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5 Woodcote Place, Ascot, SL5 7JT

DESIGN AND ACCESS STATEMENT

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1 The Property

1.1 5 Woodcote Place

5 Woodcote Place is a two-storey detached five-bedroom property in Ascot. The plot is generous with a large garden to the rear and side of the property. There is a separate three-car garage to the side of the property, accessed via a gravel driveway, providing off-street parking spaces.

The property is at the end of a private residential cul-de-sac, in an area characterised by substantial residential properties, and is not visible from any public road.

1.2 Context & Setting

The property is situated on Woodcote Place, as part of a Persimmon Homes development in the Royal Borough of Windsor & Maidenhead.

The neighbouring buildings are also large detached residences on generous plots of land with landscaped boundaries which provide the properties with a good level of privacy. The dwellings are described in the Townscape Assessment as Executive Residential Estates. The neighbouring buildings are all in excess of 15m from the property and there are no issues of overlooking.

Many of the properties on Woodcote Place have been extended and altered, and as such there is local precedent for Planning Permission having been granted for both single and two storey, front and rear extensions.

The property is not in a conservation area or green belt. The property is within Flood Zone 1 (Low risk of flooding), and is not on article 2(3) land or on a site of special scientific interest.



Aerial View indicating a pattern of substantial detached residential dwellings, many of which have been extended since first constructed.

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Existing Front Elevation



Existing Rear Elevation

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Existing shed to south of property where side extension is proposed



View from SW corner



View from NW corner

2 The Proposals

2.1 Outline Proposals

Our client would like to internally reconfigure, upgrade and extend the house in order to create a five bedroom home suited to their growing family with better connections to the large garden.

The proposal is to form: a stone portico to the front of the property with alterations to the windows above; a single storey dining extension to the rear of the property; and a two-storey extension to the side of the property to create a living/games room at ground floor and an en-suite bedroom at first floor.

2.2 Policy Considerations

Ascot, Sunninghill & Sunningdale Neighbourhood Plan 2011-2026

Policy NP/DG3 - Good Quality Design states:

All new development should demonstrate good quality design and respect the character and appearance of the surrounding area. Development that fails to take the opportunities available for enhancing the local character and quality of the area and the way it functions shall not be permitted. A central part of achieving good design is responding to and integrating with local surroundings and landscape context as well as the built environment through:

- Using good quality materials that complement the existing palette of materials used within the area
- Innovative design that is sustainable in its design, construction and operation
- Promoting high quality interior spaces and light
- All dwellings capable of being inhabited by families should provide sufficient private garden amenity space to meet household recreational needs. These should be in scale with the dwelling, reflect the character of the area and be appropriate in relation to topography and privacy.

Careful consideration has therefore been paid to:

- the relationship of the extension to the existing house
- the effect on the appearance of the road
- the effect on the amenity of nearby residents

