

6040-C1-01-DAS

17th April 2024

**LISTED BUILDING CONSENT APPLICATION FOR
BROOKSIDE LODGE
WINKFIELD ROAD, ASCOT, BERKSHIRE, SL5 7LT**



DESIGN & ACCESS STATEMENT

April 2024

Meridian House | 2 Russell Street | Windsor | Berkshire | SL4 1HQ
t: +44 (0)1753 857092 e: mail@edgingtons.co.uk w: www.edgingtons.co.uk

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Registered Office: The Mill House, Boundary Road, High Wycombe Bucks, HP10 9QN

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1 INTRODUCTION

This Design and Access Statement has been written to accompany the Listed Building Consent Application being submitted to RBWM for internal changes to the above Grade II Listed residential property.

The proposals include the removal of some internal walls and doors, and some new walls, to improve the layout and to allow better use of the spaces for their proposed purpose.

This statement should be read in conjunction with the following drawings also submitted as part of this application:

- Drawing 6040-1100 Site Plan
- Drawing 6040-1200 Existing Ground Floor Plan
- Drawing 6040-1201 Existing First Floor Plan
- Drawing 6040-1213 Ground Floor Demolition and Proposed Plan
- Drawing 6040-1214 First Floor Demolition and Proposed Plan

2 ASSESSMENT

2.1 Description of site and house

The application site is in the Borough of Windsor and Maidenhead, in the Parish of Sunninghill and Ascot, to the East of the intersection between the A330 Winkfield Road and Kennel Drive. The site is accessed via an unmade road off the Winkfield Road.



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The application site is a large level area, with Brookside Lodge sitting along the north border of the site, attached to a neighbouring house, Brookside House (which is not Listed). Most of the garden is bounded by timber feathered edge fencing approx. 2m high that runs along Winkfield Road, as well as the north west portion of the garden to separate it from the neighbouring property.

The east border of the site is a 2 m high masonry wall with planting in front, a portion of which is a wall of a neighbouring house, with the south west border turning back into feathered edge fencing. The property has a gate to enter, with a loose stone driveway that stretches to the front of the house. There is a timber carport in the front garden which accommodates two cars with access onto the driveway, as well as several other ancillary buildings dotted around the site. The northern and southern sections of garden are laid top lawn, with large mature trees separating both areas of lawn. Mature Oak trees along the Winkfield Road boundary shield the property from the residential area on the other side of the road.

The house is a two-storey late C18, red brick flemish bond property with a hipped slate roof, which has been extended three times throughout C19 and C20. The internal organisation of the house has the principal rooms at the front, which are south facing, with ancillary rooms and more bedrooms at the back of the house. Including the main entrance, three sides of the house have access to the exterior spaces, whether a lawn area or a hard landscaped patio area. The house is Grade II Listed (ref: 1109938) and it was first listed in March 1972, with the latest amendment in June 1998. The neighbouring properties are not listed.

2.2 Character and Appearance of surroundings

The south side of Winkfield Road, where Brookside Lodge is located, is mainly comprised of fields and paddocks and farmland, making it a semi-rural setting. The west side of the road is mainly 2-storey residential buildings using masonry and render for the exterior design, as well as a corner shop and various grassed verges.

2.3 Flood Risk Assessment

The site lies in Flood Zone 1 and therefore, a Flood Risk Assessment is not required to accompany the application.

3 EVALUATION

The existing ground floor layout of the house is divided up well to create generous rooms, however the number of rooms leave some with little purpose. The positioning and entrance of the WC creates issues because of the need to enter the bar to access it, which is inadequate for visitors. The arrangement of the cupboards and pantry within the kitchen enclose the space and make it feel much smaller than it is. It also requires people to enter the pantry to access the exterior space, which is not the best use of this area. The proposal aims to rearrange the north section of the ground floor to improve the connection between all the rooms and enhance their individual value.

The first floor divides the space into five bedrooms which in turn reduces their size. The positioning of walls also creates a small ensuite that leaves a basin within a bedroom, and one bathroom for three other bedrooms. The master bathroom is outdated and requires refurbishing.

4 DESIGN

4.1 Layout

The proposed intervention will include removal of the partition walls within the bar and also the kitchen to create larger areas that feel brighter and more welcoming. The entrance to the kitchen will also move to allow space for a new WC to be accessed directly off the dining room. A shower room will also be created where the existing utility room is to allow for easy access to a toilet and shower from outside, as this is near the swimming pool.

The layout of the bathroom and bedroom walls on the first floor will be altered slightly to create a larger bedroom 2 with an ensuite, bedroom 3 with a larger ensuite which will incorporate the basin currently fitted in a cupboard. Bedroom 4 will have a new small shower room.

4.2 Scale & appearance

There will be no impact on the scale and appearance of the building as changes are all internal.

4.3 Impact on character of the area and locality in general

There will be no impact on the area as changes are all internal.

4.4 Vehicular access and parking

There are no proposed changes to the existing vehicular parking or access into the site.

4.5 Access and Inclusivity

The building is listed and the design is therefore within the confines of listed building consent, therefore the internal adaptations do not change the access to or within the building.

5 CONCLUSION

We trust that this document and associated drawings have demonstrated that the design proposals are sympathetic to the original building form and fabric.

We believe that the proposals have a positive impact on the character of the existing house by enhancing the value and usage of the internal spaces.

Therefore, we trust that the proposals can be supported by the Planning Officer and Conservation Officer and be recommended for approval.

6 APPENDIX A – EXISTING PHOTOS

Brookside Lodge Existing Photographs

6040-C1-03-Existing Photos
17th April 2024

South Elevation



West Elevation



South-west Corner



Courtyard Area from Kitchen



West Elevation



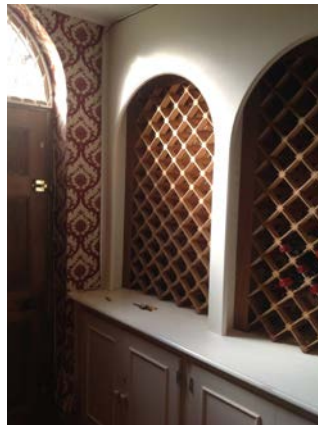
Drawing Room



Dining Room



Bar



Kitchen



Family Room



Lounge



Study



Landing / Hallway



Bedroom 2



Bedroom 4 Ensuite / Basin Cupboard



Bedroom 5



Master Bedroom



Bathroom



Dressing Room

