replaced with a brick and flint house and Hennerton House itself extended and refurbished.

The cottage was converted from the existing stable building attached to Hennerton Court in 1959.

- .03 The site is .1065 hectares in total and the existing building to be extended totals 88 sq meters.
- .04 The views into the site are from the private land adjoining and there are views from the top floor of the property out over the courtyard and the upper parts of Hennerton.

There is no perceptible overlooking of the site by its neighbours nor loss of privacy caused to them from the two storey existing building. There is generally an informal quality to the layout of the neighbouring private properties with a lack of physically delineated boundaries and a community atmosphere amongst the group of landowners.



Fig iii View of Stable cottage from the SW towards Coachmans Cottage in the lower stable yard.

The submission contains elevational and massing studies to show the effect of the new building on the landscape.

The adjoining owners and occupiers have been consulted and informed of the nature of the proposals and none have made any adverse comment.

- .05 A full tree survey of the species surrounding the site has not been undertaken to accompany the application as there are no plans to

remove any trees as a result of the proposals. There is no intrusion into the root protection areas of any trees on the site from the proposal to extend the dwelling. The formation of the sub surface structure or any new drainage does not affect any root systems.

- .06 We have provided a key to the site photos on the existing site plan layout.



Fig v. View of Stable cottage in the context of the courtyard and adjoining dwellings. Coachmans cottage is to the right with Hennerton Court to the rear.

- .07 The site is not connected to mains drainage but has an existing settlement / septic tank which the applicant believes will be adequate to contain the small additional outflow from the additional bathroom in the extended dwelling.
- .08 The site is not in a flood zone.
- .09 Mains electricity is brought to the site by a mixture of overhead and buried service from the distribution poles in the area. No additional service provision is necessary.
- .10 The application site has not been the subject of a pre application process as the local authority policies relating to it seem clear from published documents
- .11 The site is defined by the local plan as being within the Countryside and in the Green Belt with a chalk landscape characteristic.

3.00 BRIEF AND DESIGN RESPONSES

- .01 The applicant has instructed FDF Architecture, based locally in Wargrave, to provide a sympathetic design strategy for the extension of the cottage. The Architects have extensive experience in Berkshire, Oxfordshire and Buckinghamshire of enhancing existing residential commercial and institutional buildings in conservation areas and AONBs using modern environmentally sustainable building techniques allied to traditional forms to sit comfortably in their local environment. Our recent work has included two new local river side home designs and a new annexe to the local listed church.
- .02 The existing house is compact with just 2 bedrooms and a single bathroom. Having been converted from a stable building in early 1959 and updated with new kitchen and bathroom since then. The space is limited and outdoor amenity restricted to a small terrace to the South.



