

BUILDING HEIGHTS

The buildings facing the site at School Road are mostly 2 storeys in height and 1.5 storeys in height (rooms in a roof) along Langley Common Road.

However, some bungalows and 2.5 storey dwellings can be seen in a wider context, again showing a wide variety of character and difference within the surrounding area.

EXISTING DENSITY ALONG SCHOOL AND
LANGLEY COMMON ROADS

2901 | Land Rear of Langley
Common and South of School Road

HIVES ARCHITECTS
SINCE 1934

PLANNING HISTORY

A previous planning proposal for 70 new dwellings on site was refused in 2017.

Since this application a new consultant team has been put together and this scheme has served to inspire a much more elegant and sympathetic design for the current proposal, which is for up to 27 dwellings.

Development has been located only on two of the four fields, and is concentrated near existing built up areas around the site. Green space has been retained where possible, increasing BNG value and providing valuable amenity to the neighbourhood.

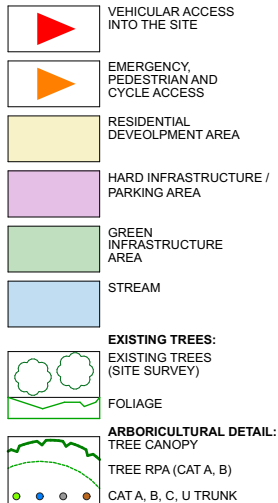
New housing has been set back from the stream, protecting its value for wildlife.

The number of properties proposed has been reduced, thus reducing site density to be in keeping with the local character.



DRAWING PP(01) 01 EXTRACT;
DRAWING (C): GREEN PLANNING STUDIO

PLANNING REFERENCE	YEAR AND DECISION	ADDRESS	DESCRIPTION
L172165	2017 REFUSED	Oakwood View School Road Wokingham RG40 4TS	Outline Planning Application for the erection of 70 Dwellings



The development area was defined by the site constraints and a desire to provide an increased communal green space to residents.

A setback from the existing tree root protection areas and away from the stream has also reduced the developable area.

A separate overflow parking can be provided away from the main development.

KEY

PROPOSED DEVELOPMENT

 AREA 1 DPH - 9.7

 AREA 2 DPH - 10.9

*DENSITY PER HECTARE (DPH) =
NUMBER OF DWELLINGS / SITE AREA IN HECTARES

Proposed dwellings per hectare fall within a median point of surrounding housing at Langley Common and School roads at 9.7 and 10.9 dph.

The aim is to provide comfortable plot sizes that would fit well within the existing settlement pattern and scale.



URBAN GRAIN

The proposed urban grain would follow a linear pattern of development along the proposed roads in keeping with the existing character.

The housing would vary in size and shape, to reflect dwellings in the surrounding area.





DESIGN DEVELOPMENT

Based on the existing site constraints, the design process started by establishing the best areas to develop, and to research access opportunities that would allow minimum impact on trees. The flood risk area was avoided for access and dwellings.

The road layout developed to limit the amount of work required to trees, and a linear development form was quickly decided on. At early stages the aim was to provide 30+ dwellings but after the community consultation this was reduced to 27 units to respond better to site constraints and neighbour input. This allowed for terraced housing to be replaced with semi-detached properties and reduced pressure on the site.

The current proposal responds to the site constraints and input from all consultants in particular on access, trees and ecology, and landscape impact.



CONSULTATION
PLAN



INITIAL DESIGN AND DEVELOPMENT

2901 | Land Rear of Langley
Common and South of School Road

HIVES ARCHITECTS
SINCE 1934

Soft landscaping was carefully considered to include native hedgerow, new tree planting and other elements to soften the development and to make it feel to be naturally nestled into the landscape.

Hand-drawn site plan for a residential development, showing 27 numbered lots and various landscape features. The plan includes handwritten notes in blue and black ink, a date stamp, and a title.

Notes:

- QUESTIONS: IN PLANNING/OFFERING, BNC, ASIA CAN WE NOT EXISTING THicket ENVELOPING OVERHANGING WATER COURSE WILL BE MAINTAINED?
- LAND MANAGED IN INTERESTS OF PROSECUTORY VALUE WITH PERMISSIBLE LANDSCAPE ACCESS.
- LAND RETAINED OUTSIDE ADJACENT PLOT BOUNDARY/LAND IN INTERESTS OF TROPIC TREES (MILK TREE/LEAVYLAND)
- INFORMAL HERBACEOUS
- BRICK WALL
- SPECIES-RICH TREE CLUMPING
- SCOTTING
- MONUMENTAL GARDEN
- FORMER/OLD MANAGED WILDFLOWERS/GRASSLAND
- INFORMAL HERBACEOUS (NATIVE SPECIES TO CLIMB BOUNDARY TO AVOID OVERSHADOWING OF GARDENS)
- INFORMAL NATIVE HERBACEOUS
- INFORMAL HERBACEOUS

Other Labels:

- SYNTHETICAL CURVE
- SCOTTING
- 20 MARCH 2025 MARKED UP PLAN

HOUSING SIZE AND AFFORDABLE HOUSING PROVISION

The proposed housing is carefully designed to provide a large variety of units to meet the requirements in local policy. A variety of sizes is provided ranging from 1-bed to 5-bed properties.

This variety reflects local character as there is a variety of sizes and types of accommodation on adjacent roads. The design also reflects the inclusion of dormers and a variety of roof scapes, although the layout at this point is indicative only, it is demonstrated to be able to comply whilst respecting the site constraints.

The mix of affordable and market housing is carefully worked out to be as close as possible to the recommended mix of table 7 from policy H1 in the Local Plan Update, with sizes also following the needs in each category.

