

DESIGN & ACCESS STATEMENT

Client: Mr. & Mrs. Grad

Address: Budds Oak, Langworthy Lane, Holyport, Berkshire, SL6 2HN

Location: The application site is located on the south side of Langworthy Lane, near the junction with Moneyrow Green. Langworthy Lane is a quiet country lane with traffic confined to vehicles serving residential properties. Despite the absence of pavements it is a popular route for walking. Most of the buildings in the area are widely spaced. Their substantial grounds are surrounded by high walls, hedges and close-boarded fencing and are only occasionally visible from the public realm. Budd Oak is a prime example of this. The combination of tall boundaries and substantial trees give Langworthy Lane an enclosed feeling. The site is situated in Character Area 3 of the Holyport Conservation Area, this is also within the settlement limit for Holyport and the Metropolitan Green Belt. The existing 1930's Arts and Crafts dwelling is not listed nor a building of local importance. It is surrounded by mature, expansive gardens, bordered by mature shrubbery and trees that provide significant privacy and shelter.

Proposal: The existing garage will be demolished to make way for a slightly larger replacement garage building on the same footprint. The proposed development will also include some refurbishment of the existing dwelling with slight internal reconfigurations, the addition of a new portico to the entrance façade and a small infill extension to the ground and first floors at the rear which will include a new dormer window.

Design: The proposal is intended blend seamlessly with the existing host building, retaining its positive elements, through the use of matching materials and detailing. The proposal respects the qualities of the area whilst also maintaining its character. The design is sensitive to the setting in size, scale and materiality.

Access / Parking: The access and parking arrangements for the site will remain unchanged.

Sustainability: All new materials will be obtained from a sustainable source where possible. All requirements from building control regarding energy and sustainability will be met.



Fig.1 - Site Location in red

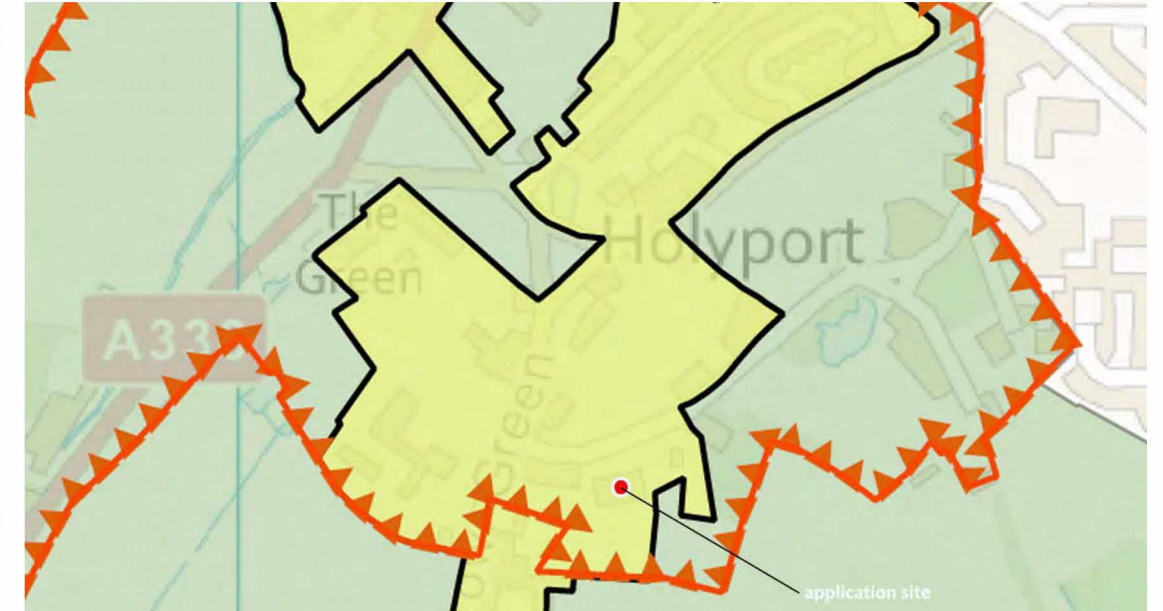


Fig.2 - Extract from Map 2 Royal Borough Local Plan Policies Map



Fig.3 - Existing site entrance from Langworthy Lane



Fig.4 - Existing front elevation



Fig.5 - Existing garage to be demolished



Fig.6 - Proposed 3D view of front elevation