

POOL HOUSE AT MEADOW HOUSE, WINKFIELD ROW

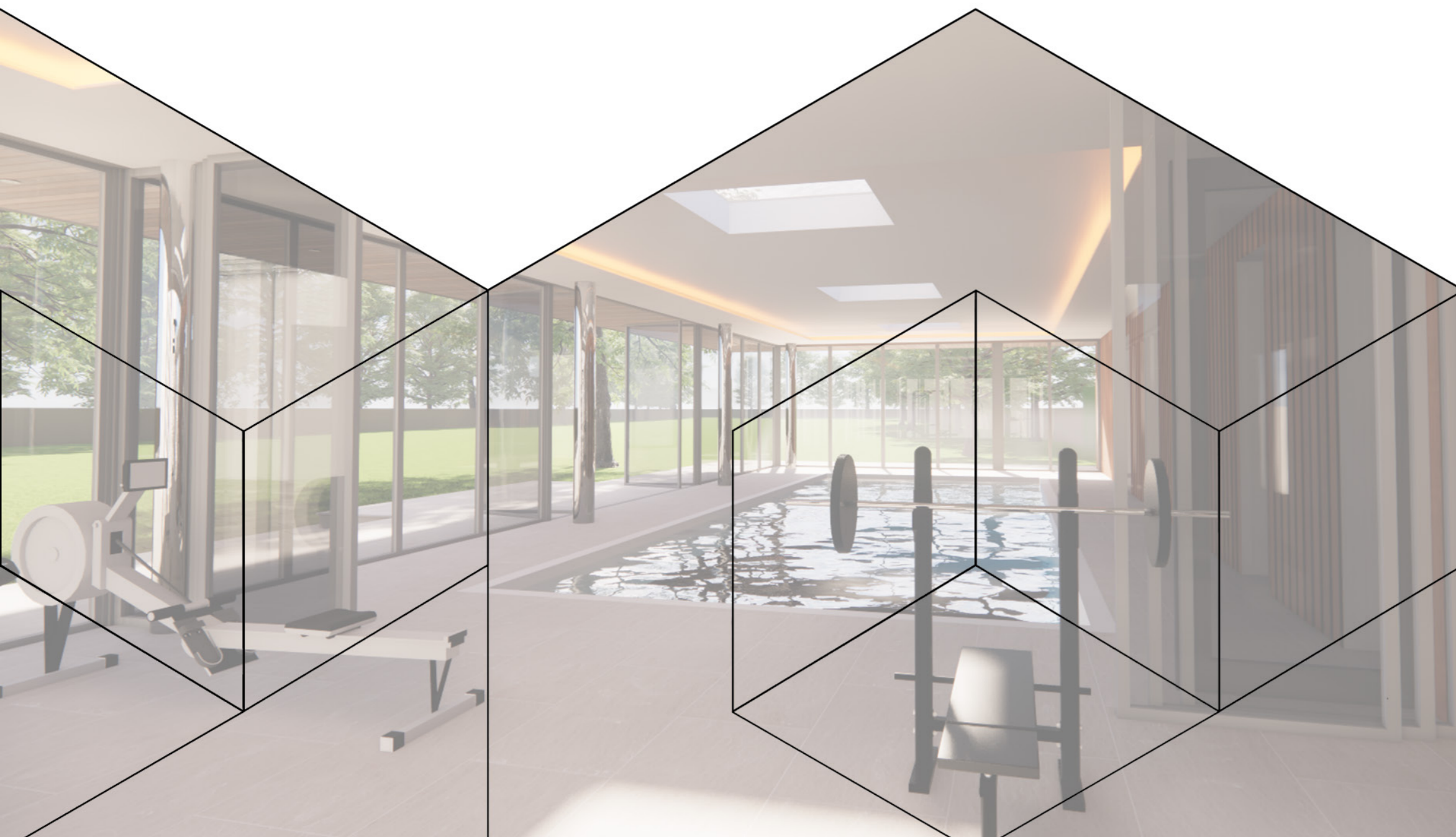


Design & Access Statement

Date: February 2024

Ref: 963

Site address: Meadow House,
Winkfield Row, Bracknell,
RG42 6NG



COLONYARCHITECTS.COM

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and designers with an agenda.

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EXECUTIVE SUMMARY

"The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools."