Fig vi. Visual of extended cottage in group of dwellings around courtyard

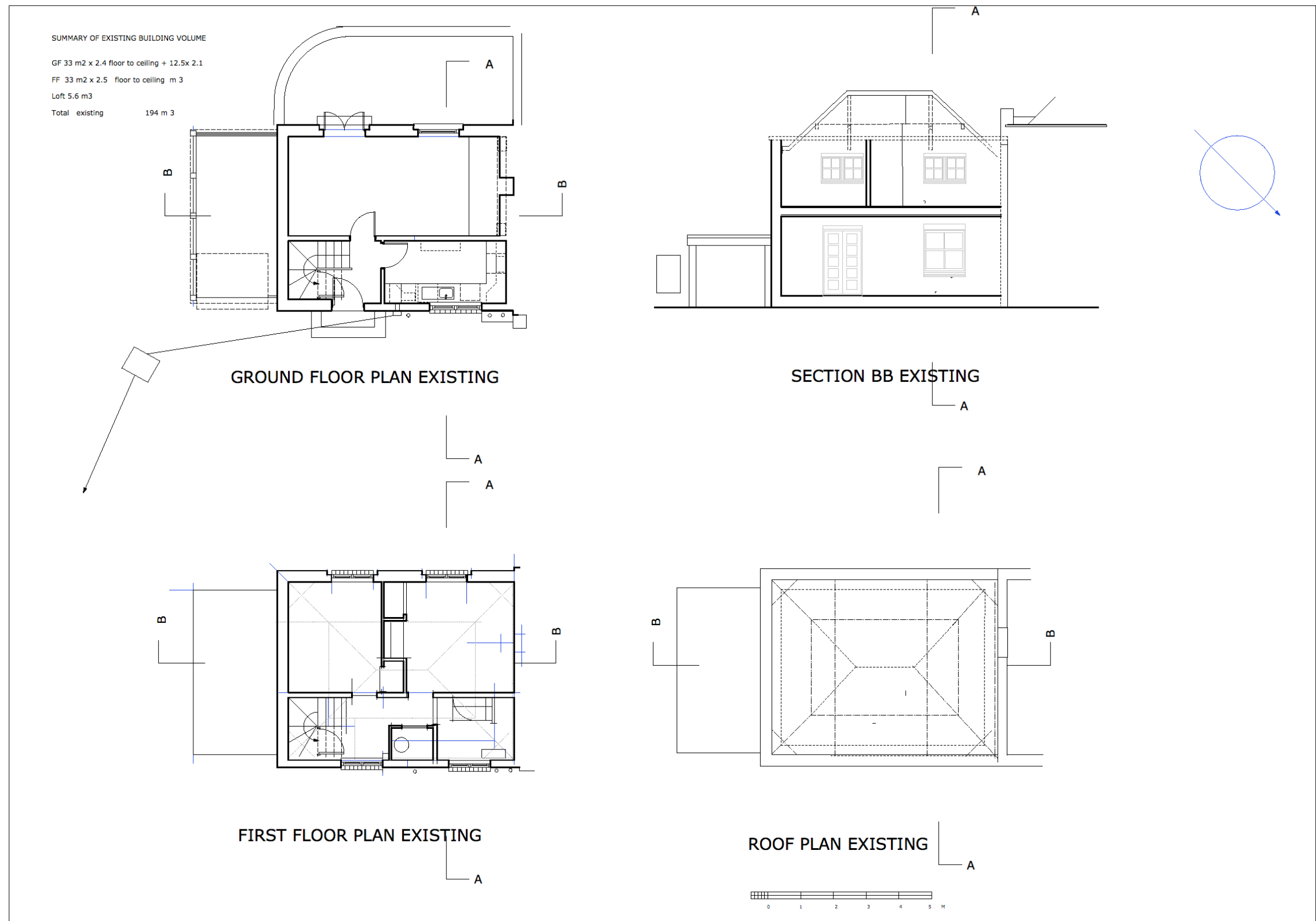


Fig vii Existing plan layout and section Stable cottage

- .03 The small galley kitchen is awkwardly placed with a link via the hall to the living dining space.
- .04 A small prefabricated concrete garage which sits to the South East along with an oil tank for the boiler are to be removed.
- .05 The roof appears to be partly the original timber and is formed with a perimeter internal gutter inside the brick parapet.

DESIGN BRIEF TO EXTEND THE TWO STOREY COTTAGE

- .06 The existing dwelling is to be extended with a new two storey matching masonry shell, timber floors and roof. All existing windows are to be retained with the exception of a ground floor south window to be replaced with a new double french door.
- .07 The applicants briefed the Architects to consider the following elements of the completed design:
 - . Improve the connection of the building interior to the landscape and exterior with enlarged outdoor space.
 - . Provide 3 good sized bedrooms with ensuite facilities and a family bathroom at first floor. Provide a separate guest wc at ground floor to serve the living areas.
 - . Arrange and enlarge the living space to areas for study, living, dining and add a south facing orangery.
 - . Maintain the soft landscape qualities of the site and privacy afforded to the applicants and their neighbours.
 - . Provide a modern enlarged kitchen and utility area.
 - . Blend the new extended house seamlessly with the existing structure and work sympathetically with the character and scale of the existing residential buildings around the courtyard.

DESIGN RESPONSES TO THE BRIEF

The proposals both extend the main footprint of the cottage towards the South East and also create a larger terrace are to the South West of the cottage by removing some of the earth to the upper levels of the site and forming a small retaining wall at the base of a new battered edge. The addition of a new glazed conservatory to the

Western end of the terrace linked directly to the living space integrates the experience of the landscape more closely with the house and provides a year round opportunity to enjoy it. The new terrace is also extended to the South East beyond the line of the new two storey extension and connects directly with the relocated kitchen and dining area. The whole of the living space internally is well connected to the terrace and orangery with new glazed french doors on each side.

Provide 3 good sized bedrooms with ensuite facilities and a family bathroom at first floor. Provide a separate guest wc at ground floor to serve the living areas.

With the extended two storey structure it is easy to introduce a third bedroom and include an ensuite bathroom within it. To retain the existing second bedroom it is necessary to reconfigure the staircase and the new layout of this element also allows the guest cloakroom to be situated below the stair.

Arrange and enlarge the living space to areas for study, living, dining and add a south facing orangery.

The removal of an internal wall between the old kitchen and sitting room allows the living space to extend from the front to rear of the cottage and lets light into that Western end of the reception room as well as extending the living space.

Maintain the soft landscape qualities of the site and the privacy afforded to the applicants and their neighbours.

