

RIDGE

DESIGN AND ACCESS
STATEMENT

MRS. Z. KNOTT

DEMOLITION AND
REPLACEMENT OF
EXISTING DWELLING

THE WALLED GARDEN HOUSE,
HIGH STREET,
WHITCHURCH-ON-THAMES,
RG8 7EP

March 2023



Prepared for

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INTRODUCTION

1. INTRODUCTION

1.1 Purpose of this Document

This Design and Access Statement has been prepared on behalf of Mrs. Z. Knott to present the analysis and evaluation for the re-development of the Walled Garden House in Whitchurch-on-Thames, RG8 7EP. Please note this application considers the raised points of the withdrawn planning application P22/S3901/FUL.

The proposed is situated within the former walled gardens of the Walliscote Estate, the site currently consists of a two storey five bedroom house, with associated external buildings such as a garage block, derelict glasshouse, storage building, etc.

The main building has been constructed in the 60s and has not been maintained over this period. We note that the glasshouse is not documented on the early land registry information, which will be demonstrated in the heritage statement accompanying this application.

The existing built form is considered to be of poor sustainability in comparison to current day requirements, there is crude utilisation of the plot itself, and the boundary wall is also in need of maintenance.

The dwelling itself is outdated in terms of;

- Space standards
- Lifetime Homes
- Sustainability strategies
- Part M compliance
- Low carbon design

The rear outbuildings are in need of replacement and those at the south end of the site require repair and refurbishment.

The proposal will provide a more suitable and sustainable replacement dwelling on site in accordance with Policy H8 (Housing in the Smaller Villages) while creating a design that raises local standards, enhances its immediate setting and is sensitive to the defining characteristics of the local area.

The document presents an overview of the project site, the character analysis of the area surroundings, sets out a planning policy rundown of the South Oxfordshire Local Plan and other relevant policies, and describes the design rationale behind the replacement proposal for the existing dwelling.

This DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Management Procedure Order 2015) (Amendment) (England) and The Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006 where applicable, and is intended to achieve the following:

- As a design tool, they ensure that development proposals are based upon a thoughtful and rigorous design process. It is intended that statements should evolve throughout the design process and that this will improve the quality of the proposals.
- As a communication tool, statements allow the applicant to explain the design process and justify their proposals. In turn, statements help those assessing the application to understand the design rationale that underpins them.