National design guide pg 2

Proposal description

- This Design and Access Statement has been prepared by Colony Architects in support of a householder permission for a pool house and glazed link to Meadow House
- The pool house comprises of a connecting glazed link to the host dwelling, a gym, sauna, bathroom, and swimming pool with associative stores and changing facilities
- The designs modern aesthetic is achieved via a pavilion design, offering views across the garden



THIS STATEMENT

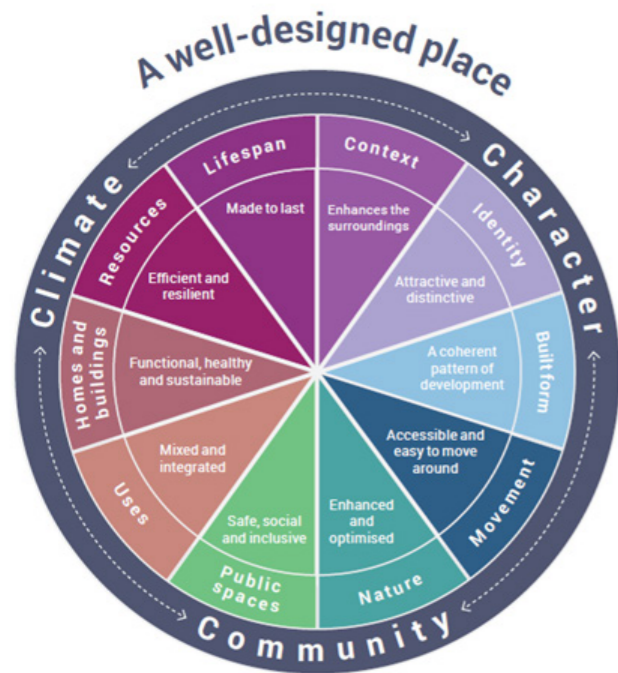
Colony Architects use a Design and Access Statement as an illustration tool to explain the planning application design proposal, the rationale behind its creation and how it is appropriate for the context. The Statement also serves to meet statutory requirements, local planning policy and national guidance documents. Statutory requirements of a Design & Access Statement.

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design and Access Statement to be made in the following application situations:

- Major Developments
- Within a designated area (Conservation Areas, World Heritage Sites)
- The provision of one or more dwellinghouses; or the Provision a building, or increase in building area greater than 100m²

The statement should cover:

- The design principles and concepts that been applied to the development
- How access relating to the development has been dealt with, adopting local planning policy requirements
- Explain the steps taken to appraise the context and how the design of the development takes the context into account
- State what, if any, consultation has been undertaken on issues relating to access to the development, and what account has been taken of the outcome of any such consultation



Design Guidance Documents

There are many design policy documents that inform the process of design at the pre-construction stage, these include the National Model Design Code, Building for a Healthy Life and reports such as Better Building Beautiful Commission. In addition to the statutory requirements of a Design and Access Statement, there is further guidance on the document structure and overall design process within the National Design Guide - Planning practices guidance for beautiful, enduring and successful places, prepared by The Ministry of Housing Communities & Local Government. This guide identifies three over arching priorities: - Climate, Character & Community. These themes re are then broken into the 10 essential characteristics that a well-designed place or building should embody. Our Design and Access Statements references these 10 chapters to present the design proposal and illustrate the suitability and well-designed nature of the proposal.

Design Process

During the design process, the design team observe not only statutory requirements and guidance documents, but also local planning policy requirements, examples of these documents include:

- Design Quality (Supplementary Planning Documents / Guidance)
- Character & Conservation Area assessments
- Lifetime Homes & Wheelchair User housing requirements
- Housing Design Standards
- Sustainability Checklists
- Parking & Highways Standards

Components for good design

A statement must demonstrate the steps taken to appraise the context of the proposed development. It is that an applicant should understand the context in which their proposal will fit and use this understanding to design the scheme. To gain a good understanding of context and to use it appropriately, applicants should follow a design process which includes assessment, involvement, and evaluation, as well as proposing a final design. The following are important components for good design that this statement discusses:

Use

How the use or mix of uses proposed for the land and buildings have been derived from an understanding of the site's context.

Amount

How much development is proposed. For residential development, this means the number of units proposed for residential use. The statement should explain and justify the amount of development proposed for each use, its distribution across the site, how it relates to the site's surroundings and how accessibility to and between all parts of the development have been maximised.

Layout

The way in which buildings, routes and open spaces (both public and private) are provided, placed and orientated in relation to each other, and to buildings and spaces surrounding the site.