The proposal retains the mature soft landscape of the site and the position of the new two storey extension allows the neighboring property of Coachmans Cottage to keep its views South up towards Hennerton. The new terrace and orangery separate the occupants of Hennerton Court from the applicants use of the rear exterior of the cottage and at the same time creates more privacy for their own use of the rear garden and their pool area.

Provide a modern enlarged kitchen and utility area.

The new kitchen is located to the South East end of the cottage within the new extension and provides a modern hospitality space in which cooking and eating is part of the entertaining of guests and is not hidden away. A new breakfast bar provides for casual eating with a view out on two sides to the new terrace areas.

To the rear of the kitchen is a utility area built in to the design and this will also house the boiler system. See Proposed ground floor plan and section BB.

Blend the new extended house seamlessly with the existing structure and work sympathetically with the character and scale of the existing residential buildings around the courtyard.

The design uses matching red brick exterior walls and window details to add a further bay to the cottage. The parapet wall detail is extended to match and the shallow pitched roof also taken across the new extension with matching artificial slate tiles. The external down pipes to serve the foul drainage are removed and placed internally within the envelope of the house.

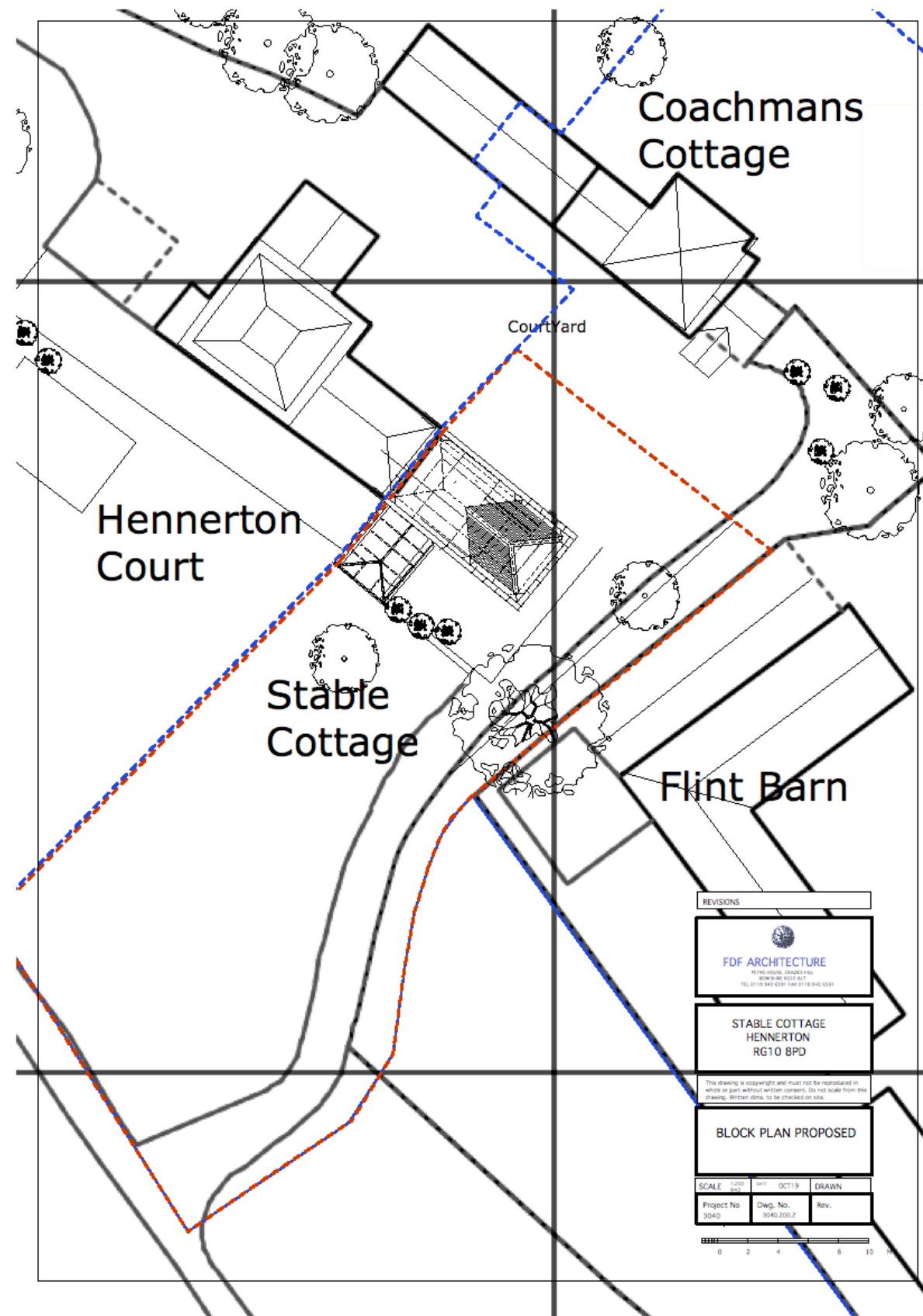


Fig ix Block plan of proposed extension to Stable Cottage.