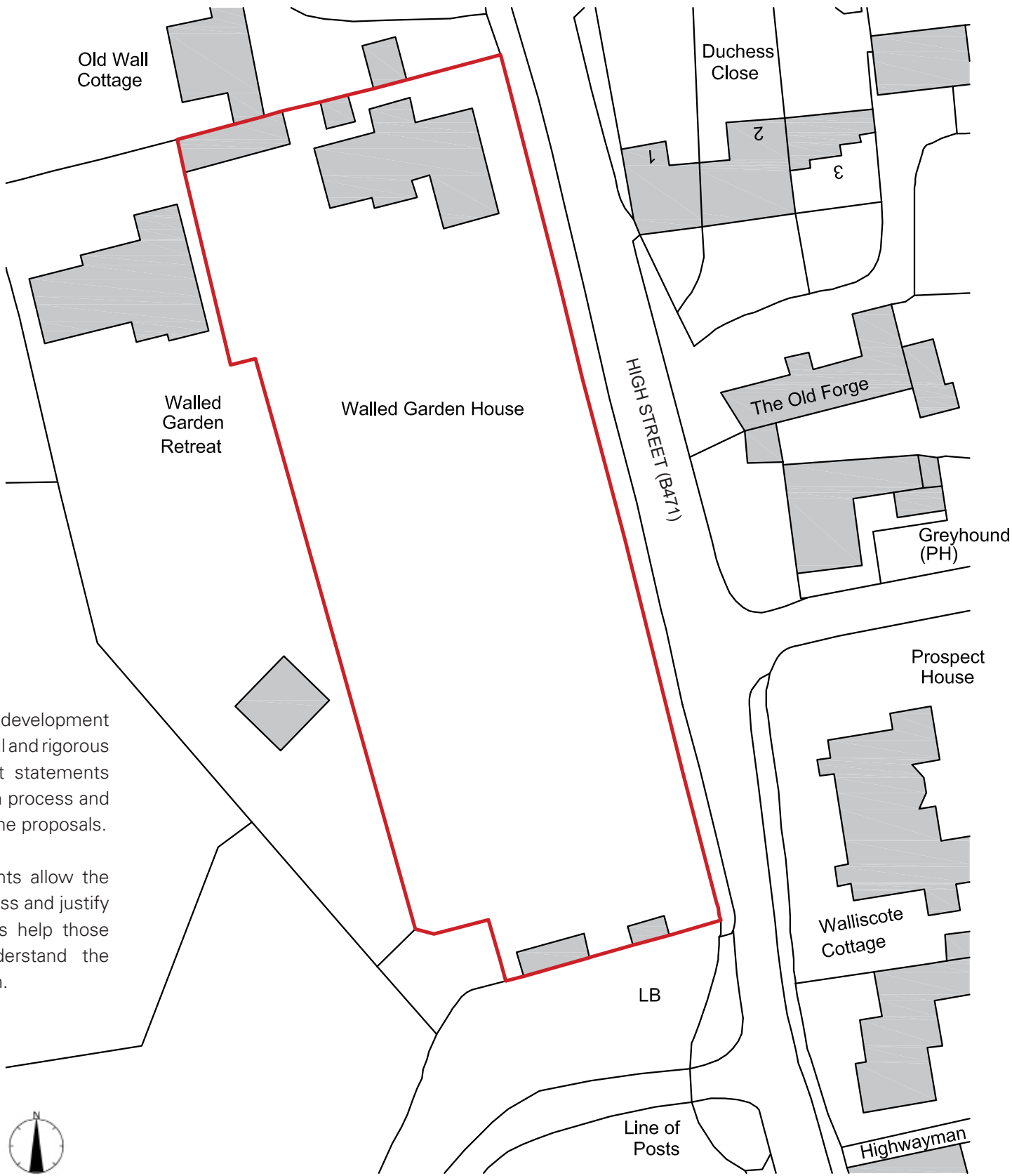


Figure 1-1. Site Location Plan - NTS

Site Boundary

2

**CONTEXT
ANALYSIS**

2. CONTEXT ANALYSIS

2.1 Site Location Overview and Description

The site comprises an area of 0.35ha and is located in the parish of Whitchurch-on-Thames, a village in the county of South Oxfordshire. The village sits within the Chilterns Area of Outstanding Natural Beauty.

The village is characterised by its prominent residential use. A Grade II toll bridge built in 1792 across the Thames links Whitchurch-on-Thames to the Berkshire village of Pangbourne. From the site, Pangbourne railway station is a 8 minute walk away. Bus services are also available to other close villages and Reading.

The Walled Garden House is situated within the former walled garden of the Walliscote Estate that lay to the north and although the house itself is not listed, the site lies within the Whitchurch Conservation Area. The Conservation Area is linear in pattern with an important relationship to the river and the toll crossing.

The site is accessed via an existing spur from a shared private bellmouth (Walliscote Drive) and its panelled brick walls are a prominent feature at the south end of the High Street.

The 3m high red brick walls that enclose the site are a tall and prominent feature in the street scene and conceal the self-contained interior from external view from both private and public viewpoints.

It is difficult to view the application site in context from the High Street, with only the higher parts of the building visible. The existing landscape also plays its part in enhancing the sites privacy with its prominent mature trees, which ensure another level of privacy over the summer.



Figure 2-1. Aerial Site View - NTS

— Site Boundary A Toll Bridge connecting to Pangbourne

2. CONTEXT ANALYSIS

2.2 Parish, High Street and Site Heritage

The site is within the Whitchurch-on-Thames Conservation Area, which has been designated since 1978.

Conservation areas are areas of special architectural and historic interest which have a specific character or appearance which enhances the local area. A designated conservation area ensures that these features are better preserved and helps to ensure it will continue its valuable contribution to the wider district.

The High Street is characterised by enclosure, notably with high brick or flint walls that frame the vernacular buildings which range in age from the C16 to attractive examples of Georgian and Victorian dwellings and villas built to take advantage of the village's riverside setting.

The existing dwelling at the Walled Garden has no heritage status and there are no other designated heritage assets on site, but in the immediate vicinity is the Grade II listed Nos. 1 and 2 Duchess Close, C17- C18 houses of brick and tile with timber framed and tile hung cross-gabled elevations addressing the High Street. Its end elevation faces the site across the High Street at a distance of 12m.

Further down to the south from the site boundary is the mid C19 Walliscote Cottage, another two-storey Grade II listed building prominent for its flint with brick dressings, tile roof, brick stacks and detail shaped porch brackets. Although this one is in close proximity to the site, there is no direct facing to the existing dwelling, only to the site wall boundary.



