

Design & Access Statement

Retirement Villages Group

Thamesfield

Wargrave Road, Henley-on-Thames

2212-R-014 V2

November 2024

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Cover image:
View of proposal looking North-East across the River Thames with 1995 extension to the right of the 19C main house and proposed extension to the left.

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Introduction

1.1 Overview

This Design and Access Statement has been prepared by Design Engine Architects on behalf of Retirement Villages Group (RVG).

The intention of this report is to introduce the proposal for re-development of part of the existing site at Thamesfield, Henley-on-Thames. The site currently consists of an Integrated Retirement Community (IRC) and associated communal facilities. Proposals have been developed to improve the amenity and functioning of the site and provide additional retirement apartments. The report describes the proposal in the context of its setting and illustrates the design and access approach in terms of scale, layout, materiality and massing.

The report is to be read in conjunction with the following information:

- Daylight and Sunlight Impact Report - GIA
- Environmental Noise Survey - Hoare Lea
- Energy and Sustainability Strategy - Hoare Lea
- Flood Risk Assessment - JBA
- SuDS Drainage Strategy Technical Note - MNP
- Drainage Maintenance Strategy - MNP
- Viability Assessment - Newsteer
- Accurate Visual Representation Report - Preconstruct
- Built Heritage Statement - RPS
- Bat Survey Report - RPS
- Preliminary Ecological Appraisal - RPS
- Biodiversity Net Gain Assessment - RPS
- Arboriculture Impact Assessment - RPS
- Planning Statement - Stantec
- Transport Statement - TPA
- Landscape and Visual Appraisal and Green Belt Assessment - Turley
- Landscape Strategy and Landscape Plan - Turley
- Economic Benefit Statement - Stantec
- Extra Care Needs Assessment - Stantec

Location

The map opposite illustrates the location of Thamesfield within its wider context. It sits on the Eastern bank of the River Thames directly opposite Henley-on-Thames. The site is within Wokingham Borough Council, but is directly adjacent to South Oxfordshire District Council; the river forming the boundary between the two local authorities. The site is located on the edge of the green belt whilst also benefiting from close proximity to the town centre.



Wider Site Context Map (Source: Google)



1.2 Retirement Villages Group

RVG’s Story

Since its inception in 1981, Retirement Villages Group Ltd (RVG) has been at the forefront of creating integrated retirement communities (IRC) in the UK. As the developer and long-term operator of these vibrant living spaces, RVG has established a legacy of innovation and excellence, providing 2,000 self-contained homes across 16 stunning locations nationwide.

RVG’s mission is clear: to support people aged 55 and over in leading active, rewarding, and purpose-filled lives while fostering strong connections within thriving local communities, with personalised support, on-hand when needed.

Acquired in 2017 by AXA IM Alts, a global leader in real asset investments, RVG benefits from robust backing to deliver sustainable, long-term solutions in retirement living. AXA IM Alts is Europe’s leading real estate portfolio and asset manager, enabling RVG to expand its vision and maintain its commitment to excellence.

RVG’s operational villages are designed with community and wellbeing at their core. They are set in picturesque locations and feature award-winning landscaping and gardens, reflecting RVG’s attention to detail and dedication to creating welcoming environments. These achievements have garnered national recognition, further solidifying RVG’s reputation as a leader in the industry.

RVG’s Vision for the Future

RVG helps to address the UK’s rising demand for Integrated Retirement Communities (IRCs), driven by an ageing population. Building on its decades of experience, RVG promotes active, independent, and socially connected lifestyles, reintegrating retirees into the heart of their communities.

RVG developments are market leaders in sustainability, our commitment to environmental responsibility is part of an ambitious plan to deliver over 5,000 new homes across 40 sites within the next decade, valued at an estimated £2 billion. These communities aim to meet the highest standards in design, build quality, and customer satisfaction.

RVG has 4 brand new Thrive Living villages in the pipeline, The Wyldewoods in Chester, is set to welcome its first residents this year (2024). Following this, Botanical Place in West Byfleet will open in 2025, with Tunbridge Wells and West Malling scheduled for 2026.

By focusing on sustainability and community integration, RVG offers a blueprint for addressing the social, political, and economic challenges facing Britain today. Its developments promise to create more than homes—they will foster a renewed sense of purpose, belonging, and vitality for residents, redefining the retirement experience.

Life at RVG Villages

Each village has its own unique identity, but all villages enjoy a vibrant and active social life – with a broad range of special interest clubs and societies run by residents, for residents. There is a real sense of community and belonging. Behind it all is an inner peace of mind – knowing that should you require any assistance or support, it can be made available. Each village offers on-site care provision to residents to fully support their changing needs as they age.

RVG reflect a shared commitment to providing exceptional living environments for older people. Whether through RVG’s established villages or Thrive Living’s forward-thinking developments, the focus remains on enabling healthier, happier, and more connected lives for the growing retirement-age population in the UK. Together, they represent a brighter, more sustainable future for retirement living.



Cedars Village, Chorleywood



Lime Tree Village, Rugby



Castle Village, Birkhamsted



The Priory, Abbotskerswell



Thamesfield, Henley-on-Thames

Site Analysis

2.1 Site Context

Access

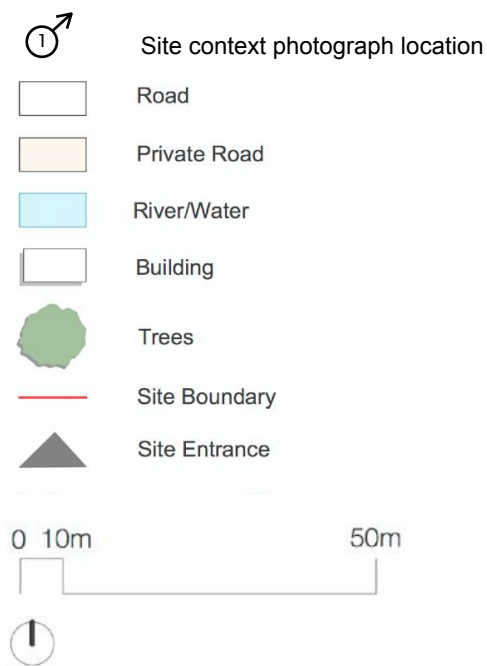
Vehicle and pedestrian access to the site is from Wargrave Road. The centre of Henley is a 600m walk across Henley bridge. There is a bus stop directly outside the site entrance which serves destinations to High Wycombe and Reading.

Conservation Area

The site sits within the Remenham Henley Bridge Conservation Area (Wokingham) and is also opposite the Henley Conservation Area (South Oxfordshire) that encompasses the town centre on the West bank of the river. A row of unlisted 19th century terraced cottages sit opposite the site on Wargrave Road. Please see the Heritage Statement for further detail.

Landscape

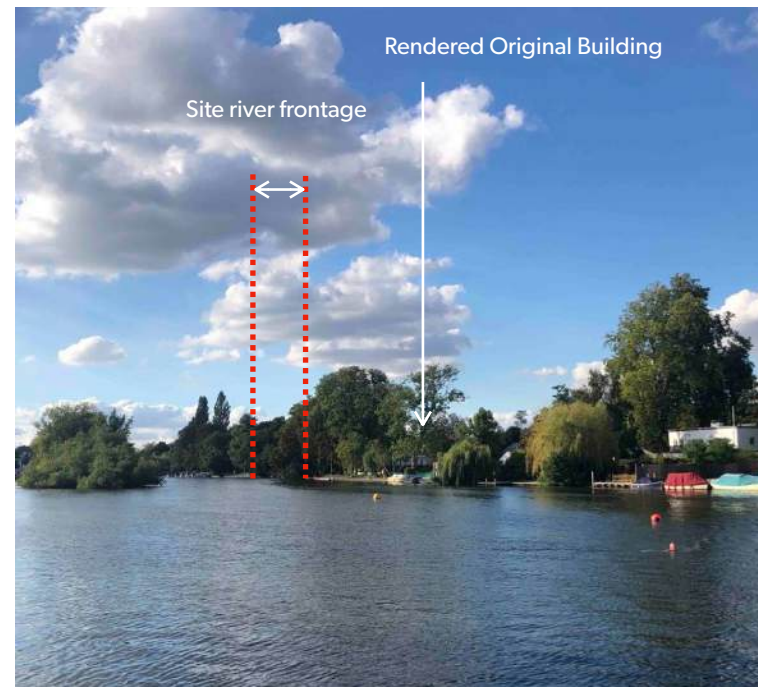
The site is on the edge of the Green Belt with the River Thames to the West of the site representing the boundary. There is a line of mature trees abutting the site boundary with Wargrave Road, in addition to isolated trees to the South and West on the site. Mature trees to the North of the site restrict views towards, and from, the river in this direction. The land falls slightly to the South, and the site enjoys long views between the trees down the river valley.



2.2 Site Context Photos



1. Looking North-West from the site. The riverfront buildings of Henley provide a backdrop to the gardens on the site.



2. Looking North across the river to the site. Views are screened by trees; the original rendered building is just visible between the trees across the adjacent Eyot Centre site.



3. Looking North-East across the river to the site (winter view). The existing buildings sit behind interspersed trees along the river frontage, with the continuous range of densely wooded hills behind.



4. Looking South from the site across the adjacent Eyot Centre and Sea Cadets sites (winter view). The context to the South is characterised by boat sheds in a more open setting.



5. Looking South along Wargrave Road. The nineteenth century Marsh Cottages form a distinctive group, with a material palette of white painted brick and clay tiles.



6. Remenham Row retirement housing to the North of the site. This is characterised by red brick and large clay tile roofs, and was built in 1999.

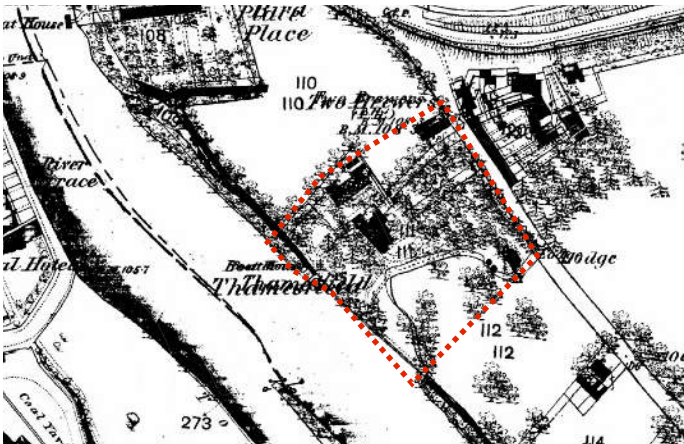
2.3 Historic

Main House & Lodge

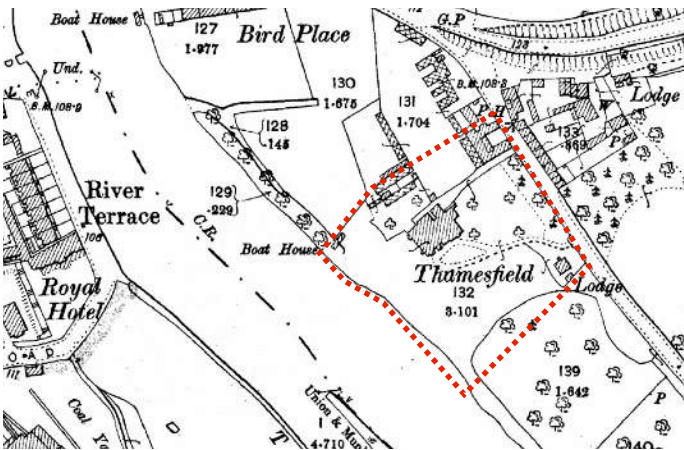
We understand the main house and lodge to approximately date from the mid-late 19th century and they are clearly visible and labelled on the map from 1875 opposite, within a wooded setting, and detached glass house to the North West. There is also a boat house noted in the Western corner of the site. The footprint extends to only the Southern corner of the current building.

Expansion

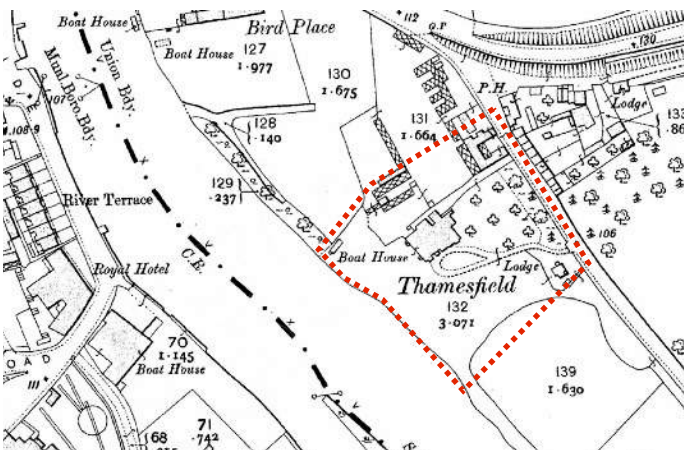
The main house was subsequently extended during the end of the 19th century and start of the 20th Century, and additional glass houses built to the North, which can be seen in the aerial photograph opposite. A central four storey tower is visible that has subsequently been removed, and the house is largely covered in ivy with more dense planting of trees along the riverbank, likely obscuring views from Henley. Although not clearly visible in the photograph opposite it would appear that in 1920 the house does not have its current white rendered finish. Please see the Heritage Statement by RPS for further detail.



1875 Private Residence



1890 Private Residence



1910 Private Residence

(Source: Digimaps)



1920 Aerial photograph from 1920 looking North toward Thamesfield.
(Source: Historic England Photograph EPW000855)

2.4 Historic Development

Mid 20th Century

The aerial photograph opposite shows that the central tower has been removed from the main house, and the footprint to the rear reduced to leave an 'L' shaped plan that is broadly recognisable as the extent of the main house today. The site appears to have been subdivided prior to 1960 with the glasshouses formalised as nurseries to the North. Although the boundary with the nurseries is tighter to the rear of the property it still benefits from gardens to the West, South and East preserving the architectural form of an object mansion in the landscape.

1960

By 1960 Thamesfield was in use as a youth centre and land to the South had been subdivided to the Eyot centre and Sea cadets. The footprint of a rectangular building can be seen to the North East of the house.

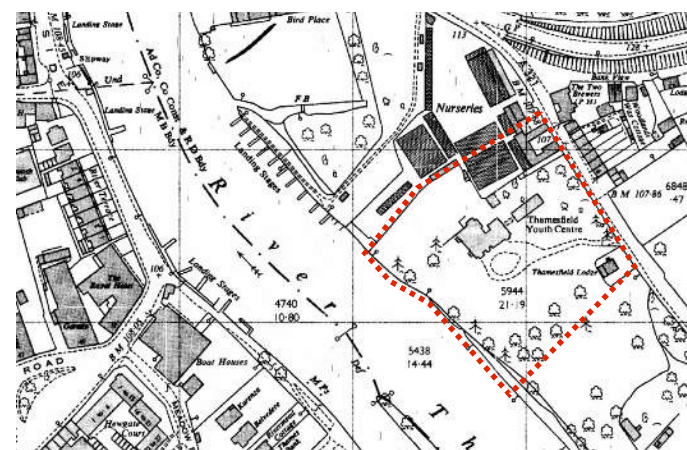
Present

The contemporary map opposite illustrates the extensions carried out in 1993 and 1995 to provide retirement apartments adjacent to the nursing home in the main building. In addition it clearly shows the Remenham row retirement development to the North of the site which was built in 1999.

Through the accumulation of new wings a 'courtyard' form has evolved on the site in place of the original mansion within a landscape setting. However this courtyard arrangement has not been actively designed and creates a number of compromises in the appearance, function and amenity of the development which are illustrated on the following pages.