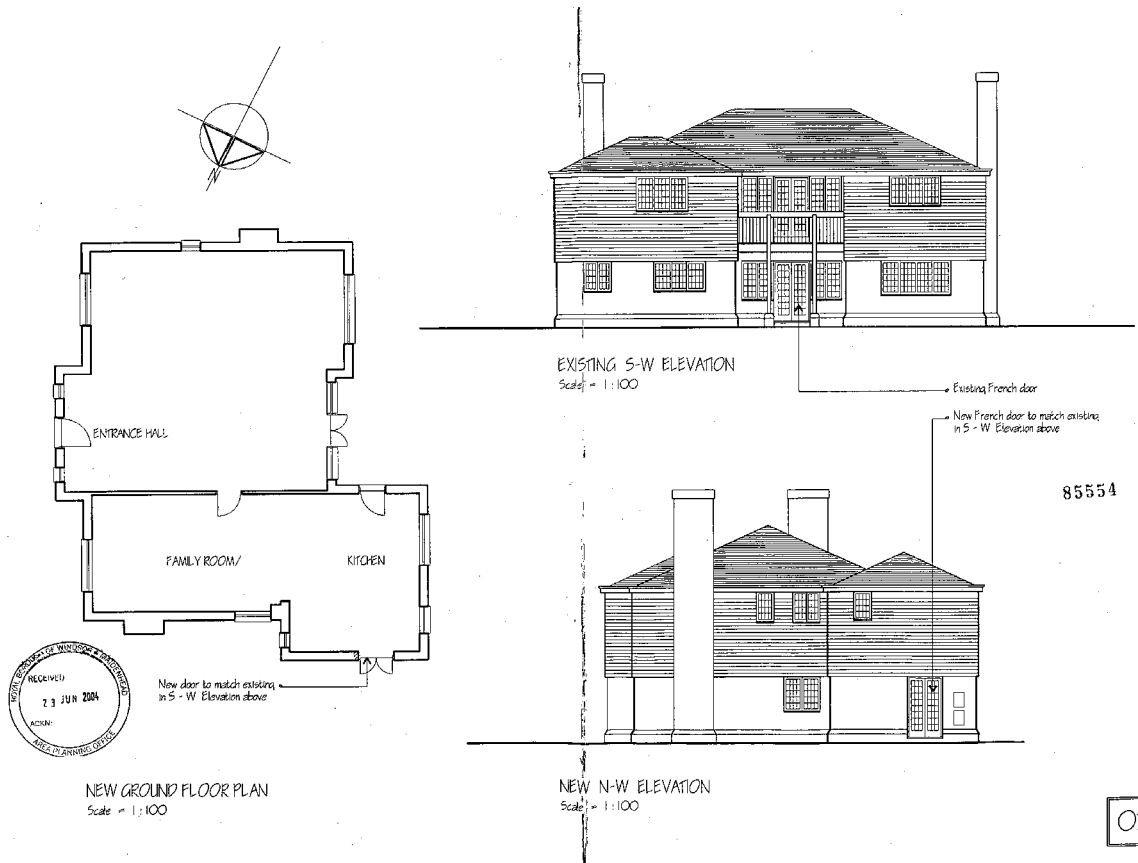
This includes the impact on privacy, outlook, overlooking, daylight /overshadowing and the visual dominance of the proposed development.

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2.3 Planning History

There is one planning application related to 5 Woodcote Place available for public view on the RBWM online Planning Search. These are outlined below:

- 1 **04/85554/FULL - Consent Granted 2008**
Installation of a pair of glazed doors in the N.W. elevation.



(Above) Plan and elevations of granted planning application 04/85554/FULL

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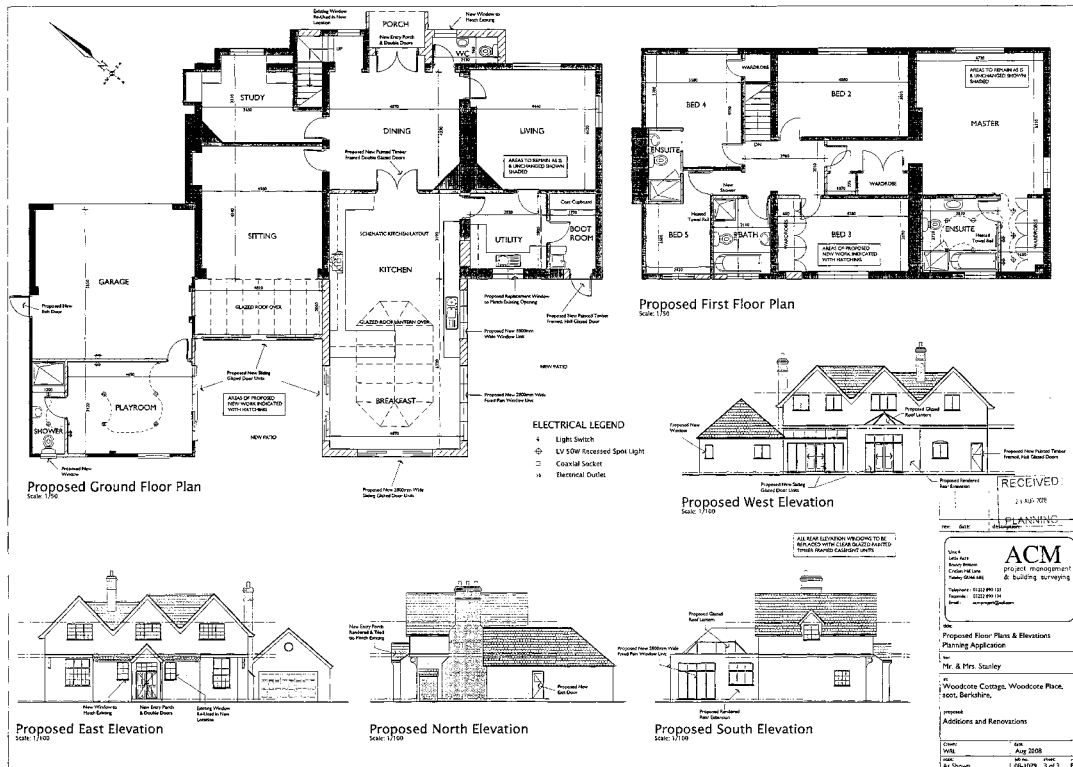
2.4 Relevant Local Consents

The property directly to the south of 5 Woodcote Place is 3 Woodcote Place, and this has been extended several times since it was first built. This application is of particular relevance as it borders the application site. Approval was granted most recently in 2022 for a similar single storey addition to the rear of the property, and enlarged porch to the front.