Scale

The size of the buildings (including their height), in relation to their surroundings. The statement should also explain and justify the size of individual building parts and how these relate to each other.

Appearance

The visual impression made by the building should be explained and justified, including its built form, architecture, materials, decoration, lighting, colour and texture.

Detailing

Consider how the building is crafted and materials relate, the detailing should reinforce the macro level design concept at a micro level off detail. The touch and feel of a building is just as important as the aesthetics.

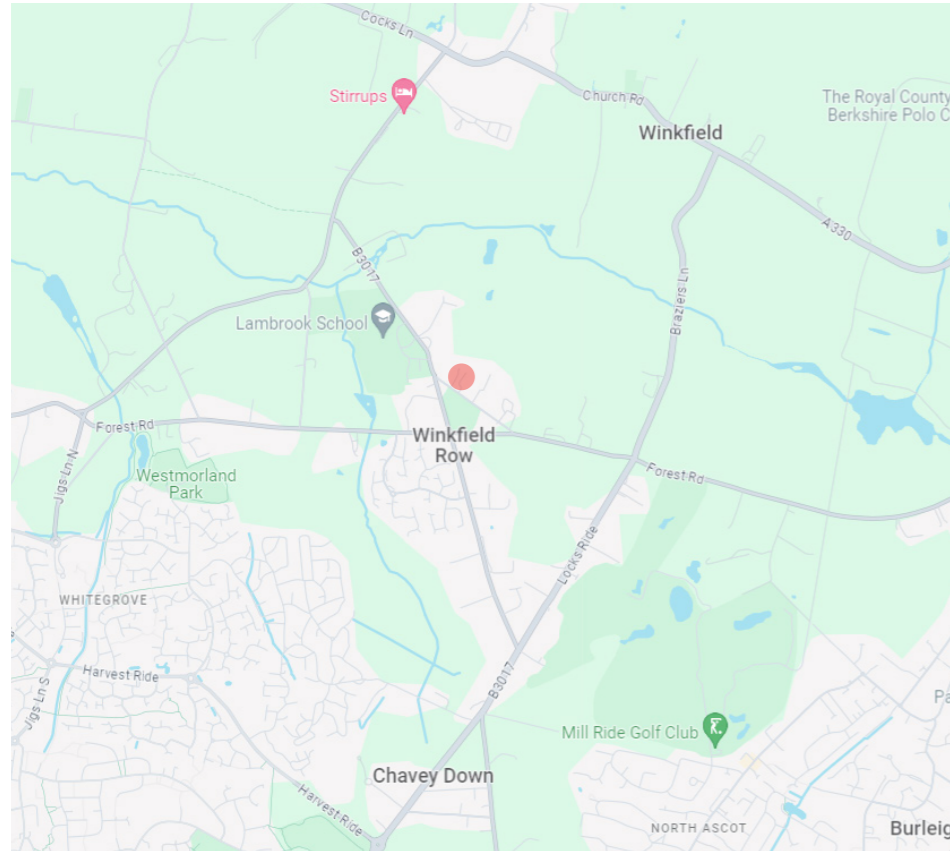
Landscaping

The treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated, through hard and soft landscaping measures, and how these will be maintained.

The Access Component

Design and access statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the wider transport network. It should include an explanation of the applicant's policy and approach to access, with particular reference to the inclusion of disabled people, a description of any consultation undertaken in relation to access issues and how the outcome of consultations and advice received on accessibility issues has been followed. Access for emergency services should be explained where relevant.

LOCATION / CONTEXT



REGIONAL LOCATION

- The site located in Winkfield Row, in close proximity to both the B3024 & B3107



