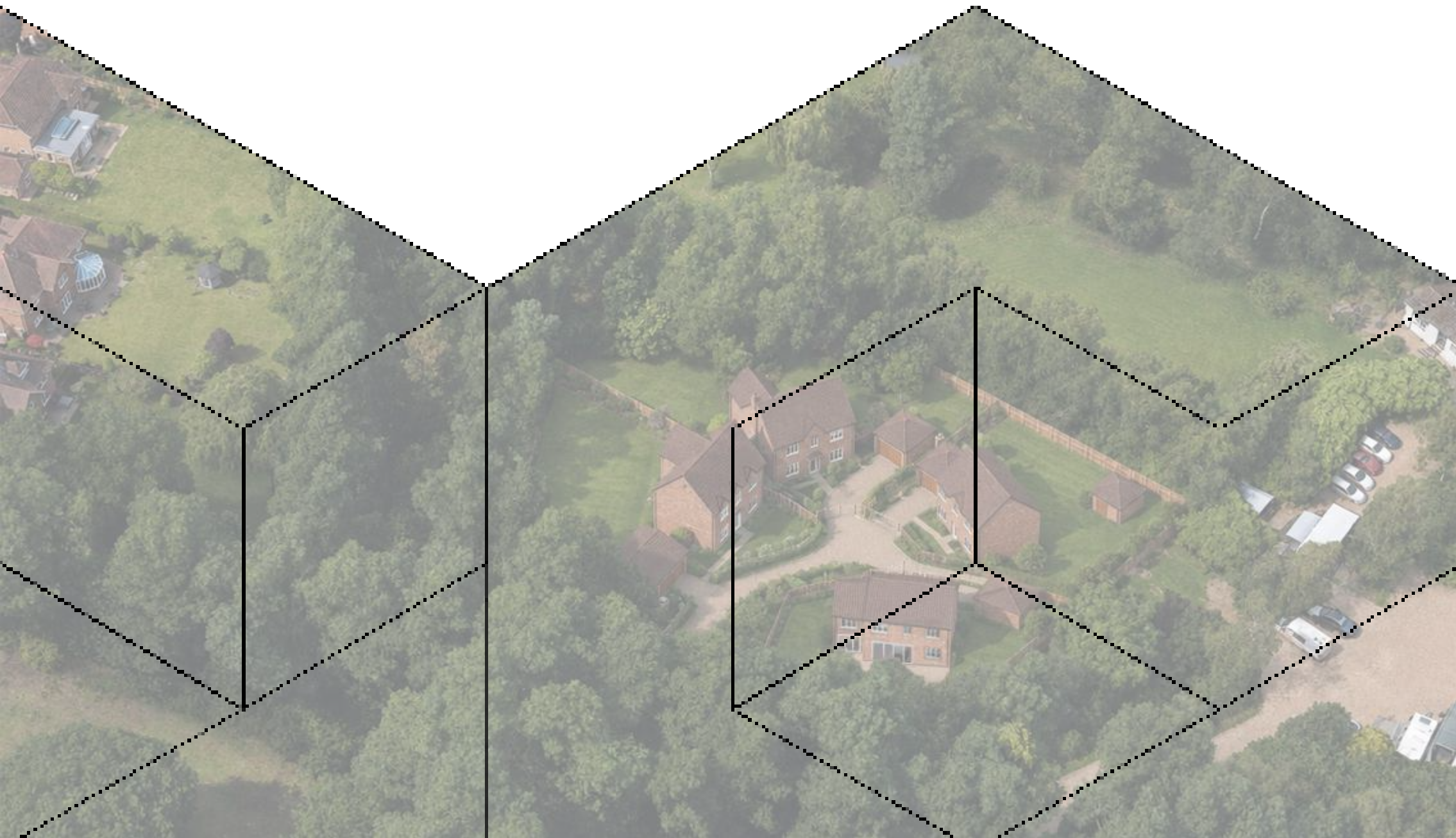


Tintagel Farm, Sandhurst Road Wokingham, Berkshire, RG40 3JD



Planning Statement Design & Access Statement

Issue Draft Issue 02
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Ref 1145/DAS/DRAFT-03



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- This application seeks outline planning approval for a phased development to include - i) the demolition of 2 no residential units (Units 1 and 2), 1 no. commercial unit (The Studio), the commercial storage area (to north of Unit 1), sheds and removal of container and caravan - and ii) the erection of up to 4 no. houses (3 market houses and 1 no. self-build). Permission is also sought for the stopping up of the existing access spur and the creation of a new access spur to this parcel (the main site access onto Sandhurst Road remains unchanged)
- The proposed dwellings have been designed to respond positively to the established character and appearance of Sandhurst Road, reflecting the prevailing suburban pattern of development in terms of scale, form, layout and residential character.
- The design, siting and landscape strategy have been carefully considered to ensure that the development integrates appropriately within its surroundings and that the visual impact of the proposals is appropriately mitigated.
- The site lies on the edge of Finchampstead settlement boundary and is not subject to restrictive designations, such as conservation areas or other heritage constraints, making it a suitable and sustainable location for residential development.
- The scheme has been designed to retain and protect good quality existing trees within and around the site, ensuring that the established landscape character is preserved wherever possible.
- With regard to neighbouring amenity, the layout and positioning of the dwellings ensure that impacts relating to overlooking, overshadowing and overbearing relationships are limited, with appropriate separation distances maintained between properties.
- The proposal will involve the removal of two dwelling houses, commercial shed and associated site buildings, which currently detract from the character of the area. Their replacement with high-quality residential dwellings will result in a clear visual improvement to the site.
- Overall, the development represents a more efficient use of a large suburban plot, delivering additional family housing within an established residential area in a manner that respects the character, appearance and amenity of the surrounding environment.

"The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools."

02 THIS STATEMENT

Colony Architects use a Design and Access Statement as an illustration tool to explain the planning application design proposal, the rationale behind its creation and how it is appropriate for the context. The Statement also serves to meet statutory requirements, local planning policy and national guidance documents. Statutory requirements of a Design & Access Statement.

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design and Access Statement to be made in the following application situations:

- Major Developments
- Within a designated area (Conservation Areas, World Heritage Sites)
- The provision of one or more dwellinghouses; or the Provision a building, or increase in building area greater than 100m2

The statement should cover:

- The design principles and concepts that been applied to the development
- How access relating to the development has been dealt with, adopting local planning policy requirements
- Explain the steps taken to appraise the context and how the design of the development takes the context into account
- State what, if any, consultation has been undertaken on issues relating to access to the development, and what account has been taken of the outcome of any such consultation



Design Guidance Documents

In addition to the statutory requirements of a Design and Access Statement, there is further guidance on the document structure and overall design process within the National Design Guide – Planning practices guidance for beautiful, enduring and successful places, prepared by The Ministry of Housing Communities & Local Government. This guide identifies three over arching priorities: - Climate, Character & Community. These themes re are then broken into the 10 essential characteristics that a well-designed place or building should embody. Our Design and Access Statements references these 10 chapters to present the design proposal and illustrate the suitability and well-designed nature of the proposal.

Design Process

During the design process, the design team observe not only statutory requirements and guidance documents, but also local planning policy requirements, examples of these documents include:

- Design Quality (Supplementary Planning Documents / Guidance)
- Character & Conservation Area assessments
- Lifetime Homes & Wheelchair User housing requirements
- Housing Design Standards
- Sustainability Checklists
- Parking & Highways Standards

Components for good design

A statement must demonstrate the steps taken to appraise the context of the proposed development. It is that an applicant should understand the context in which their proposal will fit and use this understanding to design the scheme. To gain a good understanding of context and to use it appropriately, applicants should follow a design process which includes assessment, involvement, and evaluation, as well as proposing a final design. The following are important components for good design that this statement discusses:

Use

How the use or mix of uses proposed for the land and buildings have been derived from an understanding of the site’s context.

Amount

How much development is proposed. For residential development, this means the number of units proposed for residential use. The statement should explain and justify the amount of development proposed for each use, its distribution across the site, how it relates to the site’s surroundings and how accessibility to and between all parts of the development have been maximised.

Layout

The way in which buildings, routes and open spaces (both public and private) are provided, placed and orientated in relation to each other, and to buildings and spaces surrounding the site.