08/02080 Woodcote Cottage, 3 Woodcote Place

Single storey rear extensions. New front porch and single storey front extension

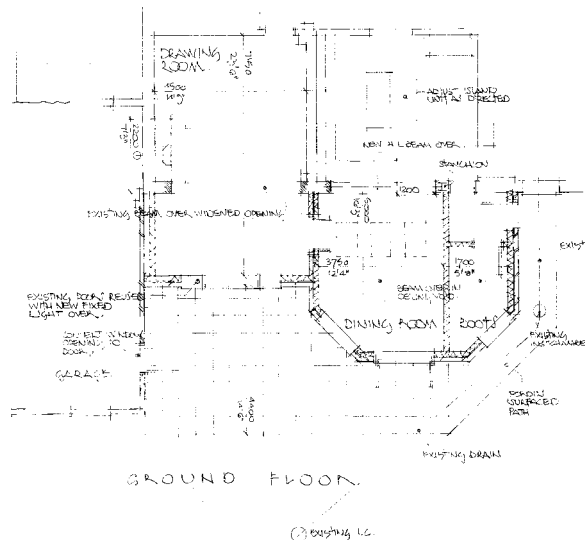
Granted October 2008



13/00468/FULL Woodcote Cottage, 3 Woodcote Place

Demolition of existing single storey element. Construction of a new single storey rear extension