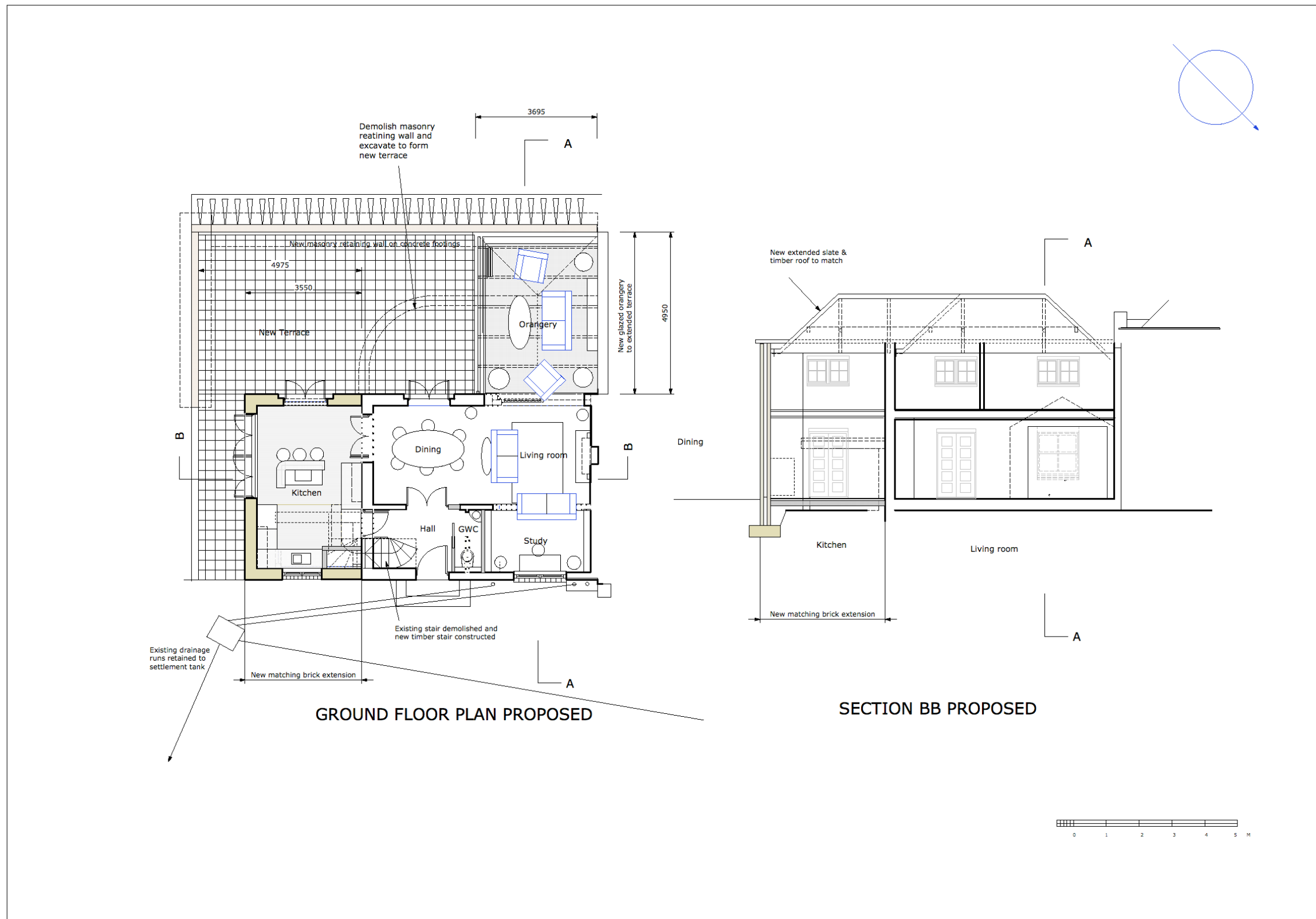


Fig x. Ground floor layout proposed with section BB

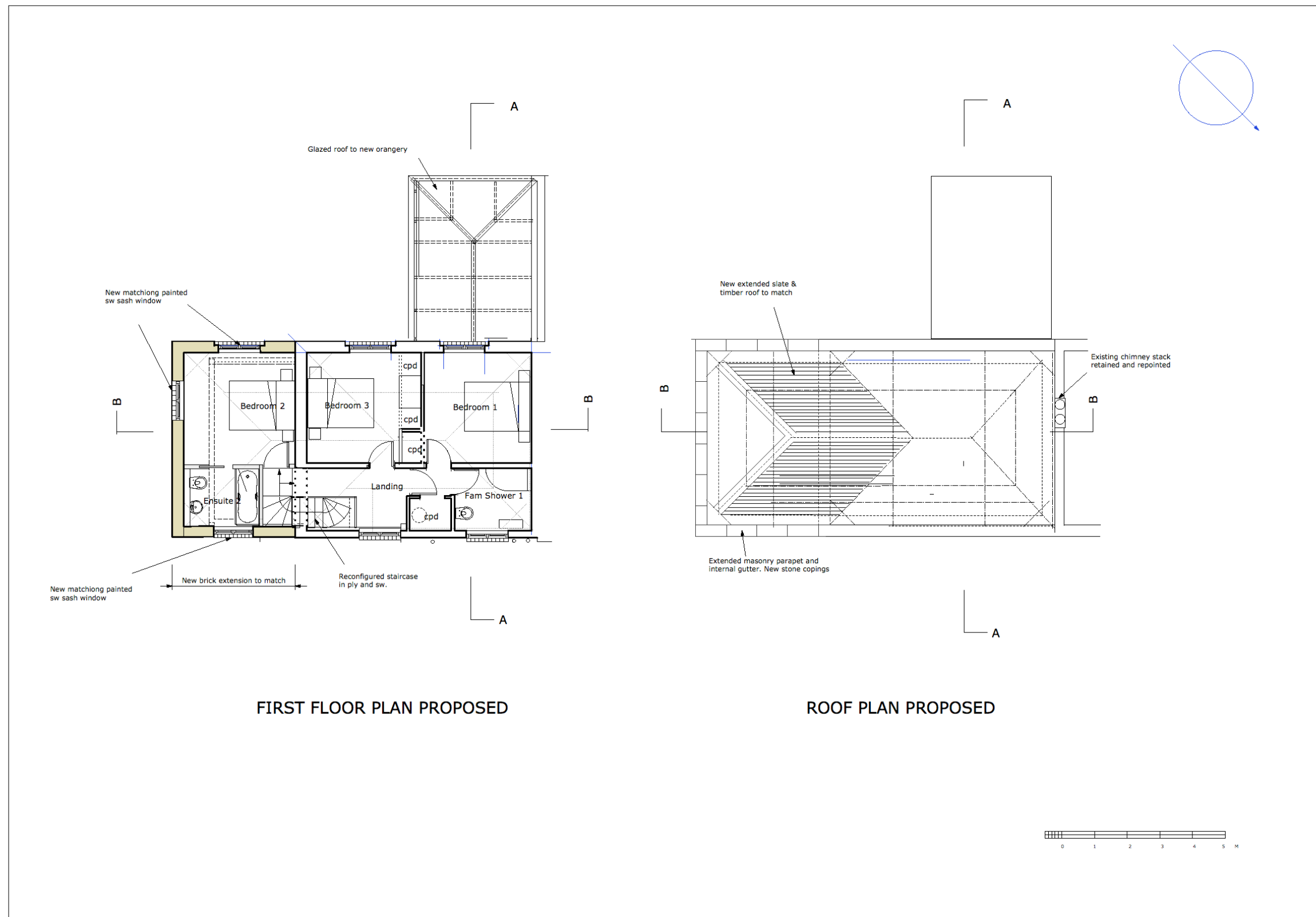


Fig xi First floor and roof plan layouts proposed

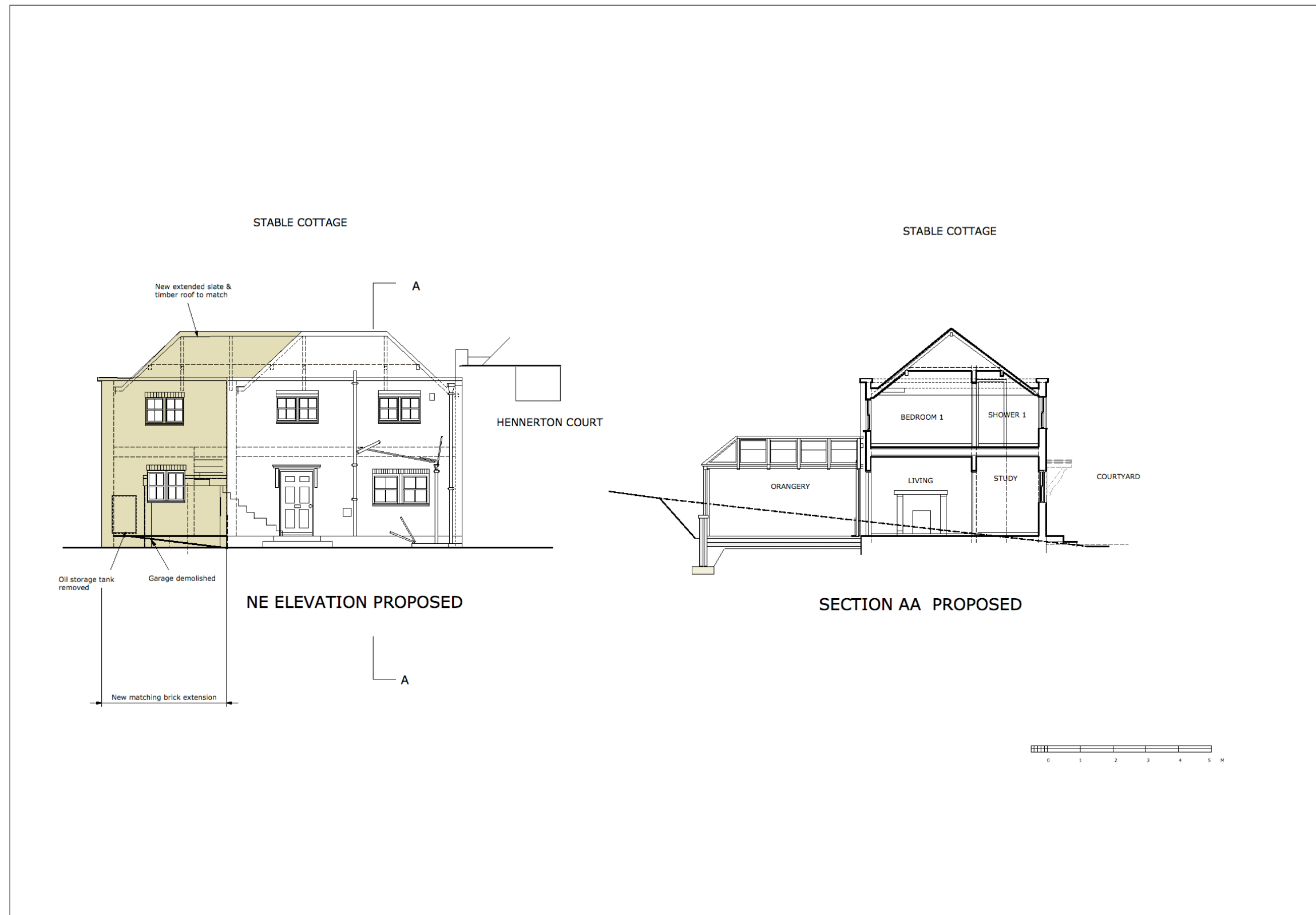


Fig xii. Elevation of proposals from courtyard and section AA showing extension and new orangery



Fig xiii. SW and SE elevation showing extension and new orangery

The existing concrete garage is too small for modern cars and is removed to make way for the extension. There is ample space for cars to be parked within the courtyard and none of the houses in this group have garages.

4.00 PLANNING STATEMENT

- .01 The site is in the Countryside on the North side of the Thames escarpment overlooking Hennerton Backwater and the Wargrave Road
- .02 The site is part of Hennerton and sits among mostly detached private dwellings of various ages.
