

White Cottage, Winnersh
DESIGN AND ACCESS STATEMENT
& HERITAGE STATEMENT
HOUSEHOLDER PLANNING PERMISSION

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1. Introduction

1.1 Introduction

This design and access statement has been produced by JETArch Design on behalf of Mr and Mrs Hill at White Cottage, Bearwood Path. It forms part of a comprehensive package of information submitted for a Householder Planning Application for the erection of an ancillary annexe at White Cottage, Bearwood Path, Winnersh RG41 5EY, hereinafter referred to as the Site.

This DAS has been prepared to illustrate the design principles and concept that underpin the application proposal. Our vision is to create an subservient wheelchair accessible annexe next to White Cottage. The proposal will seek to create a garden annex in the south-west of the White Cottage site which will provide an accessible bedroom, ensuite and summer room ancillary to the main house.

1.2 Site Location and Application Description

White Cottage is a late 16th Century property, which has been altered in the 19th century and extended in the 20th century. The application site is located at the intersection of Bearwood Path, Chatsworth Avenue and Lockyer Close of which alongside White Cottage would have once been part of a larger estate, now redeveloped for housing. White Cottage was part of the Bearwood Estate in the 1800s, and was successfully auctioned off in 1911 as a result of enclosure in the Winnersh and Sindlesham area. The cottage gained Grade II listing in 1987. The listed structure is constructed from a timber frame and old tile gabled roof. The walls consist of part painted brick and part brick infilling.

The application proposes the erection of a wheelchair accessible garden annex to provide a summer room with bedroom and accessible bathroom facilities. The proposed annexe on the south-western side of the site will be ancillary to

the main house.

1.3 Planning History

08628 - Pre 1998, details at request of WBC Archives

10069 - Pre 1998, details at request of WBC Archives

232214 2023 - Application Withdrawn

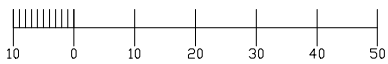
232215 2023 - Approved



Figure 1. 1896 Map of the Site (Old Maps Online)



Produced on 02 July 2025 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
 This map shows the area bounded by 477333 170874, 477433 170874, 477433 170974, 477333 170974, 477333 170874.
 Crown copyright and database rights 2025 OS 100054135. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (OS 100054135).
 Data licence expires 02 July 2026. Unique plan reference: v1f//1278291/1714389



— SITE BOUNDARY

Figure 2. Site Location Plan

2. Site Context

2.1 Existing Site Photographs

White Cottage is a Grade II listed (1136200) 16th century dwelling which has been altered and extended over the 19th and 20th century. Historical documents describe it as being part of the Bearwood Estate which was consequently sold off at the beginning of the 20th century.

The cottage, which gained its protected status in 1987, sits the towards the front of its site with a small garden on the front elevation and a large Weeping Willow tree on the front boundary, alongside tall conifer hedges. Entrance to the site is made through a drive way at the north side from Bearwood Path (private street) the drive continues to the rear of the property and site towards the west.

A large garden sits in front of the rear elevation which is bound to the west by hedges and trees towards the south. In the southern side of the site, a timber gazebo as approved in 2023

A timber gazebo stands at the southern side of the site which

was approved for in 2023, alongside the demolition of a detached garage at the end of the driveway towards the west of the site. The approved application also included scope for a garage/gym on the site of the demolished garage which did not come to be.

To the east of the Site is Bearwood Park, private land housing numerous ancillary mobile homes.

The Site is accessed from Bearwood Path , off of Lockyer Close.

The site is a total of 0.13 ha.

The Site is situated within Flood Zone 1 according to the GOV. UK flood maps.



Figure 3. View of White Cottage and former detached garage (far right) from the north of the site (Rightmove)



Figure 4. The front elevation of White Cottage from the end of Chatsworth Avenue (Sue McArdle, British Listed Buildings -2013)



Figure 5. Google Earth Image of Site

2.3 Local Built Character

Key:



