

Land to the East of Longwater Road,

Finchampstead

DESIGN & ACCESS STATEMENT ADDENDUM | DECEMBER 2024

PREPARED BY THRIVE ARCHITECTS ON BEHALF OF
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Introduction

ABOUT THIS DOCUMENT

This Design and Access Statement Addendum has been prepared to summarise the scope of changes made to the proposed layout and explain how these changes address the comments submitted by the Landscape and Tree Officer in response to the original plans submitted with this application.

It should be read in conjunction with the full Design and Access Statement and the updated architectural plans.

SUMMARY



Site Area

The area of the site is 2.29 Ha / 5.66 Acres.



Public Open Space & Landscaping

- Informal open space surrounding the site providing retention and buffering of habitats.
- Existing hedgerows and trees to be retained, reinforced with additional native species planting.
- Connection to the Blackwater Valley Country Park.



Residential Mix

A total of 38 units with at least 23 affordable, a mix of 1, 2 3 & 4 bedroom houses with private gardens.



Access

One main vehicle access from Longwater Road.



Appearance

The buildings will feature a traditional form enhanced with contemporary detailing using a mixture of buff & red brick with boarding to replicate the existing dwellings along Wood Moor & Cricket Hill.



Parking

- Car parking has been considered against Wokingham Borough Councils Parking Demand calculation sheet. The development falls within the village category, where minimum parking standards apply.
- Cycles storage will be provided in locked sheds in the private rear gardens and will meet the minimum standards set out in the parking standards.
- Electric vehicle charging points are provided for every dwelling, promoting sustainable transport and encouraging residents to adopt environmentally friendly practices. This initiative not only reduces carbon emissions but also supports the growing demand for clean energy solutions, contributing to a greener and more sustainable community.

Site Context

SITE LOCATION

Finchampstead, located in the Wokingham Borough of Berkshire, England, is a village and civil parish, situated 2 miles [3 km] south of Wokingham, 5 miles [8 km] west of Bracknell, 8 miles [13 km] south-east of Reading, and 33 miles [53 km] west of Central London.

The site, approximately rectangular in shape, spans 2.29 hectares. Positioned immediately adjacent to the village of Finchampstead, it lies to the east of Longwater Road.

Longwater Road's landscape features a grass field with mature trees along its eastern border. Hedges and tree plantings mark the southern and western edges, while the northern boundary is defined by a Public Right of Way (PROW) and the urban periphery of Finchampstead village.





Local Green Space

Wood Moor Playground

LONGWATER ROAD

PROW

F

A

B

C

E

D

Allotments

Blackwater Valley Country Park Allocation

REDLINE SHOWN ON AERIAL MAP

Site Comparison

SUBMITTED SITE LAYOUT

- 40 units scheme.
- Incidental public open space located to the north and south.
- Public Right of Way (PRoW) retained to the north.
- Corner turning units are used across the site.
- Units look out towards the POS, providing increased visual amenity and natural surveillance to the space itself.



SUBMITTED SITE LAYOUT

PROPOSED SITE LAYOUT

- The site layout has been adjusted to create a more informal and relaxed character.
- This design is suitable for the location on the edge of the settlement.
- The number of proposed units has been reduced from 40 to 38.
- The introduction of a green finger landscaped space at the heart of the scheme serves to break up the development, creating a sense of openness while enhancing visual appeal and providing a valuable amenity
- Significant reduction in hardstanding [paved areas].
- Increased landscape planting with the introduction of diverse green infrastructure routes throughout the site.
- The built form has been pulled further away from the vegetated boundaries.



PROPOSED SITE LAYOUT





No proposed tree planting to the north of the PRow so as to not overshadow development to the north.

Existing bramble scrub to be retained and enhanced with proposed mixed native scrub.

Proposed planting around the site access will be located outside of the visibility splays.

Trees planted across the site to provide seasonal interest with appropriate offsets given to ensure maturity can be reached. Locations have also been selected to ensure ecological features are protected where necessary, and lighting and drainage constraints avoided.

Retained specimen oak.

5m riparian offset from existing ditch. Existing grassland will be enhanced through overseeding. All planting and activities avoided in this offset to protect otter/water vole commuting habitat.

Existing boundary hedgerows will be retained, reinforced and brought into long term management.