1952 Aerial photograph from 1952.
(Source: Historic England Photograph EAW044518)



1960 Thamesfield Youth Centre



1990 Thamesfield Nursing Home and site subdivision



2022 1993 & 1995 extensions

(Source: Digimaps & OS maps)

Site Analysis

2.5 Existing Site

Vehicle Access

Vehicle access to the site from Wargrave Road is via the drive adjacent to the lodge. Pedestrian access is via a gate from Wargrave Road at the Northern end of the site. The site also enjoys a river frontage and small wharf, which is used for occasional pleasure boat trips for residents.

The main drive leads to a wide turning circle with fountain adjacent to the main entrance that provides a drop off point for deliveries and residents. Vehicle service access is to the rear within the central ‘yard’ with direct access to the kitchens.

Pedestrian Access

The garden walkway along the river frontage provides a high quality route from which residents can enjoy views to Henley over the Thames. The large extent of tarmac and ‘service’ nature of the rear yard makes this area uninviting for residents to walk through.

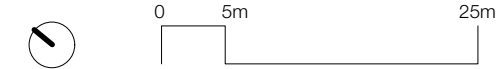
Parking & Servicing

On site car parking is provided between the lodge and croquet lawn, and adjacent to the North Western boundary. Numerous car parking spaces are provided for use by residents, staff and visitors.

Waste and recycling is collected from the individual units by the building management and moved to a refuse store area within the service yard.

Flooding

We understand the site is within flood zones 2 and 3a, please see the Flood Risk Assessment Addendum by JBA Consultant for further details.



Existing Site Plan

2.6 Existing Site

Landscape

The site consists of lawned areas to the South-East and South- West, which provide an open and green setting for the buildings. A terraced area adjacent to the turning circle and fountain provides amenity space for residents with river views. The lower croquet lawn acts as a more specialist amenity and occupies a significant portion of the lawn area.

In contrast to the open lawn areas, the rear of the site is more enclosed and consists of a service yard and planted borders which acts as 'defensive space' around the ground floor units.

Trees

A number of trees on the site are covered by tree preservation orders in addition to the protection offered by the conservation area. The mature trees to the North-East boundary form a visual barrier to Wargrave Road and screen existing development on the site. Mature trees are generally located near to the site boundaries and within the Southern portion of the site.

Orientation

A number of apartments overlook the 'back of house' servicing courtyard and many units are disconnected from the river; located behind the main house. Upgrading the courtyard and improving connections to the riverside lawns could bring significant improvements to the quality of the development.



1. Front drive, fountain and outdoor terrace area.



2. Formal lawn to the main house fronting the river.



3. Croquet lawn and planting to the South of the site. Parking and Lodge shown to the east.



4. Wargrave Road Vehicle Entrance.



5. Approach on the main drive into the site.



6. Access road through to service yard.



7. View of planted borders and service yard behind.

2.7 Existing Buildings

Overview

The site has been built and added to over time in a piecemeal fashion, resulting in a disjointed and discordant collection of building forms and styles. The following headings provide a break down of the buildings in chronological order, refer also to the historic narrative presented within section 2.2.

Block A Main House (mid 19th C.)

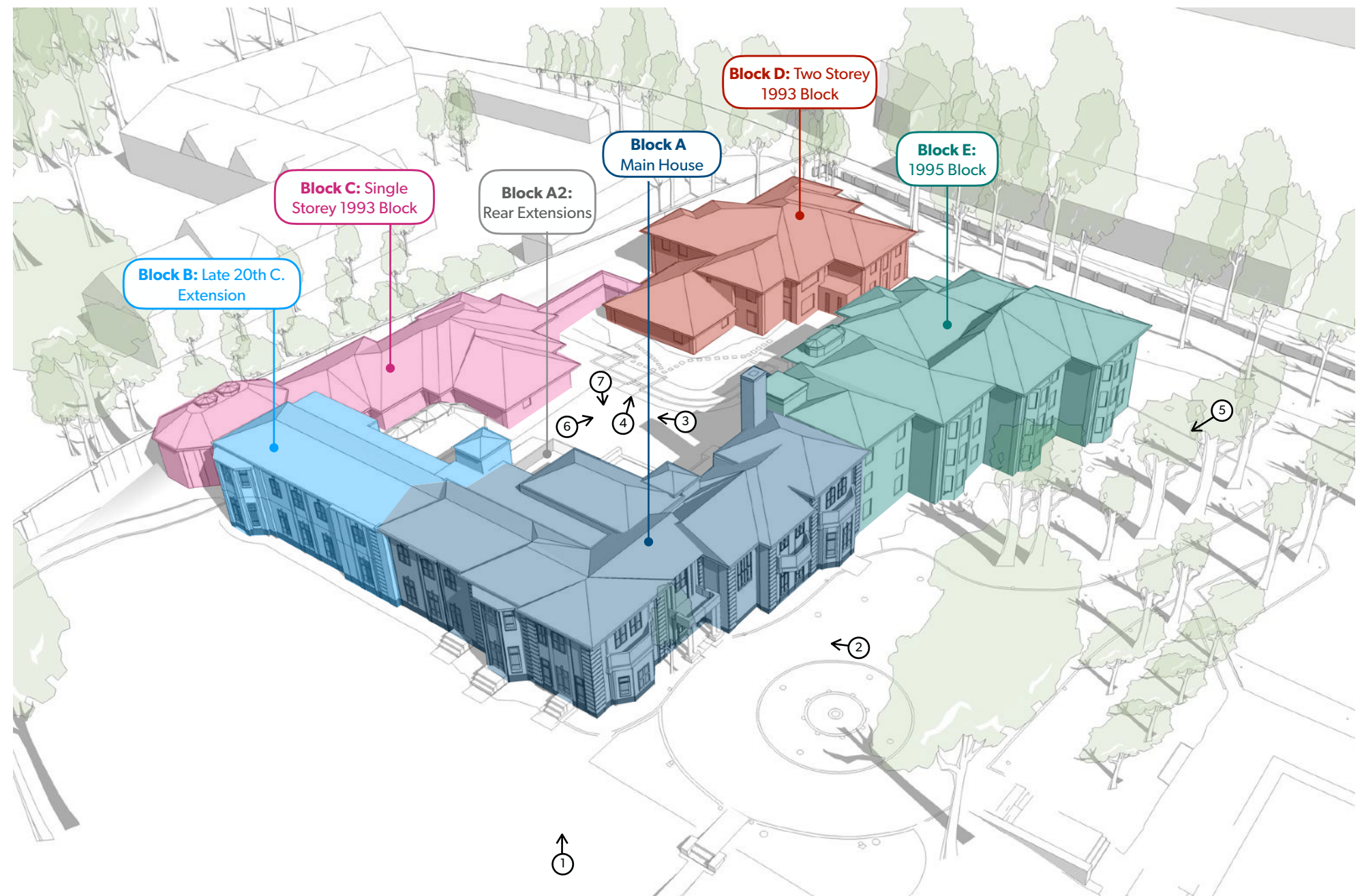
We understand the main house was constructed in the later 19th century and has undergone a number of additions and later removal of extensions, including the central tower as noted within section 2.2. The house benefits from good floor to ceiling heights and well proportioned windows. It occupies a prominent corner location and continues to act as the main entrance to the buildings and an impressive approach from the drive.

Block B Late 20th C. Extension

The main house was extended to the North West in the late twentieth century in order to provide additional nursing home bedrooms. The extension is sympathetic to the original building with matching window proportions, banding and render. However it lacks the same architectural detailing, especially around the bay window and eaves line resulting in a facade that appears flat in comparison. The extension also creates a long river facing facade with no clear sense of hierarchy.

Block C & D 1993 Blocks

The single and two story blocks constructed in 1993 have a stepped plan form with complex shallow pitched roofs. They are connected by a glazed link and have a buff brick finish with red brick banding and quoins. The single storey block is connected to a partially glazed 'pavilion' building with views to the river, which accommodates a residents lounge. This building is detailed in a neo-classical style which sits uncomfortably with the adjacent white rendered late twentieth century extension.



Aerial model view of existing buildings

2.8 Existing Buildings

The 1993 blocks are located adjacent to the North-West boundary and form a central courtyard with the main building and the later 1995 block. This area currently predominantly functions as a service yard.

The buildings are accessed via an internal corridor which creates a circuitous route between residential units and the central communal facilities.

Block E 1995 Block

The three-storey 1995 block was constructed in a similar style to the 1993 blocks; a stepped plan form with complex shallow pitched roof. It is also finished in buff brick with red brick banding and quoins, which creates a contrast with the white render of the main house.

The ground floor is set lower and the building has reduced floor-to-floor heights which results in an eaves height not significantly higher than the adjacent main house.

Block A2 Rear Extensions

Several single-storey extensions to the rear of the main house accommodate service and back of house facilities. To the rear of the late twentieth century extension is a roof lit dining room. This room has similarities in plan form and neo-classical detailing with the residents lounge facing the river and suffers from a lack of outlook.

Block F Lodge

The single-storey lodge building functions as an independent residential unit adjacent to the site entrance. It is largely screened by vegetation and is not prominent within the site.



1. Left to right: neo-classical residents lounge, late 20th century extension, main house.



2. Main building, front entrance.



3. Single storey 1993 block and rendered dining room with rooflights.



4. Two storey 1993 block with glazed link.



5. Buff brick 1995 block against the white rendered main house.



6. Rear of the 1995 block seen against the adjacent rendered stair and lift core.



7. Rear extensions to the main house, accommodating kitchens laundry and boilers.



8. Lodge building now in use as a two bedroom residential unit

2.9 Interim Works Scheme (Completed November 2023)



Overview

An ‘interim works’ scheme was completed in November 2023 to provide shorter term improvements to the operation of the Integrated Retirement Community. Proposals within this report incorporate the interim works scheme.

Ground Floor

Works included conversion of part of the ground floor of the main house for use as a restaurant and bar/lounge; conversion of the dining room to office space, and conversion of redundant nursing home bedrooms into two retirement apartments on the ground floor.

External alterations include a new terrace facing the riverside lawns, and alterations to external windows and doors associated with the above internal alterations.

First Floor

Works include the conversion of redundant nursing home bedrooms within the late twentieth century extension to form two retirement apartments; re-modelling of the first floor of the main house to facilitate a corridor connection to the late twentieth century extension, and combining existing studio units and office space within the 1995 block to form two duplex retirement apartments.

External alterations included the addition of a balcony on the South-East elevation, and alterations to external windows and doors associated with the creation of the two duplex units. In addition, an existing skylight was removed and a roof light inserted.

2.10 Opportunities & Constraints



Key Constraint/ Issues

The piecemeal development of buildings and extensions has led to several compromises to the functioning of the existing site, principally:

1. Inefficient and convoluted circulation.
2. The central courtyard area has large areas of paved vehicle circulation that presents an unwelcoming environment for residents.

Opportunities

A number of opportunities exist to improve the functioning, quality and efficiency of the site, without large scale redevelopment, these include:

3. Opportunity to create an enhanced resident focused courtyard in the centre of the site, with improved planting, including the potential to remove vehicle access. This will provide a green legible route through the centre of the scheme, connecting to the new dining and lounge area.
4. Better utilise the area of the site with single storey residential units, inefficient circulation and 'left over' external spaces.
5. Potential to enhance outlook and amenity for residents adjacent to the central courtyard.
6. Improve connections to make best use of the new dining and lounge space now completed as part of the interim works scheme (see section 2.9).

2.11 First Pre-Application Response

Prior to submitting this planning application, Pre-Application advice was sought from Wokingham Council. A meeting was also held on site with the Planning Officer, Baldeep Pulahi, to discuss the proposal, present the Pre-Application Report and walk round the site.

A high-level summary of the key architectural points raised by the Officer’s pre-application response is shown below.

Pre-App Response received 14th November 2022

Principle of Development

Principle of providing extra care units on site has been established given its existing use as a Retirement Village.

Heritage Comment

“Subject to further details confirming the elevations and overall height of the proposed new structure , it is considered from a heritage stance to have no meaningful impact to the character and appearance of the conservation area in which the site lies. Furthermore, with the closest listed buildings in excess of a 100 metres away their setting is not thought likely to be affected by the proposal”.

Accessibility

Any future application should demonstrate that the units are adaptable or accessible with provision for level access into the property and space for disabled parking as an adaptable feature.

Housing Amenity

The submitted plans suggest that all rooms comply with the minimum internal space requirement in line with the Department of Health’s National Minimum Standards. Based on the information provided it is not possible to advise if the units would have suitable openings to allow for ventilation/ light into the rooms.

Building form

Whilst no elevations have been submitted, the proposed building would be larger than the existing buildings on site and the scale and massing of the structure will be out of character when compared to the existing character of the site and relationship with existing buildings.

The pre-app response states that the proposed building will have a footprint that will be greater than the existing single storey building.

Building Design

Final design details of the proposed building have not been submitted therefore no comment is provided on how the design would represent the existing site.

Neighbour Amenity

In the absence of full plans, it cannot be established if the proposal would result in a harmful loss of light to windows of the neighbouring properties including the existing buildings on site.

It was advised that a sunlight/daylight study is submitted with any future application to determine whether any loss of light is expected to the units themselves and upon the neighbouring property, including the existing buildings on site which are in close proximity to the proposed extension.

In terms of overlooking, the minimum distances set out in Section 4 paragraph R16 of the Borough Design Guides should be taken into consideration to ensure no detrimental impacts occur to the amenities of the neighbouring properties.

It is unlikely that the proposal would result in overbearing impacts on the neighbours to the north, due to being set in from the common boundary with them. However, due to the uplift in built form, mass and scale going from single storey to three storeys the proposal would have an effect of dominance.



Diagram of Pre-App 1 site proposals, above

Pre-App 1 sketch perspective looking North across River Thames, below



2.12 Second Pre-Application Response

A second Pre-Application document was submitted to Wokingham Council. A meeting was also held on site with the Planning Officer, Baldeep Pulahi, to discuss the proposal, present the Pre-Application Report and discuss materiality. An external material finishes study document was subsequently submitted to Wokingham Council to explain the rationale for the material choice as a result of the Pre-Application meeting.

A high-level summary of the key architectural points raised by the planning officer's pre application response is shown below. The points raised have been implemented and expanded upon within this document.

Accessibility

Any future application should demonstrate that the units are adaptable or accessible with provision for level access into the property and space for disabled parking as an adaptable feature.

External Finishes

Whilst it is acknowledged the choice of external materials would normally be expected to reflect and/or compliment the finish of the existing buildings to give visual coherency across the site, in this case it is not necessarily the right approach to consider. Whilst there is a degree of reservation in adding further to the mix of external materials used across the Thamesfield site, the option to use a red/orange coloured brick, traditional to the area is thought to have merit in this case.

The option using the red/orange brick for the inclusion of detailing at the double row of soldier bricks to the top and base of the balcony and window openings and the use of a coloured pre-cast horizontal banding at each floor level are thought to represent further embellishments that add needed visual interest to the elevations.

Furthermore, the proposal for the balcony railings and window frames to be finished in a grey colour is considered a more appropriate finish than having a bronze colour finish to them. As for the top floor/roof finish, this would be different to the materials and colours of the ground and first floors to visually break up the development. The use of the grey metal standing seam cladding is complimentary to the grey slate tiles used on the other buildings and in the series of vertical running seams visually introduces an interest element to the cladding.

As for the proposed ceramic baguette cladding this is potentially acceptable although further information on this material would seem necessary in this submission of any future application.

Visibility of the proposed extension

Whilst the assessment demonstrates the new building would not be visible from Henley Bridge as viewed from the Remenham side of the river and from the riverbank to the north of the bridge, the additional information (elevations, cross- sections, and photographic views/montages) raises concerns with respect to how the new building would be perceived from along the Wargrave Road and the higher ground of Park Place, a grade II* listed property within a grade II* National Historic Park and Garden.

The height and massing of the proposed new building is thought to change those views of the (later) northern part of the white stucco Thamesfield building and would have an effect on the setting of the retained 1990s development, situated beside the road.