Highway



Built Forms



Frontages



Private Highway



Listed Building



Site Boundary

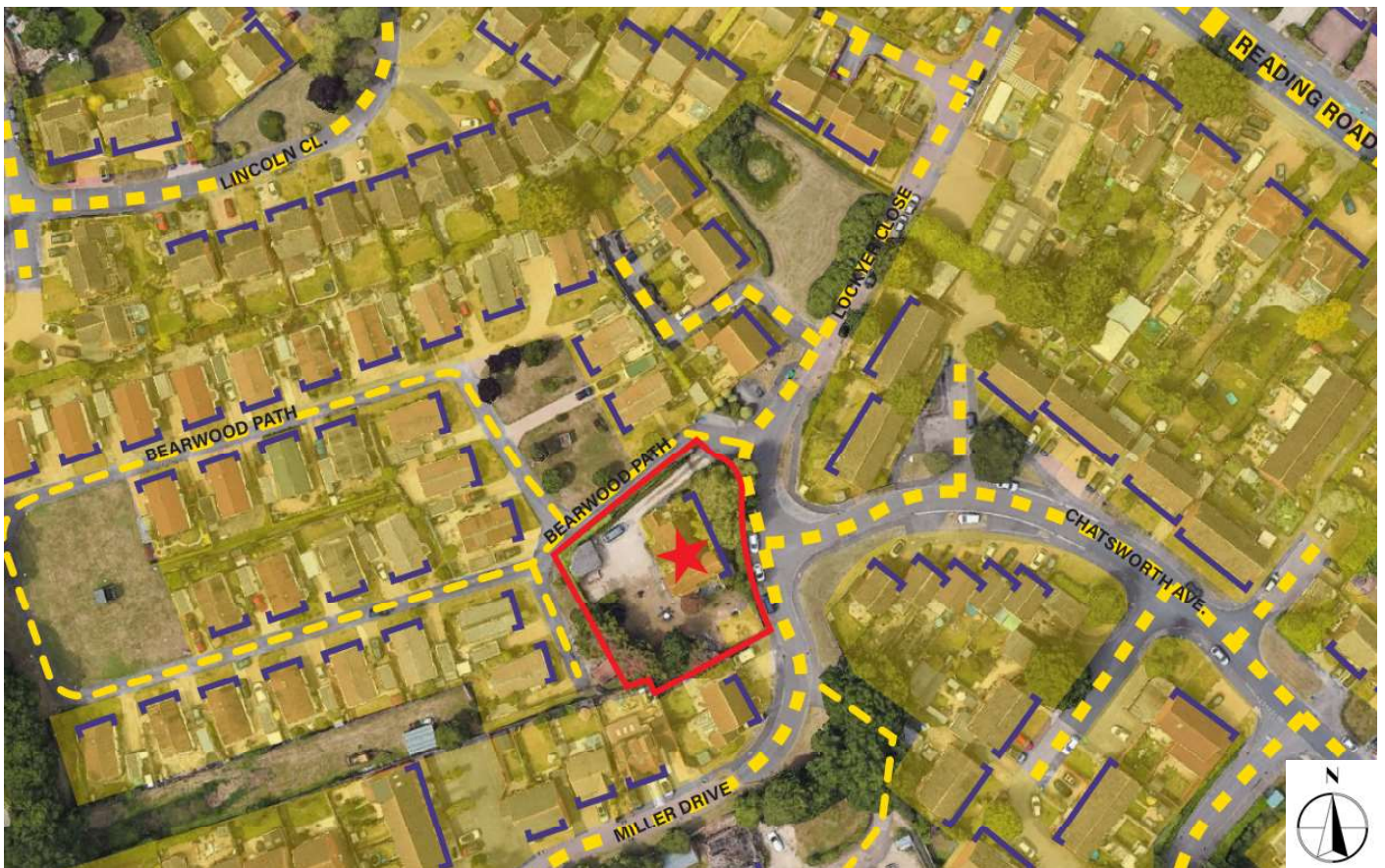


Figure 6. Local Built Character Map of the area surrounding White Cottage

White Cottage and Surrounding Area

Urban Form

The White Cottage site is surrounded by suburban development connecting to Reading Road, the main highway in the area. The majority are two storey dwellings with a mobile home park to the west of site, all single storey.

White Cottage, built in the 16th century, was once part of the Bearwood Estate. Now the area is shaped by the surrounding roads.

The site sits at the intersection of Lockyer Close, Chatsworth Avenue, Miller Drive and Bearwood Path and is visible on approach up Lockyer Av. from Reading Road.

Whilst White Cottage sits on a larger site than many of the dwellings surrounding, it sits towards the front of its site which resembles many of other frontages. The site is accessed through a private road (Bearwood Path) and through a private drive way with parking behind White Cottage.

The Site is enclosed on the east elevation

with tall hedges, fencing and a mature Weeping Willow tree.

Open Spaces

The site is set within a development of many dwellinghouses built towards the second half of the 20th century. Typical of developments of this time, open spaces consist of grass verges at the sides of the road.

Road Hierarchy

The plots are set back slightly from the road with small front gardens and drive ways.

Parking is generally to front.



Figure 7. View of the White Cottage site on approach up Lockyer Avenue, taken from Google Street View (2025)



Figure 8. White Cottage Site and Surrounding Housing Developments (Google Earth)



Figure 9. White Cottage in 2006 (photograph from Winnersh Historical Society)

2.4 Material Examples in Area

White Cottage (Site)

White Cottage, with an appearance of a traditional farmhouse is characterised by its 16th Century Timber frame with part painted, part rendered brickwork, old tiled gabled roof and irregular black timber leded casement windows. A large chimney sits on the centre ridge, partly re-built. The wing constructed in the 20th century, is characterised by a gable roof and larger windows in the same black timber leded casements. A pent roof extends

White Cottage's timber frame, black timber leded casement windows and chimney are the main defining architectural features of its site.