AERIAL VIEW

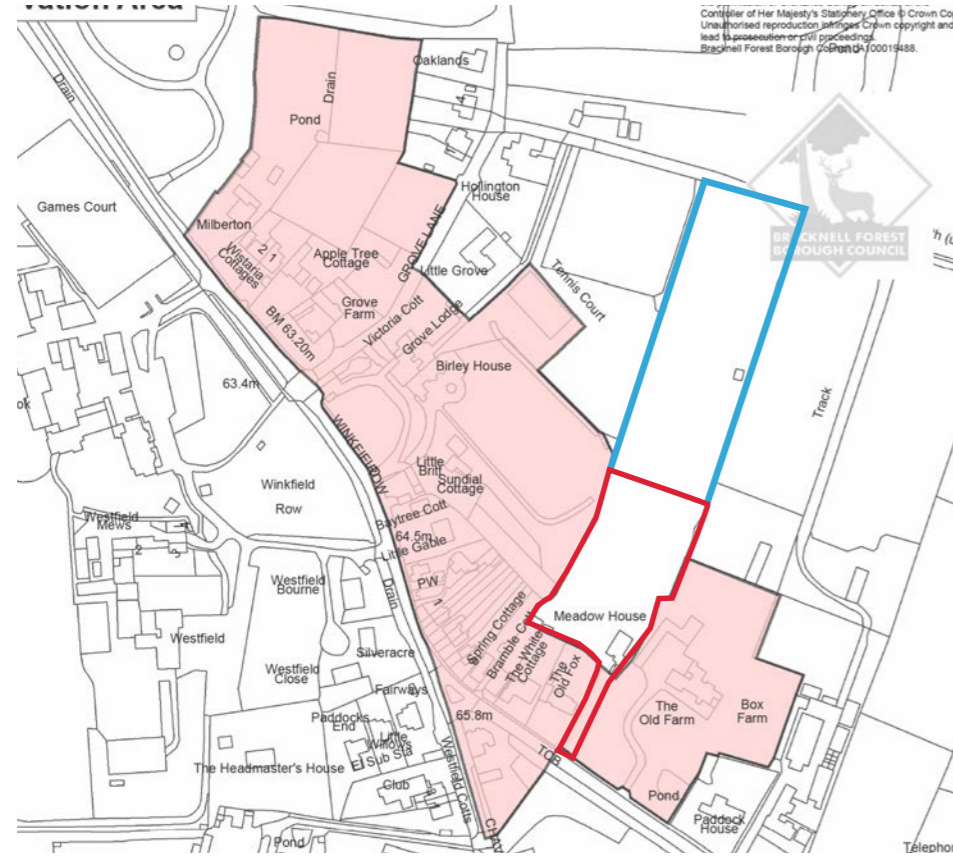
- The site is be accessed via a private driveway from Winkfield Row
- The site is surrounded by a mixture of large and medium-sized detached dwellings, and intersects an existing settlement boundary
- Numerous bus stops on the adjacent B3034 - 'Forest Road' & Bracknell train station is a ten minute drive away



SITE LOCATION PLAN

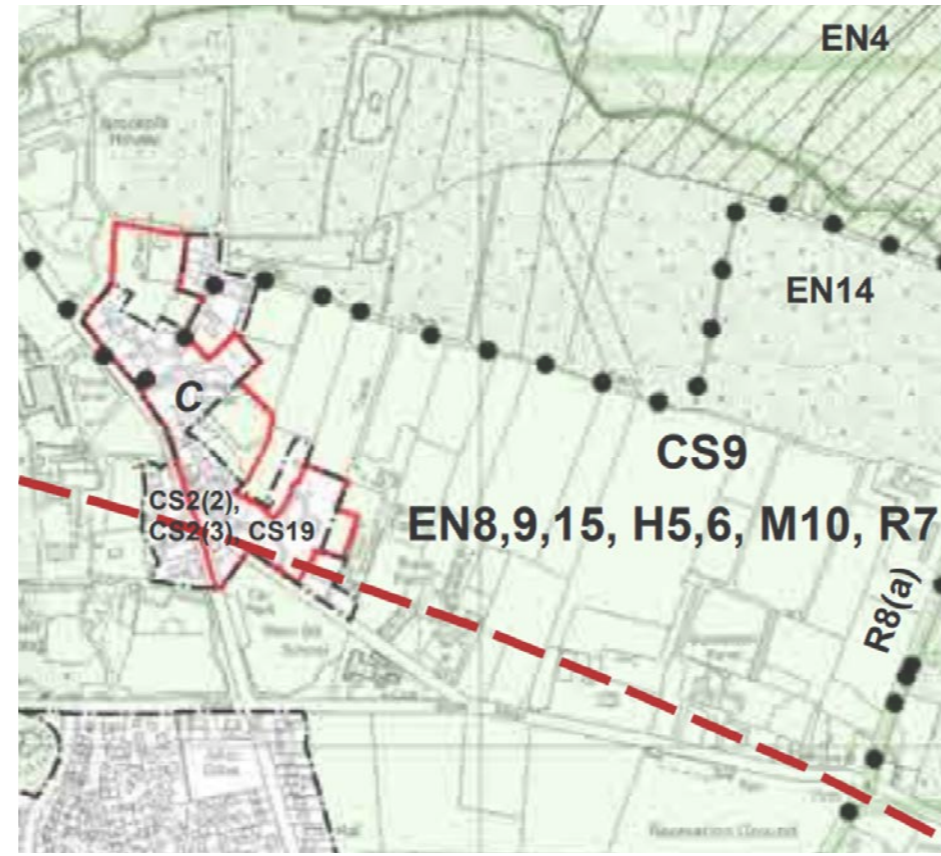
- The red line illustrates application boundary
- The site is currently inhabited by a large detached 5 bedroom dwelling with adjoining annexe