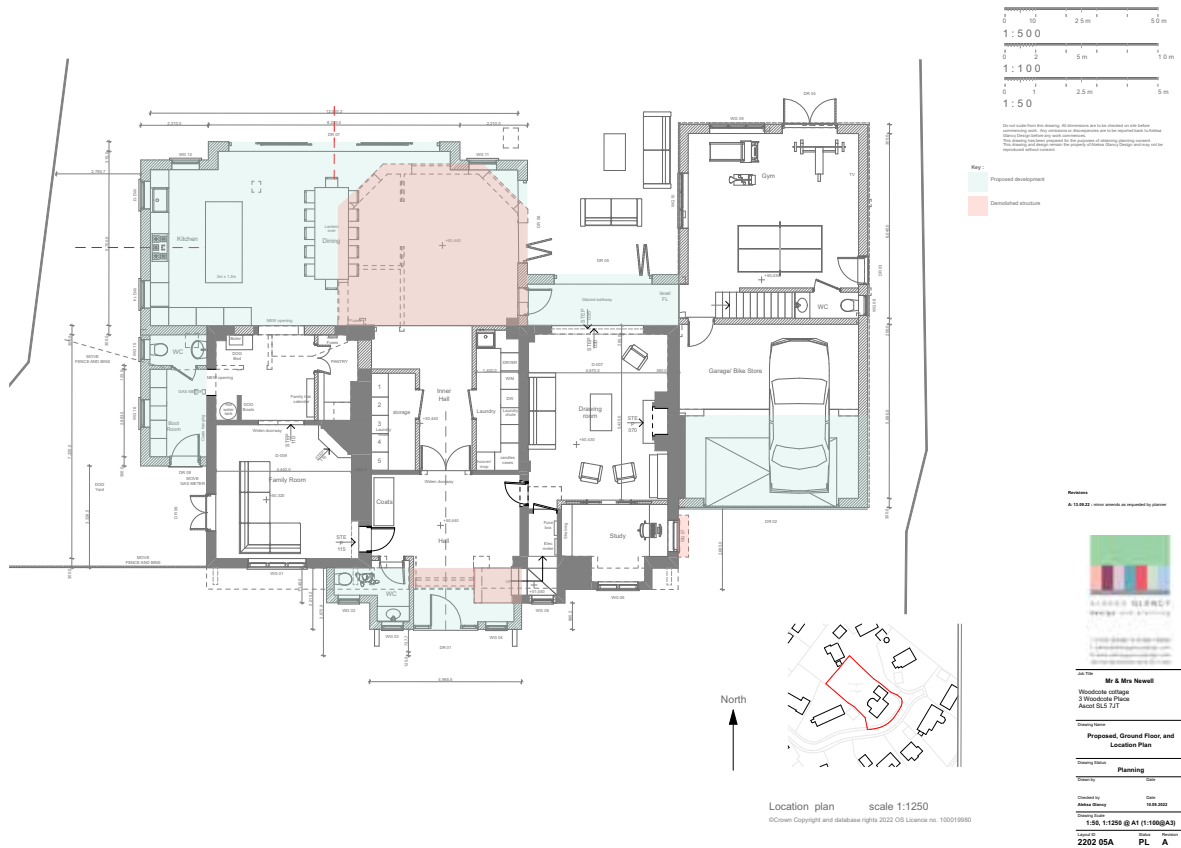
Granted April 2013



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22/02218/FULL Woodcote Cottage, 3 Woodcote Place

Part conversion, extension and 4no. dormers to the existing garage, single storey front extension, single storey side/rear extension, single storey side extension and changes to the external finish and fenestration following the demolition of the existing front porch and single storey rear extension
 Granted December 2022



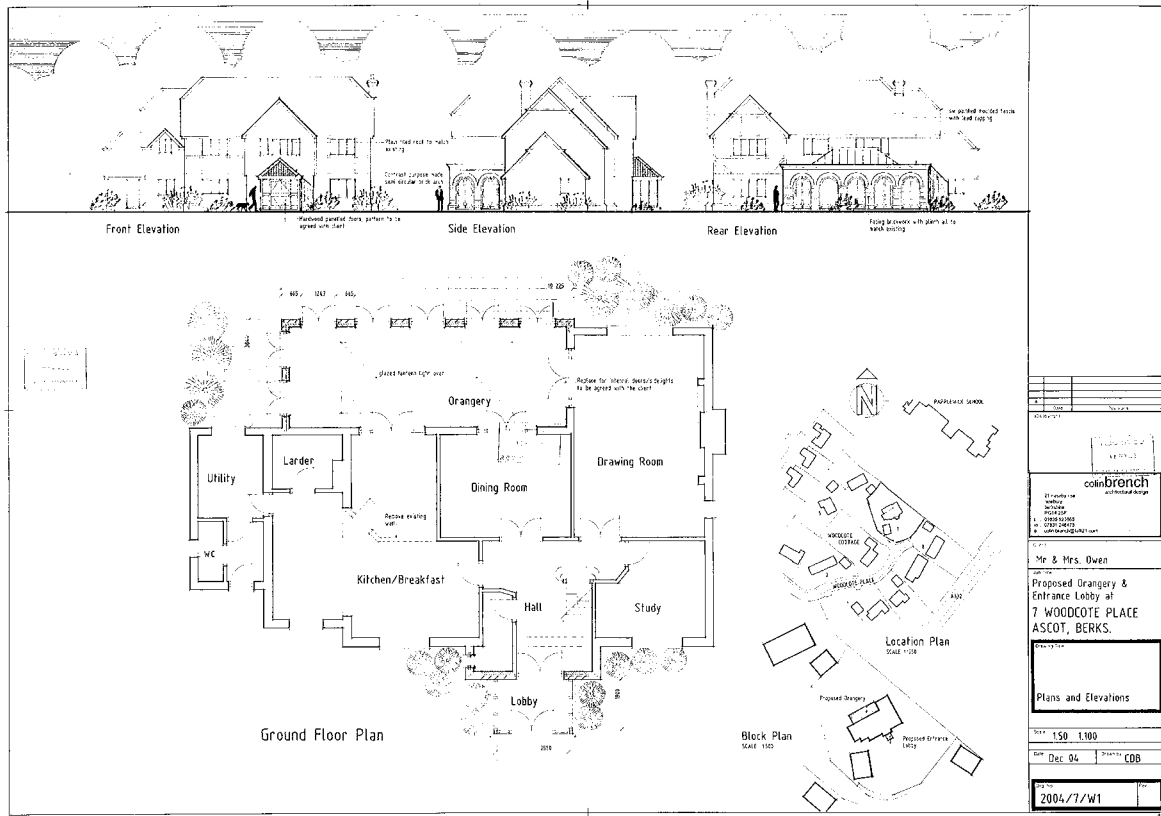
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7 Woodcote Place is directly to the east of 5 Woodcote Place, also is located at the end of the cul-de-sac. Approval was granted for a large single storey addition to the rear of the property, and enlarged porch to the front.