Scale

The size of the buildings (including their height), in relation to their surroundings. The statement should also explain and justify the size of individual building parts and how these relate to each other.

Appearance

The visual impression made by the building should be explained and justified, including its built form, architecture, materials, decoration, lighting, colour and texture.

Detailing

Consider how the building is crafted and materials relate, the detailing should reinforce the macro level design concept at a micro level off detail. The touch and feel of a building is just as important as the aesthetics.

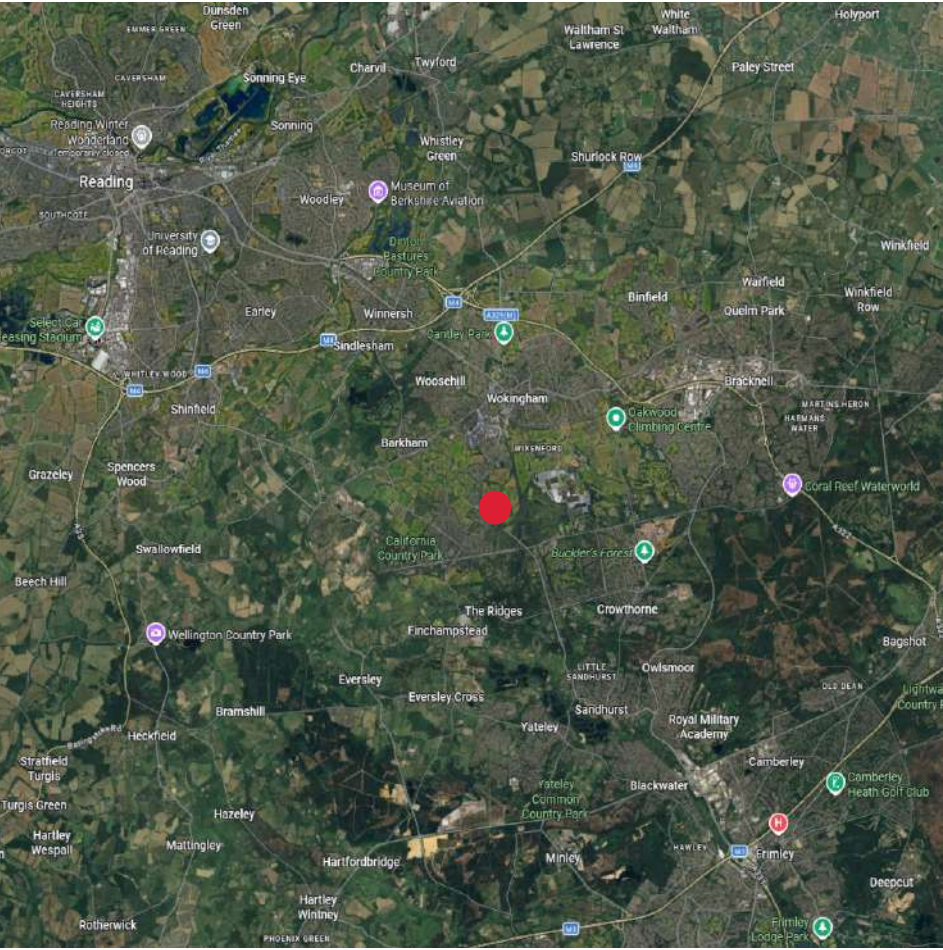
Landscaping

The treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated, through hard and soft landscaping measures, and how these will be maintained.

The Access Component

Design and access statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the wider transport network. It should include an explanation of the applicant’s policy and approach to access, with particular reference to the inclusion of disabled people, a description of any consultation undertaken in relation to access issues and how the outcome of consultations and advice received on accessibility issues has been followed. Access for emergency services should be explained where relevant.

03 SITE LOCATION



Regional location

- The site is located on the southern outskirts of Wokingham, close to the north-eastern edge of Finchampstead, positioned between the settlements of Wokingham and Crowthorne.
- Both Wokingham and Crowthorne provide a range of local services including shopping, employment opportunities and regional transport connections. The surrounding area also benefits from a number of nearby leisure facilities, including Sand Martins Golf Club, East Berkshire Golf Club, California Country Park and Buckler’s Forest.
- There are eight schools within approximately 2km of the site, with additional education facilities located slightly further afield. Healthcare services are also readily available within both Wokingham and Crowthorne.



Aerial view

- The site sits behind an established residential street and is surrounded by significant areas of greenery, contributing to the attractive suburban character of the area. It is located relatively centrally within the residential corridor connecting Wokingham, Finchampstead and Crowthorne.
- The surrounding area is characterised predominantly by detached dwellings, typically arranged over two to two-and-a-half storeys, set within spacious plots.
- A belt of trees to the south of the private drive forms a continuation of the extensive woodland area located further to the south, contributing to the verdant character of the locality.



Site location plan

- The red line boundary illustrates the application site, which extends to approximately 6294sqm.
- The proposed development is accessed via a private drive off Sandhurst Road, which runs through a dense wooded setting and currently serves a small number of existing properties.



Sandhurst Road is lined with mature trees, creating a strong green canopy. Private drives branching off Sandhurst Road are a common feature of the area.



Tintagel Close is a private drive comprising six dwellings, constructed predominantly in red brick with red clay tiled roofs, with the four more recent dwellings positioned in closer proximity to one another.



Large detached dwellings along Sandhurst Road are typically set well back from the highway, behind boundary walls and vegetation, with many accessed via shared private drives and gated entrances.



Private drives (highlighted as orange dotted lines) branching off Sandhurst Road are a common feature of the area, often providing access to smaller clusters of residential development set back from the main road.



The existing access from Sandhurst Road to Tintagel Farm is an established and actively used route.



The existing structures on the site comprise two residential units, converted from existing stables which make a limited positive contribution to the character of the area.

05 SITE COVERAGE ANALYSIS

An assessment of neighbouring properties has been undertaken to understand the prevailing pattern of development and site utilisation within the local area. The analysis demonstrates that plot coverage varies across Sandhurst Road and its associated private drives, reflecting the diverse character of development and the generous plot sizes that are characteristic of the locality.

A clear distinction exists between the northern and southern sides of Sandhurst Road. Properties located on the northern side of the road, where the application site is situated, generally occupy larger plots with lower levels of site coverage. The average plot coverage within this character area is approximately 14.44%, reinforcing its spacious, landscape-led character. In contrast, properties on the southern side of the road exhibit a higher average plot coverage of 20.63%, reflecting a slightly denser pattern of development.

