

DESIGN AND ACCESS STATEMENT

SITE: 58 FINCHAMPSTEAD ROAD
WOKINGHAM
BERKSHIRE

PROPOSED DEVELOPMENT: CONSTRUCTION OF 4 NO
DETACHED DWELLINGS
WITH DOUBLE GARAGES

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1.00 SITE ANALYSIS

- 1.01 The site is situated directly to the south of Wokingham town centre in a designated urban area.
- 1.02 The application site is a residential plot of land on the east side of the Finchampstead Road (A321) and is 0.54 hectares in area.
- 1.03 Access from the Finchampstead Road is close to the railway bridge and is an unadopted private road that serves No 58 and adjacent bungalow No 58A together with a block of flats being Eyre Court. The private drive runs along the boundary with railway line to the north.
- 1.04 The site is a residential garden with a fall of approximately 3.00 metres from north to south. Along northern boundary with the railway line lies a line of mature trees of mixed species. The southern and eastern boundaries are defined by a small stream that separates the garden area from the open fields and has mature trees proliferating the boundary and defining the site. The stream runs into the Emm Brook further to the south and the area is within a flood zone.
- 1.05 To the west side of the site a small bungalow is positioned behind a laurel hedge that forms the boundary. The bungalow is in the same ownership as the main house on the site and was constructed a little later than the main house which was constructed in 1936.
- 1.06 The existing house is a two storey, four-bedroom detached dwelling with a single garage to the side. The existing building is showing signs of distress with subsidence to parts of the building. Within the site there is a Swedish style wooden outbuilding containing a swimming pool, a large concrete panelled workshop building, also a glass house and another concrete panelled garage style building along with two small timber sheds.
- 1.07 A pre-application enquiry was made at the end of 2023 ref.232914 proposing the demolition of the existing house and the construction of 4 No 5-bedroom dwellings which received a very positive response.
- 1.08 Finchampstead Road is a main A road linking Wokingham to Finchampstead, Sandhurst and Camberley in the south. It has footpaths both sides and is a main bus route with bus stops with 150m of the site.
- 1.09 The site is within walking distance of the main town centre being only 200 metres away and the railway station is also within walking distance. Along with good shopping facilities Wokingham also has all other services for health and leisure requirements. The site is therefore a suitable site for sustainable development under the NPPF at a density in compliance with locality.

2.00 DESIGN PROCESS

- 2.01 The site is situated on the western side of Finchampstead Road in designated Urban Area. It complies with the governments National Planning Policy Framework calling for “delivering sustainable development” with the emphasis on design quality and promoting locally distinct developments.
- 2.02 Wokingham Borough Council has a number of planning policies under its Core Strategy and Managing Development Delivery Local Plan Policies and the Borough Design Guide. Core Strategy policies CP1 and CP3 outline the General Principles of Development and Sustainable Development.
- 2.03 Wokingham Borough Council's Policy WOS2 promotes the principle of development, providing there is no adverse impact on the character of the area.
- 2.04 The NPPF supports the principle of sustainable development and it calls for good design in that the context of the area should be considered, and that improving the character and quality of an area should be of importance.
- 2.05 This statement should be read in conjunction with Davis Planning Ltd planning statement detailing all the planning history and policies for the site.
- 2.06 The Council's Community Infrastructure Levy (CIL) is applicable for this application.
- 2.07 The Use

The existing use of the site is designated as an urban area being a residential property and therefore suitable for residential development.

2.08 The Amount

The proposal is for the demolition of the existing house and the construction of 4No five-bedroom dwellings with double garages. The new dwellings meet with the requirements of Wokingham Borough Council's Design Guide and meet the HDD Local Plan Policy TB07 Internal Space Standards.

2.09 The Layout

The new dwellings are laid out in linear format to follow the shape of the site and make the best use of the site and to give good southerly aspects to all the new houses. The form of layout minimises any adverse effect on privacy etc and will also ensure that there is a good degree of surveillance in the public realm to foster safety and security.

The plots are of a generous size allowing sufficient spacing between and around individual dwellings which allows for suitable landscaping, and all the

amenity areas are suitable for the development and are in line with the Borough Design Guide.

2.10 The Scale

The existing dwelling on the site is a full two-storey and the proposed for dwellings follow the same theme. They are all two-storey with an eave's height of 4.800 metres from dpc and a ridge height of 9.300 metres from dpc. The roof spaces are to be used for accommodation with dormer windows appropriately positioned in each new dwelling.

The scale of all the development is in context with the street scene and character of the area and meets with Core Strategy CP9.

2.11 The Landscaping

The site is to be cleared of all scrub and landscaped to form the residential gardens to each plot and new planting to the front of each property to create an attractive development. The landscape proposals are to be designed by a recognised landscape architect. All the existing boundary treatments are well defined, and all existing trees are to be retained and further trees planted to enhance the setting of the site. A new 1.800m close boarded fence is to be erected between each dwelling and within the site there is sufficient space for shrub and tree planting along with open ground areas. The rear gardens fall south towards the stream running along the southern boundary and it will be made into feature that will also provide suitable surface water drainage to the site.

2.12 The Appearance

The existing house which is to be demolished is a large traditional style dwelling of inter-war design and the existing bungalow is of similar style and construction. The only other building close to the site is the flatted development of Eyre Court which is of mock Georgian design. Although the site is set away from these buildings and behind a screen of trees the context and character of the area have been considered in the design of the proposed scheme. The appearance of the proposed development should achieve a development with its own identity.

The development has been conceived so that all the dwellings are of individual design but have common elements that link all for houses to create a pleasing and coherent development. All dwellings are of traditional construction with plain clay roofs with flat roof dormer windows. They will be constructed in quality red multi stock face brickwork with contrasting face brick plinths, string courses and flat arch lintels with a stone keystone. The windows will be Edwardian style casement windows throughout. It will make a positive and sympathetic contribution to the urban street scene and character of the area in a suitable sustainable development.

3.00 ACCESS STATEMENT

- 3.01 Finchampstead Road, (A321) is 6.000metres wide distributor road with a footpath on each side linking Wokingham to Finchampstead, Sandhurst and villages and towns further afield.
- 3.02 The existing 4.000 m wide private access drive serving Eyre Court and the site on to the Finchampstead Road is to be used for the new development. From the entrance with Eyre Court the existing access drive will be widened to 4.100m wide and enter the site with a full turning head at the end that will accommodate the turning of fire appliances and vans.
- 3.03 There are bus stops on either side of the Finchampstead Road are situated within about 100 metres of the site and give good access to Reading, Sandhurst and Camberley therefore, development of the site meets with Core Strategy CP6.
- 3.04 Disabled access to the house will be gained via the block-paved drive and footpaths with a maximum ramp of 1 in 12, to a level threshold at the front entrance doors and any change in direction, to allow assistance where necessary and provide an uninterrupted approach to each house entrance.
- 3.05 Disabled circulation within the house is to comply with all current regulations and guidelines for disabled persons with the following specific requirements.
- Entrance door to have a minimum clearance of 800mm.
 - Internal staircase designed in full compliance with Building Regulations
 - Internal circulation spaces to comply with current Building Regulations disabled access.
 - All bathrooms and WC facilities to be designed for disabled access.
 - All electrical fittings and controls of services etc together with ironmongery fitted at suitable height for disabled persons use.

All internal design requirements shall be in accordance with part M (Disabled) of the Building Regulations.