Figure 2-2. No.1 and 2 Duchess Close



Figure 2-3. Walliscote Cottage

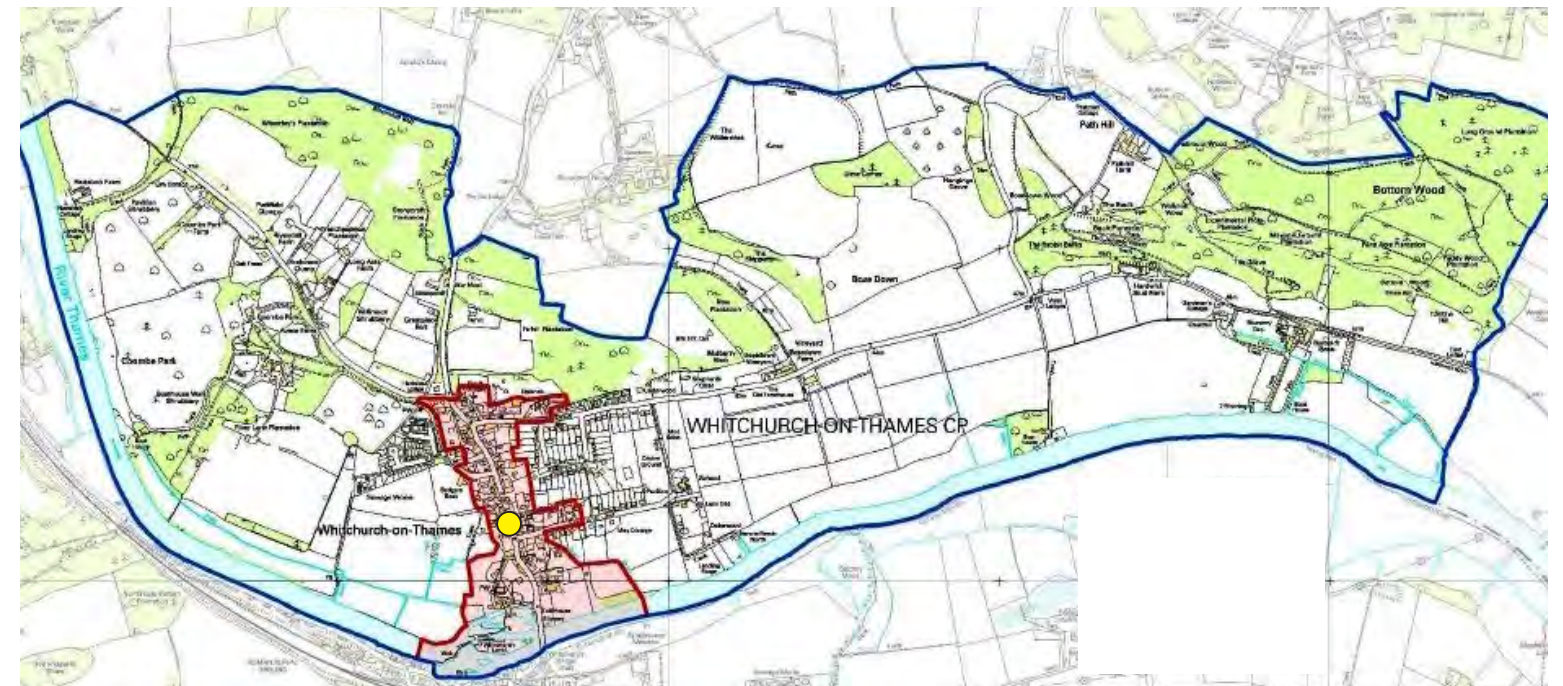
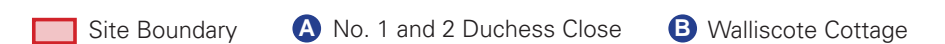


Figure 2-4. Whitchurch-on-Thames Boundaries



Figure 2-5. Listed Buildings Map



2. CONTEXT ANALYSIS

2.3 Analysis of Character and Typologies

This analysis into the typical typologies of residential dwellings found close to the site helps create a profile of architectural styles and materials used in local construction, as well as helping to understand the character and sense of place within the Whitchurch-on-Thames settlement.

The surrounding built-up area of the site is predominantly characterised by a range of one to two and a half storey dwellings of mixed vernacular treatment and a scattering of 17th and 18th century Listed Buildings within the historic core. Many properties have been extended and originally large gardens and buildings have been subdivided.

There is a predominance of Georgian and Victorian Architecture with notable mock Tudor and Arts and Crafts dwellings to the immediate site boundary, with the Walled Garden Retreat being in a New England architectural style. The High Street is of mixed roof forms, heights, materiality, finishes and detailing as expected in a historical settlement.

To the west of the site is the Walled Garden Retreat (view D) built in 2017 following the demolition of the existing 60s bungalow. The eastern elevation faces the site and has four ground floor lancet windows screened from the site by an existing hedge.

This adjoining plot is smaller in area (0.19ha) but has a residential density of 5.26 DPH. As the current site stands, with its area of 0.35ha, the existing dwelling gives it a residential density of 2.86 DPH. Which makes the case that in relation to the directly visible and comparable plot at Walled Garden Retreat, the site lends itself naturally to accommodate a larger dwelling while still keeping an appropriate plot ratio.



Figure 2-6. Context Map

- | | | | |
|--------------------------------|---------------------------------------|----------------------------|-------------------------|
| — Site Boundary | A Hartslock Lodge | B Hopton Manor Road | C Swanston House |
| D Walled Garden Retreat | E Mayflower/ 4 Bridge Cottages | F Willow House | |
| G Saxon Shaw | H The Village Green | | |

2. CONTEXT ANALYSIS



Figure 2.7- View of character A



Figure 2.8- View of character B



Figure 2.9- View of character C



Figure 2.10- View of character D



Figure 2.11- View of character E



Figure 2.12- View of character F



Figure 2.13-View of character G



Figure 2.14- View of site character H

2. CONTEXT ANALYSIS

In contrast to the previous page, the photos in this page seek to highlight notable typologies that differ from the typical character of the area. This is to determine whether these unique typologies capture beneficial moments of history or architectural merit or whether their difference in appearance and form detracts from the streetscape.

