12 WINKFIELD ROAD, WINDSOR, SL4 4BG
PLANNING APPLICATION FOR
DEMOLITION OF EXISTING TO ERECT 4 BEDROOM DETACHED DWELLING
REF: DAS/PLAN/001

DESIGN AND ACCESS STATEMENT

DECEMBER 2023

M C S DESIGN Architectural Services
Kaleem Janjua B.Arch., HNC (Civil Engineering)
Planning Consultant
53 Westmead
Windsor
Berkshire
SL4 3NN
info@mcsdesignservices.co.uk
http://mcsdesignservices.co.uk
Tel/Fax: 01753 869 117
Mob: 07989 319 224

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1.0 INTRODUCTION

1.1 This Design and Access Statement accompanies a detailed planning application for the demolition of existing bungalow and erecting of 2 x 3 semi-detached houses.

1.2 The Design and Access Statement is required under new regulations introduced in 2006 (DCLG Circular 01/2006).

1.3 This Statement considers the local context of the site, the use of the proposed development, the amount of development proposed the layout of the scheme, the proposed scale of development, landscaping and appearance of the proposal and access issues.

1.4 The application site lies on the northern side of Winkfield Road and currently comprises a 1960's bungalow and a detached double garage with pitch roof to the rear. Some of the trees and planting at the front of the site have been removed and a 1.5m high close boarded fence has been erected along the front boundary. This part of Winkfield Road is characterised by detached dwellings of varying architectural styles set in reasonably spacious plots. The site backs onto properties in Clewer Hill Road. The site lies within 'leafy residential suburbs' as designated in the Townscape Assessment.

1.5 The proposed development for demolition of existing bungalow to erect a detached dwelling of a hip roofed, rectangular design which is a traditional design, reflecting characteristics found in existing adjacent properties to ensure harmony with their surroundings.

1.6 Pre-application advice was obtained prior to designing the dwelling and dividing the plot. It was agreed that the application is within urban land and in principle the creation of a single dwelling at this site is acceptable subject to minor changes. The planning officer states ' Overall, subject to the above suggested changes, the principle of a replacement dwelling is considered acceptable from a character and appearance standpoint.' (ref.22/90266/PREAPP), dated 18th January 2023.

1. "Scale of any new dwellings reflect the character of the area"

We have designed the depth of dwelling at 15m deep X 11.3m wide which is to the scale of the detached houses. The street has detached houses of various scale and design. Our design is appropriate for the street scene. The height of the new dwellings will be restricted to match the height of the adjacent 2 storey houses.

2. "Take into consideration neighbouring amenity， with particular attention to neighbouring windows."

We have taken onto account the 45-degree line from nearest corner of habitable rooms of the adjacent houses.

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DESCRIPTION

Project Type: Demolition of existing dwelling to erect of 4 bedroom detached house.
Full Address: 12 Winkfield Road, Windsor, SL4 4BG
Location Type: **Urban land**
Site Area: 707 msq
Parking Layout: Parking for 3 vehicles

Gross Internal Area: 170 sqm approx.

2.0 STREET SCENE
2.1 The surrounding street scene found in Winkfield Road consists of detached houses. These vary in design which reflects the early 1930s to 1945s.

3.0 APPLICATION SITE
3.1 The plot is 16m wide and 52.5m deep.

3.2 There are not any trees on the site with Tree preservation Order. Most of the trees are conifers or leylandii. They will be maintained including the existing shrubs towards the rear. A tree report with a tree protection plan is provided. A tree report accompanies this application.

4.0 LOCAL SERVICES
4.1 The site is within accessible location.

4.3 Windsor train Station and shopping facilities are within 1.5m radius.

5.0 RELEVANT PLANNING HISTORY
5.1 There is no planning history on this site.

6.0 THE PROPOSAL
6.1 The application is for demolition of existing dwelling and erecting of a single detached dwelling of the traditional design as many of the existing houses in the area and will sit very nicely with the existing street scene.

6.2 The dwelling is of a traditional design in keeping with the character of the street scene.

6.3 The dwelling will use the existing dropped kerb. The block plan shows the existing dropped kerb and also 3 parking spaces.

7.0 USE
7.1 The site lies within a predominantly residential location, where the principle of residential development is acceptable.