- .03 There are a number of recently consented examples of the older houses and buildings being removed, extended and replaced in the group of dwellings and the Architects have consulted the WBC planning records to be fully acquainted with the local planning history of the area.
- .04 The applicants have not undertaken a pre application consultation as the proposal is modest and the policy issues are evident from the comprehensive WBC local plan 2012.
- .05 The site is not in a conservation area nor is the cottage listed.
- .06 The general policy relating to extension of a dwelling in this location is contained in the NPPF and WBC policy Core Strategy and this is supplemented by the Borough Design Guide. We have sought to use these guidelines to inform the design approach of the applicants proposals and set out below the key planning considerations for the site.

The National Planning Policy Framework 2012 as amended.
- .07 This guides local authorities in setting plan policy and sets a presumption in favour of consent for sustainable development. The NPPF deals with providing a wide choice of quality homes specifically and supports good design in general. Within this framework the paragraph 55 deals with rural areas and supports development that enhances or maintains rural communities.

- .08 Section 12 of the NPPF deals with conserving and enhancing the built environment and in para 131 the government calls for local planning authorities to take account of the desirability of new development to make a positive contribution to local character and distinctiveness. We discuss in detail below how the proposed design and siting of the new house achieves those core objectives.
- .09 Permitted development rights still exist on the site but the nature of the two storey extension requires consent even given the enlarged PD limits currently in place.