From a heritage stance in terms of those valued views of the white stucco river frontage to Thameside, from the opposite riverbank, the proposals would result in obstructed views of the north flank and the setback western end of the proposed building that would be seen in the context of the existing riverside frontage.

Whilst the overall height of the new building is such that the upper most part of it would be seen rising above the roof of white stucco river frontage, in those views from across the Thames. With the ground floor level of the new building being set one metre higher than the surrounding ground level is thought to be a contributory factor with respect to the overall height of the building.

Summary

From a heritage stance the proposals represent a modern built form, which is somewhat incongruous in the context of the existing and neighbouring built forms, including the valued views of Thameside from the opposite riverbank.

However, in the options being presented for external treatment to the proposed building, it is believed the appropriate choice of external materials and detailing could positively contribute visually to its overall appearance.



Diagram of Pre-App 2 site proposals, above

Montage looking across River Thames, below

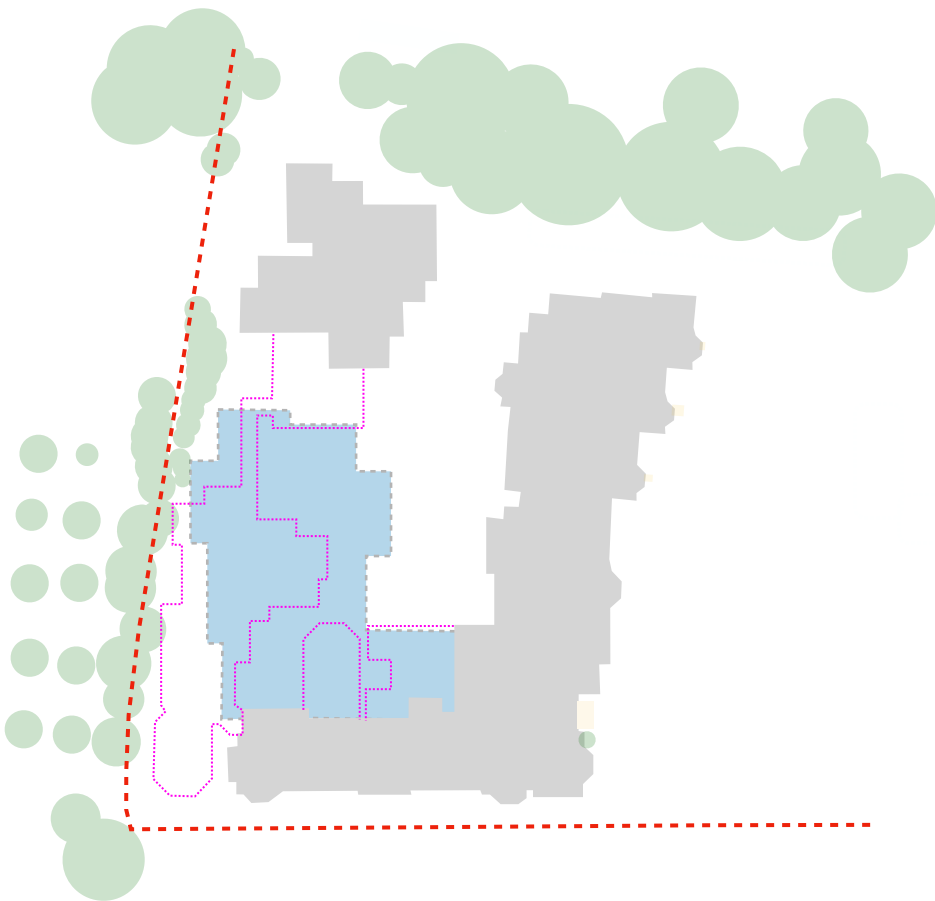


3.1 Proposed Footprint Development

Location

The diagram below illustrates our starting point and the area identified for a new proposal. The clearing represents the available space after demolition of the low rise, low density existing apartments and ancillary spaces as well as highlighting the retained built form.

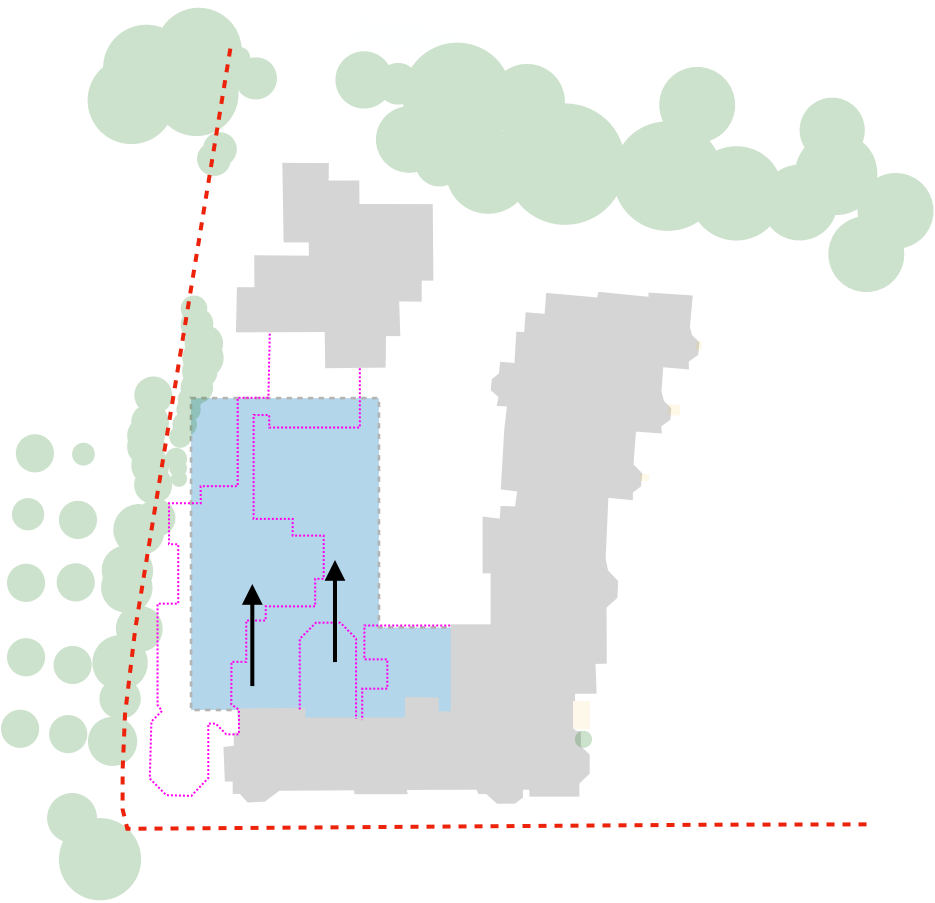
-  Demolition
-  Proposed Footprint



Footprint

The diagram below illustrates the starting point for a proposed footprint. A simple massing extends from the rear of the main building and replaces the single storey existing buildings.

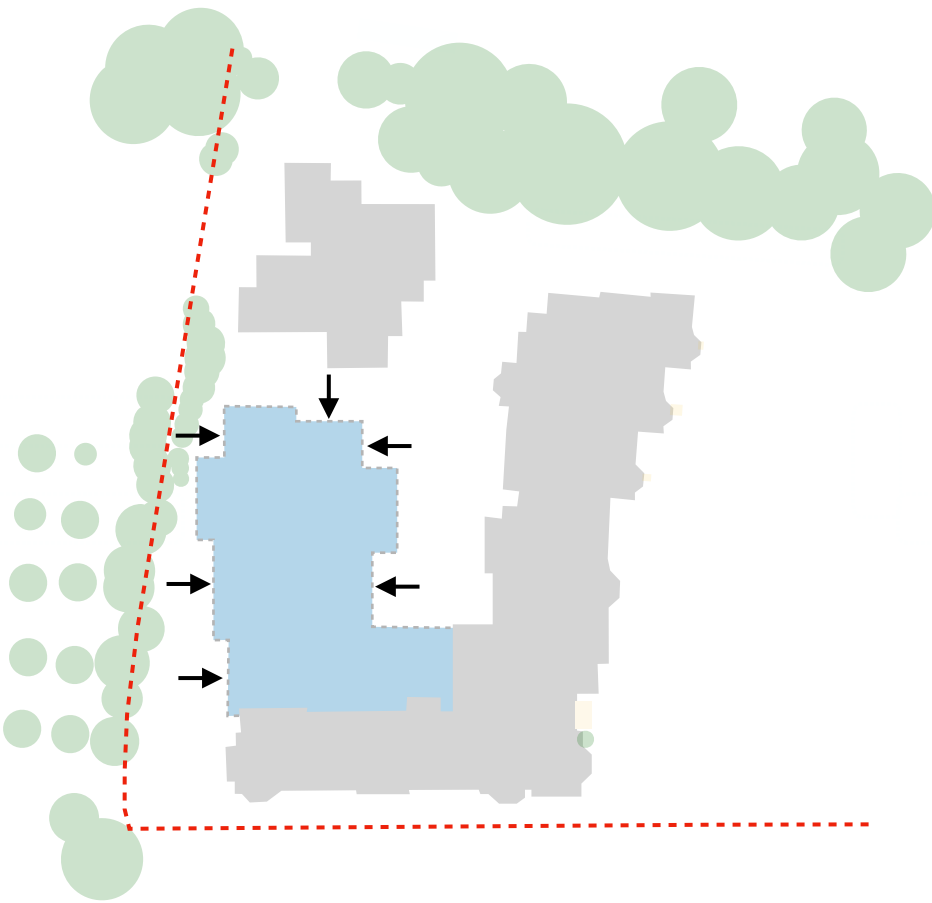
The three sides of the proposal will have different site conditions - A boundary edge condition, a neighbouring retained apartment block condition and a newly formed south facing courtyard facade condition.



Relationships to the site

The diagram below highlights the relationship between the proposed footprint, key views and site features. By extruding elements of the footprint in direct relationship to the surrounding landscape and site constraints and utilising site opportunities, the footprint evolves to suit the particularities of the site:

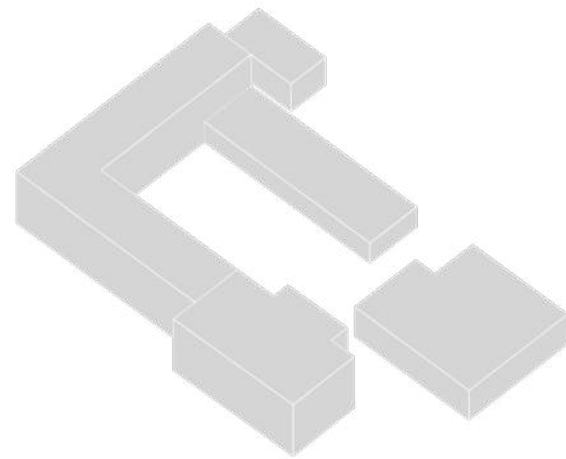
- Proximity to the site boundary encourages the footprint to step in and away for the boundary edge
- Stepping the footprint provides more units to have west facing views and direct sunlight.
- Stepping the gable end of the proposed footprint give an improved relationship to the neighbouring retained residential block



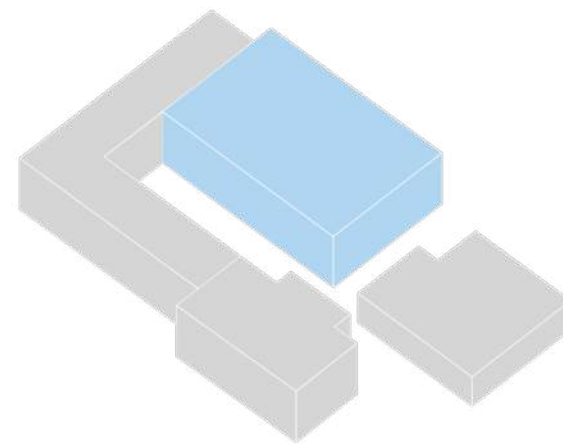
3.2 Proposed Massing Development

The diagrams below illustrate the development of the proposed building massing to respond to the existing retained buildings and site parameters.

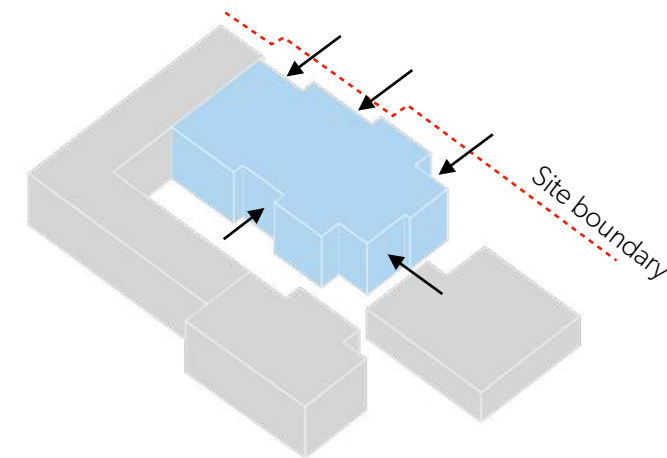
1. Existing Massing



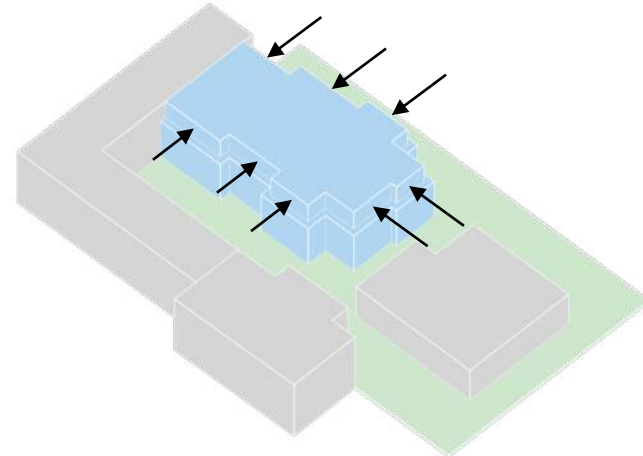
2. Extrusion of Proposal Massing



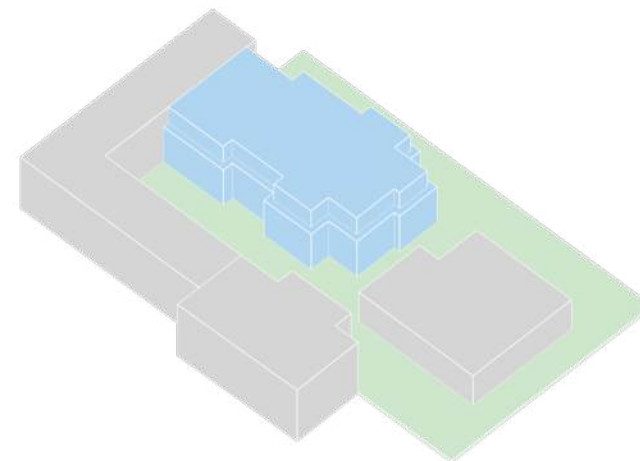
3. Site Constraints



4. Insetting the top floor



5. Proposed Massing



3.3 Proposal Layout

Overview

The proposal is to replace the existing single storey Block C and low quality single storey extensions around a remodelled central courtyard.

Central Courtyard

The central courtyard will enable better legibility, circulation and outlook for residential units. It is proposed to remove service vehicle access to create a greener more resident focused space in the centre of the scheme.

Residential Apartments

The new apartments will provide high quality accommodation for residents and benefit from generous floor areas, and balconies. The proposed units reflect the current market demand, and the provision of additional units helps improve the efficiency of the operation of the site.

Support Spaces

The proposal includes for improved kitchen, laundry, multifunctional spaces, replacing the poor quality and highly cellular existing single storey extensions. These will enable more efficient operation, and improve the appearance of the central courtyard.

Access

Vehicle and pedestrian access onto the site will remain as existing and continue to utilise the main drive and main entrance. A new residents entrance will be located in the courtyard for the new proposal.