8.0 AMOUNT OF DEVELOPMENT
81. Having concluded that residential development is the most appropriate use on the site, the amount of development on the site was considered.

9.0 LAYOUT
9.1 In assessing the proposal, the layout of the development should be considered in the first instance.

9.2 It has been carefully formulated to respect local building lines. As there is not a defined building line as such, we have placed the new dwellings in the middle. The positioning of new development the respects the amenity space of the adjacent houses, making sure that it clears the 45-degree line from any habitable room on each side.

9.3 The garden lengths are substantially greater than the Council's standards and strong amenity provision is made.

9.4 The layout has maintained a simple, uniform approach, which is part of the character of this street scene.

10.0 SCALE

10.1 The scale of development matches the scale, bulk and massing of the range of dwellings in this street scene - shown in Section 3 above.

10.2 It retains a traditional two storey semi-detached appearance, prevalent in this street scene, and utilises hipped end roofs.

11.0 LANDSCAPING

11.1 Even though some of the immediate properties on the street have only hard standing in the front, we have provided, space permitting, soft landscaped the front and a green buffer has been provided around parking spaces. The front area will be covered with grey porous brick paviours. A landscape plan is attached which was approved in the recent pre-application enquiry.

12.0 APPEARANCE

12.1 The appearance of the development will be that of a traditional development, examples of which are found locally.

12.2 The dwelling is designed such that it blends in with the existing houses on the street.

12.3 The proposal incorporates a hipped end roof design, with simple features. The tiles will be of charcoal colour, and modern. The roof height will not exceed that of the adjacent houses.

12.4 Although facing bricks are used in the front were considered to match the ones of the existing houses and also tiles are used in the front to match the ones of the existing houses on the street, it has been decided that subject to local council's approval, Red brick facade similar to those commonly found on the street scene.

13.0 RENEWABLE ENERGY

13.1 Renewable energy has a key role to play in reducing CO2 emissions and a demand by the government has made it a necessary requirement for new developments to make use of on-site renewable energy sources. The 10% renewable energy target will be achieved by the use of solar panels (1035mm X 2009mm) which will be placed on the rear roof of each dwelling. The panel will protrude more than150mm above the rear extension roof tile and will be south facing to achieve maximum benefit. A sustainability statement is attached.

14.0 SUSTAINABLE DESIGN AND CONSTRUCTION

14.1 The proposal has considered/incorporates the requirements of the Council's supplementary planning documents on Sustainable Design and Construction. The following criteria will be met:

14.2 Energy Consumption

14.3 The generation of energy to heat, light and cool the building is responsible for approximately half the total emissions of CO2 in the UK. The new developments will reduce the CO2 by meeting the latest low U-Values as required by Part L of Building Regulations. High levels of insulation can be integrated into roofs, walls and floors. Heat loss through windows can be reduced through the use of double glazing, with adequate ventilation

provide to avoid condensation problems. This will include double glazed windows with U-Value of 1.6 W/m2K or better and doors with U-Value of 1.8 W/m2K. Floor insulation: U-value of 0.22 W/m2K. Mineral wool wall insulation using re-cycled glass: U-Value of 0.28 W/m2K.

14.4 On-Site Renewable Energy

14.5 Renewable energy has a key role to play in reducing CO2 emissions and a demand by the government has made it a necessary requirement for new developments to make use of on-site renewable energy sources. The 10% renewable energy target will be achieved by the use of solar panels (1035mm X 2009mm) which will be placed on the rear roof of each dwelling. The panel will protrude more than150mm above the rear extension roof tile and will be south facing to achieve maximum benefit.

14.6 Water Management

14.7 The proposed developments will include water efficiency measures to reduce overall water consumption. Provision should be made to achieve a per capita consumption of potable water of 120 litres or less per person per day.
Rainwater harvesting will be achieved using water butts to rear of each dwelling for use in the garden.
Water saving devices will be used internally using Dual flush/ low flush toilets and low volume taps and shower heads.
Efficient white goods such as washing machine and dishwasher with A+ rating will be incorporated in the kitchen design.

14.8 Flood Risk Management -

14.9 The design has addressed flood risk to, and arising from, the site using suspended beam and block flooring with airbricks. Sustainable Drainage System will be used where possible, on the front parking area using permeable paving blocks. Where the ground is clay than the water will be re-directed into a slow filtering soak away.