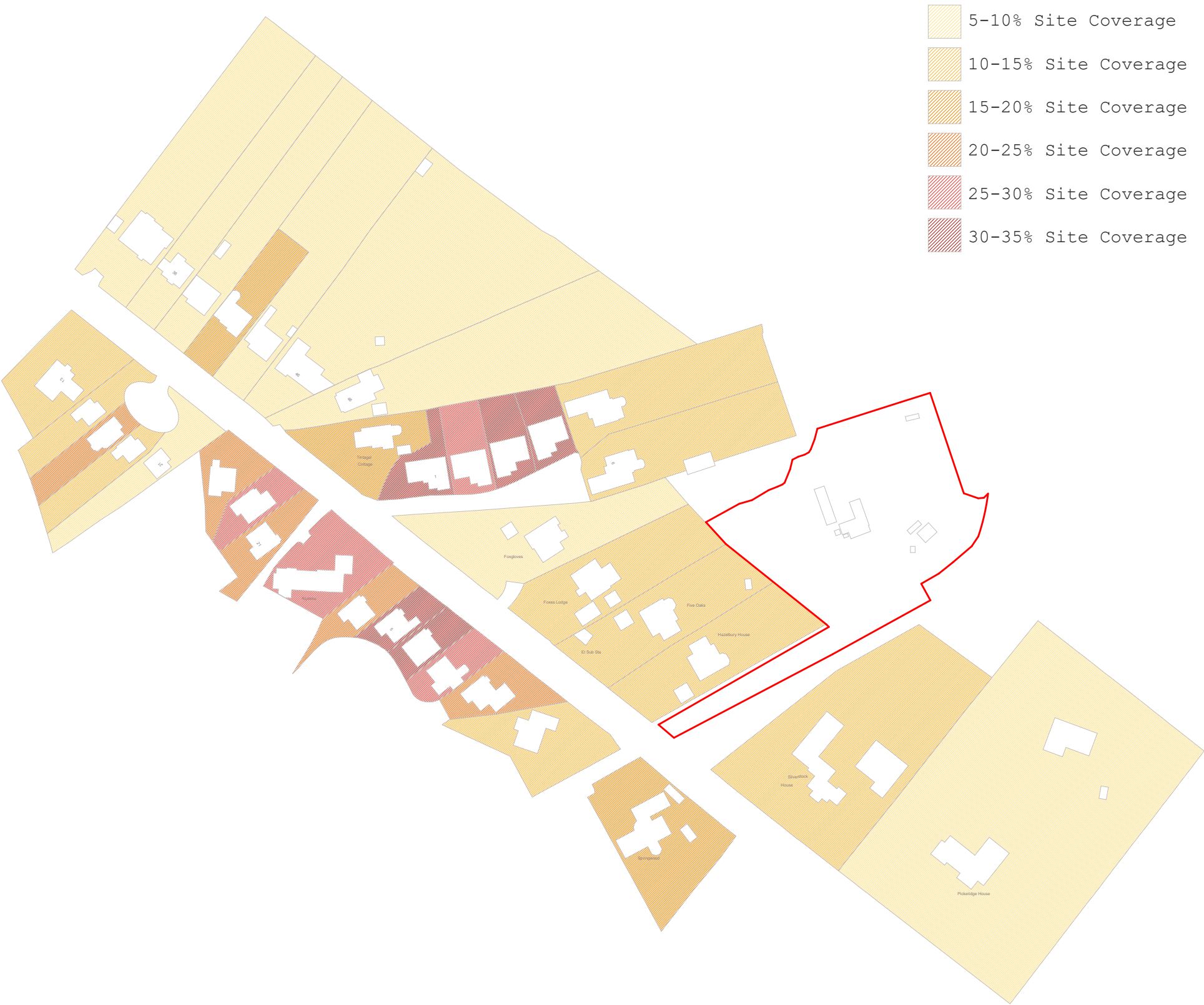
Across the wider study area, the average site coverage is approximately 17.53%, demonstrating that the locality accommodates a range of plot sizes and building footprints whilst maintaining an overall low-density residential character. The lowest coverage levels are typically associated with larger detached dwellings set within extensive landscaped grounds, while the highest coverage levels are generally concentrated within smaller plots and more closely arranged groups of dwellings.

The analysis confirms that the defining characteristic of the area is not the size of individual dwellings, but rather the relationship between built form and landscape. Mature trees, substantial garden areas and generous separation distances between properties contribute significantly to the spacious and verdant character of the locality.

Overall, the proposed development is anticipated to achieve a plot coverage ratio that sits comfortably within the range established by neighbouring properties and is particularly reflective of the lower-density character found on the northern side of Sandhurst Road. The proposal therefore represents an efficient use of a large residential plot whilst preserving the spacious, landscape-led qualities that define this part of the settlement.

Key Findings

- Average plot coverage on the northern side of Sandhurst Road: 14.44%
- Average plot coverage on the southern side of Sandhurst Road: 20.63%
- Average plot coverage across the wider study area: 17.53%
- The northern side of Sandhurst Road exhibits a more spacious, landscape-led pattern of development.
- Large detached dwellings within generous plots are the predominant form of development.
- Mature landscaping and open garden areas are a defining feature of local character.



06 ARCHITECTURAL CHARACTER

The character of the area is defined by a collection of large detached dwellings set within generous plots, often positioned behind mature landscaping and substantial boundary treatments. Development is generally low density in nature, creating a spacious and verdant residential environment where buildings are typically subservient to the surrounding landscape.

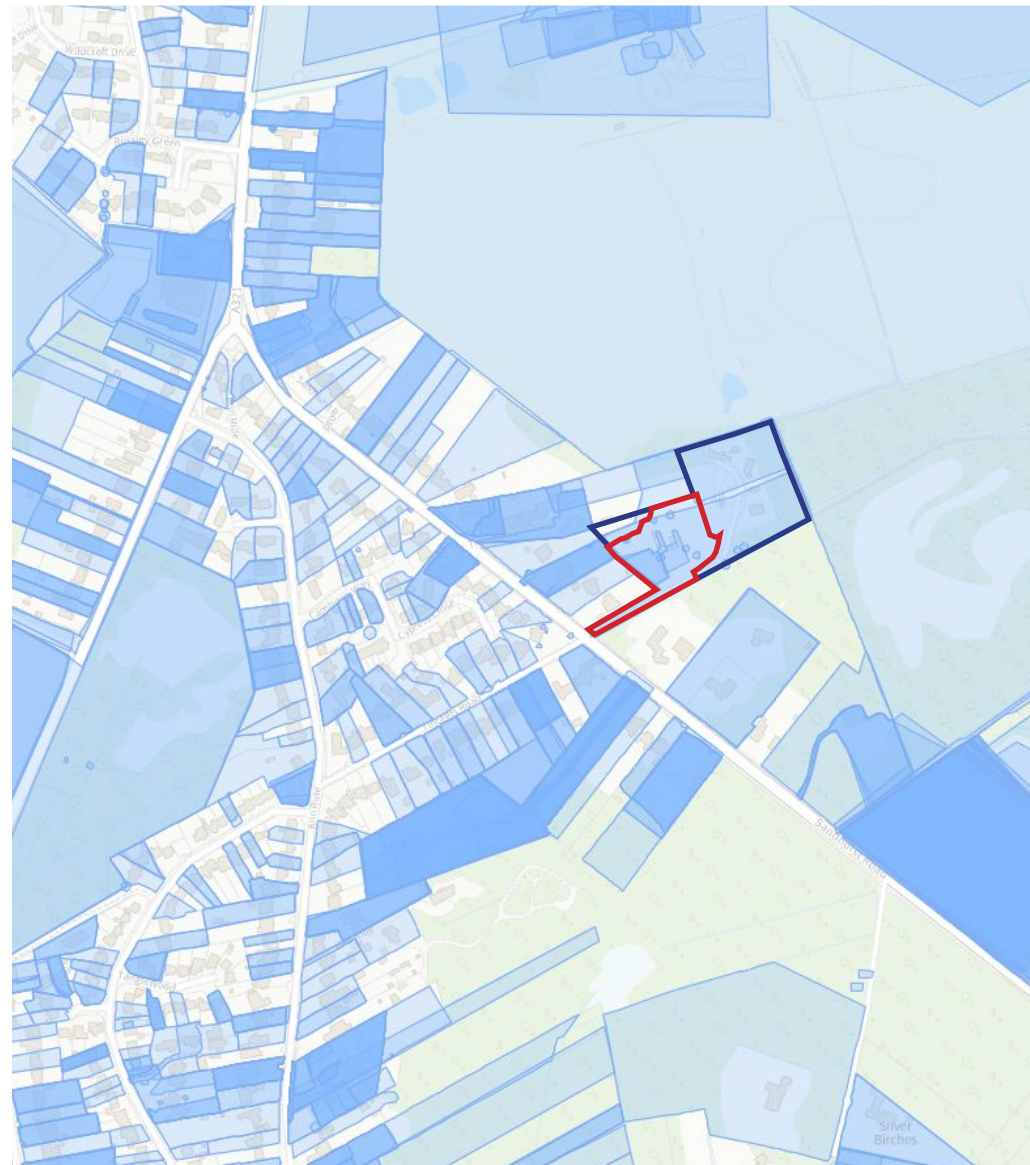
Along Sandhurst Road, properties are frequently set back from the highway behind hedges, walls and mature trees, contributing to a strong sense of enclosure and privacy. The road itself is characterised by an established tree canopy which reinforces the area's woodland character and softens the appearance of built form within the streetscape.

A notable feature of the locality is the presence of numerous private drives branching from Sandhurst Road, serving small clusters of detached dwellings. These developments are typically arranged in an informal manner, with buildings grouped around shared access routes rather than following a rigid street pattern. This contributes to a varied and organic settlement form that has evolved over time.

The planning history of the surrounding area demonstrates an established pattern of investment, adaptation and incremental change, with a significant number of properties having been extended, remodelled or otherwise altered in recent years. The prevalence of planning applications for extensions, replacement dwellings, ancillary buildings and other domestic alterations illustrates that the area has continued to evolve whilst retaining its overarching character. This has resulted in a varied townscape where dwellings differ in scale, appearance and architectural expression, reflecting changing occupier needs and contemporary design approaches.