Figure 10. Front elevation to White Cottage (Google Street View, 2008)



Figure 11. Gable Roof (Rightmove)



Old Handmade Clay Roof Tiles



Timber Frame and White Painted Running Bond Brick Infill



Original 16c Irregular Black Timber Leded Casement Windows



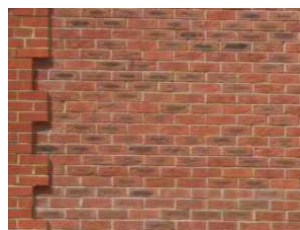
Chimney



Figure 12. 20C Addition (left) and 16C Original Cottage (Right) (Winnersh Historical Society)

Surrounding Area

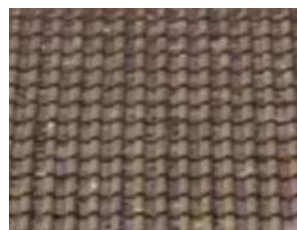
The area surrounding the White Cottage site contains a varied and mixed palette of materials dominated by red/orange brickwork, white render and red/brown clay tiles on the facade, typical of housing developments constructed in the second half of the 20th century.



Red / Orange Brickwork with Quoins



Red / Brown Clay Tiles on Facade



Concrete Roof Tiles



White Render

2.5 Appearance & Character Summary

White Cottage presents as a large character within the street scene, with a traditional quaint 16th century appearance alongside a respectful 20th Century addition. The over arching character of the property is dominated by the original timber framework and brick infil.

White Cottage is 2 storeys with black timber, leaded casement windows used throughout the property.

Boundaries facing onto the road include maintained vegetation. Front and Rear gardens are laid to lawn.

This pallet that reflects the local character area will be employed in the proposal.

Site Form and Character	
Character Description	Cottage
Urban Form	Suburban
Building Form	
Building Types	Detached
Building Heights	2 Storeys
Frontage	Minor set backs from road
Public Realm	
Landscape	Suburban Streets
Boundary Treatments	Fenced boundary with retained trees & hedges
Materials & Details	
Building Materials	Brick, timber
Roofs	Clay tiles, gabled
Details	Large chimneys, brick infilling and timber, leaded windows and doors

3. Planning Policy

1. Introduction

1.1 We have been approached by Mr & Mrs Hill (the “Applicant”) to prepare a planning statement to cover the proposal for the erection of an outbuilding to create an ancillary annex following the demolition of an existing garage (the “Proposed Development”) at White Cottage, Bearwood Path, Winnersh RG41 5EY (the “Property”).

1.2 The current occupants of White Cottage have elderly parents who generally require care and attention due to their age and so require to be in close proximity to the family. With a strain on public services for elderly care, the fact that the average numbers of years left for a new occupant to a care home is 4 years, as well as the costs involved for the family, Mr & Mrs Hill have taken the option to supplement the care and attention to their parents themselves. Unfortunately the property is currently unsuited to elderly care, having multiple levels and steps to the ground floor, and existing timbers that greatly restrict corridor width to the point where a wheelchair would not be able to gain access. With these elements being part of the Listed property, the only solution left to the applicants is therefore to look at an ancillary annex.

1.3 Wokingham Borough Council (“the Council”) have previously considered the proposals through a formal pre-application process under reference 251657, and provided a response dated 12th August 2025. The Council’s feedback within that response have been used to form the submitted proposals and have been considered within this planning statement.

1.4 The key messages from the Council’s pre-application feedback, based on the pre-application submitted scheme are;

- There is currently no justification for a separate annex under the NPPF and Local Plan and so the outbuilding must remain ancillary to the host dwelling;
- The family tie to the annex is acceptable, however the proposal for two bedrooms and en-suites would be unacceptable;
- The proposed scale and bulk would be unacceptable.
- The hipped roof and external materials would appear to be in keeping with the appearance of the main dwelling, however the proposed porch would suggest a stand-alone dwelling;
- Parking would need to be demonstrated more clearly;

2. Site Description

2.1 The Site consists of the large detached White Cottage Grade II Listed property. The property benefits from ample front, rear and side garden amenity areas.

2.2 To the rear and side of the property, in addition to the gravel courtyard, there is ample space for multiple cars.

2.3 The wider area of Winnersh is well placed to the east of Reading with good connections into Reading and surrounding towns.

2.4 The current property is a four bedroom detached dwelling with two bathrooms, 2 reception rooms and an ample sized kitchen.

