

WHITFIELD FARMHOUSE, HUNGERFORD LANE, SHURLOCK ROW



Design & Access Statement

Date: March 2024

Ref: 997

Site address: Whitfield
Farmhouse, Hungerford Lane,
Shurlock Row, RG10 0NY



COLONYARCHITECTS.COM

A collaborative of architects
and designers with an agenda.

The Wine Store, Brewery Court,
Theale, Reading RG7 5AJ

+44 (0)118 380 0328
design@colonyarchitects.com

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 listed building application
- The works are to replace 4 ground floor & 3 first floor window units
- The like for like window replacements are to follow the same styling as the existing units



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.

USE

USE

- The host dwelling on the site is Grade II listed
- The below excerpt from the Historic England listing (ref: 1117512) highlights some elements that are to be replaced with like for like timber windows. The listing was first established in 1972.
- "Farmhouse, now house. Mid C16, altered C17 and C20. Part timber frame with painted brick infill, partly encased in painted brick. Old tile gabled roof. 4 framed bays with gabled stair turret and gabled extension on north, lean-to extension on west. 2 storeys. 4 chimneys with offset heads and clay pots. Entrance (south) front: brick string at first floor. 4 bays. C20 lead casement windows. Three 3-light and one 2-light windows on first floor with false side shutters. Two 2-light and one 3-light windows on ground floor. C20 entrance door with small hipped roof between 3rd and end bay. End bay a small C20, 3-light oriel window with hipped roof, on plain brackets. North front: irregular with much of the timber frame exposed. Interior: many beams and joists visible with chamfers and stepped steps.
- Whitfield Farmhouse was extended via a glazed link with a two storey rear extension under 05/00551/FULL / 05/00552/LBC and amended under 05/02959/FULL / 05/02960/LBC in 2005.



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



ADJOINING ANNEXE (NO WORKS)



FRONT / SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION

AMOUNT & LAYOUT

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- The works are to replace 4 ground floor & 3 first floor window units
- The units that are to be replaced have been highlighted in red below
- Further detail regarding the scale and detailing of each replacement window can be seen in drawings 997-10-00 to 997-10-07