Architecturally, the surrounding properties display a range of traditional and contemporary influences, although detached family housing remains the predominant built form. Buildings generally comprise two and two-and-a-half storeys, incorporating pitched roofs, gables, chimneys and varied roof forms. Materials commonly include red and buff brickwork, painted render, clay roof tiles and timber detailing, creating a rich and diverse architectural character.

The combination of spacious plots, mature vegetation, informal layouts and detached dwellings gives the area a distinctive semi-rural quality. The landscape framework is a defining characteristic of the locality, with mature trees and woodland belts often forming a more prominent visual feature than the built form itself. Whilst individual properties have adapted and expanded over time, the defining characteristics of the area—namely its generous plots, mature landscaping and low-density pattern of development—remain clearly evident.



map showing planning Applications post 1998
www.wokingham.gov.uk



Tintagel Farm Close



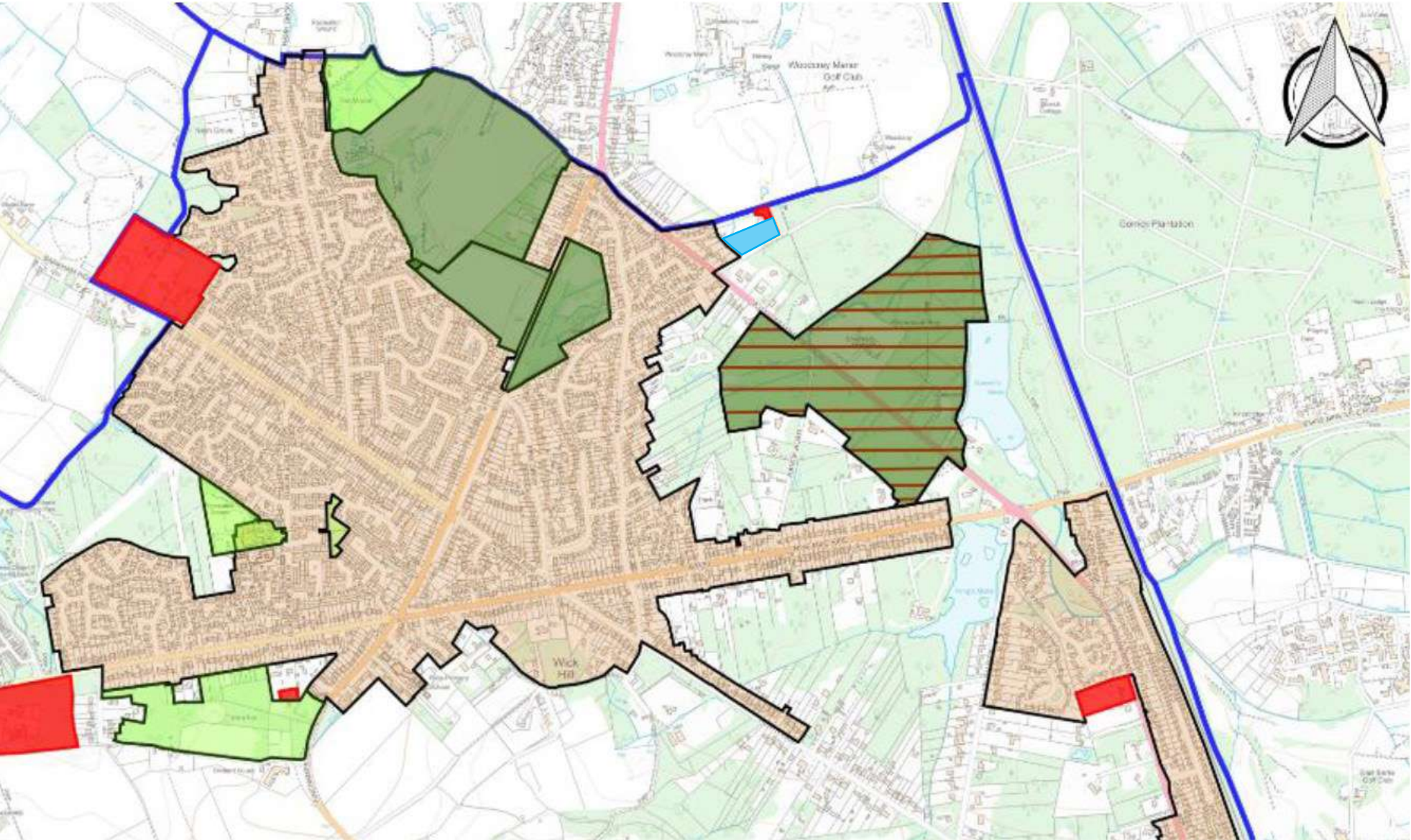
26-32 Sandhurst Rd



Cypress Close & Tintagel Rd



Foxes Lodge, Five Oaks, Hazelbury House,
Sandhurst Road



FNDP Policy Map showing Key Local Gaps, Local Green Spaces, supported areas for development and Informal built areas outside Development Locations.



Green Wedge



Informal Built Areas



Key Local Gap



Existing Settlement Boundaries



Designated Local Green Space



Parish Boundary

Policy GS1 - Key Local Gaps and Green Wedges

"The Plan identifies Key Local Gaps and Green Wedges on Figure 6. Development proposals should respond positively to the identification of the key local gaps and green wedges. Development proposals will be supported where it can be demonstrated that they would not unacceptably affect the function of the gap or wedge, and/or not unacceptably reduce the physical and visual separation of settlements, or distinct parts of a settlement concerned."
Finchampstead Neighbourhood Development Plan 2022-2038 Referendum Version pg 31

The Proposal Site

Policy GS1 of the Finchampstead Neighbourhood Plan 2022-2038 seeks to ensure that development proposals respond positively to the identified Key Local Gaps and Green Wedges, protecting their function in maintaining the physical and visual separation between settlements or distinct parts of settlements.

The application site, shown in light blue on the plan, is located outside of the identified Key Local Gap and Green Wedge designations. The nearest Key Local Gap lies to the south-east of the site, separated from the site by existing residential development and established woodland. As such, the site does not form part of the designated gap or wedge and does not contribute directly to the strategic function of maintaining separation between settlements.

The proposal comprises 4no. residential dwellings within an existing residential curtilage, accessed from an established private drive off Sandhurst Road. The scale of development is modest and reflects the prevailing low-density pattern of detached dwellings within the surrounding area.

The site is well contained by mature trees and woodland, which provide a strong landscape buffer between the site and the surrounding open land. As a result, the proposed development would not result in any perceived reduction in the physical or visual separation between settlements, nor would it compromise the landscape function of the nearby Key Local Gap.

In this context, the proposal represents a small-scale infill development within the existing settlement area, rather than an encroachment into the designated gap or wedge. The development would therefore not unacceptably affect the function of the Key Local Gap or Green Wedge, and is considered to accord with the objectives of Policy GS1.



- ① Existing access down private drive from Sandhurst Road
- ② Other private drives serving residential properties
- ③ Dense woodland surrounding site
- ④ mature trees within site boundary
- ⑤ Landscape buffer protecting overlooking
- ⑥ Edge of settlement location
- ⑦ Open countryside beyond site
- ⑧ Adjacent golf course landscape
- ⑨ Existing dwellings on site
- ⑩ Houses outside settlement location