Wokingham Borough Council Plan Policies and guidance

- .09 Following the introduction of the NPPF in March 2012 the structure and content of the WBC Local Plan has been revised and amended. At the heart of the planning policies relevant to the site is the Core Strategy document and this is supplemented by Policy guidelines, design guides and character statements
- .10 The core policies applicable and to which the proposals respond in bold type are:

CP1 Sustainable development

- .11 *Proposals for development should:*
- Maintain or enhance the high quality of the environment ,*
Minimise the emmissions of pollutants into the wider envirnment
Limit any adverse effects on water quality (including ground water);
Ensure the provision of adequate drainage;
Minimise the consumption and use of resources and provide for recycling;
Incorporate facilities for recycling of water and waste to help reduce per capita water consumption;
Avoid areas of best and most versatile agricultural land;
Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers;
Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater);
Provide attractive, functional, accessible, safe, secure and adaptable schemes;
Demonstrate how they support opportunities for reducing the need to travel, particularly by private car in line with CP6; and
Contribute towards the goal of reaching zero-carbon developments as soon as possible by:
Including appropriate on-site renewable energy features; and
Minimising energy and water consumption by measures including the

use of appropriate layout and orientation, building form, design and construction, and design to take account of microclimate so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form.

The proposals are to enhance the living space of the cottage for a local family. The existing brick built ex stables will be retained and the interior altered and updated.

The new extension to the cottage will be constructed to the latest energy efficient standards and include measures to reduce energy consumption.

The use of an existing septic tank system to the foul drainage for the enlarged building will ensure no significant extra environmental pressure from the treatment of waste from the sanitary fittings and systems. The applicants wish to explore the use of grey water and rain water recycling wherever possible in the house.

The choice of construction materials will be targeted at reducing the carbon foot print of the extended house and systems and be primarily locally sourced wherever possible. The materials will be chosen based on their recyclability and whole life carbon neutrality. It may be possible to source reclaimed bricks whose carbon footprint would be much reduced through salvage. It is likely that the bricks were originally local possibly from the Chiltern kilns around Aylesbury.

Other energy efficient materials to be incorporated include.

***Sustainably grown soft wood and carcassing.,
Reccycled board cladding
Mineral wool or natural fibre insulation
Laminated ply board floor structures beams and facings.
Artificial slate roof tiles***

CP3 General Principles for Development

- .12 *The proposals should create an appropriate scale of activity, mass, layout, built form, height, materials and character to the immediate area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.*

The proposed sensitive design of the extension to the building will make an ongoing ontribution to the visual amenity of the site

and avoid any negative affects on the amenity of adjoining land users.

- .13 *The proposals should provide a functional, accessible, safe, secure and adaptable scheme;*

The extension proposed to the existing building secures it for residential use and provides a safe family environment.

- .14 *The proposals should have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*

The retention of the existing mature soft landscape around the extended building maintains the quality of the local environment. The setting and context of the courtyard buildings remain the same and there are no changes to the visibility in to or out of the site.

The attached recent survey report of the garage and cottage by Arbtech demonstrates that there is negligible habitat value for bats or birds in the existing buildings and they can be extended and altered with no affect on protected species.

- .15 *The proposals should use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*

The design seeks to enhance an existing home and will allow the applicant to fully enjoy the amenity of the location which they love.

- .16 *The proposals should contribute to a traditional sense of place within the building and internal spaces themselves and in the way they integrate with their surroundings including the use of appropriate landscaping;*

The existing former stables have provided a continuity of use and enjoyment within a private community setting well integrated into the landscape.

- .17 *The proposals do not lead to a net loss of dwellings and other residential accommodation or land .*

There is no loss of dwelling space.

CP5 Housing mix, density and affordability

- .18 *The policy states that planning permission will be granted for residential development providing a mix and balance of densities, dwelling types, tenures and sizes. It adds that affordable housing must reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market.*

All residential proposals of at least 5 dwellings (net) or covering a net site area of at least 0.16 ha will provide up to 50% of the net additional units proposed as affordable dwellings, where viable.

The proposals extend an existing dwelling which will remain in single occupancy. The proposals have no requirement to provide affordable housing.

WOKINGHAM BOROUGH COUNCIL SUPPLEMENTARY PLANNING GUIDELINES - BOROUGH DESIGN GUIDE.

SECTION 3B Local Character

- .19 This section of the Borough Design Guide has been taken into account when developing the design and layout of the development.

Key topic headlines are summarised below with comment and responses in bold relating to the proposals.

- .20 *“3B.3.2: The area is designated as part of the Chalk landscape and comprises an area dominated by deciduous and mixed woodland on high land, with a strongly articulated landform of rounded hills or knolls. The site is on the top of the steep slope running down to the Thames vally*

The proposals retain and enhance the setting and existing relationships of the residential buildings to the landscape. The proposals do not affect the views into or out of the site. The character of the area remains unaffected by the proposals.