LOCATION / CONTEXT



CONSERVATION AREA MAP

- The access drive to Meadow House is included the above Winkfield Row conservation area is shown in red



CORE STRATEGY DEVELOPMENT PLAN POLICY MAP

- The shows the Warfield and Winkfield North Bracknell Forest Policies map
- The site overlaps a defined settlement but also land outside defined settlements as per the adjacent extract of the key
- As such, the site is subject to several core strategy development plan policies

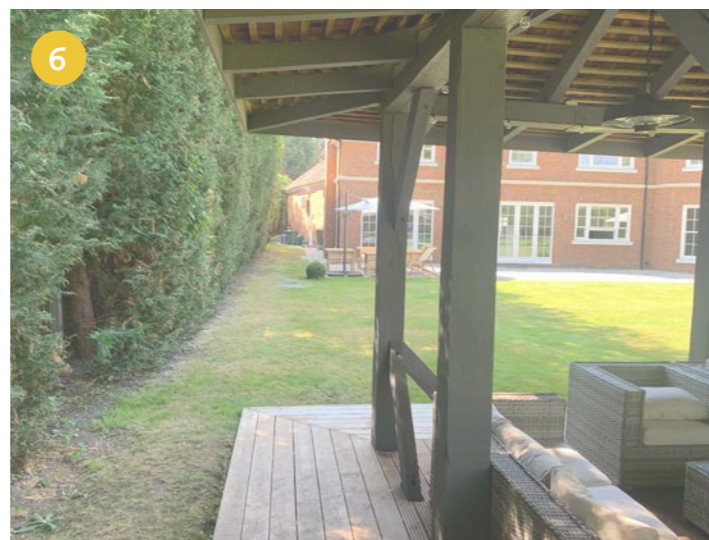
SITE CONTEXT

As part of the design process the design team assessed the character of the immediate area and the study below illustrates a summary of this exercise. The vernacular of the area is varied, with dwellings ranging from brick, to tile hung facades, with both medium and large sized detached dwellings demarcating the edge of the settlement



SITE CONTEXT

The proposals are to be situated in the rear garden, adjacent to the main dwelling on the site, 'Meadow House'. The following images set out the rear elevations of the dwelling, as well as the gazebo which is to be removed to allow for the pool house.



CONSTRAINTS AND OPPORTUNITIES

The following diagram sets out key design parameters for the site, including existing trees that are to be retained, site boundaries, the curtilidge of the existing dwelling 'Meadow House' and client briefing points.

