

Character Areas Plan



Character Area - Railway Edge

This area backs onto the existing railway line. A 3m buffer is incorporated from the railway land to ensure minimal disruption to future residents.

These properties will be characterised by semi detached and terraced dwellings ranging from 2 to 2.5 storeys. The character of the dwellings in this area will be informed by architectural qualities found on Station Road in Twyford and features commonly found on Railway Cottages.

Croudace Homes has engaged with Network Rail's Asset Protection and Optimisation (ASPRO) team (as per Network Rails request) whilst preparing the Reserved Matters application.

This has allowed their ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway – as per Outline permission: Informative 10.



Railway Edge	
Materiality	Red Brick with Cream Brick Quioning / Red and Red Multi Brick with Detailing / Whitewashed Painted Brick
Window Style	Casement Windows with All Bar Detail
Window Detailing	Voussoir Headers / Voussoir Headers with Label Moulding / Stone Cills / Painted Brick Cills
Porches and Canopies	Straight Slope Canopies and Porches
Bay Windows	Square Bay Windows with Hipped Roof
Roof Form	Traditional Gable Roof / Gable Fronted Roof
Roof Details	False Chimneys / Open Eaves



Character Area - Central

These areas form the central two spaces of the site, and provide transition spaces between other defined characters.

Some of this area will be characterised by informal roads and lanes, with foot-ways and swales in the verge. This area features some sub-characters, in particular the mews and avenue areas which will take cues from the overall character approach while maintaining an independent and considered architectural response.

Landscaped front gardens will serve dwellings to provide a consistent frontage to the housing in these areas. The area predominantly features semi-detached and terraced dwellings.

Dwellings in these areas will range from 2 to 3 storeys. The taller dwellings will be located towards the centre of the site to provide a cohesive transition from The Green area to the rest of the site.



Central	
Materiality	Multi Red Brick / Red Brick with Dark Brick Detailing / Fine Scraped Render
Window Style	Casement Windows with Plain Bar Detail
Window Detailing	Double Brick Arched Header / Brick and Creasing Tile Cill / Voussoir Headers / Stone Cills
Porches and Canopies	Gable Fronted Porches and Canopies / Lead Straight Slope Porches / Glazed Straight Slope Porches
Bay Windows	Square Bay Windows with Flat Lead Roof
Roof Form	Traditional Gable Roof / Gable Fronted Roof
Roof Details	Boxed Eaves / False Chimenys /



Character Area - The Green

This area forms the formal centre of the site, facing onto the existing Orchard House. The design of this area will create a cohesive frontage to the existing dwelling and be framed by buildings of a similar scale and form.

The open space between Orchard House and the character area creates a more formal open space with tree lined streets, bioswales and landscape buffers. This informal character area will feature semi detached dwellings and apartment blocks

up to 3 storeys in height. The open space and avenue surrounding this area demand larger built form to successfully frame the proposed amenity spaces.

The architectural character of this area has been informed by the existing property as well as buildings found overlooking green spaces in the local area. Brick quoins, Georgian bar sash windows and voussoirs respond to the setting of these two key buildings.



The Green	
Materiality	Red Brick with Detailing / Vertical Tile Hanging with Bullnose Tile Detailing
Window Style	Casement Windows with All Bar Detail
Window Detailing	Voussoir Headers / Stone Cills
Porches and Canopies	Gable Fronted Porches and Canopies
Bay Windows	Square Bay Windows with Straight Slope Roof
Roof Form	Traditional Gable Roof / Gable Fronted Roof / Hipped Roof
Roof Details	Boxed Eaves / Dentil Eaves



Character Area - River Edge

This area fronts onto the proposed natural open space, flood plain and established vegetation buffers. This area will benefit from views towards the River Loddon.

This area will be characterised by shared surface roads and informal foot-ways. Deep front gardens to detached dwellings provide privacy and a unique character in this area of the site.

This informal character area will feature

larger detached dwellings up to 2 storeys in height.

The character is informed by housing found around Twyford in streets adjacent to the River Loddon. Predominantly rural in character, this area will feature unique elevations with a wide range of materiality.



River Edge	
Materiality	Multi Red Brick / Random Knapped Flint / Vertical Tile Hanging with Bullnose Tile Detailing / Fine Scraped Render
Window Style	Casement Windows with Plain Bar Detail
Window Detailing	Double Brick Arched Header / Brick and Creasing Tile Cill
Porches and Canopies	Straight Slope Canopies and Porches / Gable Fronted Canopies and Porches / Recessed Archways with Brick Detailing
Bay Windows	Square Bay Windows with Hipped Roof
Roof Form	Hipped Roof / Barn Hipped Roof / Traditional Gable Roof
Roof Details	Closed Eaves / False Chimneys / Crested Ridge Tiles with Roof Finials