05/00349/FULL 7 Woodcote Place

Construction of a single storey rear extension and new front porch

Granted March 2005



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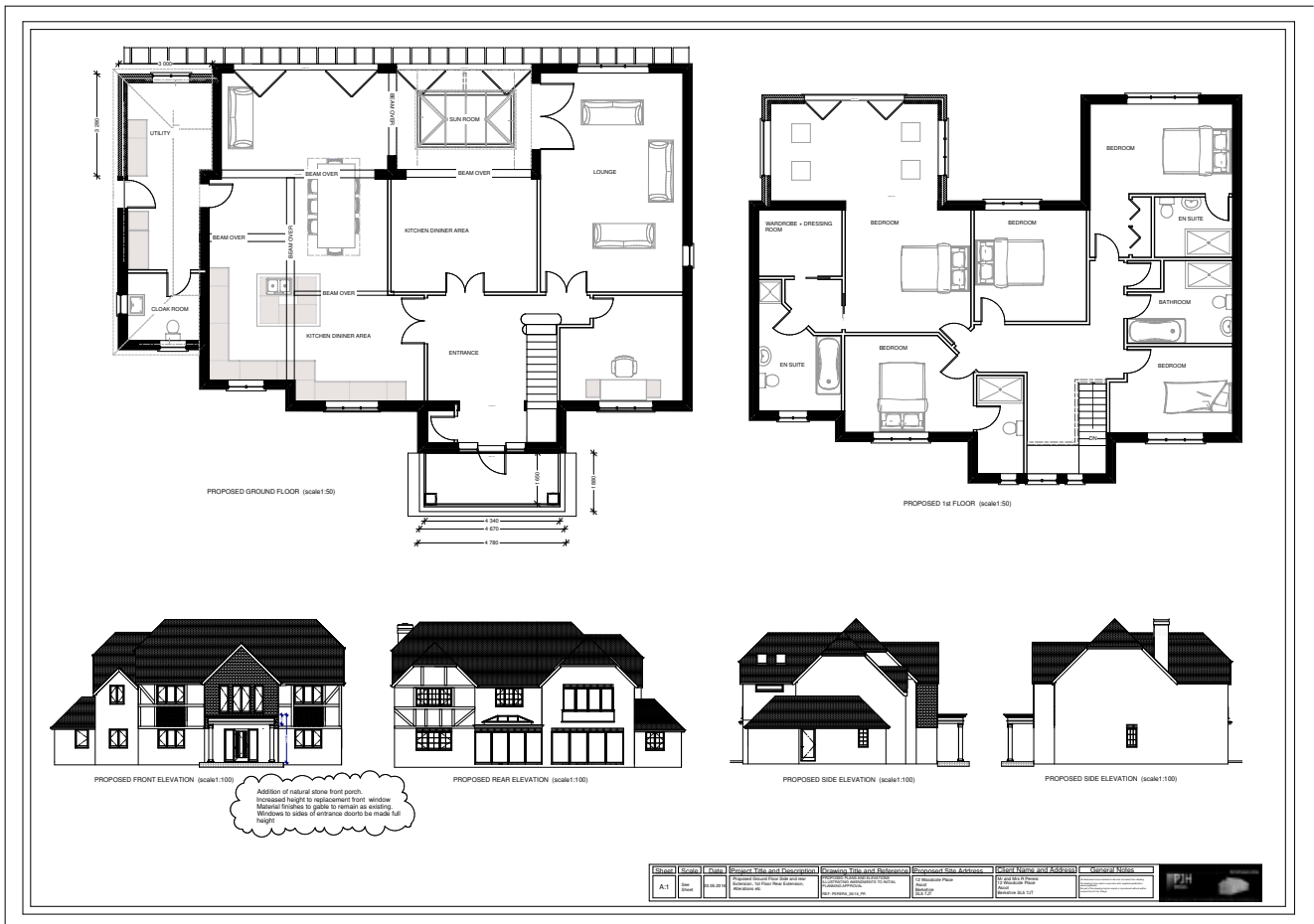
12 Woodcote Place

Approval was granted for a single and two storey extensions to the rear and side of the property, and porch to the front.

16/01908/FULL | Shanly 12 Woodcote Place Ascot SL5 7JT

First floor rear, infill orangery extension to ground floor side, and side and rear ground floor extension plus alterations to front and rear fenestration and ground floor roof and new front porch(amendment to planning permission 15/00979)

Granted August 2016



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2.6 Detailed Design

The proposals are sensitive to the existing house and neighbourhood: in keeping with the local vernacular and proportionate in mass.