3. The Proposal

3.1 The proposed development will replace an existing, under used outbuilding and prevent the need to source alternative housing. Adaption is a key component of sustainable development.

3.2 The designs propose a small amendment to the previously approved planning application 232215 in 2023.

3.3 Materials used would match that of the host dwelling replacing the previous concrete panelled garage which, as a late 20th century addition, was not in keeping with the host dwelling.

1. Planning Policy and Further Appraisal

Policy

4.1 The NPPF clearly states (paragraph 2) that applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. Where a proposal complies with the policies contained within the development plan, the NPPF (paragraph 11) states that planning applications should be approved without delay. The development plan for Wokingham currently consists of;

- The Core Strategy (2010) which provides the development framework policies guiding development to 2026;

- The Managing Development Delivery Local Plan (2014) which provides detailed policies supplementary to the Core Strategy, lasting until 2026;
- The Berkshire Replacement Minerals Local Plan (RMLP) which was adopted in 1995 with revisions in 1997 and 2001; and
- The Waste Local Plan for Berkshire which was adopted in 1998.

4.2 With the above in mind, it is clear that the key relevant policies are;

- MDD Policy CC01 – Presumption in Favour of Sustainable Development;
- MDD Policy CC02 – Development Limits;
- MDD Policy CC07 – Parking
- MDD Policy CC09 – Development and Flood Risk;
- MDD Policy TB24 – Designated Heritage Assets
- CS Policy CP1 – Sustainable development
- CS Policy CP3 – General Principles for Development;
- CS Policy CP6 – Managing Travel Demand;
- CS Policy CP9 – Scale and location of development proposals.

4.3 The Council also has a Borough Design Guide Supplementary Planning Document which will be considered through this planning application.

4.4 MDD Policy CC01 (sustainable development) of the Core Strategy is a general overarching policy, also reflected in Policy CP1 of the Core Strategy. These policies, where relevant to the proposed development, seek to ensure that proposals will;

- Maintain or enhance the high quality of the environment;
- Provide attractive, functional, accessible, safe, secure and adaptable schemes;
- Commit to the goal of reaching zero carbon developments.

4.5 The proposed development would adapt an existing dwelling (outbuilding of) to suit the needs of the occupants and prevent the need to source alternative housing. Adaptation is a key component of

sustainability, ensuring that developments conceived now are capable of being adapted to meet social, economical and environmental needs of the future. Thankfully for the applicants, the property benefits from a significant amenity area which is able to accommodate the proposed development whilst still retaining ample amenity area.

4.6 Policy CC02 of the MDD then seeks to direct the location of new developments. On adoption, the MDD, through public examination, set out the extent of appropriate development resulting in the confirmation of development limits around each settlement; it is outside of those development limits that proposals are subject to specific material planning considerations on the detail of what is proposed.

4.7 Policy CP9 of the Core Strategy concerns the scale and location of development proposals in Wokingham, principally stating that development scale must reflect the existing or proposed levels of facilities and services at the location. This policy is clearly directed at larger development proposals than a domestic extension, and is not directly relevant to the proposed development other than the proposals are of sufficiently small scale to not warrant further assessment against this policy. It has however been included as a result of inclusion within the Council's pre-application response.

4.8 MDD Policy CC09 concerns development and flood risk. It requires that sources of flood risk be taken into account in the determination of planning applications, including the vulnerability of the proposed development. Development should also be directed to areas at the lowest risk of fluvial or surface water flooding; this is in accordance with NPPF policy.

4.9 As can be seen from the attached plan (Fig. 13) extracted from Wokingham's Constraints flood risk maps, the site is not within a location at risk of fluvial flooding.

4.10 It is clear therefore that the location of the proposed development would not sit within an area at risk of surface water flooding. It is proposed to include a new soakaway for the garage which will take into account the additional roof area. The proposed development would therefore comply with the requirements of MDD Policy CC09. Including a new drainage system that avoids detriment to the overall network within an area at extremely low risk of fluvial flooding and low risk of surface water flooding would be in compliance with MDD sustainable drainage Policy CC10.

4.11 Policy TB24 of the MDD requires that proposals consider any designated heritage assets. As the Site includes the Grade II Listed White Cottage property, a heritage assessment has been included in this application. The materials and forms of the proposal have also been considered to be in keeping with the setting of the heritage asset.

4.12 The Council's pre-application response considered Policy CP6 of the Core Strategy to bear relevance to the proposed development. Policy CP6 concerns managing travel demand and requires that schemes provide for sustainable forms of transport, are located in areas with choices in modes of transport, look to improve the highway network, provide appropriate vehicular parking, mitigate impacts on the network, enhance road safety and that schemes do not cause additional highway problems.