Parking & Servicing

On site car parking will be improved with a greater offering of spaces including disable spaces. Waste and recycling is collected from the storage bins by the building management and moved to a refuse store area located near the entrance at Wargrave Road. Please refer to the transport and landscape report for more information in relation to parking, servicing and landscape proposal.

 Proposal



3.4 Ground Floor Communal Amenity



Completed interim works connect at ground level to proposed communal areas, accommodation and gardens



New courtyard garden in place of existing service area



New library, and multi-function activity room to host activities for residents such as art classes



New terraced garden on footprint of old extension, above

A net addition of 13 modern retirement apartments brings the overall number at the village to 50 and improved communal facilities.

New communal benefits for the village community include:

- Improved facilities for residents, including a library and activity space.
- New growing gardens for residents .
- Enhancement of the landscaped grounds.
- Upgraded back-of-house facilities.
- Refurbishment of the commercial kitchen and offer
- A continuous looped footpath network will offer diverse and interesting routes to promote physical wellbeing.



3.5 Typical Upper Floor Plan

Approach:

- Resident access is located at ground floor from the landscaped central courtyard area.
- A centrally placed lift, stair core and lobby is naturally lit and has a direct connection to the landscaped courtyard at every floor.
- A central spine corridor provides access to individual apartment front doors.
- Apartments either benefit from a south facing courtyard garden view or a river view.
- The floor plan and massing steps in and out in plan to allow views across the site as well as reduce the scale and massing of the built form.

Key:

	Balcony
	Bedroom
	Circulation
	Kitchen/ Living/ Dining
	Storage/Utility
	Bathroom



Proposed First Floor



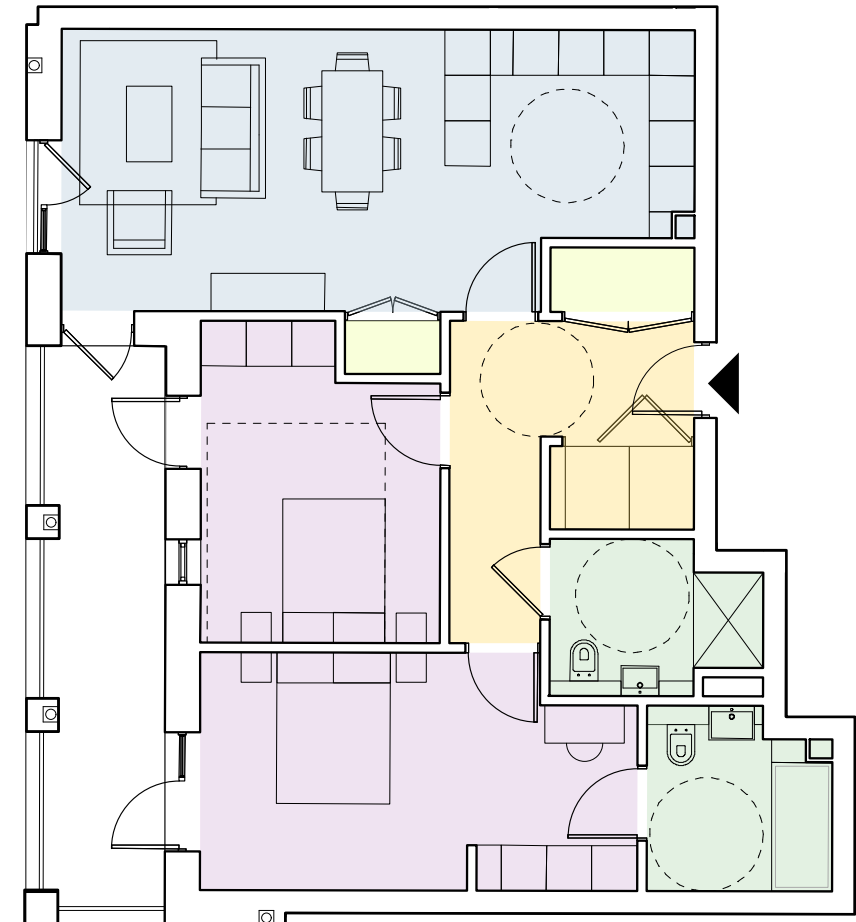
3.6 Typical Apartment Types

Typical Apartment Plans:

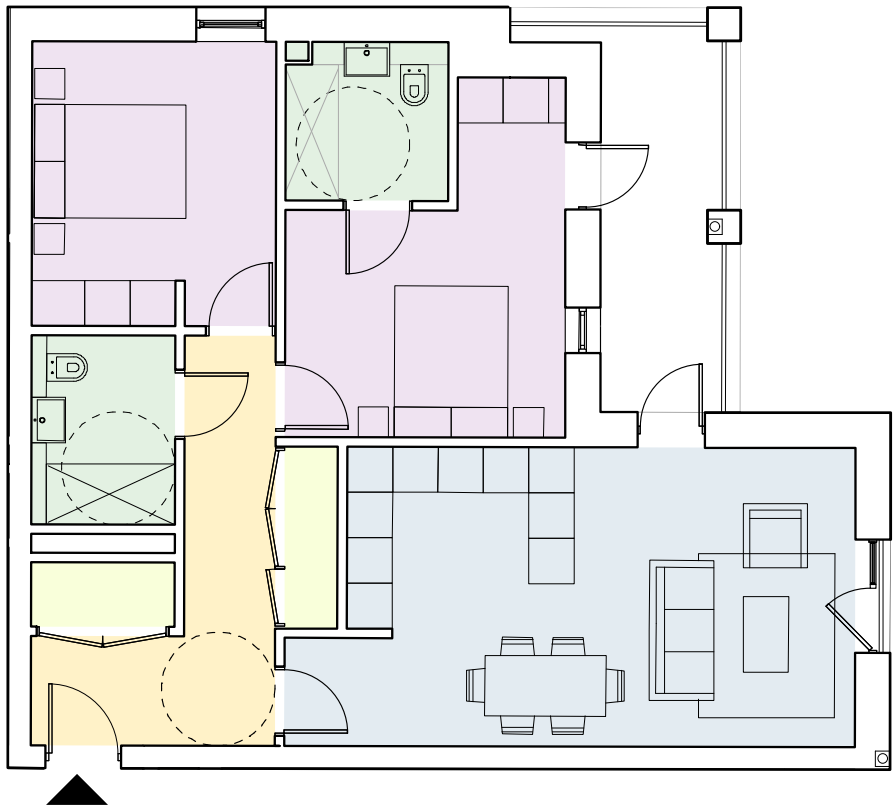
- All but one apartment is dual aspect and each has direct access to a balcony space from multiple rooms
- All apartments have a combined living-kitchen-dining layout to accommodate modern styles of open plan living.
- Inset balconies create the opportunity for a more cohesive architectural design. Each balcony is integrated into the floor plan and acts as an additional external room sheltered from the weather
- Balcony, balustrade and structure forms part of architectural veil that results in a layer of privacy for the bedrooms
- Balconies are stacked above one another to provide solar shading to windows below.
- The large balcony provides residents to have potted plants and greenery which has associated health benefits of encouraging residents outside

Key:

[White Box]	Balcony
[Purple Box]	Bedroom
[Yellow Box]	Circulation
[Blue Box]	Kitchen/ Living/ Dining
[Light Green Box]	Storage/Utility
[Green Box]	Bathroom

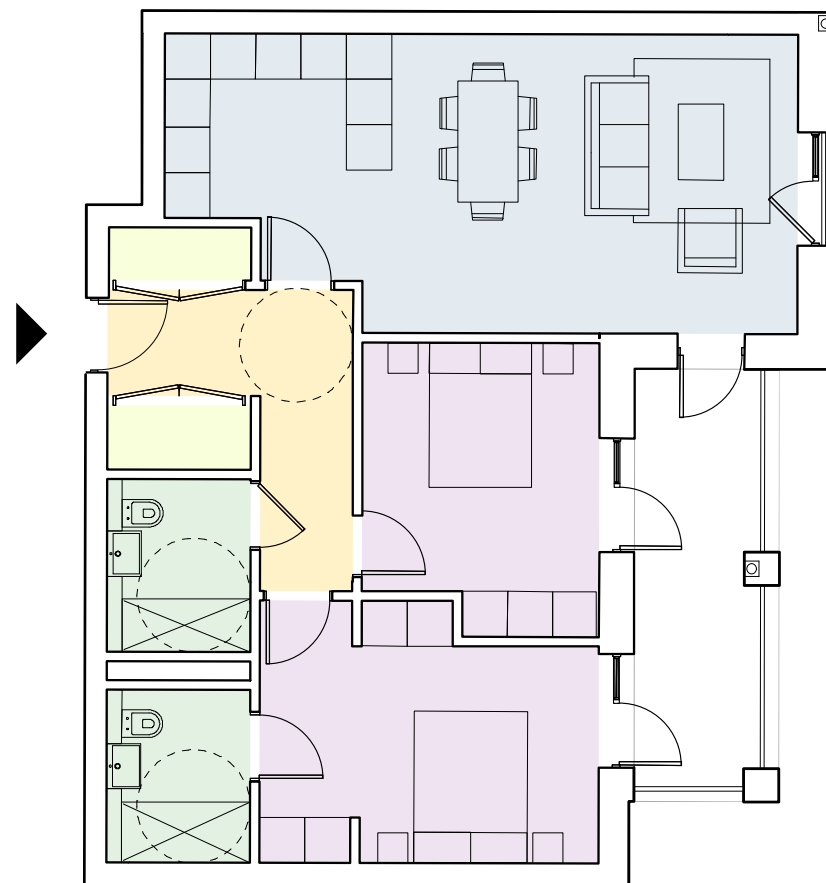


Apartment Type 1 - 2B4P

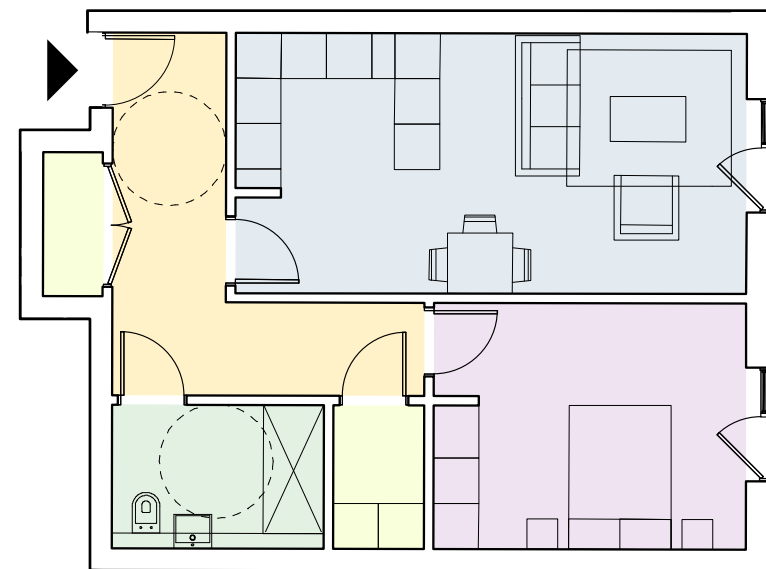


Apartment Type 2 - 2B4P

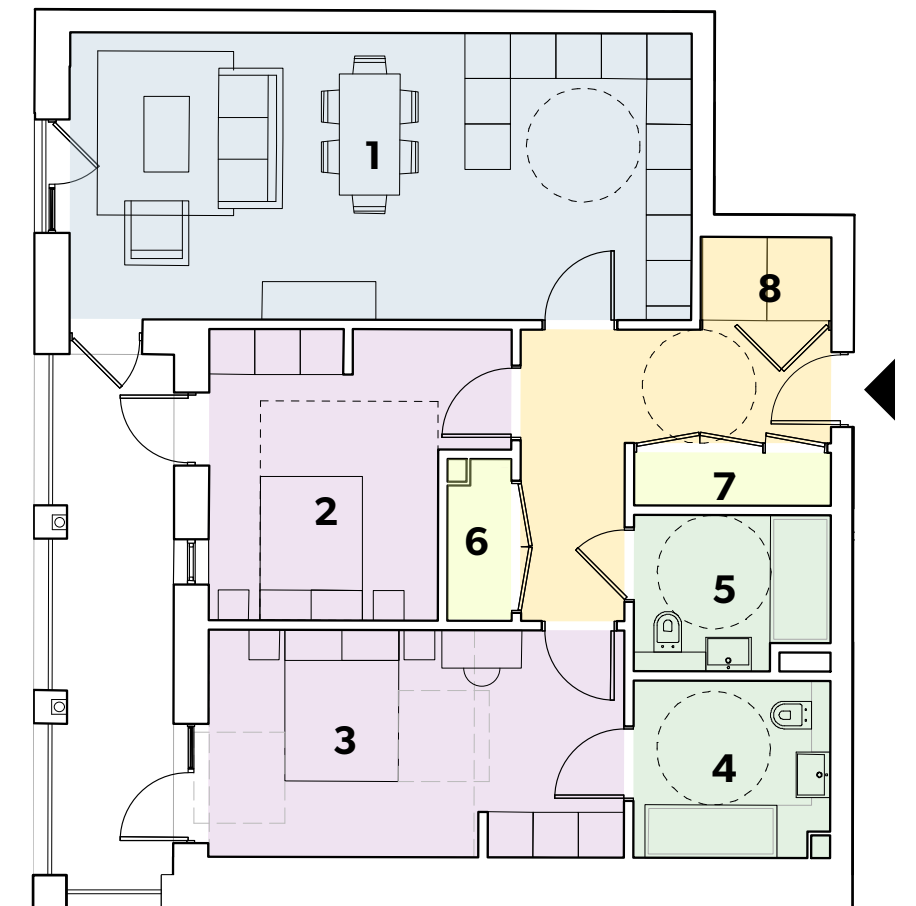
3.6 Typical Apartment Types



Apartment Type 3 - 2B4P



Apartment Type 4 - 1B2P



Apartment Type 5 - 2B4P
M4(3) Adaptable

- 1. 31sqm Living kitchen dining room
- 2. 13.5sqm Secondary Bedroom
- 3. 16.5sqm Principle bedroom
- 4. Ensuite bathroom
- 5. Bathroom
- 6. Utility space
- 7. 2sqm storage
- 8. Wheel transfer space

Key:

	Balcony
	Bedroom
	Circulation
	Kitchen/ Living/ Dining
	Storage/Utility
	Bathroom

3.7 Schedule of Accommodation

Refer 2.7 Existing Buildings

Block A Main House
Block A2 Rear Extensions
Block B Late 20thC. Extension
Block C Single Storey 1993
Block D Two Storey 1993
Block E 1995
Block F Lodge
New Replacement Block C

Existing Apartment Schedule			
Studio	1 Bed	2 Bed	Total Units
1	1	3	5
-	-	-	0
-	2	2	4
-	2	1	3
-	9	-	9
1	7	7	15
-	-	1	1
2	21	14	37
5%	57%	38%	

Proposed Apartment Schedule			
Studio	1 Bed	2 Bed	Total Units
1	2	3	6 *
-	-	-	0
-	2	2	4
-	8	-	8
-	7	7	14 *
-	-	1	1
-	2	15	17
1	21	28	50
2%	42%	56%	

Car Parking Spaces	30	39
Ground Floor Units	17	22

* As part of Interim Works

GEA and GIA Areas	
Gross External Area	sqm
Existing GEA	3812
Existing GEA to be demolished / removed	-593
Proposed new GEA	1888
Total proposed GEA	5107
Gross Internal Area	sqm
Existing GIA	3492
Existing GIA to be demolished / removed	-533
Proposed new GIA	1763
Total proposed GIA	4722
Above areas do not include basement	
Basement	
Existing GEA	403
Existing GIA	363

NSA Areas (New Apartments Only)				
	Apt	No Bed / No Person	NSA (sqm)	Balcony (sqm)
Ground	1	2B4P	86.5	13
	2	2B4P	91.5	13
	3	2B4P	83	10
	4	2B4P	80	10
	5	2B4P	79.5	11
First	6	2B4P	86.5	13
	7	2B4P	91.5	13
	8	2B4P	83	10
	9	2B4P	80	10
	10	2B4P	79.5	11
	11	1B2P	58.5	0
Second	12	2B4P	82	13
	13	2B4P	91	13
	14	2B4P	81	10
	15	2B4P	78.5	10
	16	2B4P	78.5	11
	17	1B2P	52	5.5
Total NSA	17 Units		1362.5	176.5

Red line site area = 8,795 sqm

3.8 Contextual Material Palette Study

Material Study:

A photographic study was carried out to ascertain the surrounding material palette. The architecture within the local area is of various ages and appearances with a traditional brick and tiled roof vernacular.