As observed, there are larger dwellings in and around Whitchurch-on-Thames that do not have any negative effect on the AONB, Conservation Area, or overall local character. There is also a varied mix of material choices, from classic to more contemporary uses, that encapsulate well the specific timings some of the dwellings were built.

Stylised design choices such as those witnessed are also distinguishable from more typical examples and set up alternate street rhythms within the village, even when the building typology is similar. It is this distinction and range in typologies that makes the local character of Whitchurch-on-Thames unique and have its own sense of place.

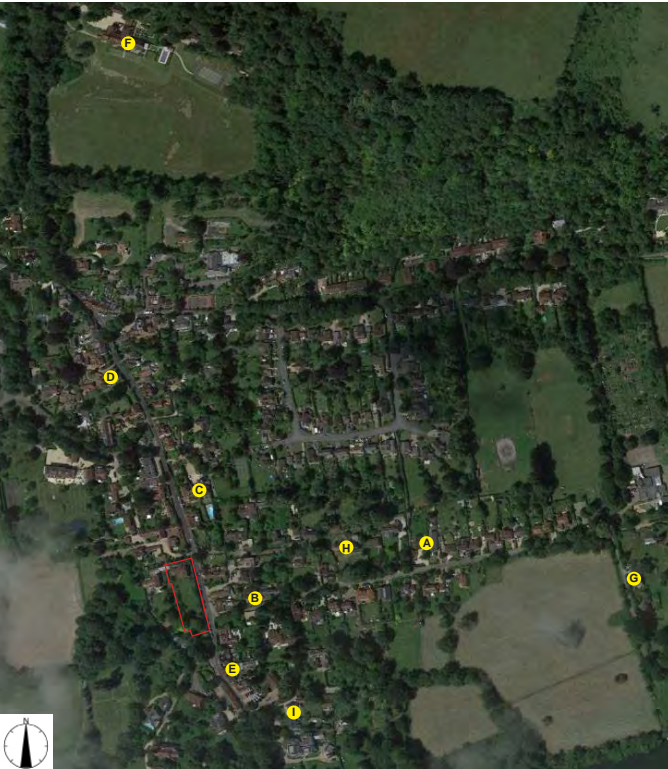


Figure 2-15. Context Map

- | | |
|-------------------------------------|------------------------------|
| A George Cottage + Farthings | F Foxglove Manor |
| B The Gables | G Little Home |
| C Swanston House | H Eastfield House |
| D Manor House | I Thames Bank Cottage |
| E Hawthorn Cottage | |



Figure 2.16- View of character A



Figure 2.17- View of character B



Figure 2.18- View of character C



Figure 2.19- View of character D



Figure 2.20- View of character E



Figure 2.21- View of character F



Figure 2.22- View of character G



Figure 2.23- View of character H



Figure 2.24- View of character I

2. CONTEXT ANALYSIS

2.4 Site Boundary Treatment

Although not architecturally distinct, the existing dwelling at the site makes a neutral impact to the character of the area, conforming to the vernacular pattern in the surroundings, notably featuring tiled pitched roofs with gable ends consistent with many buildings along the High Street. The buildings that adjoin and face the high garden wall are mostly two-storey.

However, the following photos show how the existing dwelling sits in respect to overlooking and privacy. Under its current positioning, the Walled Garden House is particularly enclosed by its prominent 3m red brick walls working as boundary, with only higher parts of the house being seen from the public way.

Only from view G, where one of the entrances to the site is placed, the front elevation of the dwelling can be seen in full. This is something that will be enhanced in the new proposal, with a better boundary treatment through the use of new landscape to ensure privacy and mitigate overlooking.

As well as ensuring privacy, the tall site walls are a prominent feature and heritage reference that add character to the boundary and overall conservation area of Whitchurch-on-Thames. They are to be retained.

To the north of the site is a shared entrance drive serving a cluster of residential buildings situated within the site of the former Walliscote Dairy (view B).

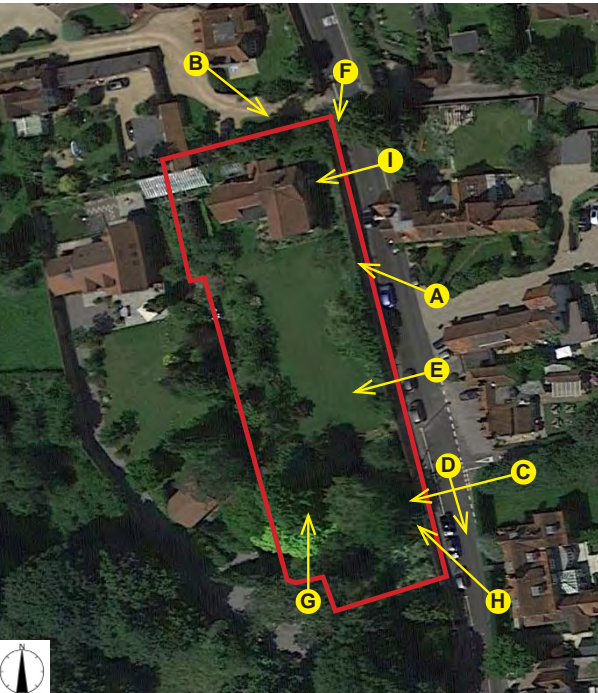


Figure 2-25. Site Boundary Views Map



Figure 2.26- View A



Figure 2.27- View B



Figure 2.28- View C



Figure 2.29- View D



Figure 2.30- View E



Figure 2.31- View F



Figure 2.32- View G



Figure 2.33- View H



Figure 2.34- View I

2. CONTEXT ANALYSIS

2.5 Planning History

The following applications for new dwellings have been granted within the Parish and are considered relevant to the scheme scope and context:

- 1** P17/S0021/FUL
Demolition of an existing detached bungalow and construction of a replacement detached house with separate garage.
- 2** P20/S4130/FUL
Demolition of existing bungalow and erection of replacement two-storey 5-bedroom dwelling.
- 3** P19/S0671/FUL
Demolition of existing bungalow and detached single garage and erection of a replacement 1.5 storey cottage and a detached double garage.
- 4** P17/S0874/FUL
Demolition of existing house and construction of a replacement house.
- 5** P16/S2099/FUL
Demolition of existing house and garage and erection of detached two-storey 5-bedroom dwelling with integral double garage.
- 6** P12/S3199/FUL
Proposed 4 bedroom cottage on site behind Whitchurch House.
- 7** P12/S2043/FUL
Erection of replacement dwelling.



Figure 2-35. Planning Applications Map

- Application Site**
- 1** Walled Garden Retreat
- 2** Uplands Cottage
- 3** Lane End Cottage
- 4** Hopton Manor Road
- 5** Willow House
- 6** 4 Manor Road
- 7** Little Home

2. CONTEXT ANALYSIS

2.6 Flood Risk Assessment

According to the Environmental Agency, the site is located within Flood Zones 1, 2 and 3, which means there is a probability and risk of flooding.

Located approximately 175m to the north of the River Thames, the site does not benefit from the presence of flood defences and the majority of the site (approximately 85%) is located within Flood Zone 3. A further ~10%, in the north of the site, is located within Flood Zone 2. A smaller area also in the north of the site (approximately 5%) is located in Flood Zone 1.

According to the EA's Risk of Flooding from Rivers and Sea (RoFRS) map, which considers the type, condition and crest height of flood defences, the site has a Very Low-Medium risk of flooding from Rivers and the Sea.

However, the area proposed for development and where the current dwellings sits, in the north of the site, is at a Very Low-Low risk of flooding.

The Flood Risk Assessment conducted by GeoSmart in July 2022 concludes that so long as the finished floor level is above 41.65 mAOD there will be no risk of flooding. The existing finished floor level is already 42 mAOD so the proposal allows a small reduction in finished floor level if necessary. Standard flood resilient design measures should also be incorporated.

As the area proposed for development in the north of the site is at a Very Low risk of pluvial flooding, mitigation measures are not required. However, the regular maintenance of any drains and culverts surrounding and on site should be undertaken to reduce the flood risk.