4.13 At present there is room for multiple vehicles on the driveway to the side and rear of the property which exceed any minimum parking standards set by Wokingham. By contrast, the proposed development would result in the loss of two of the undersized parking spaces within the garage, however ample space is maintained within the driveway. Therefore, whilst the property will be increasing the number of bedrooms, there is ample parking to reflect any potential additional parking need. Any additional demand on the highway network would be negligible. The proposed development would therefore be in accordance with Policy CP6 of the Core Strategy.

4.14 On of the most directly applicable policy to the proposed development is Core Strategy Policy CP3 which contains general principles for development. Those relevant to the proposals are;

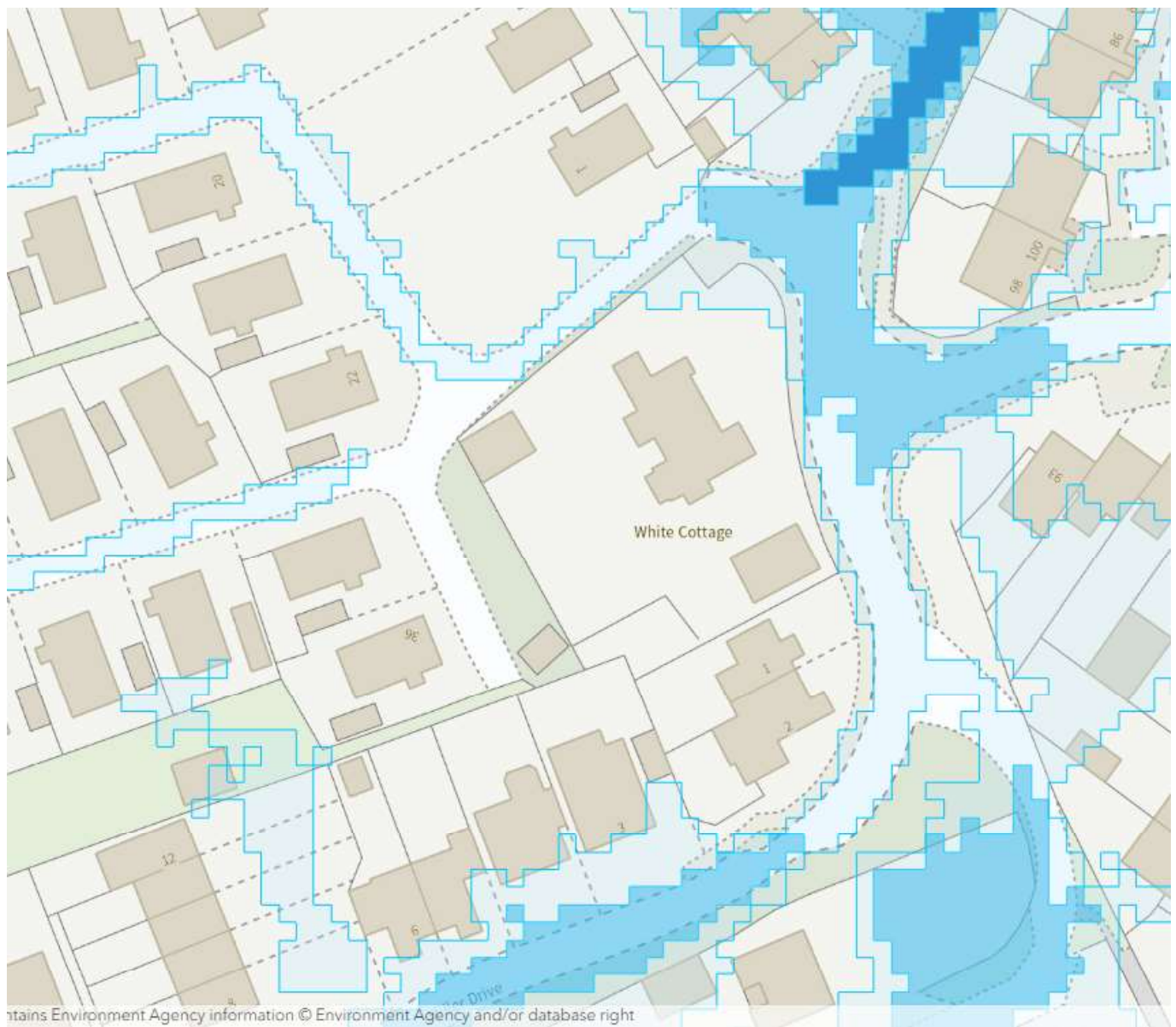


Figure 13. Extract from Wokingham's Planning Policies and Constraints Map showing Hydrology and Drainage

- The need for an appropriate scale, mass, layout, built form, height, materials and character with a high quality design;
- The need to avoid detriment to the amenities of adjoining land users;
- To provide a functional, accessible, safe and adaptable scheme;
- To avoid detrimental impact on ecology, heritage, landscape, geology or water courses;
- Use the full potential of the site;
- Contribute to a sense of place in the buildings and spaces, and in the way they integrate with the surroundings.