The area is characterised by houses with occasional clustered groupings such as Remenham Row. Houses nearest the site include various external finishes which include red brick, white render or painted brick finish.



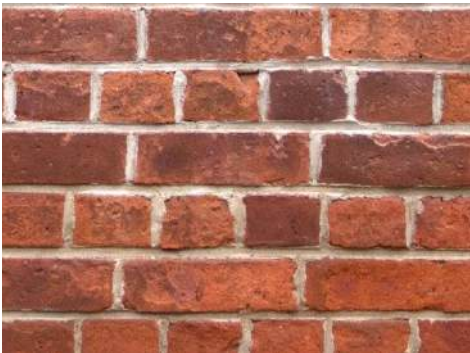
4. Remenham Row



3. Thamesfield (Block E)



5. Wargrave Rd



Brick



5. Wargrave Rd



6. The Little Angel



1. Thamesfield (Block A)



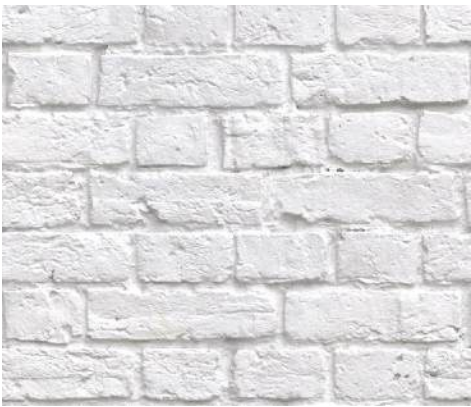
White Render



5. Wargrave Rd



5. Wargrave Rd



Painted White Brick



4. Remenham Row



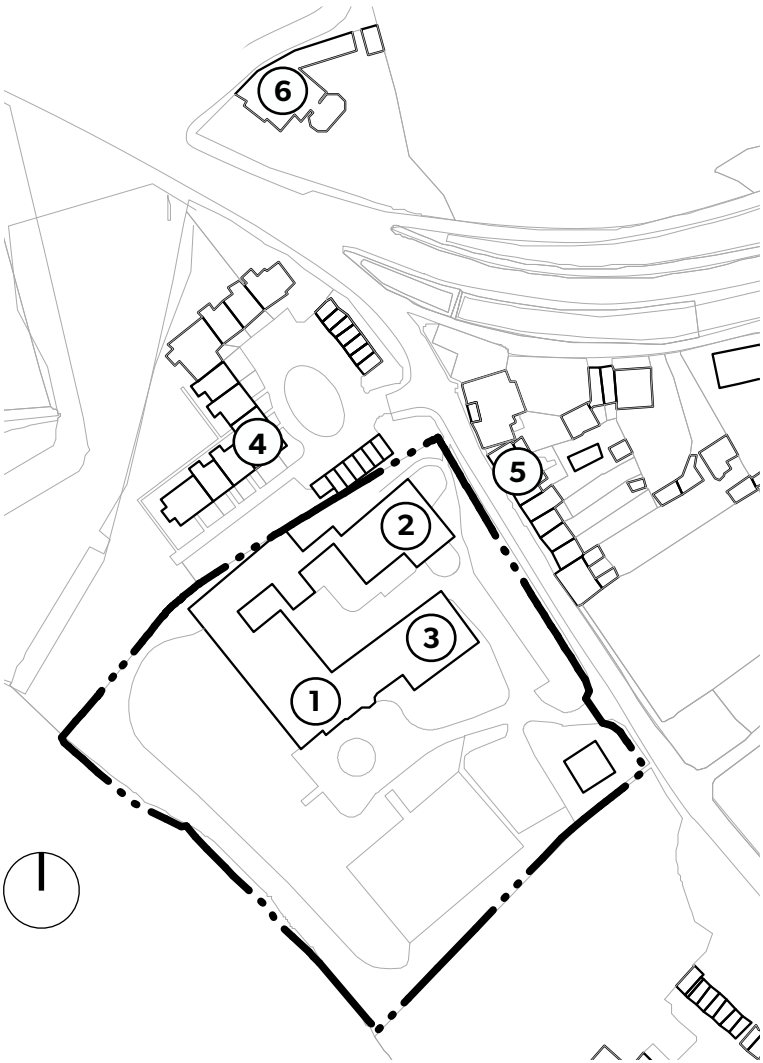
5. Wargrave Rd



2. Thamesfield (Block D)



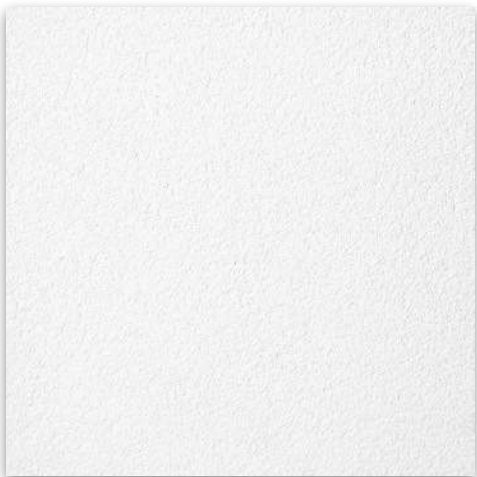
Roof Tiles



3.9 Site Material Palette Study

Material Study:

An on-site material study was carried out to ascertain the predominant material palette. It was clear from the study that two main facade materials (render and brick) have been used with a unifying grey slate roof finish across all built forms.



White Render



Grey Slate Tiles



Light Buff Brick (Red Detail)

3.10 Material Studies Exploration

Material Study:

Various options were explored to test different base facade materials that could form the majority of the proposed external facade.

White Render External Material Rationale

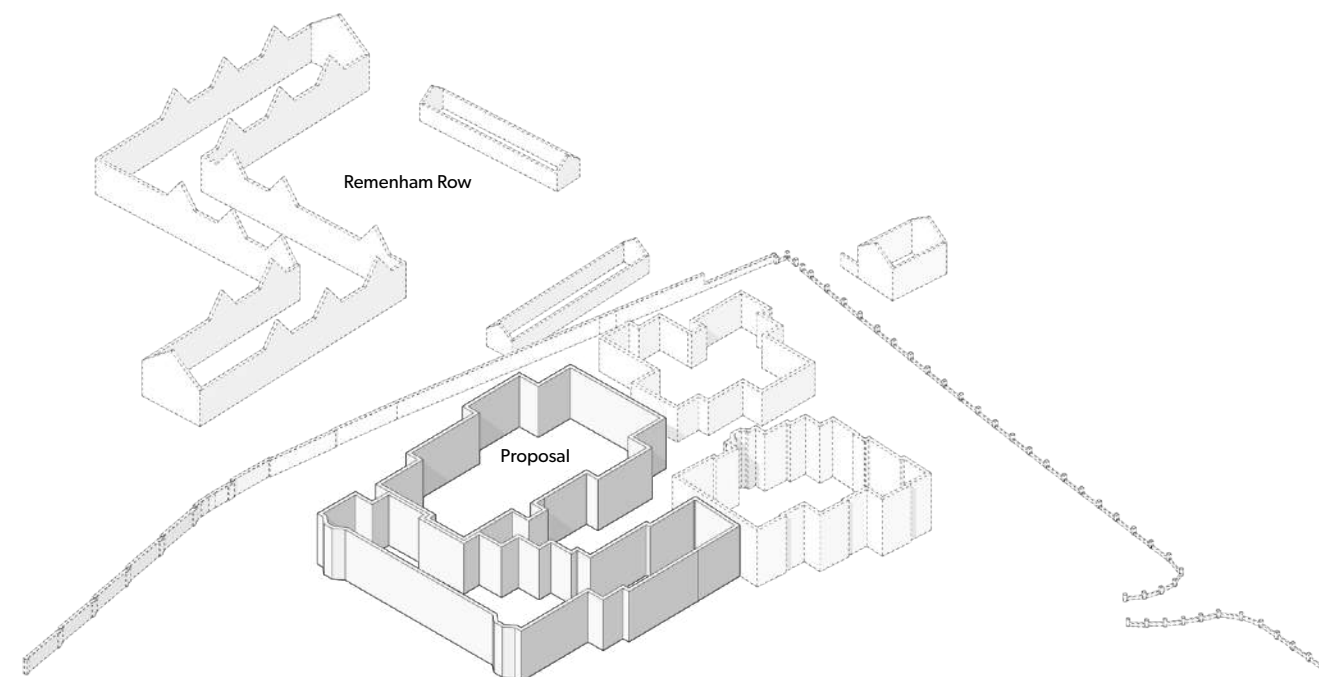
The main white rendered house was constructed in the later 19th century and has undergone a number of additions. It occupies a prominent corner location and continues to act as the main entrance to the buildings and an impressive approach from the drive.

The main house was extended to the North-West and South-East in the late twentieth century in order to provide additional accommodation. The North-West extension is sympathetic to the original building with matching window proportions, banding and white render. However it lacks the same architectural detailing, especially around the bay window and eaves line resulting in a facade that appears flat in comparison. Together, these adjoined built forms create a long river facing facade with no clear sense of hierarchy.

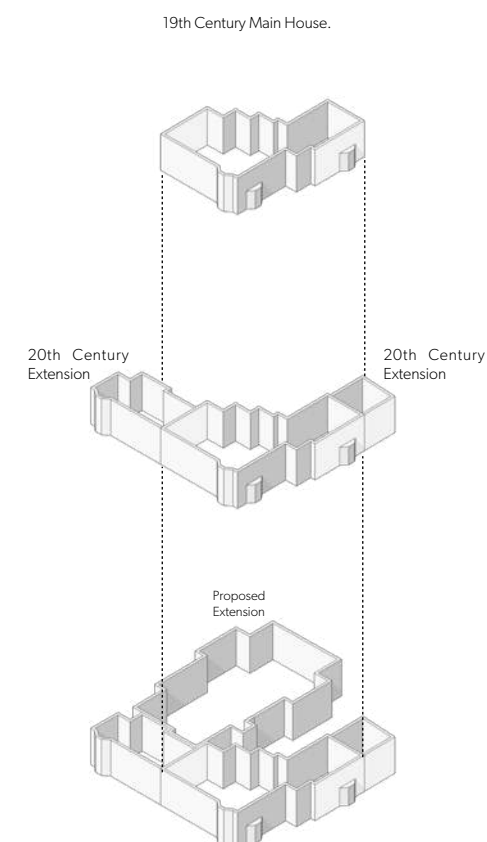
By proposing another white rendered addition to the site, it would further dilute the prominence of the existing historic frontage and compete in terms of hierarchy of built form and architectural style between the various ages of the white rendered buildings. For this reason it was deemed inappropriate to propose a further rendered facade for the new proposal.



White Render - Non verified view



White Rendered Material Concept Diagram



3.11 Material Studies Exploration

Buff Brick External Material Rationale

There is extensive use of yellow brick on the Thamesfield site. A range of 1,2 and 3 storey blocks constructed in 1993 and 1995 have a yellow brick finish, yellow mortar with red/orange brick banding and quoins. This bold external finish creates a contrast with the white render of the main house. The use of this material palette is unique to Thamesfield and does not relate to the wider setting and context of Wokingham or Henley On Thames.

A buff brick proposed extension would contrast with the existing white rendered house as per the existing yellow brick built forms. This material choice would help tie the new proposal in to the immediate setting of the existing retained 2 and 3-storey yellow brick additions as highlighted in the diagram on this page.

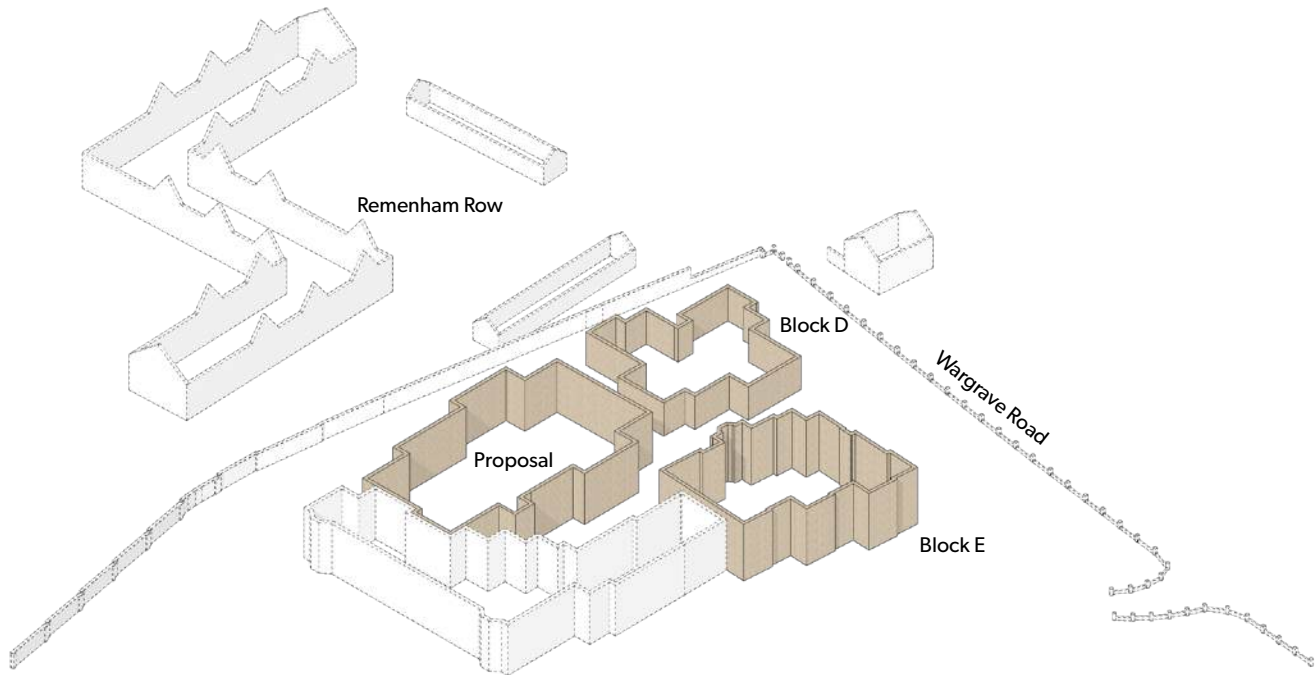
Despite the familiarity of adding a third yellow brick extension to the main house and how in keeping this may initially appear on site, the uniqueness of this bold brick to Thamesfield alone and the stark contrast the yellow brick has with the main house is something we felt should not be replicated and encouraged. Please refer the pre-App 2 comments (page 2.12) where these views with the planning officers have been shared.