SITE OPPORTUNITIES

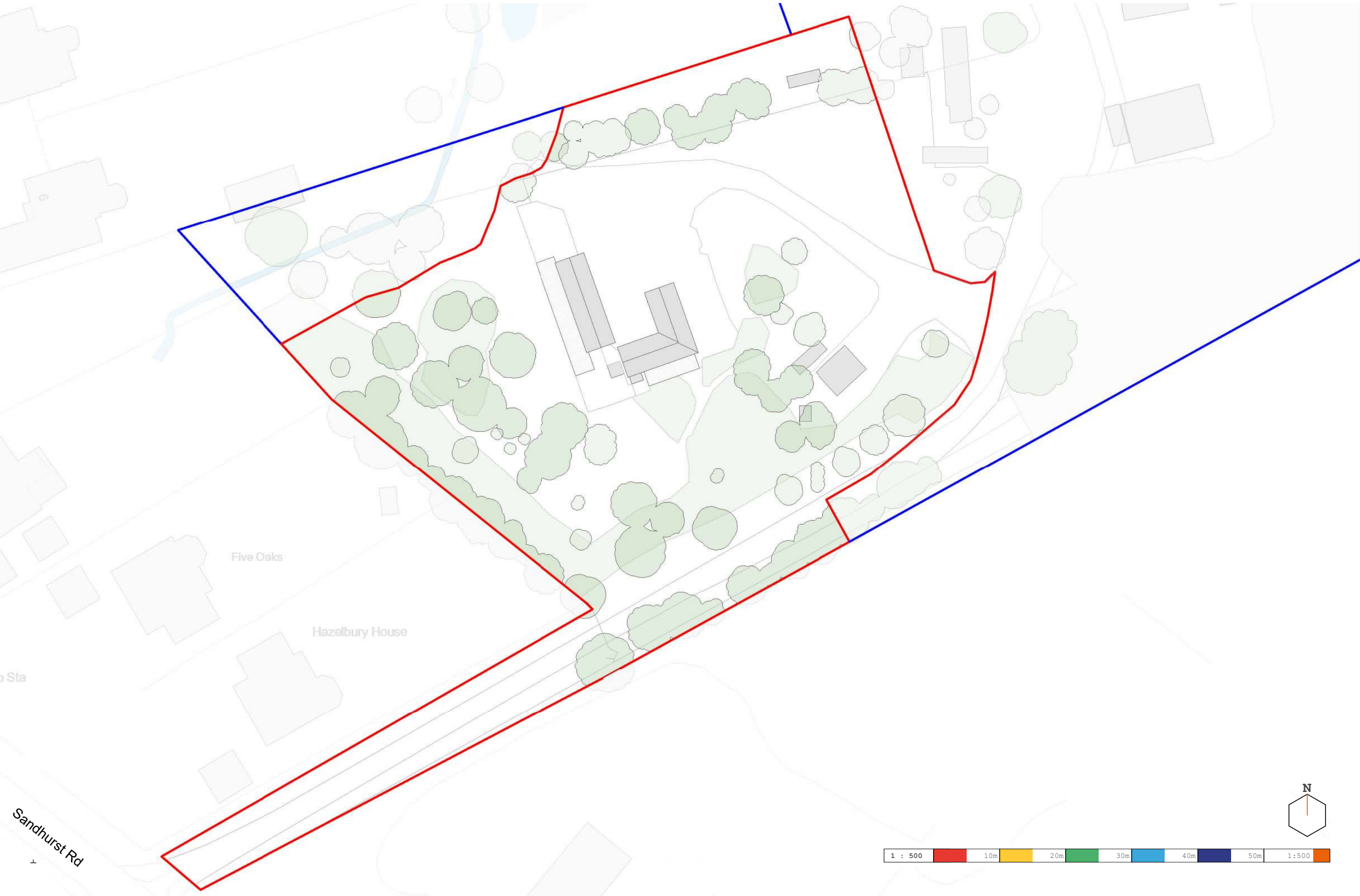
- **Sustainable Location** - The site lies on the edge of the settlement boundary of Wokingham, in an established residential area.
- **Existing Access** - The site benefits from an established access route from Sandhurst Road, reducing the need for new highway infrastructure.
- **Residential Context** - The surrounding area is characterised by large detached dwellings set within generous plots, providing a clear precedent for low-density residential development.
- **Landscape Setting** - Extensive mature trees and woodland belts around the site create a strong landscape framework that can help integrate new development.
- **Outlook to Open Land** - The site benefits from adjacency to open countryside and golf course land, offering attractive outlooks and a pleasant residential environment.
- **Redevelopment Opportunity** - The removal of existing low-quality commercial structures provides an opportunity for a visual and environmental enhancement of the site.

SITE CONSTRAINTS

- **Mature Trees and Woodland** - Significant existing tree cover surrounding the site will influence layout and require retention and protection where possible.
- **Neighbouring Residential Properties** - Existing dwellings to the west and south-west require careful consideration of privacy, separation distances and building scale.
- **Settlement Edge Character** - The site forms part of the transition between suburban development and open countryside, requiring careful integration with the landscape.
- **Ecological Potential** - The surrounding woodland and green corridors may provide ecological habitats which will need to be considered in the development design.

KEY DESIGN RESPONSE THEMES

- Landscape-led layout
- Retention of mature trees
- Low-density detached housing
- Sensitive edge condition to countryside
- Careful positioning to protect neighbouring amenity