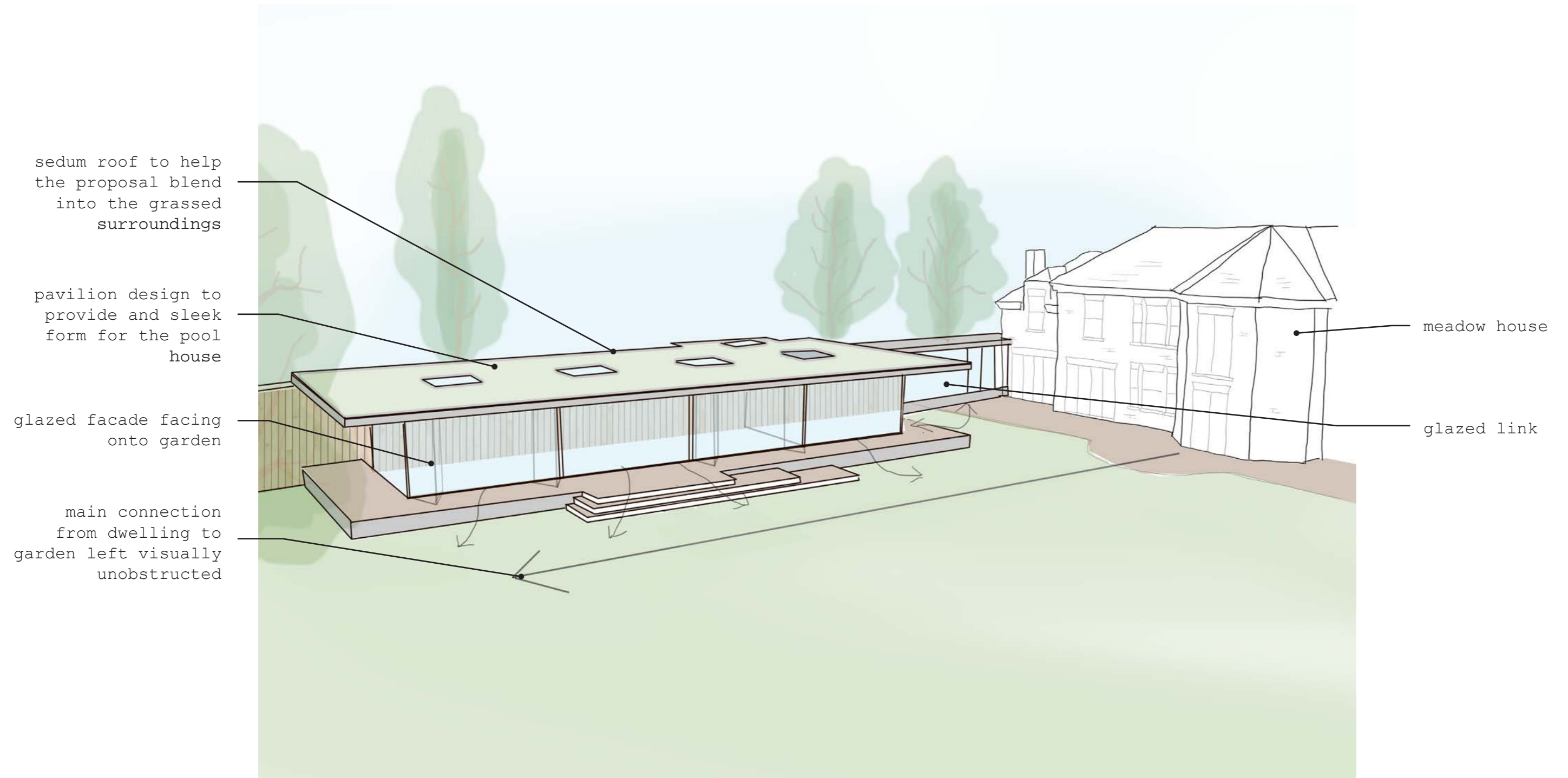


- | | |
|--------------------------------|---|
| ① site boundary | ⑥ boundary hedging |
| ② site access | ⑦ desired connection from main dwelling |
| ③ main dwelling 'Meadow House' | ⑧ connection to full length of garden |
| ④ existing trees | ⑨ sun path |
| ⑤ existing gazebo | ⑩ proposed siting for pool house |