Yellow brick used in 1993 and 1995 extensions



Yellow Brick - Non verified view



3.12 Material Concept Proposal - Red Brick



Wargrave Road



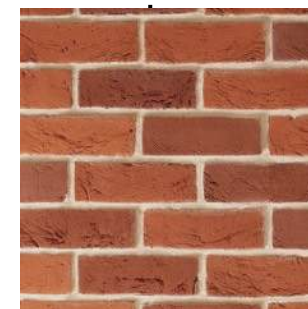
Station Road, Henley On Thames



North Boundary Wall, Thamesfield



Remenham Row



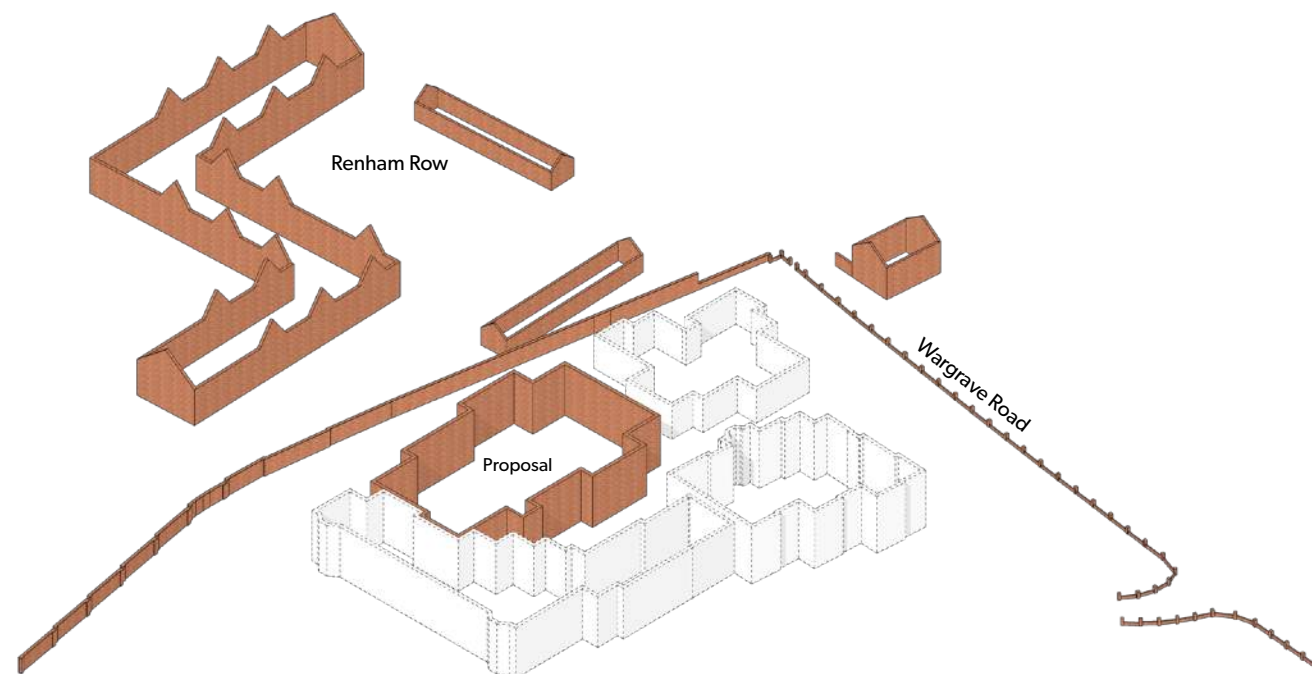
Red brick

Red Brick External Material Rationale

There is a clear use of red brick within the immediate surrounding context of the Thamesfield site. A prominent substantial red brick development close by is Remenham Row housing located directly opposite the proposed extension and shares a red brick boundary wall with Thamesfield on the Northern side. (See diagram on this page).

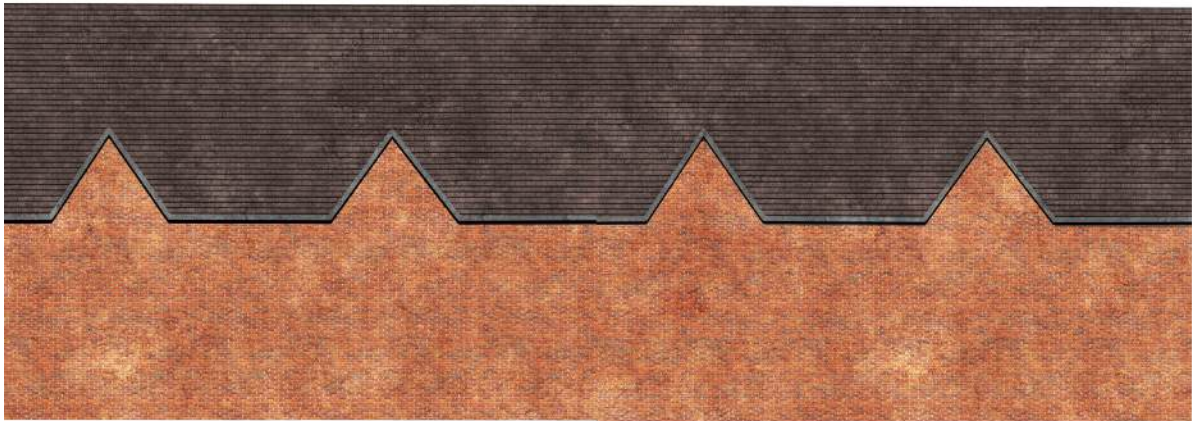
There is also a prominent use of red brick across the river in Henley-on-Thames, as this forms the majority of the external facade material for both historic and more recent riverside developments.

A proposed red brick extension would contrast directly with the prominent existing white rendered house. The proposal would read as a darker and more recessive built form that sits within the shadow of the main house to the North. This material choice would help frame the main white render frontage as seen from across the River Thames and help tie the new proposal in with the wider red brick setting. Please refer to the Pre-App response comments (page 2.12) where these views are shared with the Planning Officer.



Red Brick Material Concept Diagram

3.13 Strong Contextual Red Brick Material Datums



Remenham Row Material Datum Concept Diagram



Station Road, Henley On Thames, Material Datum Concept Diagram



Remenham Row



Station Road, Henley On Thames



Thamesfield Proposal

3.14 Material Proposal Typical Bay Elevation



Elevation study



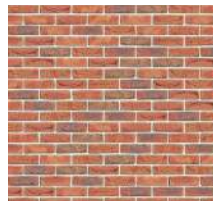
Vertical Ceramic
Cladding



Grey PPC
Aluminium
Windows and
Metalwork



Pre Cast Concrete
Band



Red Brick



Grey Render

Upper Facade

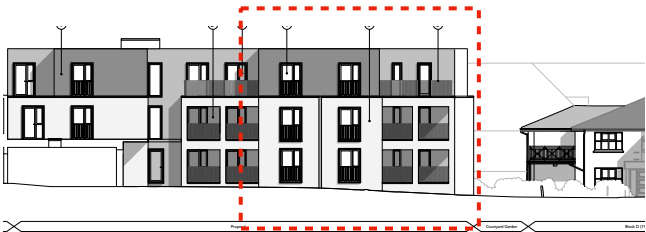
A low maintenance ceramic cladding is proposed for the uppermost floor. This lightweight finish will contrast in both colour and materiality from the lower external brick skin. This change in material helps to break up the massing of the proposal, with the darker material finish appearing more recessive and suggestive of a roofscape. The variation of tone in the ceramic cladding will also add refinement to facades.

Lower Facade

The lower floors are finished in a robust pale red brick outer skin that directly references the wider context of the site. The brick choice would sit comfortably with the yellow brick found on site and enhanced by using a light mortar that references the yellow brick. Brick banding and coursing, and variations of the bond would add detail and variance. Pre-cast concrete banding would be used to express datums within the facade that relate to the immediate existing context. The inner facade material would be a grey render that would be recessive in tone and in contrast to the pale red brick.

Windows, door and metalwork

Windows, doors and metalwork will be a grey polyester powder coated aluminium finish. This colour references the darker colour and tone of the existing windows found on the yellow brick later additions on site.



Proposed South Elevation Key

Proposal

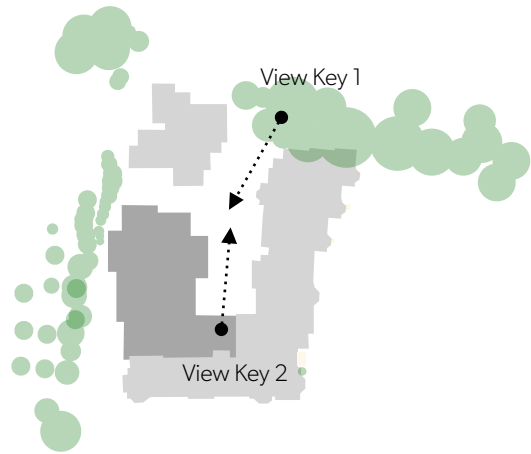
3.15 New Central Courtyard Garden

The redevelopment of block C will enable the creation of a remodelled central courtyard space for residents to enjoy.

The current space, created by the addition of ad-hoc extensions during the 1990s, does not serve the needs of residents and is primarily used as a services area.

Our proposals will open up this space to create a green, planted area to be enjoyed in good weather and a more scenic view from the apartments that overlook it.

The central courtyard garden will offer an attractive and inviting space where residents will feel encouraged to spend time outdoors, feel safe and relaxed. Plenty of seating will be provided and located to offer sunshine and shade throughout the day.



Proposed View 1 - Non verified view looking North-West into courtyard



Proposed View 2 - Non verified view looking into courtyard from new library

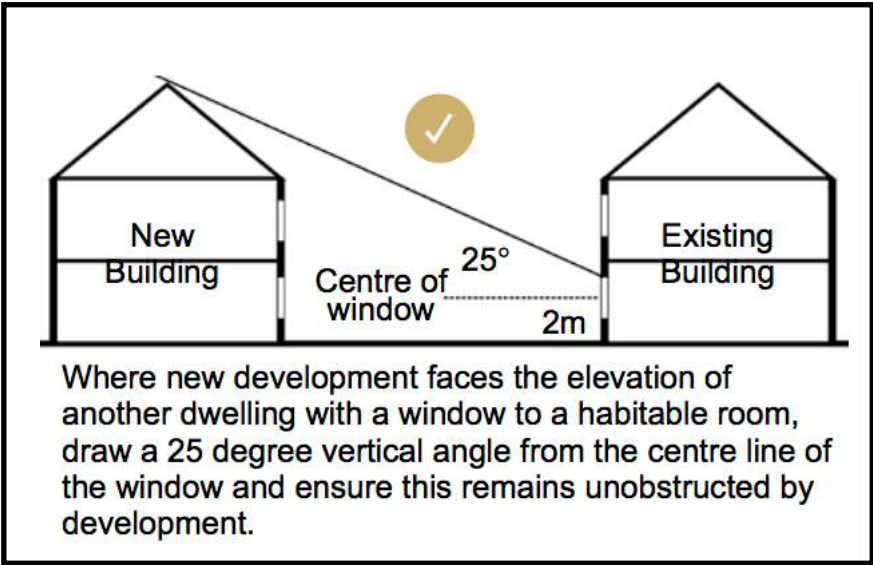
3.16 Wokingham Privacy and Visual Impact

Wokingham Privacy and visual impact

Wokingham Borough Design Guide SPD (2012) requires that new developments have no material impact upon daylight into existing properties. Dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties. The guidance also states minimum privacy and amenity distances guidelines. But does state that the character and context will also be relevant to the approach in any specific case. Key relevant extracts from Wokingham Borough Design Guide SPD (2012) are shown on this page.



Wokingham Borough Design Guide SPD (2012)



Wokingham Borough Design Guide SPD Extract (2012)

Separation distances to maintain privacy and limit sense of enclosure		
No. Storeys	Type of separation	Min. distance (metres)
1 to 2 storeys (height measured to eaves)	flank to boundary	1
	front to front elevation	10
	back to back elevation*	22
	back to flank	12
Over 2 storeys (height measured to eaves)	flank to boundary	2
	front to front elevation	15
	back to back elevation (houses to houses)*	26
	back to back elevation (flats to houses)*	30
	back to back elevation (upper floor living room on a house above gd. fl.)*	30
	back to back elevation (flats to flats)*	30
	back to flank	15

Wokingham Borough Design Guide SPD Extract (2012)

3.17 Privacy and Visual Impact

Privacy and visual impact

The following pages outline and assess the existing and proposed relationship between residential apartments and neighbouring dwellings located in close proximity to the new proposed development. The following pages have illustrated plan diagrams and sections to help illustrate the existing and proposed relationship in accordance with the guidance and parameters set out by Wokingham Borough Design Guide SPD (2012).



Existing Site Photo Boundary condition to the north



Existing Site Photo Boundary condition to the north and Remenham Row



Existing Site Photo Existing Courtyard relationship between Block D and Block E

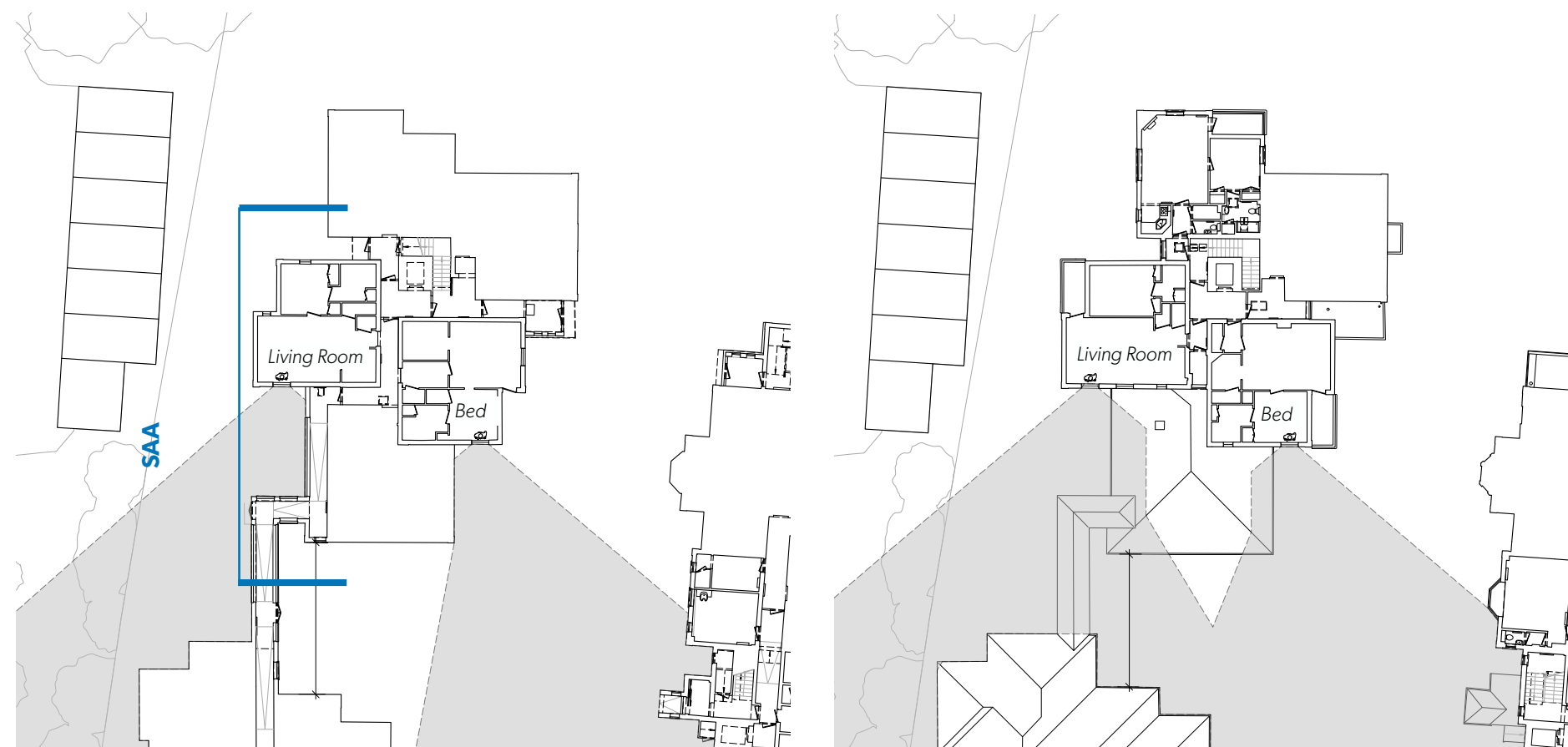
3.18 Block D Outlook

Existing Outlook Block D

We have evaluated the impact the proposed new development block would have on existing residential units within the Thamesfield site on the following pages. These are shown in plan form with visibility splays shown grey.