4.15 There are a number of other requirements within Policy CP3, but as a general overarching policy to cover development proposals of all scales, a number of the requirements are by their nature not directly relevant. The focus of this planning statement will therefore focus on the above matters.

4.16 The test of an appropriate scale and massing is often derived from two main factors, the impact on the character of the host dwelling (i.e. are the extensions subordinate), and whether the extensions would be in keeping with the character of the locality. First in terms of subordinacy. It is accepted that the proposed extension retains the character of the previously approved scheme as one of an ancillary outbuilding, however it is of a similar style and character to not look out of place. From the public realm it would appear clearly as a subordinate addition to the main dwelling and maintain the courtyard rural form of the Site. The design would also be high quality in providing significantly greater accommodation for the occupants whilst maintaining a relatively compact form in comparison to the level of additional accommodation.

4.17 The materials chosen would also match the host dwelling so that there would be a seamless interaction between the old and the new structure. Further assessment of this principle is covered in this document.

4.18 In terms of the potential impact on general amenities, there would be very little impact. The position of the Site and the proposal means there is no overlooking or over-shadowing to any neighbours. This is backed up by the single storey nature of the proposal.

4.19 Policy CP3 also requires that developments are functional,

accessible, safe and adaptable. This is an important element of design to ensure developments now are fit for evolving future needs and the proposed development is the embodiment of this requirement by adapting the current dwelling to meet modern living desires and to ensure the accommodation is fit for purpose for many years to come. It is also a policy requirement to utilise the full potential of a site; the proposed development achieves this. If land within settlements remains underutilised, this will only serve to increase pressure on the release of further land outside settlement limits. The Site benefits from an underutilised side driveway area which could be used to create the proposed development without any material detriment.

4.20 As the Site includes the Grade II Listed White Cottage, a heritage assessment has been included in this application

4.21 Finally, there is no potential impact on wider landscape character (or physical), geology or water courses. It is clear therefore that the proposed development would accord with the requirements of Policy CP3.

4. Planning Conclusion

In conclusion, the proposed development accords with all the relevant policy requirements within the adopted development plan documents.

The proposed development would create needed additional accommodation at White Cottage, whilst remaining ancillary, to vastly enhance its usage to the current occupants and future families who may require additional accommodation. In light of the shortage of family accommodation with the nearby areas (notably the adjacent local authority area of Reading), such improvement to properties should be encouraged.

Whilst the proposal would provide a significant enhancement to the occupants, this has been achieved with a design which is both spacious whilst also remaining subordinate and in keeping with the character of the host dwelling and the character of the wider area. In terms of general amenities, separation distances to other dwellings, buildings and boundaries are sufficient. The distance is also sufficient to ensure that there would be no material detriment to amenity by virtue of overbearance. The proposed development clearly complies with all the relevant policies within the development plan, but notably with Policy CP3.

As the proposals demonstrate a high-quality design in compliance with all relevant planning policies, the Council are respectfully requested to approve this application. Should the Council require any further clarity prior to a decision being issued, we would be pleased to assist.

5. Heritage Statement

This application proposes the replacement of an inappropriate non-historic garage structure with a well designed outbuilding more in keeping with the listed building White Cottage.

White cottages is a late 16th century property which has been altered in the 19th century and extended in the 20th century. The cottage was originally part of the Bearwood Estate in the 1800s and was actioned off in 1911 as a result of the enclosure in the Winnersh and Sindlesham area. The cottage gained Grade II listed status in 1987 under the listing 1136200.

The property is a timber frame construction, part painted brick and part rendered brick infilling. The roof structure is handmade clay tiles over a gable construction. The floor plan is irregular having 2 framed bays with the cross wing being the 20th century addition. The pent roof extension at the rear and small gabled tiled extension to the west are also 20th century additions. The property has a large 2 storey chimney on the centre ridge which has partly been rebuilt. Most of the windows have already been changed on the property in the 19th and 20th centuries. There is one window to the first floor which is single paned but is also an older addition.

The interior of the property shows the complete timber frame which is visible to walls and the roof. Queen posts and wind braces are still original. Ground floor joists in the south east bay are chamfered with carved stops and a large inglenook chimney is present with semi circular bread oven.

Special regard has to be had to preserving the building or its setting in the determination of the application in accordance with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework (2024) states that when In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The works proposed for the outbuilding do not directly impact the Listed building in terms of its plan, form or fabric, but only its setting within the site. This Site has been eroded over the centuries to now be enclosed within an urban form. The Site itself already contains outbuildings and currently has permission for an outbuilding of the same design, scale and location.