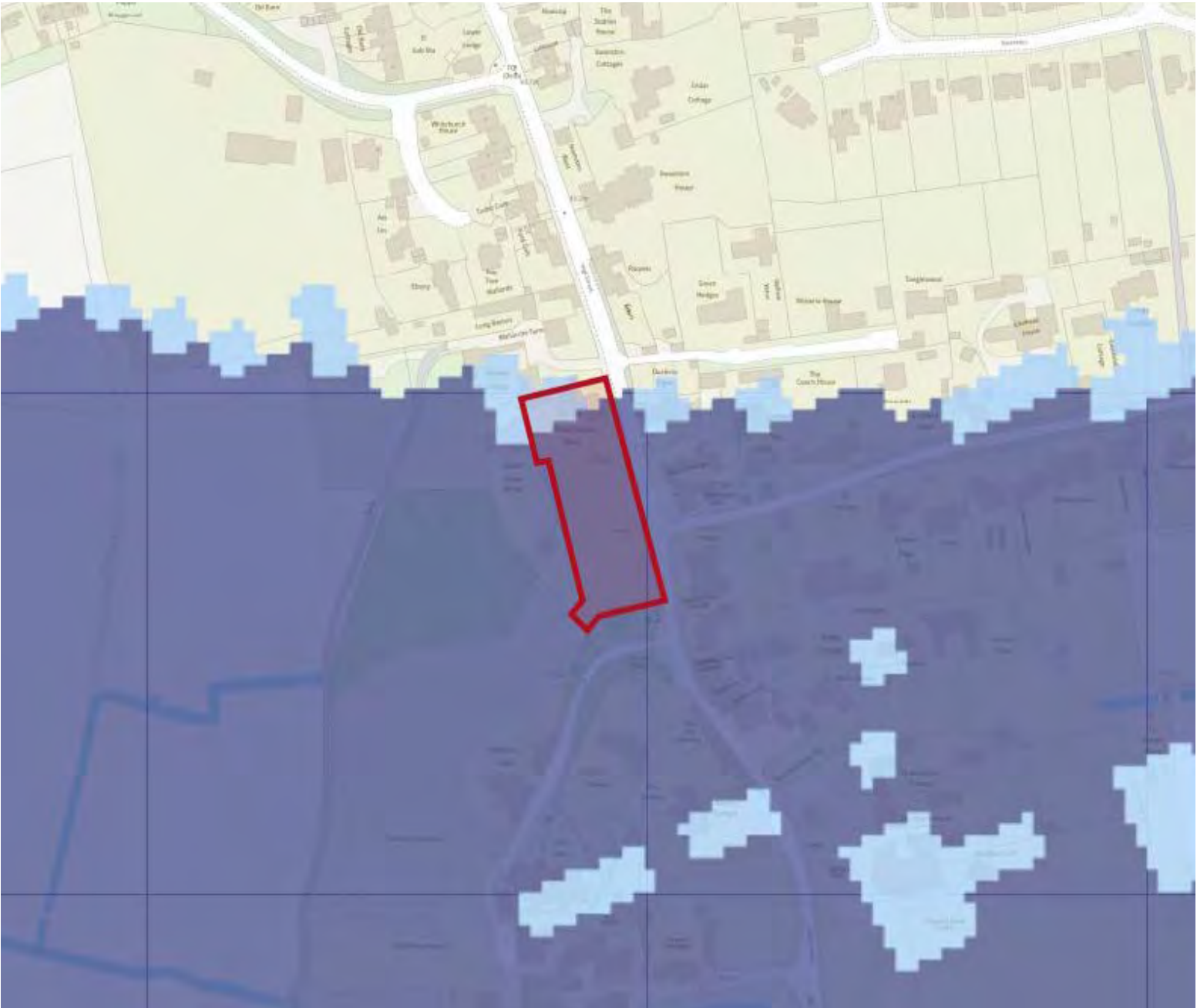


Figure 2-36. Flood Map (Environmental Agency)

- KEY:
- Site boundary
 - Flood zone 3
 - Flood zone 2
 - Flood zone 1
 - Flood defence
 - Main river
 - Water storage area

3

**PLANNING
POLICY**

3. PLANNING POLICY

3.1 Applicable Policies

The National Planning Policy Framework (NPPF), South Oxfordshire Local Plan 2011-2035, and Planning (Listed Building and Conservation Areas) Act 1990 are applicable to the site and have informed our approach towards the proposal.

Currently there is no Whitchurch-on-Thames Neighbourhood Plan.

The development plan is the adopted South Oxfordshire Local Plan 2011-2035. Policy H8 establishes that in the defined ‘smaller villages’, such as Whitchurch, there is a presumption in favour of development in accordance with policy H16. Policy H16 supports redevelopment of previously developed land or buildings so long as the privacy of existing and future residents is protected, means of access can be appropriately secured and the development would not extend the built limits of the settlement. In our submission the submitted documentation and plans demonstrate full compliance with both policy H8 and H16.

Local Plan policies ENV6 and ENV8 relate to the redevelopment of the site in relation to heritage assets. In this case these are the Whitchurch Conservation Area and nearby listed buildings. These matters are explored further in the accompanying Heritage Impact Statement which concludes that the proposed works do not cause harm to the significance of the designated heritage assets and will not impact upon any important views to or from the listed buildings or conservation area.