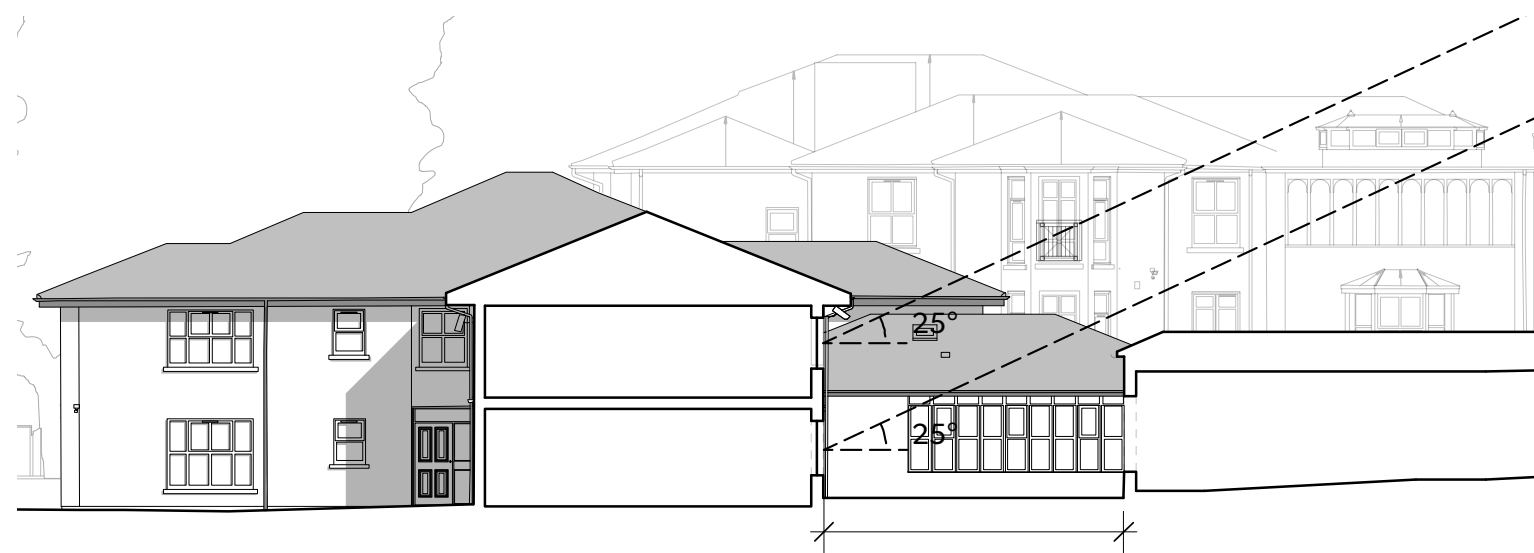
A section with a 25 degree line indicating the line of sight from existing windows is also indicated.

The existing restricted outlook from the ground and first floor units on Block D are indicated on the floor plans on this page. Restricted outlook from both the living rooms and bedrooms at ground and first floor are compromised due to the ground floor apartment and pitched roof.



Existing Ground Floor Outlook

Existing First Floor Outlook



Existing Section A-A Block D and Block C

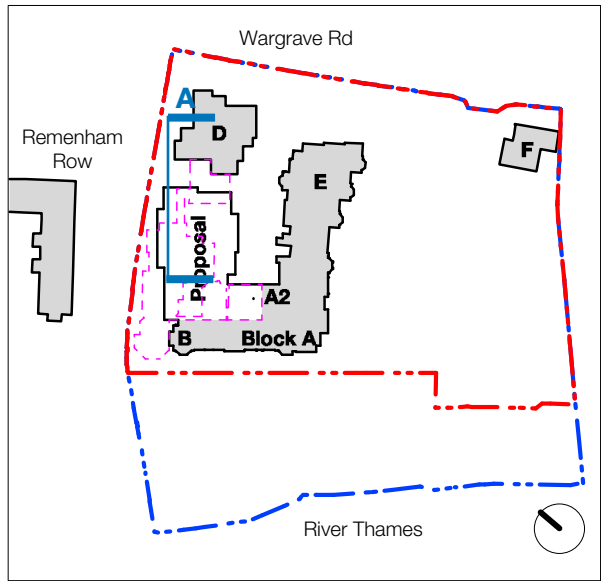


Existing Site Photo Retained Block D

Proposed Block D Outlook

3.19 Block D Outlook

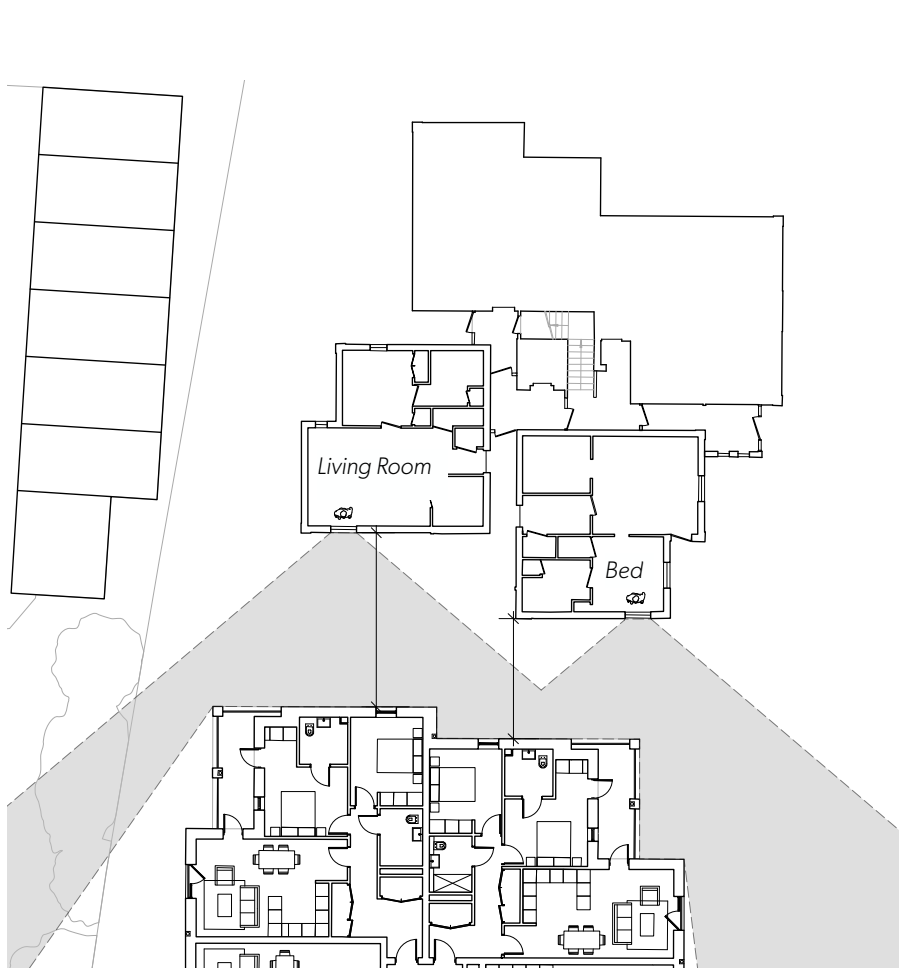
Proposed Outlook Block D
The outlook for the ground and first floor apartments are improved with the removal of the single-storey pitched roof ground floor apartment on Block D. This is indicated on the proposed ground and first floor plans shown on this page with associated improved visibility spays in grey.



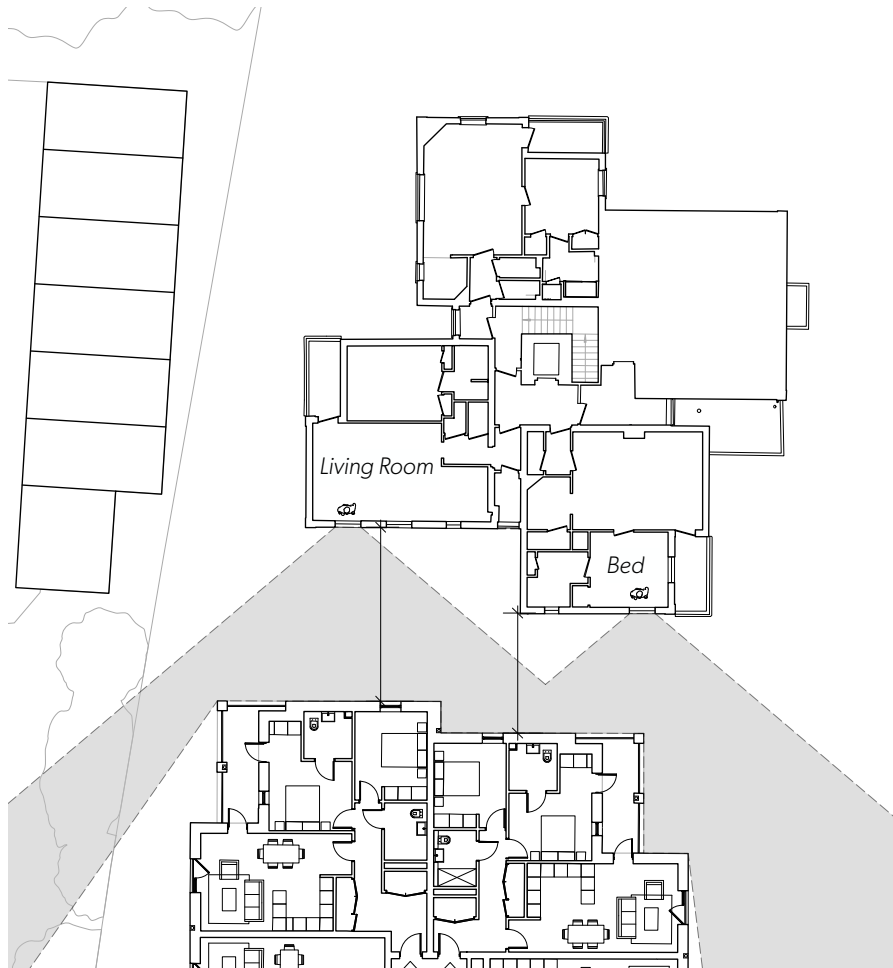
Key:

- Site Application Boundary ————
- Ownership Boundary ————
- Demolished ————

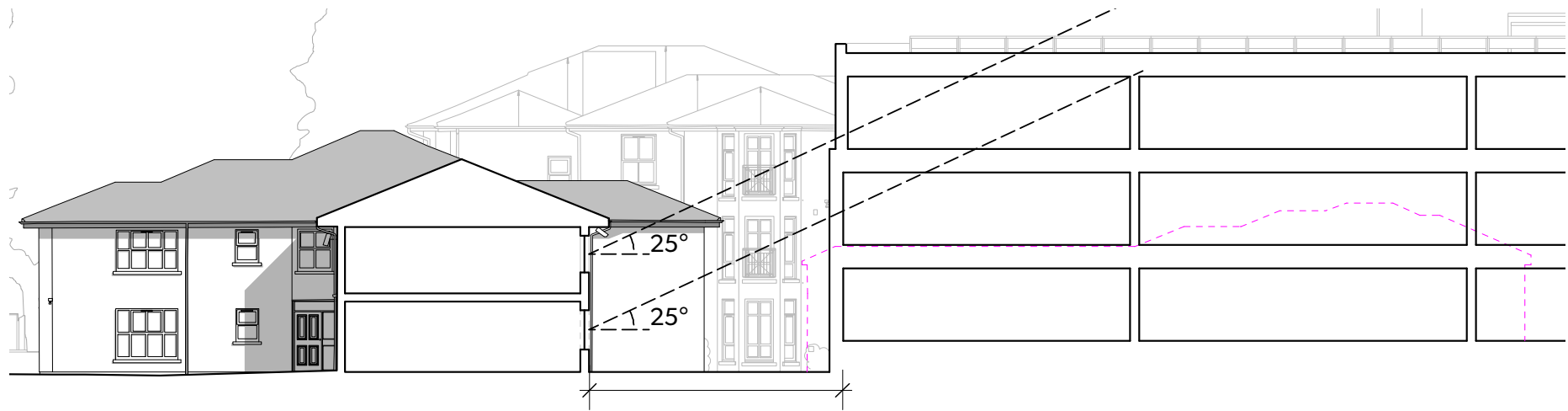
Proposed Plan
Section A-A from Retained Block D and Proposed New Block



Proposed Ground Floor Outlook
Retained Block C and Proposed New Block



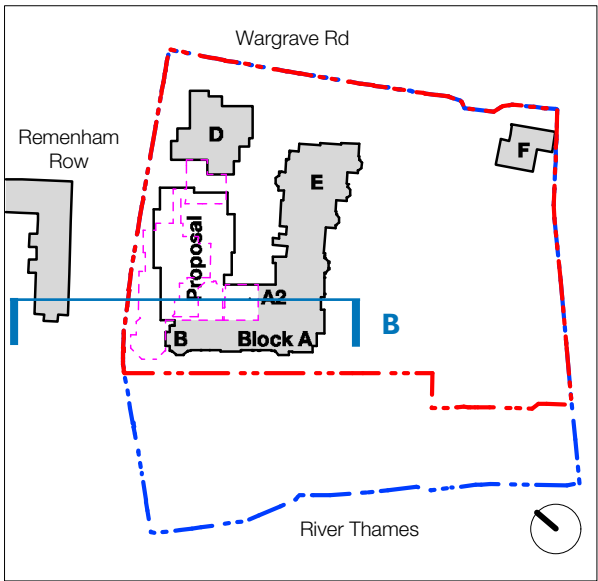
Proposed First Floor Outlook
Retained Block D and Proposed New Block



Proposed Section A-A *Retained Block D and Proposed New Block C*

3.20 Proposed Relationship With Remenham Row

The relationship between the proposed extension and the adjacent existing neighbour Remenham Row retirement housing is shown in section on this page.