15.0 Bio-diversity

15.1 The built environment makes a vital contribution to supporting biodiversity with both gardens and buildings supporting a range of plants, invertebrates, birds and mammals. The new Developments offer an opportunity to create habitats and to incorporate beneficial biodiversity features as part of good design, for example by including nest and bat boxes, window boxes and appropriate planting.
The installation of nest boxes for birds, bats and insects bricks at suitable locations around the development site can be highly beneficial to biodiversity.

15.2 Waste, Recycling and Composting Facilities

15.3 Currently, individual houses are issued with a 240 litre wheelie bin and two 53 litre recycling boxes. These will be located discreetly behind the side security gate.
Compost can be used to improve the soil quality and nutrient value of gardens. Home composting facilities will be incorporated discreetly into the new residential developments to minimise the transportation of green waste and landfill. Houses will be provided with individual facilities located where they can be easily accessed from the kitchen.

15.4 Facilities for secure cycle storage and changing / drying facilities.

15.5 Residential developments will be designed to ensure that the occupants can store and conveniently access bicycles. The side security gate will provide access to the rear to wooden shed. A utility and boiler room is to be provided to each dwelling to be used as changing/ drying facilities.

16.0 Air, Noise and Light Pollution

16.1 Measures that can help address air quality impacts include:

16.2 Development layout: the layout and location of the development should allow for easy and safe access from the surrounding area by walking, cycling and public transport. It is located less than 2 mile from the town centre with a bus stops for public transport conveniently located within walking distance.
16.3 Travel Planning: Although a Travel Plan is not necessary for the application, the close proximity of the developments near the Town Centre will encourage greater walking, cycling and use of public transport.
16.4 Internal Layout: The site is located to be away from pollution and sensitive uses or activities and busy roads.
16.5 Car Parking and Movement: The creation of pollution traps are avoided with lack of hedging to the front parking area.
16.6 Landscape: The rear landscaping will consist of dense vegetation such as groups of trees and hedges can act as barriers to deflect air pollution from a fixed source. The overall layout of the development should allow for any landscaping barrier to mature and be managed without causing conflict with buildings.
16.7 Energy Efficiency: As explained earlier, reducing the emissions produced from the development will be achieved through efficiency measures and the use of renewable or low-carbon technologies such as solar panels.

17.0 Measures that can help address noise issues include:

17.1 Development Layout: The site development is located in a residential area, thus impact from identified noise sources (for example road traffic, railway and venues) will be avoided.
A 2.0m high close panel fencing will reduce noise between adjoining properties. Landscaping to rear will also help to avoid impacts.
17.2 Internal Layout: All ceilings of rooms will be constructed using double dry wall lining and acoustic sound insulation between joists to further reduce noise between rooms.
17.3 Landscape and land from: New dense vegetation such as groups of trees and hedges will be planted to act as barriers by helping to absorb or deflect noise.
17.4 Materials: materials with a higher density normally provide greater resistance to the passage of airborne noise, but may be vulnerable to impact noise. The inner leaf of the cavity wall will consist of 7N inner wall rather than the standard 3.5N and the 100mm cavity will be filled using 100mm Rockwool Flexi acoustic insulation to resist airborne noise.

17.5 Positioning of Building Services: All building services such as air extraction ducting will be positioned away from sensitive windows and be isolated from the buildings frame to prevent structural noise.
17.6 Noise Insulation: The use of noise insulation techniques as required by Building Regulation Standards will be used throughout the developments. Particular attention will be paid to roofs, glazing and party walls and floors.
17.7 Construction: noise generating activities, for example air handling equipment, vehicle manoeuvring, loading / unloading will be identified and located as sensitively as possible.

Low noise methods will be used where practicable. No construction works to take place during Sunday and bank holidays. Works to commence during periods: Monday to Friday, 8.00 until 18.00. Saturday 8.30 until 12.00.

18.0 Measures to reduce light pollution include:

18.1 Security lighting with sensor automated controls will be fixed to the front and rear of each dwelling. The wattage will be restricted to 100 watts to reduce glare, directing light downwards, minimising the upward spread of light beyond horizontal; Directing the main beam angle of lights directed towards a potential observer to be below 70 degrees; Uniform lighting, avoiding bright and dark spots which interfere with visibility and can cause glare; Provisions will be taken ensuring lighting systems are energy efficient, by considering energy demand and automated controls.