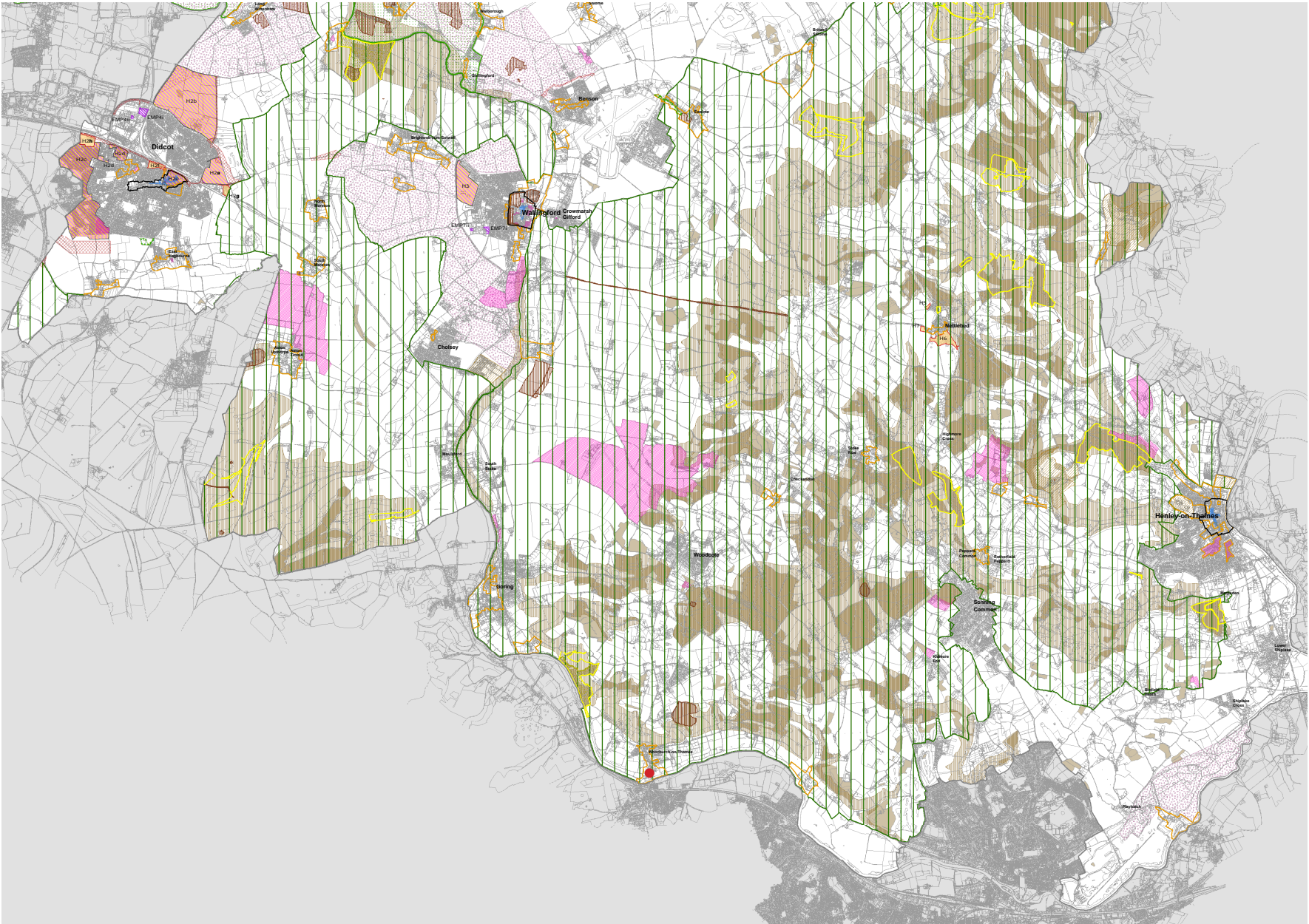
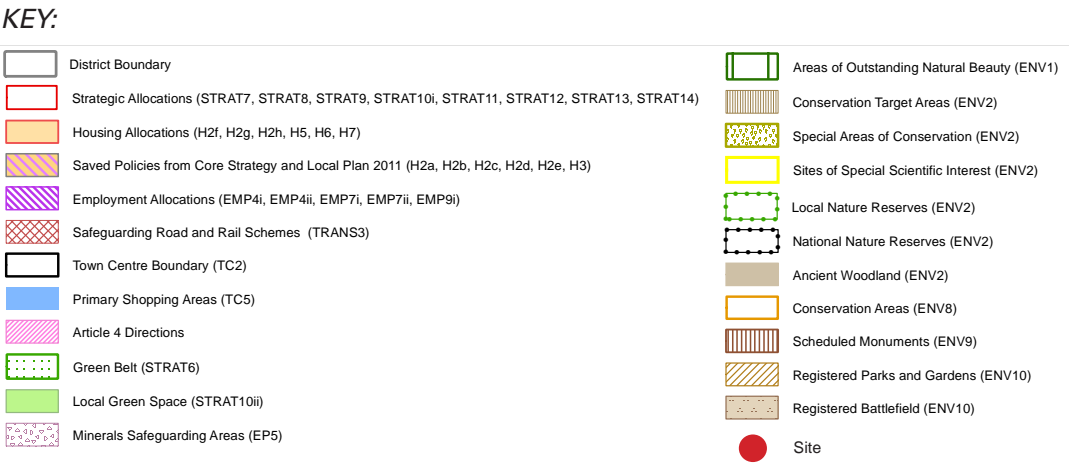


Figure 3-1. South Oxforshire Adopted Policies Map



3. PLANNING POLICY

3.2 Planning Policy and the Presumption in Favour of Sustainable Development

The revised NPPF is a material consideration. It maintains a presumption in favour of sustainable development, which paragraph 11 advises should be applied in both plan-making and decision-taking.

At paragraph 8 the NPPF identifies three overarching objectives to sustainable development: economic, social and environmental. The policies of the NPPF taken as a whole, constitute the Governments view of what sustainable development in England means in practice for the planning system.

The provision of new housing in sustainable locations is a clear social benefit which supports strong, vibrant and healthy communities. The NPPF clearly seeks to significantly boost the supply of housing, and as explained above, the application site is considered to be a sustainable location for one larger replacement dwelling and thus provides the social benefits that justify a presumption in favour of development.

In terms of the economic role of planning, sustainable growth is supported, including the provision of infrastructure. The applicant is willing to enter into a CIL agreement with the Council to mitigate the impact of the development on the local infrastructure, services and amenities made necessary by the development and this justifies a further presumption in favour of development.

Contributing to protecting and enhancing the natural, built and historic environment is fundamental to fulfilling the environmental role of planning. The impact of one larger replacement dwelling house on the character and appearance of the area has been assessed as part of the design process and is considered acceptable. As such it is considered that there are no environmental reasons to justify withholding planning permission for the proposed development.

For the above reasons the proposal is supported by the economic, social and environmental objectives of sustainable development as required by the revised NPPF.