Attenuation area for seasonal wet weather, flood water storage and ecological enhancement. To form part of the semi-natural green space. Marginal and native scrub planting to be proposed to edges of attenuation pond for enhanced biodiversity and habitat.

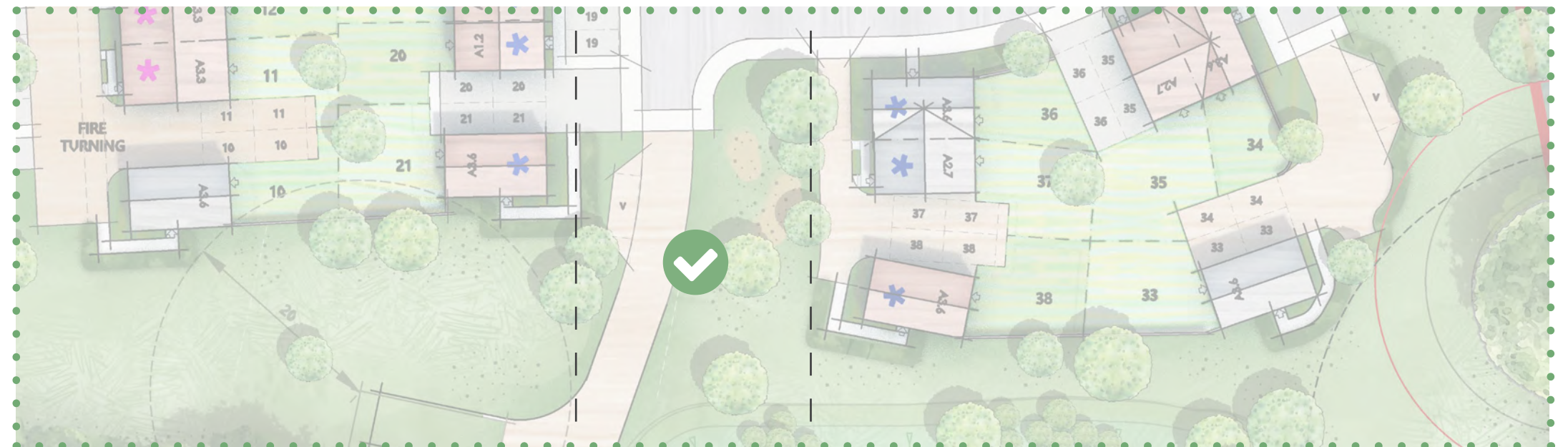
Proposed semi-natural green space along the periphery of the site and badger exclusion zone with a mix of retained grassland and new meadow.

PROPOSED LANDSCAPE PLAN

Site Comparison

GREEN FINGER EXTRACT

The addition of a beautifully landscaped green space at the heart of the development effectively breaks up the built environment, fostering a sense of openness. This thoughtful design not only enhances the visual appeal of the area but also provides a valuable amenity that contributes to the overall well-being of residents and visitors.





CGI VIEW OF PROPOSED GREEN FINGER

Site Comparison

APPEARANCE



SUBMITTED STREET SCENE A-A



SUBMITTED STREET SCENE B-B



KEY PLAN



PROPOSED STREET SCENE A-A



PROPOSED STREET SCENE B-B



KEY PLAN

The principles established in the previous scheme have been largely adhered to, with the character of the northern and southern edges maintained, and the material palette remaining consistent throughout.

Summary

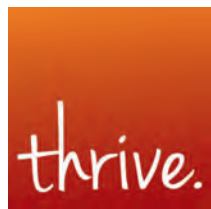
Overall, the proposed amendments are considered to address the Landscape and Tree Officer's comments by improving the integration of the development with the edge of Finchampstead and its relationship with key landscape features and the emerging Country Park to the south.

The proposed changes can be summarised as follows:

- Repositioning of the units and internal access routes to create a wider buffer between the new dwellings and the natural boundaries along the perimeter of the site, resulting in a larger area of public open space.
- Loosening of the arrangement of plots and access routes within the site, creating a more informal character suitable for this edge-of-settlement location. As a result there has been reduction in units proposed from 40 to 38.
- Setting back development from key views such as the approach from the main entrance and the internal access roads running in a north to south orientation.
- A considerable reduction in hardstanding and the introduction of more landscape planting and a wider range of green infrastructure routes through the site.
- Relocation of trees along the northern boundary, north of the footpath, to reduce potential issues with overshadowing into neighbouring properties.







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