19.0 Sustainable Construction

19.1 While the sustainability performance of a building can be markedly improved through its design, the construction process can also have a significant effect on environmental impact.

19.2 Responsibly Sourced and Recycled Materials

19.3 We recognise that materials used in the construction of buildings, spaces and in providing infrastructure have environmental impacts ranging from energy used to create and transport them, impact on human health and biodiversity, substances released to the environment during use and when finally disposed of.

The contractor will be obliged to use responsibly sourced and recycled materials which can make a major contribution to sustainable development.

19.4 Recycled and Re-Used Materials

19.5 The proportion of materials and components that can be reused or recycled at the end of a building's life will be maximised. The existing detached bungalow will be demolished and where possible the materials will be re-used. The use of composite materials which are particularly hard to recycle will be removed from the site for recycling.

At least 25% of reclaimed or recycled materials are proposed to be used for the new construction. This will include recycled insulation, block paving and timber.

19.6 Lifecycle Environmental Impacts

19.7 Construction products will be chosen which are environmentally friendly, of low embodied energy and which can be recycled or reclaimed when buildings come to the end of their life.

The following reference and guideline publication will be provided to the contractor: The Green Guide and the BRE publication 'Methodology for Environmental Profiles of Construction Materials, Components and Buildings'.

19.8 Responsible Use of Timber

19.9 Where possible the existing timber form the demolished bungalow will be re-used. Any new timber to be used for the proposed development will be from certified sources, with a minimum target of 75% expected to be achieved in line with good practice. All other timber should be from a known and identified source with a sustainable purchasing policy.

20.0 Local Sourcing

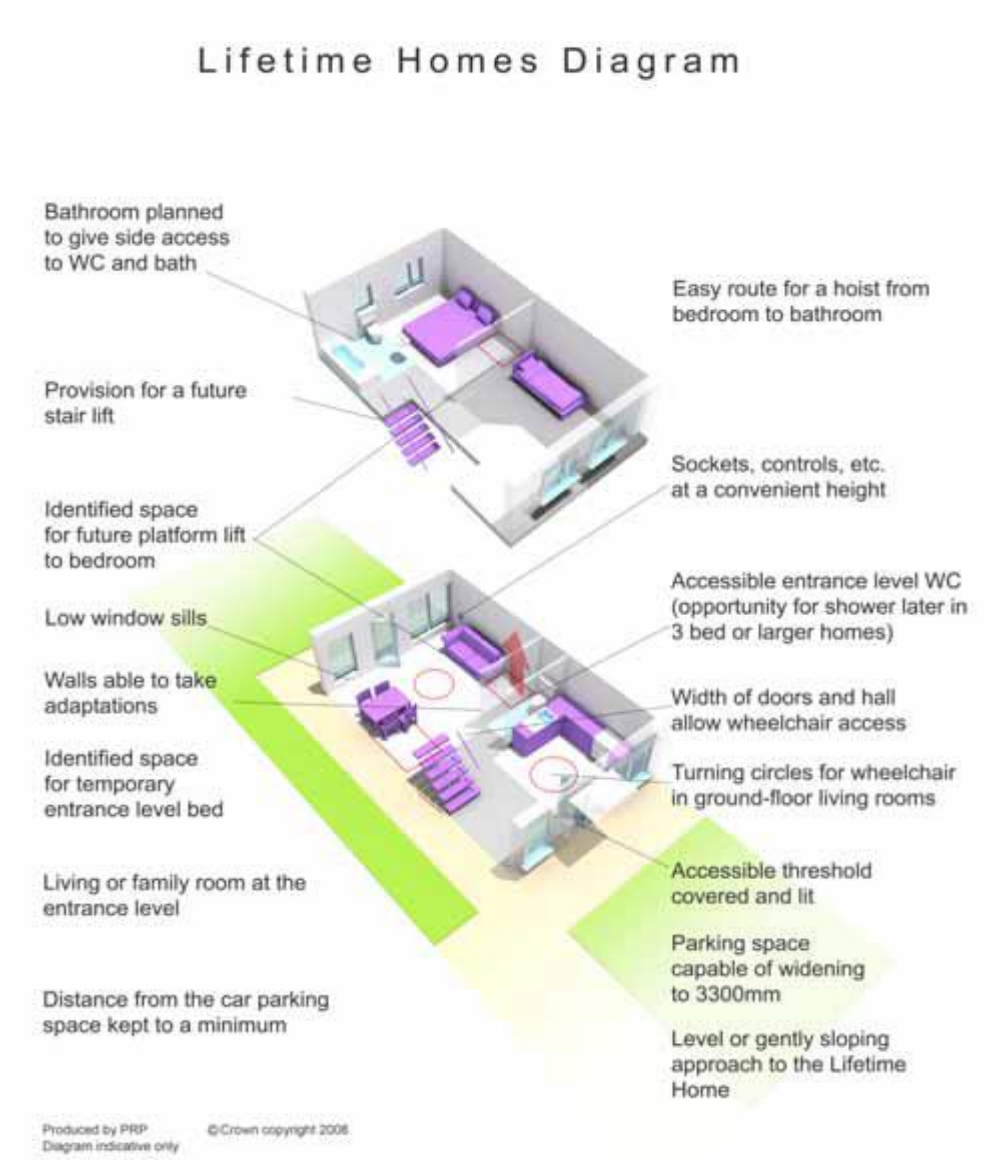
20.1 All products will be sourced using local building merchants within 30 miles of the site who adapt the Sustainable Construction guidelines. This will have environmental benefits particularly in reducing the distance of transportation and associated energy costs. The use of locally distinctive materials can also help maintain local character.