The mock Tudor cladding to the central section of the front facade will be removed to modernise the property, with the ground and first floors unified by a new rendered finish. A stone portico will be added that is proportional to the size of the property to replace the small current canopy, and the windows to the central section will be enlarged and their positions rationalised to create a more coherent facade. The architectural detailing and materials reflect the original building.

The proposed side extension is set back from the original front facade and due to its reduced stature is a visually subordinate addition to the main building. The roof to the side extension is of the same material as the host property, and maintains the same pitch and ridge line, creating symmetry with the opposite side of the property. The front and side elevations of this extension are designed to match the existing property in material and form, with windows of similar style, size and heights as the existing windows.

The proposed extension to the rear and the ground floor of the side extension are proposed as minimal glass structures to improve the relationship of the property to the garden and to bring in more light. The forms are designed to be light in mass, minimising impact on the existing building, whilst creating a clear distinction between the new and old portions of the property.

The first floor of the side extension is proposed to match the existing, and due to its subordinate height and side location, is sensitive and unassuming.

The existing balcony to the main bedroom is proposed to be enlarged to allow the client to access and use this amenity which overlooks the garden, while the existing doors opening onto it are to be replaced with full height glazing to tie in with the new glazed extensions. The windows to the first floor of the side extension are proposed to match these, visually uniting the rear elevation.

Both extensions open out onto the existing garden, and proposed new terraces and integrated planting both soften the appearance of the additions and improve the inhabitants connection to the outdoor amenity.

As a detached property set within a large garden, the proposals will have no visual impact from any public right of way, nor overshadow or overlook neighbouring properties. The position of the extension and proposed additional glazing ensure there is no overlooking from any of the proposed windows or balconies due to the separation distances between properties.

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2.7 Reference images



New stone entrance portico



Glazed ground floor rear and side extensions

2.8 Use and Amenity

The property will remain a single family residence.

The plot is substantial with a large rear garden and as such the proposed extensions will have little negative impact on this amenity, but will improve the property's relationship to the garden, and access and use of the outdoor space.

The proposal is to reconfigure the internal spaces to enlarge the existing bedrooms and improve their associated facilities by combining existing rooms; therefore the new extension does not add to the number of bedrooms of the existing property, and it remains a 5-bed family home.

2.9 Layout, Privacy and Light

The internal accommodation that results from the alterations to the property is suitable in terms of scale and organisation with good levels of natural daylight and ventilation provided to all rooms.

Additions to the property do not affect the daylight received by neighbouring properties. The neighbouring buildings are all in excess of 15m from the property, and there are no windows looking directly towards 5 Woodcote Place therefore there are no issues of overlooking from the proposed additional first floor windows or extended balcony. Furthermore the side extension will be screened off from the garden of Woodcote Cottage by a line of trees and hedge to the south of the property.

2.10 Refuse

Refuse storage will be unaffected by these proposals.

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3 Transport and Accessibility

3.1 Parking

There will be no change to the existing three-car garage or driveway which currently provides sufficient off-road parking for an additional three cars, therefore the proposals will not impact on-road parking on the nearby private road.

3.2 Access

The existing access from the drive to the front door of the dwelling involves a single step at the front door. This step will be enlarged to match the size of the new portico, therefore not affecting the existing access.

Within the house, the entrance floor is on a single level and there are two ground floor level WCs.

Circulation within the house will be improved by the proposed opening up of the fabric to connect the reception spaces.

4 Sustainability

Improvements to Existing Property

In refurbishing the property, attention will be paid to the sustainable credentials of selected materials and the services/ fabric upgraded to reduce energy use. The current windows have a poor thermal performance and so the proposal is to replace all of these with a high quality double glazed system.

Extension

The extension will be designed to current building regulations with improved thermal performance.

5 Summary

There are several precedents along Woodcote Place for this level of alteration, and so this proposal is in keeping with the general character of the residential area. The proposed extensions are similar in mass to the previously consented schemes in the immediate vicinity. Due to the spacious nature of the plot and secluded location at the end of the cul-de-sac there will be no adverse effect on the amenity of nearby residents.

It has been shown that the proposed scheme allows for the retention of the character of this property and neighbourhood while satisfying the needs of modern family life, without unreasonable conflict with broader planning policies.

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Artist's Impression of Proposed Front Elevation



Artist's Impression of Proposed Rear Elevation

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