SECTION 4 Residential

- .21 4: R1: Residential development should be designed to contribute positively towards the historic or underlying character and quality of the local area.

The design of the extension respects the surrounding traditional building types and character found within the local landscape and community. Red brick and sash windows is used to match the former stable

building converted in the late 1950s.

4: R9: *The heights of residential buildings should respond to a number of factors. Buildings proposed to be taller than their surroundings, that is their neighbours or the prevailing heights in the local area, must be of exceptional design quality.*

The extension matches exactly the height of the existing brick enclosure.

4.7 Privacy, visual impact and amenity

.22 4: R15: *Buildings must be designed to provide reasonable levels of visual privacy to habitable rooms.*

The extension adds further interior space for the applicants and aims to improve the external amenity of the dwelling with an enlarged southerly terrace and orangery. These aims are achieved without any overlooking to neighbours and improvements to the privacy of Hennerton Court.

.24 4: R.18: *Dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties*

The extension design has been carefully considered to maximise daylight and sunlight within the house and to improve the enjoyment of the external areas.

4.9 Sustainable design

.25 4: R21: *The layout of new residential development must contribute towards environmental sustainability and in particular towards mitigating climate change.*

The design includes the following measures to address this requirement.

The extension and the new orangery is orientated so that the sun light into principal rooms is maximised and the new french doors positioned to allow natural warming of the interior.

Surface water drainage uses the existing perforated land drains to return rainfall to the land .

There is no foul drainage runs from appliances to authority collection in the area and the existing tank treatment plant is used to

SECTION 8 Rural and settlement edge

- .26 The site lies within the countryside / green belt designation of the WBC local plan and is part of the 'Chalk Landscape ' classification. The following guidance has been considered in relation to the extended building design:

- .27 “ RD1: *New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.*

The extension of the southerly terrace retains all the features of the Chalk landscape and the existing flora and fauna will be fully encouraged to thrive in the surrounding well maintained gardens.

Section 8.3 Built form

- .28 “RD5: *New development in the rural area should respond to the typical forms of buildings in the locality.*

The area contains principally ‘traditional’ forms of dwellings being pitched roof and brick or rendered. This is respected and maintained in the new extension.

- .29 “RD6: *The elevations of new buildings must be well composed, well proportioned and well detailed.”*

The elevations have been carefully considered to be a continuity of the vernacular style of local building with new windows matching the scale and spacing of the existing.

- .30 “RD7: *New buildings should respond to the materials, details and colours that may be distinctive to a locality.”*

The external walls and timber framed windows match those of the existing building and its neighbours.

5.00 COMMENTARY ON SPECIALIST REPORTS

- .01 In accordance with the requirements of the Planning Acts the applicant has commissioned the following support documents to be read with the application.

Environmental survey and bat habitat appraisal.

- .06 The report attached by Arbtech Ltd to examine the risk of harm to protected species in relation to the extension of the dwelling in line with the NPPF and WBC requirements.

They have concluded that there is negligible habitat value to the existing garage, and house, no evidence of roosting by bats and that the garage building can be successfully demolished and an extension built without disturbance to protected species. They have recommended in accordance with the legislation that, on removing roof tiles from the buildings, the works should be observed by a suitably licensed ecologist.

6.00 SCHEDULE OF ACCOMMODATION

- .01 This section analyses the existing and proposed building areas on the site to demonstrate the basis for the changes in overall residential area.

Area schedule summary

	Existing m2	Proposed m2	Additional area m2
Ground floor	33	63	30
First floor	33	48	15
Garage	12.5	0	-12.5 -
Totals	<u>78.5</u>	<u>111</u>	<u>32.5</u>

Volumetric calculations

Existing cottage	194 m3
Proposed cottage	308 m3

7.00

APPENDIX

SCHEME DRAWINGS

SITE LOCATION PLAN 1:1000

SITE BLOCK PLAN EXISTING 1:200

SITE BLOCK PLAN PROPOSED 1:200

EXISTING PLANS

Ground, first and roof plan, section BB	3040.EX.50.01	1:50
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NE / SW Elevations , section AA	3040.EX.50.02	1:50
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Site section through courtyard	3020.EX.50.07	1:50
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PROPOSED PLANS

Ground floor and section BB	3040.50.03 D	1:50
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NE elevation section AA	3040.50.04 B	1:50
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First floor and roof plan	3040.50.05 D	1:50
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SW and SE elevation	3040.50.06 B	1:50
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Site section through courtyard 1:50	3040.50.08 B	1:50
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VISUAL OF EXTENDED COTTAGE

SPECIALIST ECOLOGY SURVEY ARBTECH LTD.