CONCEPT DESIGN

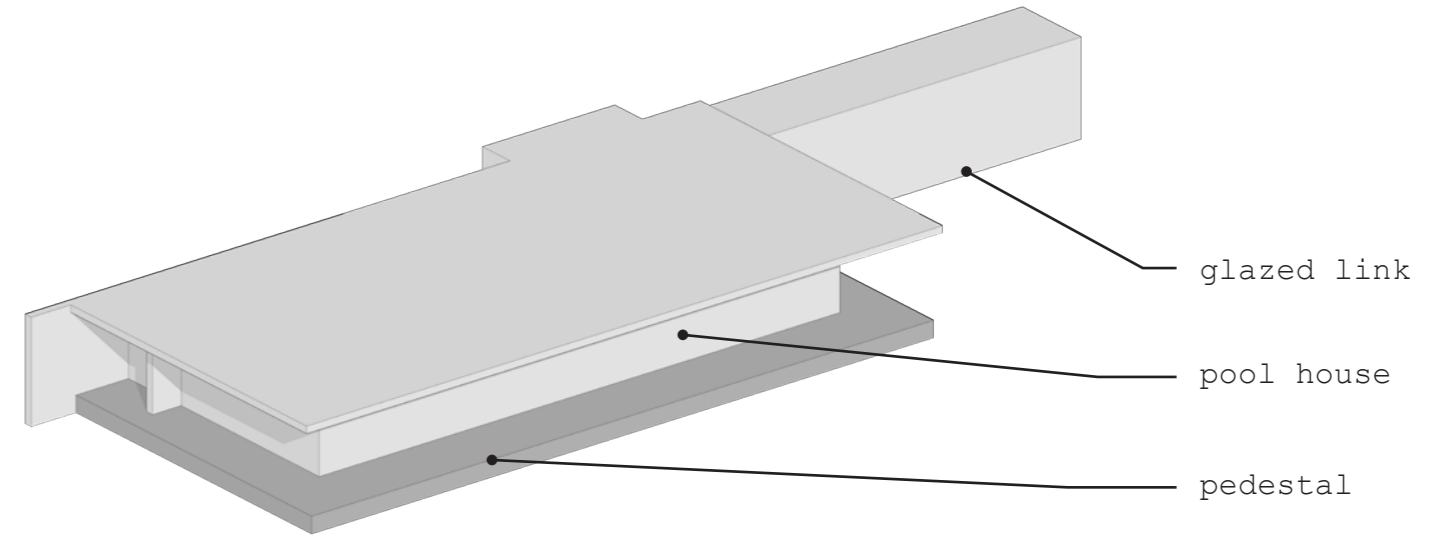
USE & AMOUNT

The proposal replaces an existing gazebo with a single storey pool house, which is also to contain a gym, sauna, bathroom & associated storage areas.



EXISTING & PROPOSED AREAS

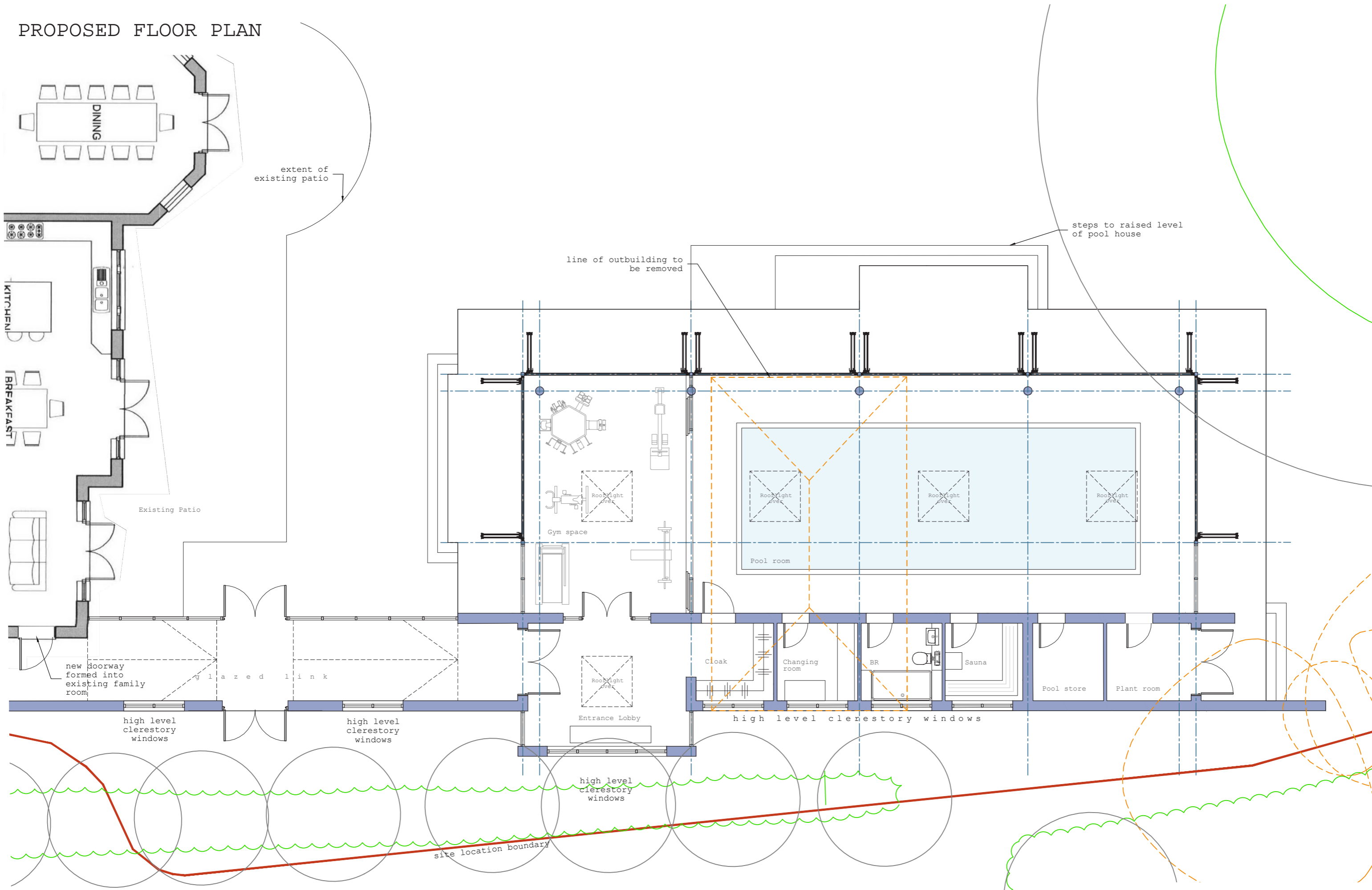
The existing gazebo is to be replaced with a pool house as per the below figures. The proposal has been designed with a low flat roof so as to remain unobtrusive in the landscape.