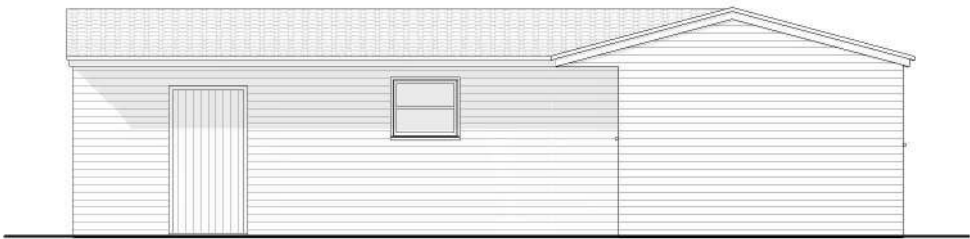
Five Oaks

Hazelbury House

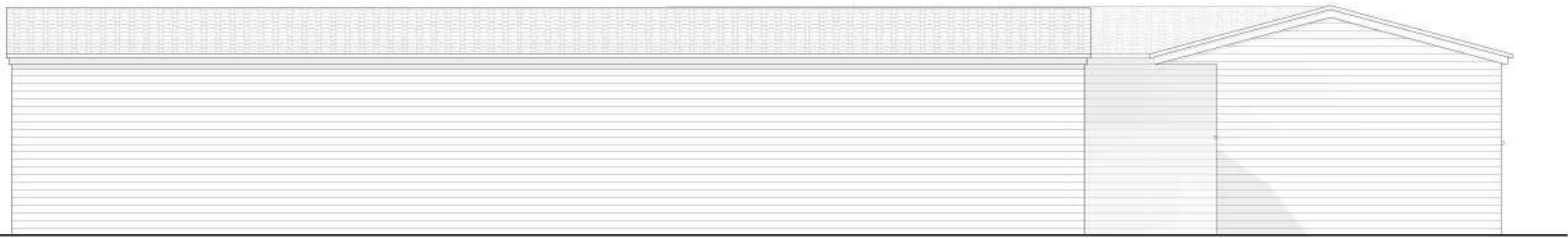
Sta

Sandhurst Rd

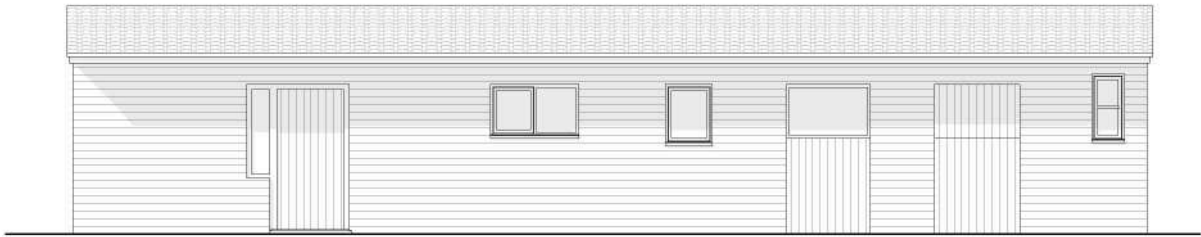




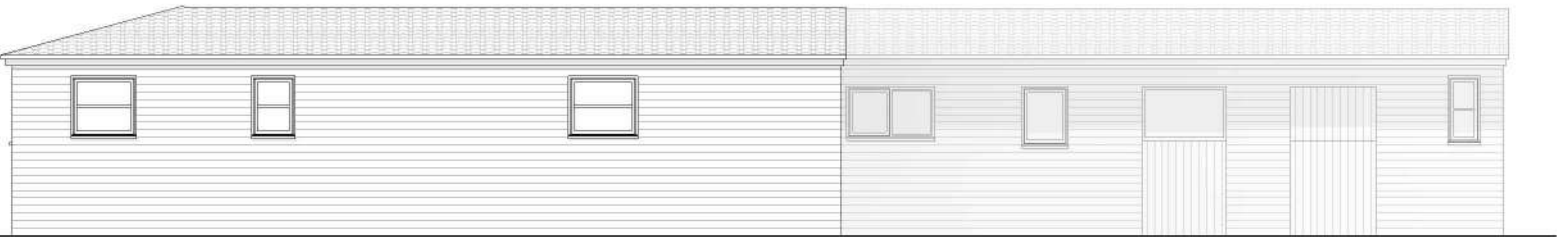
1. West Elevation



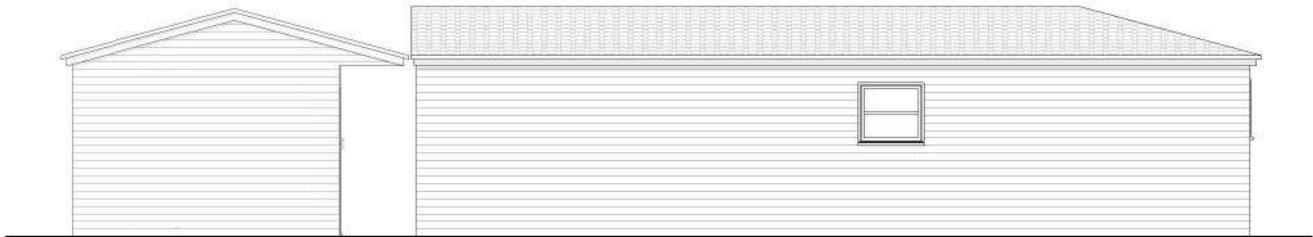
2. West Elevation



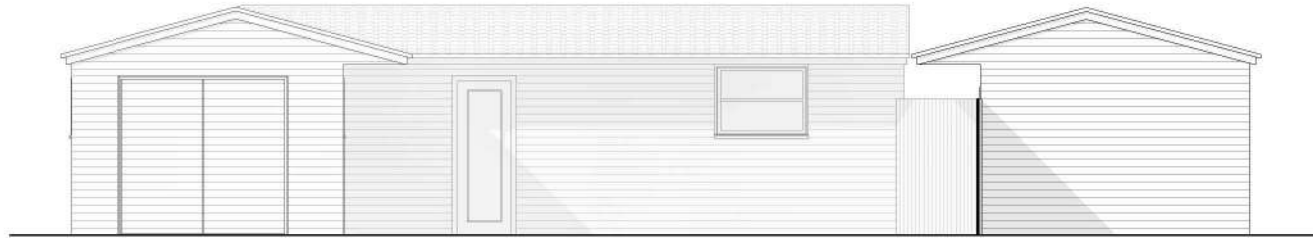
3. East Elevation



4. East Elevation



5. North Elevation



6. South Elevation



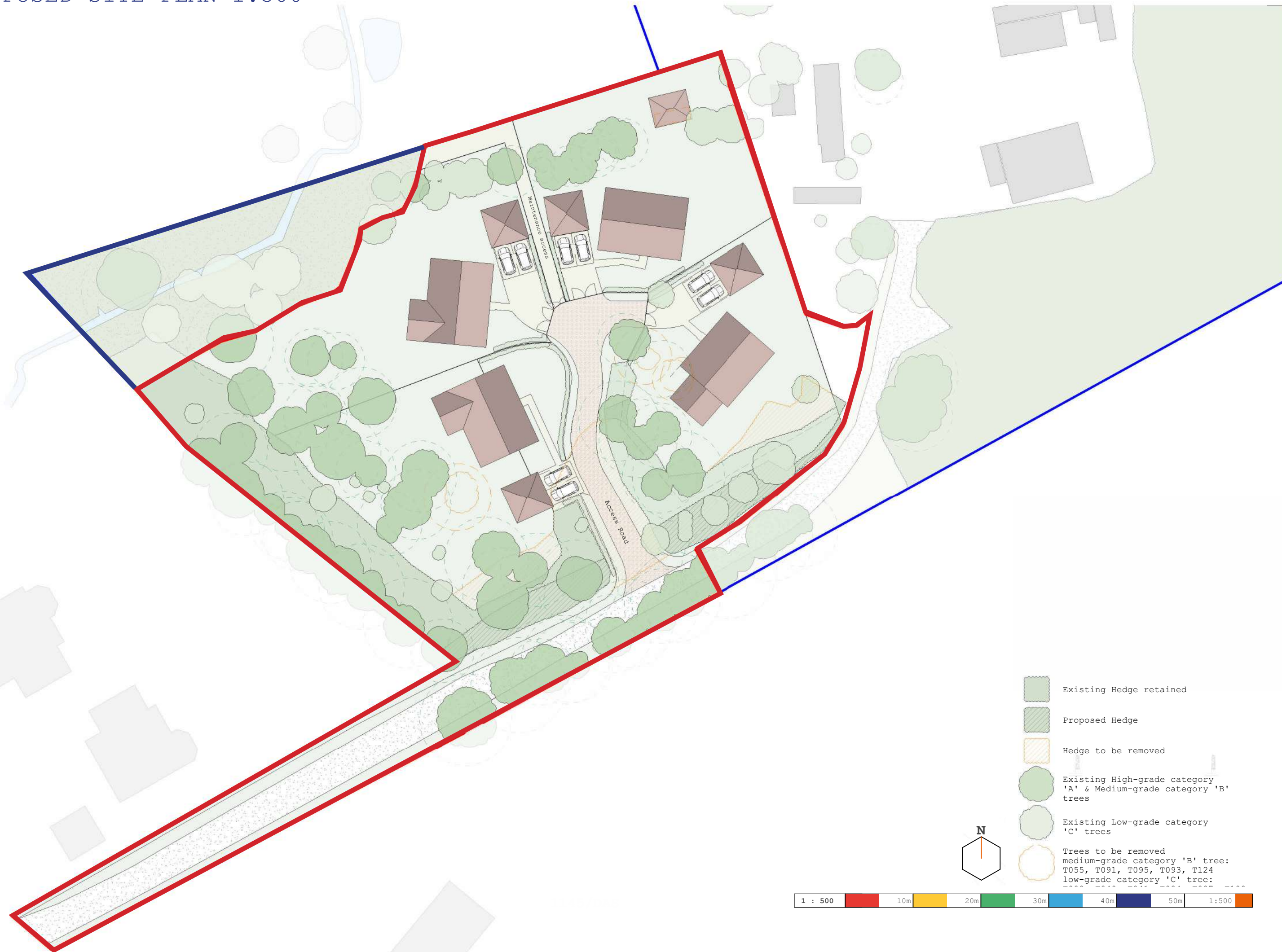
Key Plan

11 EXISTING FLOOR PLAN 1:100

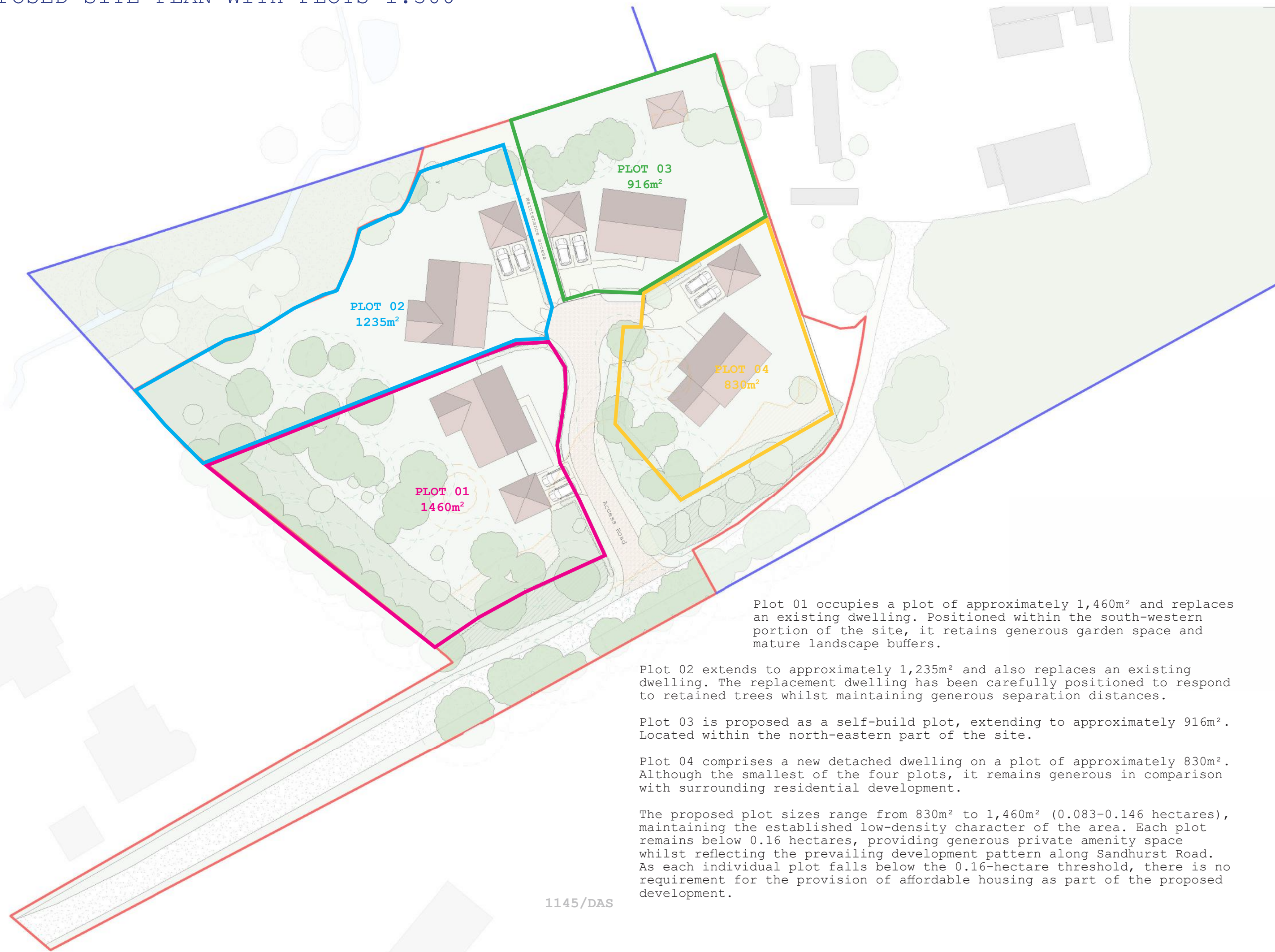


12 SITE ANALYSIS - CONSTRAINTS & OPPORTUNITIES





14 PROPOSED SITE PLAN WITH PLOTS 1:500



Plot 01 occupies a plot of approximately 1,460m² and replaces an existing dwelling. Positioned within the south-western portion of the site, it retains generous garden space and mature landscape buffers.

Plot 02 extends to approximately 1,235m² and also replaces an existing dwelling. The replacement dwelling has been carefully positioned to respond to retained trees whilst maintaining generous separation distances.

Plot 03 is proposed as a self-build plot, extending to approximately 916m². Located within the north-eastern part of the site.

Plot 04 comprises a new detached dwelling on a plot of approximately 830m². Although the smallest of the four plots, it remains generous in comparison with surrounding residential development.

The proposed plot sizes range from 830m² to 1,460m² (0.083-0.146 hectares), maintaining the established low-density character of the area. Each plot remains below 0.16 hectares, providing generous private amenity space whilst reflecting the prevailing development pattern along Sandhurst Road. As each individual plot falls below the 0.16-hectare threshold, there is no requirement for the provision of affordable housing as part of the proposed development.

14 DESIGN SCALE PARAMETERS



Design Scale Parameters

The proposed development has been carefully designed to ensure that the scale, form and arrangement of the dwellings respond positively to the site's landscape constraints and the established character of Sandhurst Road. The development adopts a landscape-led approach, with built form arranged around a shared access and set within a strong framework of retained trees and open space.

Building Height

The proposed dwellings are limited to two to two-and-a-half storeys, reflecting the prevailing height of surrounding detached properties. Ridge heights will be comparable with neighbouring dwellings, ensuring the development integrates comfortably within the wider context.

Scale and Massing

The dwellings are designed as individually legible buildings, with articulated forms and varied rooflines. The layout avoids large or monolithic built form, instead presenting a collection of subordinate, domestic-scale dwellings arranged informally across the site.

Layout and Arrangement