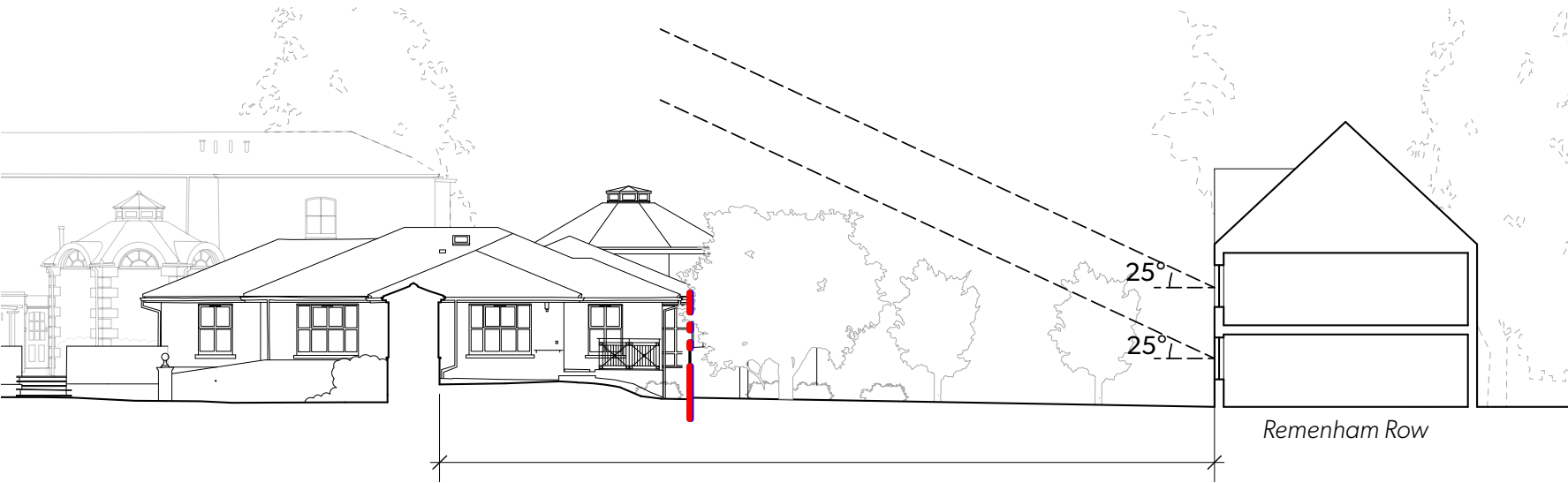


Key:

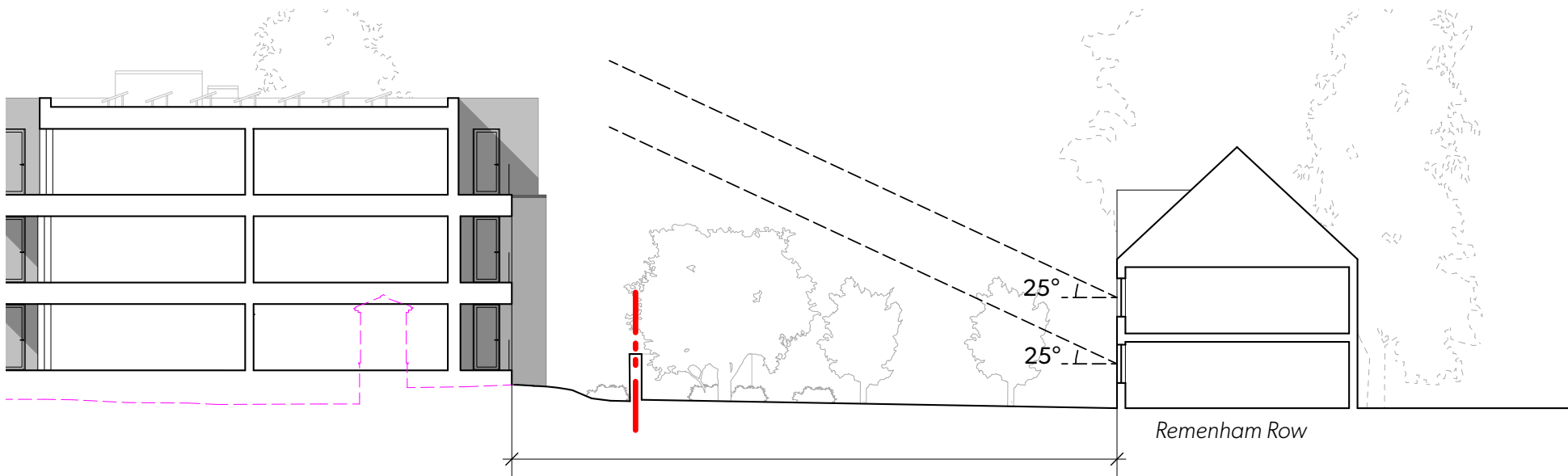
Site Application Boundary	— — — — —
Ownership Boundary	— — — — —
Demolished	- - - - -



Existing Site Photo Block C to Remenham Row



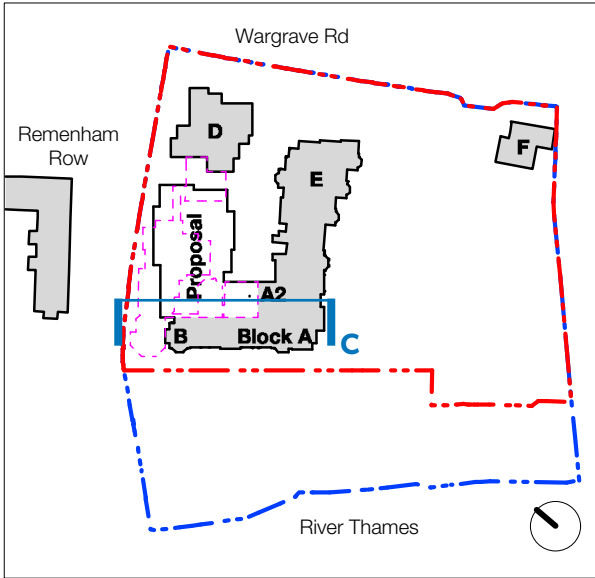
Existing Section B-B Remenham Row



Proposed Section B-B Remenham Row and Proposed New Block

3.21 Proposed and Existing Courtyard Relationship

The relationship between the new proposed block and the existing buildings across the courtyard within Thamesfield is shown in section on this page.

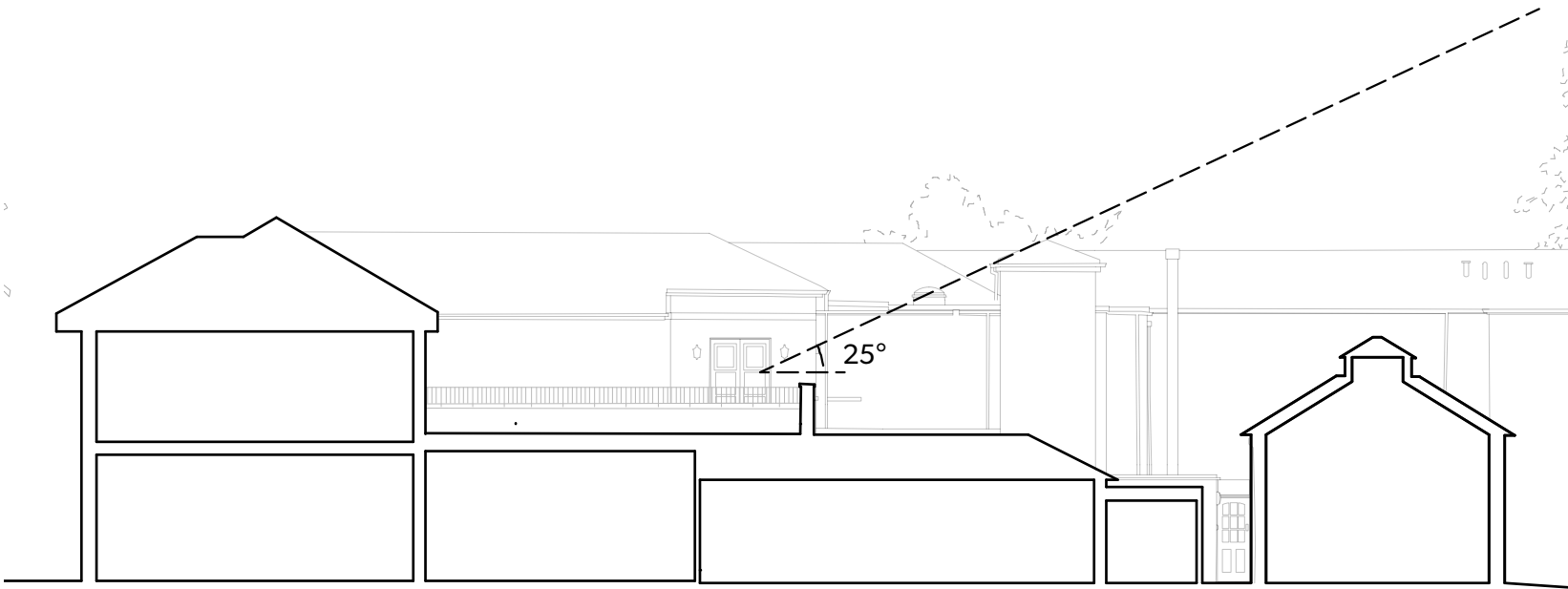


Key:

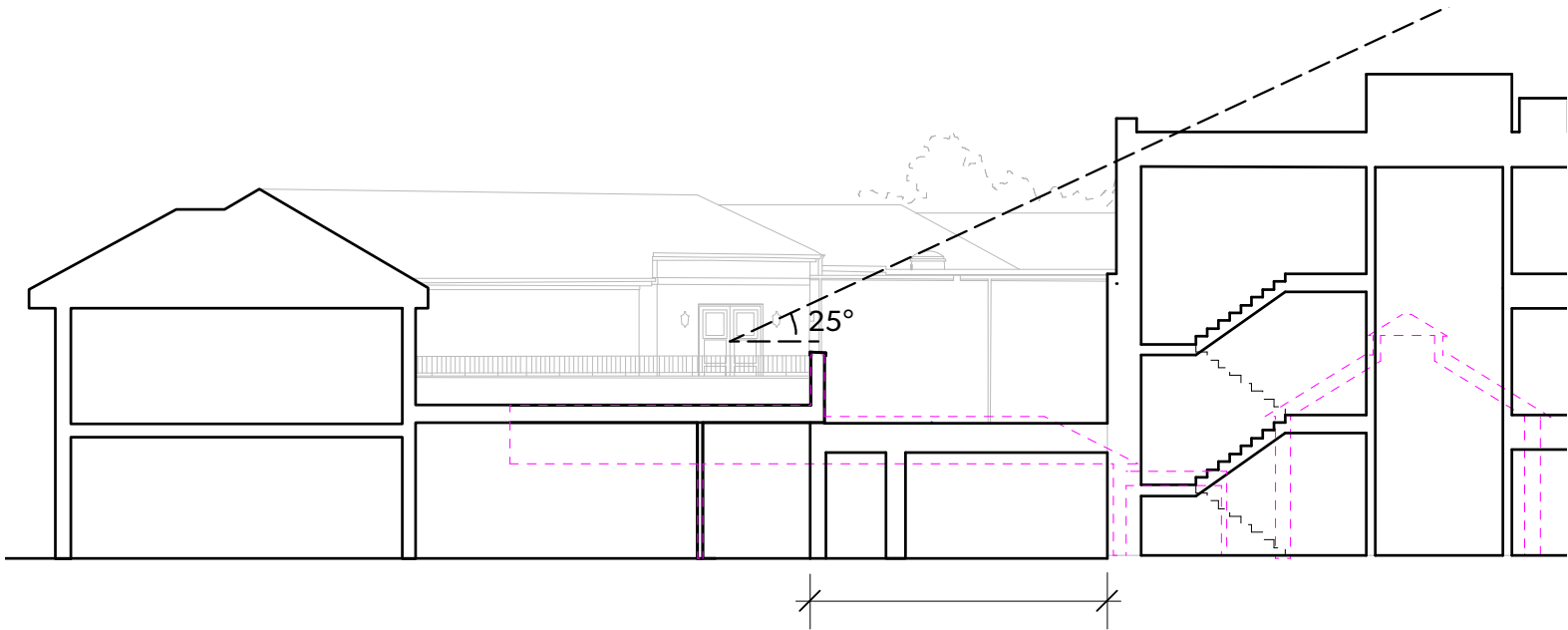
- Site Application Boundary
- Ownership Boundary
- Demolished



Existing Site Photo Existing Courtyard



Existing Section C-C Courtyard relationship between existing buildings



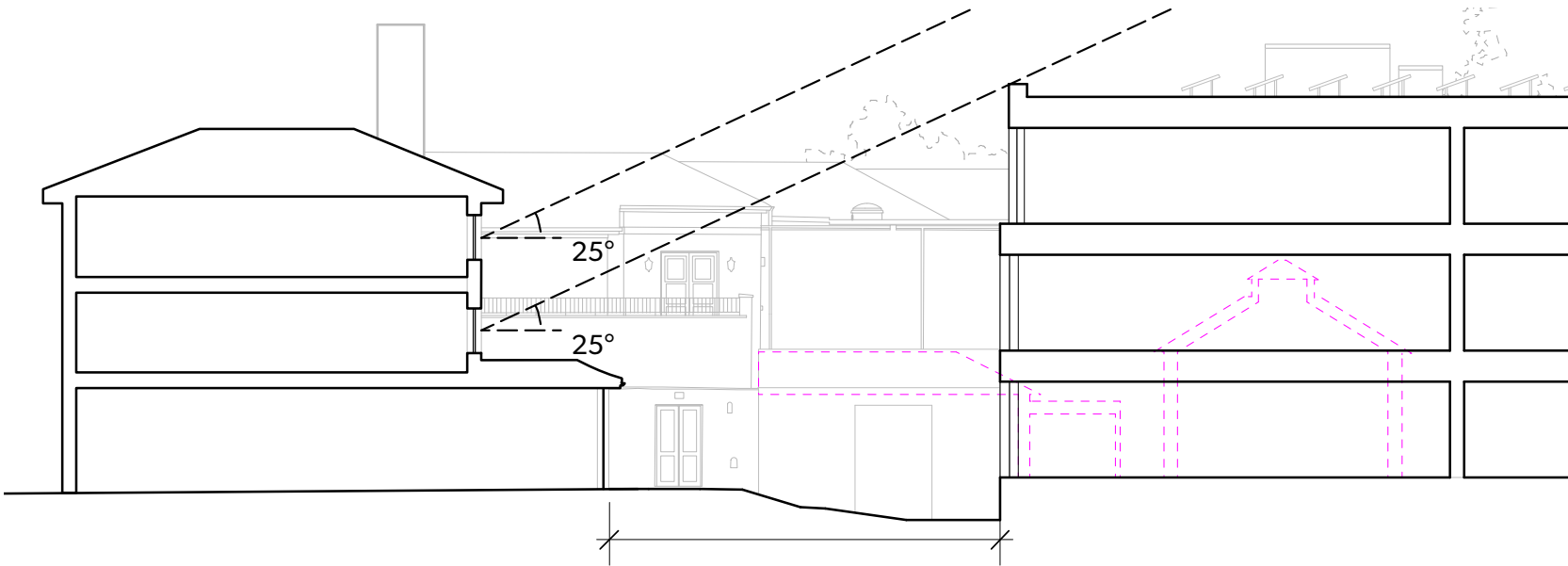
Proposed Section C-C Courtyard relationship between existing buildings and the proposed new block

3.22 Proposed and Existing Courtyard Relationship

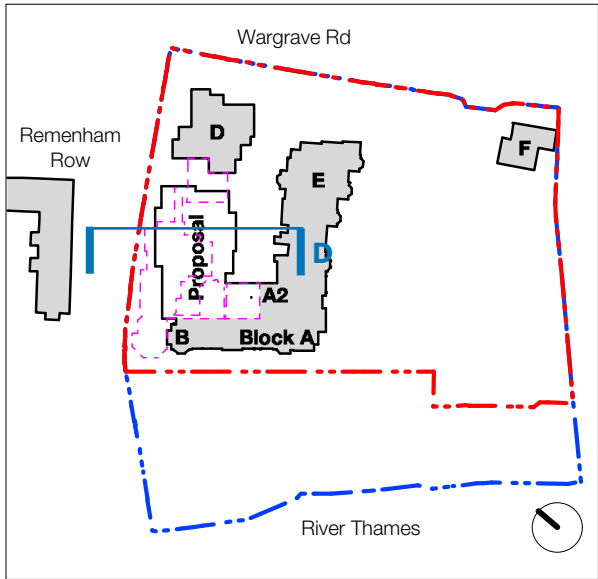
The relationship between the new proposed block and the existing buildings across the courtyard within Thamesfield is shown in section on this page.



Existing Section D-D *Courtyard relationship between existing buildings*



Proposed Section D-D *Courtyard relationship between existing buildings and the proposed new block*



Key:

- Site Application Boundary ————
- Ownership Boundary ————
- Demolished ————



Existing Site Photo *Existing Courtyard*

3.23 Summary

The proposal has been thoroughly considered to respond to the site, to enhance the relationship between the existing buildings and the landscape and to create a durable, high-quality and sustainable block of apartments.

The design acknowledges the built context of the area and local material precedents whilst providing accommodation that performs, both environmentally and functionally, for 21st century later living.

The proposal has been developed for durability and low maintenance to help ensure it offers long term quality and sustainability, both for the current occupiers and future generations.



Proposed View - Non-verified view looking North-East