The proposal under this application forms an almost identical to that of application 232215 in 2023 and so the same considerations and conclusions that were applied to that proposal should also be applied here.

6. Design Proposal

6.1 Appearance and Character

A comprehensive analysis of the local character precedents can be seen under section 2.2 & 2.3.

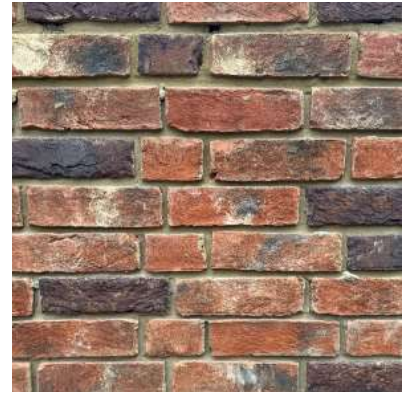
The application proposes the erection of a subservient wheelchair accessible annexe to the rear of White Cottage. The proposal will seek to create a garden annex in the south-west of the White Cottage site which will provide an accessible bedroom, ensuite and summer room ancillary to the main house.

The proposed annexe is sympathetic to the surrounding typology and adjacent property.

The proposal uses a mix of 'Olde Reclamation Shire' and 'Broadway Blend' facing bricks on the plinth, with a treated horizontal oak timber cladding being the predominant material used on the annexe. To tie the proposed annexe in to the existing architectural typologies it has been designed to be reminiscent of a traditional farmhouse outbuilding, and ensures the annexe is supplementary to White Cottage; a 16th Century building of traditional farmhouse appearance. To ensure the annexe matches the detailing of White Cottage, black leaded casement windows are proposed on the front elevation.

Efforts have been made to ensure the proposed annexe appears ancillary whilst complimenting the palette of the listed building. An internal porch ensures no protruding structures evoke any dominance into the surrounding typology, whilst a lower roof diminishes the buildings presence and its height mimics that of the mobile homes within the plot of land to the west of White Cottages.

The proposed subservient wheelchair accessible annexe would provide necessary wheel chair accessible facilities that cannot be provided in the Grade II listed White Cottage.



Mix of 'Olde Reclamation Shire' & 'Broadway Blend' Facing Bricks on Plinth



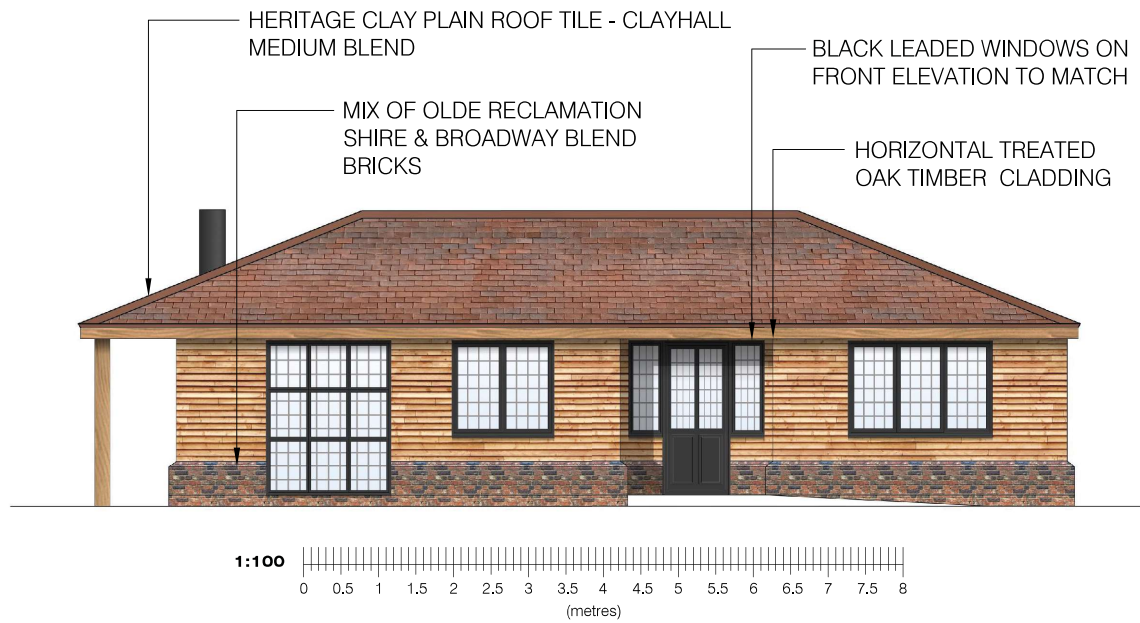
Black Leaded Casement Windows for Front Elevation of Proposal



