

DESIGN AND ACCESS STATEMENT

SITE:

**HONEY POT COTTAGE
BINFIELD ROAD
BINFIELD
BRACKNELL
BERKSHIRE
RG42 4LY**

PROPOSED DEVELOPMENT:

**CONSTRUCTION OF 4
BEDROOM DETACHED
DWELLING AND GARAGE
WITH PARKING**

**PAUL EDWARDS ARCHITECTURE
12 SANDY LANE
WOKINGHAM
BERKSHIRE
RG41 4DB**

**Ref: PHE/2653
August 2023**

CONTENTS

1.0 SITE ANALYSIS

2.0 DESIGN PROCESS

3.0 ACCESS STATEMENT

1.00 SITE ANALYSIS

- 1.01 The site is situated approximately a kilometre and a half to the northwest of Bracknell town centre and is located in Countryside area.
- 1.02 The site is on the east side of the Binfield Road, B3018, close to the roundabout with Temple Way. It has an existing property at the northern end of the site which is to be retained along with its close outbuildings. To the south of the existing building there are a number of large metal containers and a large timber outbuilding.
- 1.03 There are two existing access points into the site although the access to the north of the site is the only one being used. The front boundary has an existing close board fence with shrub and tree planting. The other side and rear boundaries also have a close boarded fence with mature trees around the boundary.
- 1.04 The existing dwelling has a private enclosed garden to the rear of the building, while a large area of garden to the south is a mixed area of vegetable patches polytunnels and grassed areas. This area is sufficient to provide a plot for a four-bedroom detached dwelling.
- 1.05 The site is 0.227 hectares in area and has a slight fall of one and half metres from north to south and is totally enclosed and suitable for an additional dwelling that can provide all the correct distances to boundaries and root protection areas to trees, all to comply with local authority requirements.
- 1.06 The surrounding area is mainly open countryside area with a few further detached houses to the north on the east side of the Binfield Road.
- 1.07 Binfield Road is a country road B3018 connecting Binfield in the north and Bracknell in the southwest. The site is close to the roundabout on Temple Way which provides a circular route around Bracknell town centre to link to Ascot and Windsor in the east and Wokingham and Reading in the west.
- 1.08 Bracknell town centre is within one and a half kilometres for shopping and cinema and local shops are close at hand together with schools, doctors' surgeries and other local facilities. All the required facilities are within easy walking distance and therefore the site is eminently suitable for sustainable development as defined in the National Planning Policy Framework.

2.00 DESIGN PROCESS

- 2.01 The site is set to the northwest of Bracknell town centre in Countryside area and is sited on land that is considered previous developed land.
- 2.02 Residential development is considered acceptable within Countryside area under the Government's National Planning Policy Framework (NPPF) as set out in paragraph 11(d). The NPPF calls for "delivering sustainable development", with the emphasis on the importance of design quality and promoting locally distinctive developments.
- 2.03 Bracknell Forest 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.
- 2.04 Bracknell Forest Council promotes the principle of development, providing there is no adverse impact on adjoining properties and on the character of the area.
- 2.05 The NPPF supports the principle of sustainable development. 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.

2.06 The Use

The existing use is residential with consideration as previously developed land (PDL) for the garden area to the south. The proposal therefore of a new detached dwelling to the south of the existing seeks to maintain the pattern and context of the area.

2.07 The Amount

The proposal is for the construction of 4-bedroom detached dwelling with frontage parking and single garage with cycle storage. The new dwelling meets with the requirements of the Council's Design Guide and meets the Internal Space Standards.

2.08 The Layout

The new dwelling is detached and set to the south of the existing dwelling some 10.000m away at the closest point. At the front of the site an existing access is to be reused for both properties and hardstanding is to be created for additional parking for both the existing and new dwelling. The existing northern access is sealed off with fencing and shrub planting. 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.

2.09 The Scale

The new detached dwelling on the site is to be a two-storey cottage style building with a maximum ridge height of 7.700 metres from dpc. The eaves height of the dwelling is 4.600 metres from dpc.

The scale of all the development is in context with the street scene and character of the area and meets the councils' policies.

2.10 The Landscaping

All the existing boundary treatments are well defined by fencing and hedging to the rear and side boundary. The front boundary is a close boarded fence with existing shrub and tree planting. Further landscaping will be planted to enhance the front of the property and the street scene.

The existing northern access is to be sealed off with close boarded fencing to match and new shrub planting. The central existing access is to be opened up with the first 6.000m being surfaced in tarmac and thereafter continued in gravel to match with the existing.

2.11 The Appearance

The existing houses within the surrounding area are of a traditional design and construction and vary slightly in style, although mainly constructed in the first half of the twentieth century. The context and character of the area have been considered in the design of the proposed scheme where the appearance of the proposed development should be sympathetic with the existing properties in the area but should also achieve a development with its own identity.

The layout and types of dwelling commence the quality and design of the locally distinctive but sympathetic development in line with the NPPF. The proposed house is of traditional design and construction, reinforcing the distinctive development and meeting the importance of good design.

The new dwelling is to be constructed in a cottage style with two front gable features and straight ridge line to the main roof similar to the existing property. Due to the low height of the new dwelling and the lower ground levels the new cottage will be of similar height in the street scene. The building will be constructed in a quality mixed stock facing brick with contrasting face brick detailing. The roof is to be constructed in quality plain clay tiles with white cottage style windows completing the design. The new cottage will make a positive and sympathetic contribution to both street scene and character of the area in a suitable sustainable development.

3.00 ACCESS STATEMENT

- 3.01 Binfield Road is a standard 6.000-metre-wide country road, B3018 with just grass verges from the roundabout with Temple Way up to Forest Road. It links Forest Road in the north with Binfield village and Wokingham Road in the south giving access other residential roads and access to Bracknell and Wokingham. This then gives access to Ascot and Windsor in the east and the M329/M4 and Reading the west.
- 3.02 The existing access at the north end of the site is to be blocked off with fencing and shrub planting and the central existing access to be reused for both the existing and new property. The access will be tarmac for the first 6.000m and then a gravel drive formed to link with the existing gravel drive.
- 3.03 A new single garage is to be constructed for the new dwelling with a minimum of two parking spaces in front, whilst the existing has a minimum of four parking space.
- 3.04 There are bus stops along the Binfield Road and Temple Way all situated within about 300 metres of the site and give good access to railway stations and local towns and other facilities
- 3.05 Disabled access to the individual houses will be gained via the block paved drive and footpath 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.
- 3.06 Disabled circulation within each house is to comply with all current regulations and guidelines for disabled persons with the following specific requirements.
- Entrance doors 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.