EXISTING AREAS					
	Volume (m ³)	GIA (m ²)	GEA (m ²)	Eave height (mm)	Ridge height (mm)
Meadow House (main dwelling)	3771	849	923	6480	9140

PROPOSED AREAS					
	Volume (m ³)	GIA (m ²)	GEA (m ²)	Eave height (mm)	Ridge height (mm)
Pool house & glazed link	763 (+ 199m ³ pedestal)	234	253 (+ 77.3m ² open -sided covered area)	3300-3700	3300-3700

PROPOSED FLOOR PLAN



PERSPECTIVE SECTION

LAYOUT & SCALE

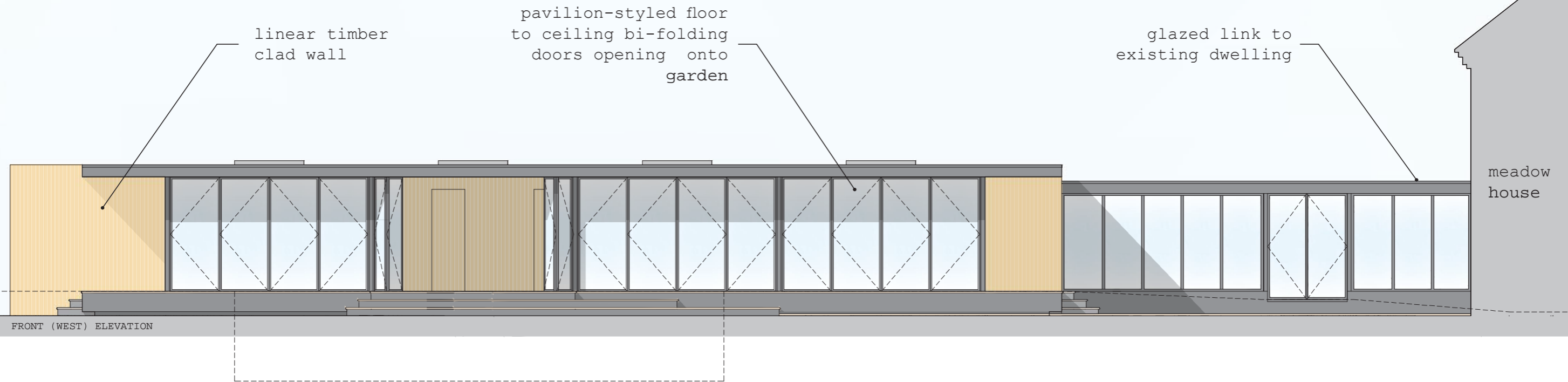
The pool house has been positioned to one side of the garden, allowing for a covered access to the existing dwelling whilst still allowing for a visual link to the full length of the garden.

The layout of the building has been optimised to provide unobstructed views over the garden with back of house rooms located behind a continual timber clad baffled wall.

The massing of the building is kept low through the use of flat roof, there is no risk of overlooking other neighbouring properties.



PROPOSED ELEVATIONS



PROPOSED ELEVATIONS

dark cladding with
inset baffled-timber
accents



SIDE (NORTH) ELEVATION

PERSPECTIVE VIEWS



APPEARANCE & DETAILING

The pool house is to have a predominantly glazed facade, with the accents of timber cladding on the underside of the roof and structural walls.

PERSPECTIVE VIEWS



PERSPECTIVE VIEWS