The development is arranged around a central shared access and turning area, creating a loose courtyard form. This approach reflects the character of nearby private drives, where dwellings are grouped informally rather than aligned along a formal street frontage.

Plot Size and Spacing

The scheme provides generous spacing between dwellings, with buildings set within substantial plots. This ensures a sense of openness is maintained across the site and reflects the spacious suburban grain of the surrounding area.

The proposed dwellings occupy only a modest proportion of their respective plots, with site coverage ranging from approximately 7.57% (Plot 2) to 19.60% (Plot 4). Individual plot coverage is as follows:

Plot 1 - 11.21%
Plot 2 - 7.57%
Plot 3 - 15.78%
Plot 4 - 19.60%

These figures demonstrate the generous nature of the plots and the significant amount of retained garden and landscaped space surrounding each dwelling.

Density

The proposal represents a low-density form of development, comprising a limited number of detached dwellings within a large, landscaped plot. The average site coverage across all four plots is approximately 13.54%, demonstrating that built development occupies only a small proportion of the site. This is consistent with the pattern of development along Sandhurst Road and reinforces the semi-rural character of the area.

Building Line and Setbacks

There is no single formal building line. Instead, dwellings are set back at varying distances from the shared access, creating an informal and organic arrangement. This reflects the established pattern of development along private drives in the locality.

Relationship to Landscape

The scale and positioning of development have been directly informed by the retention of mature trees and Root Protection Areas (RPAs). Built form is concentrated within the more open central areas of the site, while the perimeter is retained as a strong landscape buffer, including areas identified for Biodiversity Net Gain (BNG).

The low site coverage achieved across the development allows substantial areas of the site to remain undeveloped, supporting landscape retention, ecological enhancement and the long-term establishment of new planting.

Access and Hardstanding

The shared access is designed as a subtle, landscape-led route, minimising the extent of hardstanding within the site. Parking and turning areas are integrated

within the layout to reduce visual dominance and maintain the primacy of landscape.

Private Amenity Space

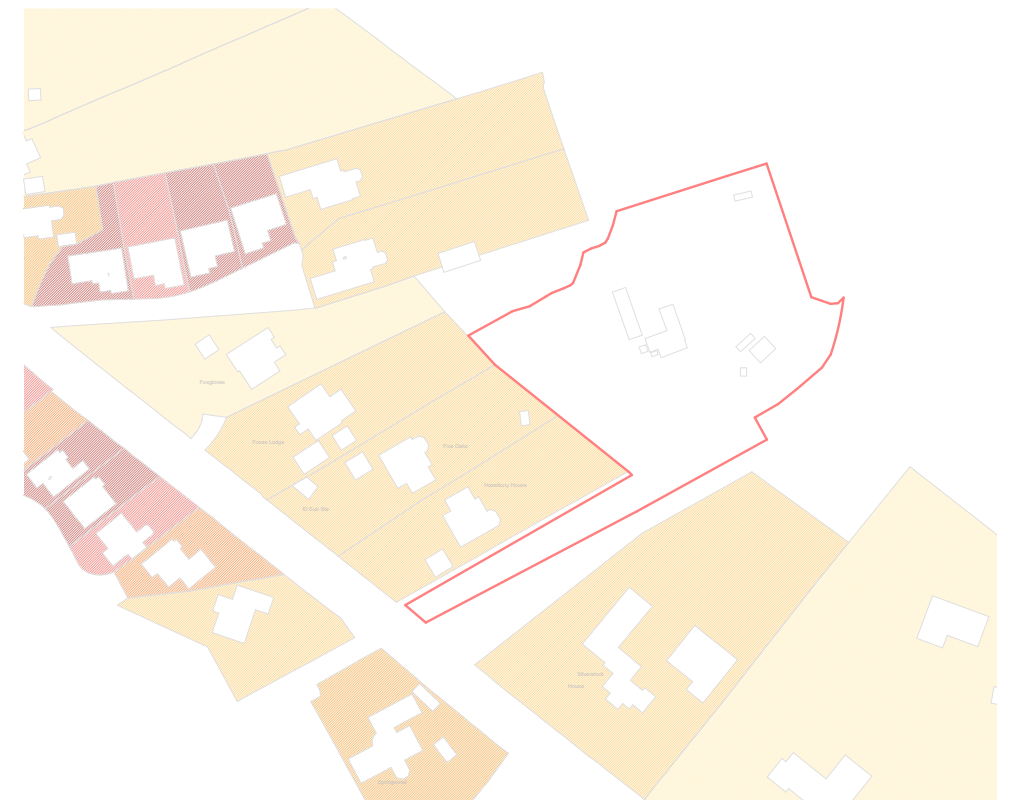
Each dwelling benefits from generous private garden areas, positioned to take advantage of the site's outlook while maintaining privacy between plots. The scale of amenity space significantly exceeds typical suburban standards and reflects the spacious character of surrounding properties. The low plot coverage ratios ensure that extensive private gardens are retained for all future occupiers.