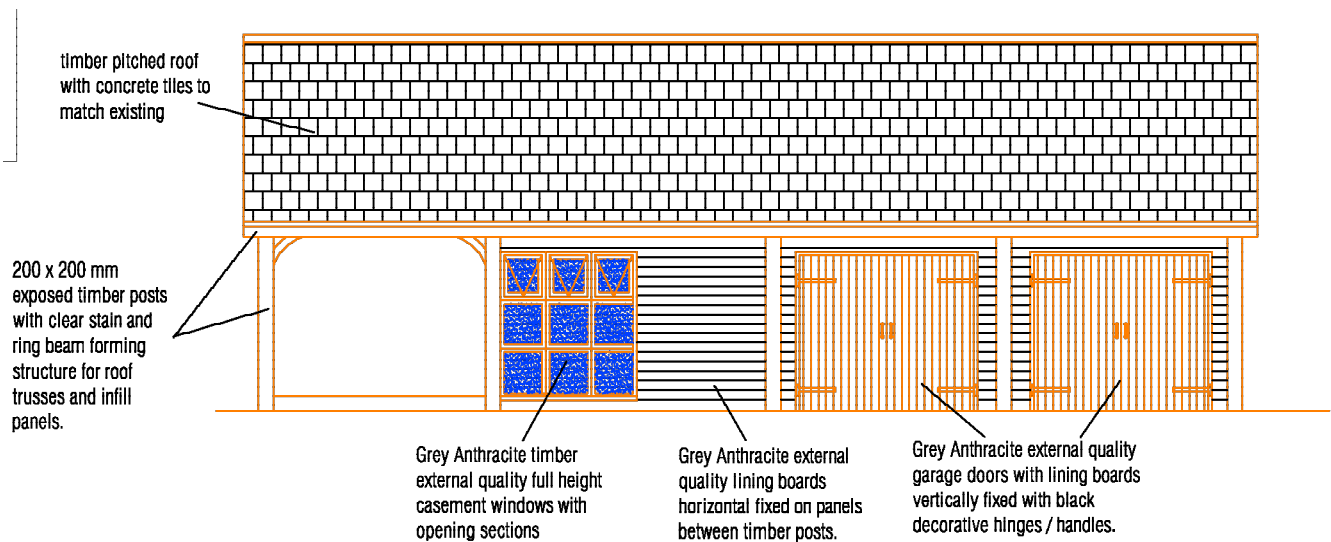
Featheredge 150 x 50 Treated Horizontal Oak Timber Cladding



Heritage Clay Plain Roof Tile - Clayhall Medium Blend



Proposed Annexe Front Elevation



Front Elevation of Previously Approved Proposal for Gym Outbuilding (Application No: 232215)

7. Sustainability

7.1 Overview

Climate change mitigation and adaptation measures have been considered in the design of the proposal. This section of the DAS identifies a number of design principles which have been addressed as follows:

7.2 Flood Risk

A Flood Risk Assessment has been undertaken and concludes that the whole of the Site is located in the Environment Agency's designated Flood Zone 1 (lowest risk of flooding from Rivers and the Sea). An assessment of the risk for flooding from other sources also concludes that the Site is at low risk and will remain at low risk after completion of the development.

7.3 Drainage

Surface water run off from the proposed development will be disposed of using sustainable techniques (SuDS) which ensure that there is no increase in the rate that run off leaves the Site. The proposed surface water drainage system will include soakaways.

7.4 Energy Efficiency

Energy efficiency and mitigation measures, and changes to national policy which change the weight of local policy, is a dynamic and rapidly evolving field due to: regular advances in technology; emerging heat networks; changes in energy prices; changes to feed in tariffs; and changes to the understanding of best practice.

A best practice approach of reducing the energy use by: incorporating the appropriate opportunities that are available within the site and design; reducing heat movement through the building fabric; taking advantage of materials with high thermal mass; reducing undesirable air/temperature movement; specifying efficient equipment; and enabling occupants to operate the building efficiently, rather than

mitigating for that use. This will reduce the carbon emissions in line with the Government's Zero Carbon Buildings Policy.

7.5 Materials and Waste

Demolition and construction waste can be managed and reduced through good on Site construction management practice so that a significant amount of waste requiring off-Site processing or disposal is not generated.

As the design progresses, materials will be selected that take account of their BRE Green Guide rating, including their recycled and reused content, their source and the certification that accompanies them.

7.6 Communication

An information pack will be provided to occupiers to communicate the features of the dwellings and the development including renewable power and sustainable drainage.

7.7 Pollution

Best practice measures can be employed during the construction process to minimise the risk of pollution. The Site is not located within an Air Quality Management Area.

Measures are proposed to reduce the impacts of noise on future residents and light on future and existing residents. Insulation materials with a Global Warming Potential of less than 5 could also be procured. Major construction materials can be utilised which have a low global warming potential.