A total of just over 50% of affordable housing is proposed, which is over 10% more than the required 40%.

The mix is based on policy requirements set out in Local Plan (adopted and emerging). The site constraints define where the housing would be built.

2901 C001 DWELLING TYPES AND MIX

PLOT	TYPE	AFFORDABLE	MARKET	GIA (m2)	BEDROOMS	M(4)3
1	B1		1	130	3	
2	B1		1	130	3	
3	A		1	194	5	
4	B1		1	130	3	
5	E	1		85	2	
6	E	1		85	2	
7	D	1		56	1	Y
8	D	1		56	1	
9	C1	1		87	2	
10	C1	1		87	2	
11	F		1	74	2	
12	F		1	74	2	
13	G	1		98	2	Y
14	G1	1		98	2	Y
15	G1	1		98	3	
16	G	1		98	3	

2901 C001 DWELLING TYPES AND MIX

PLOT	TYPE	AFFORDABLE	MARKET	GIA (m2)	BEDROOMS	M(4)3
17	H	1		115	4	
18	H1	1		98	3	
19	H1	1		98	3	
20	H	1		115	4	
21	C		1	124	3	
22	C		1	124	3	
23	C		1	124	3	
24	A		1	194	5	
25	A		1	194	5	
26	B		1	165	5	
27	B		1	165	5	
TOTALS		14	13	3096	81	3

PROPOSED HOUSING MIX

TOTAL DWELLINGS	27	AFFORDABLE	11	MARKET	16	40% affordable achieved
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AFFORDABLE / MARKET MIX	27	11	16	40% affordable achieved
required		10.8	16.2	40/60 split

INDICATIVE IDEAL MIX BASED ON TABLE 7

BEDS	AFFORDABLE
1	1.87
2	4.18
3	3.63
4+	1.32
	11

increased affordable housing proposal:

BEDS	AFFORDABLE
1	2
2	6
3	4
4+	2
	14

MARKET	Number of bedrooms	Affordable Housing	Total Market Housing
0.8	1 bedroom	17%	5%
2.08	2 bedrooms	38%	13%
7.52	3 bedrooms	33%	47%
5.76	4+ bedrooms	12%	36%
16.16			

MARKET	Number of bedrooms	Affordable Housing	Total Market Housing
0	1 bedroom	17%	5%
2	2 bedrooms	38%	13%
6	3 bedrooms	33%	47%
5	4+ bedrooms	12%	36%
13			

40% affordable required, over 50% proposed

P PARK / PUBLIC GARDEN
P = 1,441m²

$$P = 1,147(P1) + 294 (P2)$$

N NATURAL/SEMI-NATURAL
N = 9,283m²

$$N = 5,885(N1) + 3,398(N2)$$

G AMENITY GREEN SPACE
G = 3,090m²

C AREA OF PLAY
C = 347m²

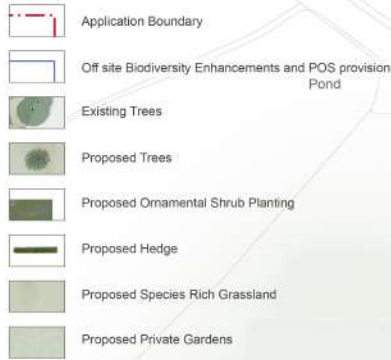
SITE AMENITY PROVISION

The aim is to provide generous shared amenity spaces on site in varying typologies, with the more managed types of amenity closer to the main access road and more natural areas closer to the existing trees and stream, where higher levels of biodiversity can currently be found.

The area of blue-line land to the west of the proposed development site is to be used for BNG and nature conservation, in order to provide a green infrastructure buffer to the landscape beyond.



Legend




















LANDSCAPE PROPOSALS

Soft landscaping has been proposed to soften the impact of the development by provision of carefully screening elements to finish gardens on the east side of the stream whilst also providing attractive areas for walks and other outdoor activities.

New hedge planting and tree planting will create well defined areas for the private gardens.



	50 m ²	PLANNING SITE BOUNDARY
	50 m ²	OTHER SITE AREA WITHIN APPLICANT OWNERSHIP
		ROAD CROSSING / PRIVATE ROAD FOOTPATH
	50 m ²	PUBLIC OPEN SPACE
	24 50 m ²	PRIVATE DWELLING PLOT NUMBER / SIZE
	25 50 m ²	PRIVATE SELF/CUSTOM BUILT DWELLING PLOT NUMBER / SIZE
		PRIVATE PARKING SPACE
		ACCESSIBLE SPACE
		VISITOR SPACE

	DWELLING
	PITCHED ROOFS
	FLAT ROOF / DORMER
	EXISTING TREES: EXISTING TREES (SITE SURVEY)
	FOLIAGE
	ARBORICULTURAL DETAIL: TREE CANOPY
	TREE RPA (CAT A, B)
	CAT A, B, C, U TRUNK



SITE PROPOSAL

The project aims to provide a fitting extension to an existing built environment, where local character is preserved whilst providing much needed housing.

The local character, scale, massing, built form and the relationship between the dwellings has been assessed and reflected within the proposal.

The resulting scheme fits well within the existing site through its scale, density, housing mix and layout.

CONCLUSION

We are delighted to have been involved in design of the indicative masterplan for this site. The site lends itself well to provide much needed housing in Wokingham Borough Council.

Through careful design, in coordination and with considerable input from the other consultants, we hope to provide the first step in development of the site, to include up to 27 dwellings within a beautifully landscaped environment.

Following consultation of plans by ETP, we have responded to comments by local residents by a further reduction of the number of dwellings.

Current plan proposals could provide a very attractive living environment for generations to come, whilst protecting and enhancing wildlife habitats where possible.