4

PROJECT PROPOSAL

4. PROJECT PROPOSAL

4.1 The Proposal

The proposed replacement family home has been considered through an Arts and Crafts architectural design approach with;

- Twin gable roof forms to act as bookends to the accommodation formation
- The central roof sits bellow from single storey with dormer windows set in to the roof slope in order to reduce the bulk and massing of the proposed
- The flanking public realm facing boundary elevation has been set away from the withdrawn application, with a catslide roof lowering the building form here in order to respond sympathetically to the setting
- Materiality has been considered with brick and render complementing the settings material pallet
- The roofs are lower than the withdrawn application and are considered suitable for the setting with greater boundary separations to that of the withdrawn application
- Vernacular detailing has been enhanced to show quality of proposal and is in keeping with the vernacular styling
- The proposal has been formed to meet fabric first, Part M, Space Standards, Lifetime Homes and low carbon design strategies

The accommodation consists of a **five** bedroomed home with associated out buildings and a new double garage to the frontage. The utilisation of the existing driveway is enhanced via the proposed arrangement with the garden taking precedent over the vehicular access arrangement.

The proposed landscaping harmonises with the existing semi-mature garden and tree planting.

The layout of the proposed residential unit adequately utilise the space on site creating a development of a density that is appropriate to the site and its surrounding context.

The scale of the proposed houses in terms of its height, bulk and mass is in keeping with the wider residential amenities and overall context of the surrounding area (as seen in the character assessment over the previous chapter), and can therefore be successfully assimilated into the site.

4.2 Sustainability and Energy Efficiency

As opposed to the existing dwelling which has poor levels of energy efficiency and overall sustainability, the proposed replacement will exceed current local and national requirements and will incorporate on-site renewable energy and an efficient supply of heat, cooling and power.

Other general energy efficiency measures will include high standards of thermal efficiency in the construction phase (insulation and airtightness), the use of energy-efficient appliances, fabric-first approach, the use of low-carbon design principles, and installation of EV charging points.

Materials left over from demolition will also be recycled and building materials will be obtained from sustainable sources.

4.3 Landscape and Ecology

There are no TPO trees on site or on adjoining land. The existing mature tree boundary to the site will remain unchanged and the proposal aims to utilise and maintain existing hard standing.

Hedges, shrub planting and new trees are proposed across the site taking into account the dwelling placement. While adding to the green provision on site, it also ensures levels of privacy from outlook are maintained. The proposed planting surrounding the building will enable the proposed development to sit naturally within the surrounding grassed grounds.

The dwelling will have mature landscape screening to all outwardly facing public realm boundaries which enables good quality screening of the proposal.

4.4 Access and Parking

As a replacement home there is unlikely to be a material increase in either intensity of use or traffic generation from the existing unchanged private access to Walliscote Drive bellmouth.

A detached two bay garage is proposed with a low slum asymmetrical roof to provide a subordinate built form to the frontage and boundary setting. The proposal ensures that all vehicles can easily and conveniently enter and leave the site in a forward gear. There is sufficient visibility joining the public highway from the existing driveway which is to be utilised in this proposal, so will have no additional adverse affect on the existing network.



Figure 4-1. Comparative photomontage of the proposed when viewed from the public realm



Figure 4-2. Proposed Coloured Site Plan - NTS

KEY:

Site boundary	Hedge shrubs
Existing building to be demolished	Existing greenhouse to be demolished
Withdrawn planning application	
Proposed building	

5

CONCLUSION

5. CONCLUSION

5.1 Summary

The proposed development seeks to provide a replacement family home that responds to modern day family needs, sustainability requirements, running cost considerations, maintenance and cradle to grave living.

The proposal described by this application is considered to preserve the spirit of the conservation area and complement and enhance the existing residential and overall setting of the surrounding area. It will also incorporate new landscape alongside the existing terrain scenery, enhancing the street scene and adding character to the current green boundary and ecology.

The proposal keeps the spirit, aims and specific criteria of the relevant development plan policies. As set out in the DAS, it is not envisioned that the proposed development will result in a negative impact on the landscape, amenity, highways and flood risk.

The proposal is also supported by the economic, social and environmental objectives of sustainable development as required by the NPPF.

5.2 Associated Drawings and Documents

The planning application has been prepared on behalf of Mrs. Z. Knott and the below drawings are to be read in conjunction with this DAS and the wider planning application.

- 5021007-RDG-XX-ST-PL-A-101 SITE LOCATION PLAN
- 5021007-RDG-XX-ST-PL-A-102 PROPOSED COLOURED SITE PLAN IN CONTEXT
- 5021007-RDG-XX-ST-PL-A-103 LANDSCAPE PLAN
- 5021007-RDG-XX-XX-PL-A-0104 PROPOSED PLANS
- 5021007-RDG-XX-XX-EL-A-0105 PROPOSED ELEVATIONS
- 5021007-RDG-XX-ST-SE-A-0106 SITE SECTION & PROPOSED GARAGE PLAN & ELEVATIONS
- SUPPORTING DOCUMENTS FROM T. THORPE

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