21.0 Lifetime Homes Standards

21.1 The new Residential developments will be accessible and easily adaptable to meet changing needs, as required by the Lifetime Homes Standards. Part M of the Building Regulations

'*Access to and use of buildings*' (Building Regulations, 2000) outlines specific requirements for access to and use of buildings, including both residential and non-residential buildings.

22.0 Lifetime Homes Standards Lifetime Homes, Lifetime Neighbourhoods: Department for Communities and Local Government, 2008.



23.0 Secure Homes

23.1 A further essential aspect for people being willing and able to remain in their homes is security and feeling secure within their home. The new developments will incorporate basic security requirements. These will include security lighting to front and rear of each dwellings controlled by motion sensors. Lighting is required to illuminate all external doors, car parking. Intruder alarm systems to each dwelling deter any burglaries complying with the following standards: BS EN 50131 & PD6662 (wired system). It is also essential that homes should be secure so that older people can refuse entry to unwanted visitors, therefore front door chain and entrance door eye will be provided.

Front entrance door sets shall be certificated to one of the following standards: PAS 24:200.

A lock certificated to BS 3621:2007, BS 8621:2007 or BS 10621: 2007. All laminated glass must be certificated to BS EN 356 2000 rating P2A. The Secured by Design requirements for letter plate apertures, dependent upon the above risks, are as follows: If crime risk (i) above is present, which could be indicated by there being sufficient space behind the entrance door to accommodate a hall table on which house and car keys can be left, an internal letter plate deflector must be fixed onto the back of the door. The deflector must cover the entire letter plate and must prevent access for fishing via the letter plate aperture. The letter plate aperture must be no larger than 260mm x 40mm.

24.0 Environmental and Economical Homes

24.1 The proposed residential developments will meet high environmental standards within the council's *Sustainable Design and Construction.*

It is particularly important for the older generation to keep their homes warm during the colder seasons; therefore, the dwellings will comply with the latest building regulations for insulation and lower U-Values. By incorporating sustainable design and construction features and by ensuring that homes are properly insulated, we can help to ensure that the running costs of a home are more likely to be within the means of older people with a limited income, and therefore could expect a general improvement in the health of these individuals.

25.0 ACCESS

25.1 The development will comply with the latest requirements for access included in the building regulations.

26.0 CONCLUSIONS

26.1 The Design and Access Statement has demonstrated that the proposal has been carefully considered and kept in line with the pre-application advice given by the council.

26.2 The proposed dwelling is placed on similar size plots of the dwellings on the street.

26.3 Having considered the provisions of the 'saved' local plan, the development accords with the main design principles set out in this plan as well as the technical advice, with respect to separation and amenity provision.

26.4 The scale, bulk and massing of the development is sympathetic to the visual amenities of this street scene.

26.5 The proposal represents a well-designed development, which will sit well within this street scene.