Garages and Ancillary Structures

Garages are provided as subordinate elements, positioned discreetly within each plot. Their scale and siting ensure they do not dominate the overall composition of the development.

Closing Statement

Overall, the proposed development adopts a proportionate, landscape-led approach to scale, ensuring that built form is carefully balanced with retained vegetation and open space. With an average plot coverage of just 13.54%, the scheme maintains a strong emphasis on landscape, spaciousness and visual openness. The result is a low-density development that integrates sensitively within its context while reinforcing the established character of Sandhurst Road and preserving the site's verdant setting.



15 PUBLIC OPEN SPACE TYPOLOGIES

The proposed development comprises a small-scale residential scheme of four detached dwellings on land that is currently in private residential and commercial use. The site does not contain any existing public open space and has never been publicly accessible. Consequently, the proposal does not result in the loss of any existing public open space or recreational facilities.

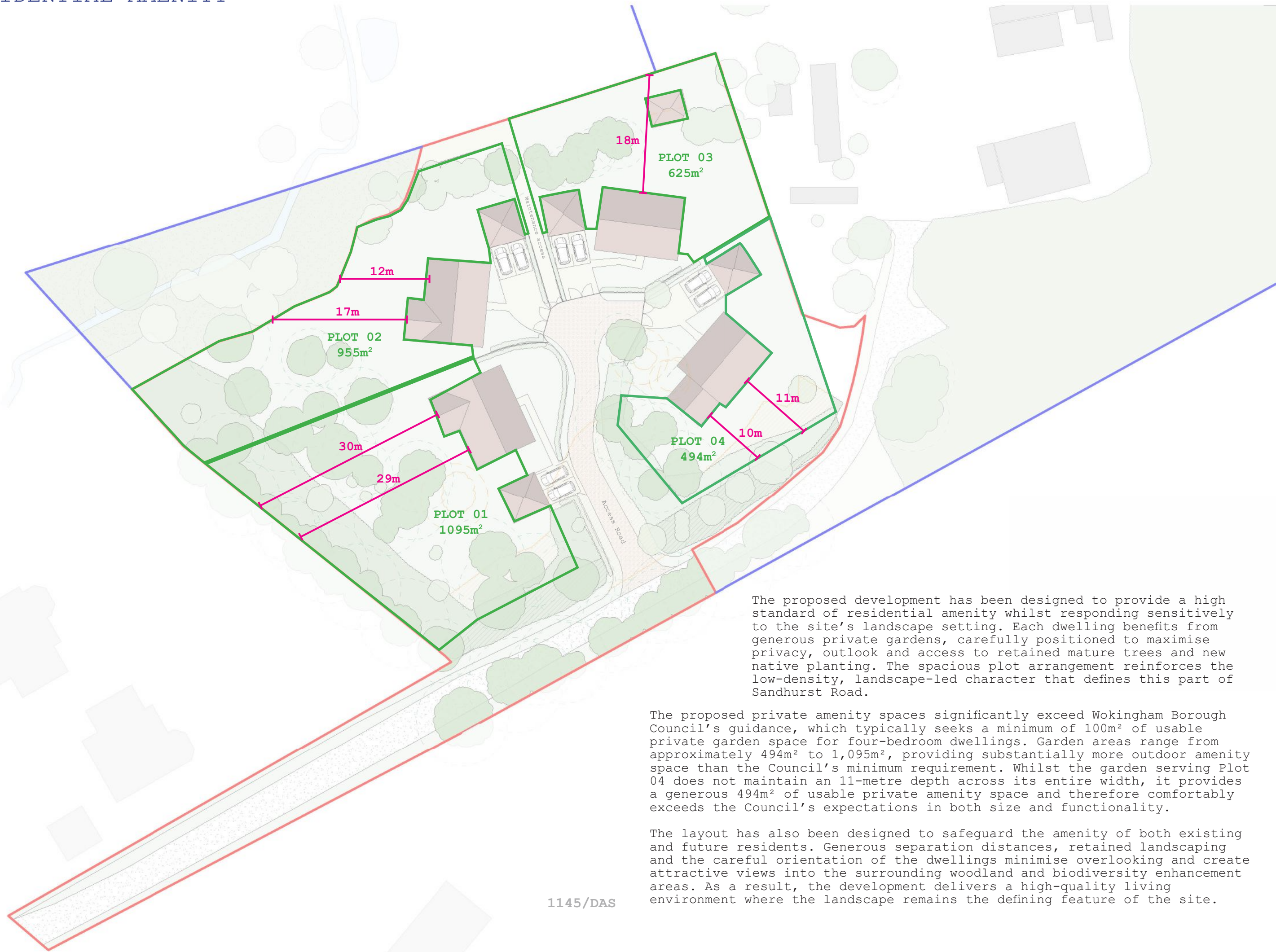
Given the limited scale of the development, the provision of on-site public open space is neither practical nor necessary. Each dwelling benefits from a generous private garden, providing high-quality external amenity space for future occupants, while the retention of extensive mature landscaping and the introduction of areas dedicated to biodiversity enhancement preserve the site’s verdant character.

The surrounding area is also well served by a range of existing recreational assets, including nearby woodland, public footpaths, golf facilities and other open spaces, all of which remain readily accessible to future residents. As such, the proposal does not create a demand for new on-site public open space and is considered appropriate for its context.

The accompanying assessment demonstrates that the scheme does not make provision for formal public open space across the identified typologies, reflecting the fact that this is a modest infill development on private land rather than a strategic residential allocation.

POS Typology	Standard (ha per 1000 Population)	Application Requirement (in ha)	Open Space Proposal (in ha)	Open Space deficilt (in ha)
Natural/Semi-natural green space	2.84	0.0136	0.0309	-0.02
Amenity greenspace	0.98	0.0047	0.016	-0.01
Parks & Gardens	1.1	0.0053	0	0.01
Play Areas	0.25	0.0012	0	0.00
Civic Space	0.01	0.0000	0	0.00
Outdoor Sports Facilities	1.66	0.0080	0	0.01
Cemeteries	14.4	0.0691	0	0.07
Sports Halls	65.43	0.3141	0	0.31
Swimming Pool	8.26	0.0396	0	0.04
Activity Halls	41.31	0.1983	0	0.20





The proposed development has been designed to provide a high standard of residential amenity whilst responding sensitively to the site's landscape setting. Each dwelling benefits from generous private gardens, carefully positioned to maximise privacy, outlook and access to retained mature trees and new native planting. The spacious plot arrangement reinforces the low-density, landscape-led character that defines this part of Sandhurst Road.

The proposed private amenity spaces significantly exceed Wokingham Borough Council's guidance, which typically seeks a minimum of 100m² of usable private garden space for four-bedroom dwellings. Garden areas range from approximately 494m² to 1,095m², providing substantially more outdoor amenity space than the Council's minimum requirement. Whilst the garden serving Plot 04 does not maintain an 11-metre depth across its entire width, it provides a generous 494m² of usable private amenity space and therefore comfortably exceeds the Council's expectations in both size and functionality.

The layout has also been designed to safeguard the amenity of both existing and future residents. Generous separation distances, retained landscaping and the careful orientation of the dwellings minimise overlooking and create attractive views into the surrounding woodland and biodiversity enhancement areas. As a result, the development delivers a high-quality living environment where the landscape remains the defining feature of the site.

16 INDICATIVE ELEVATIONS



