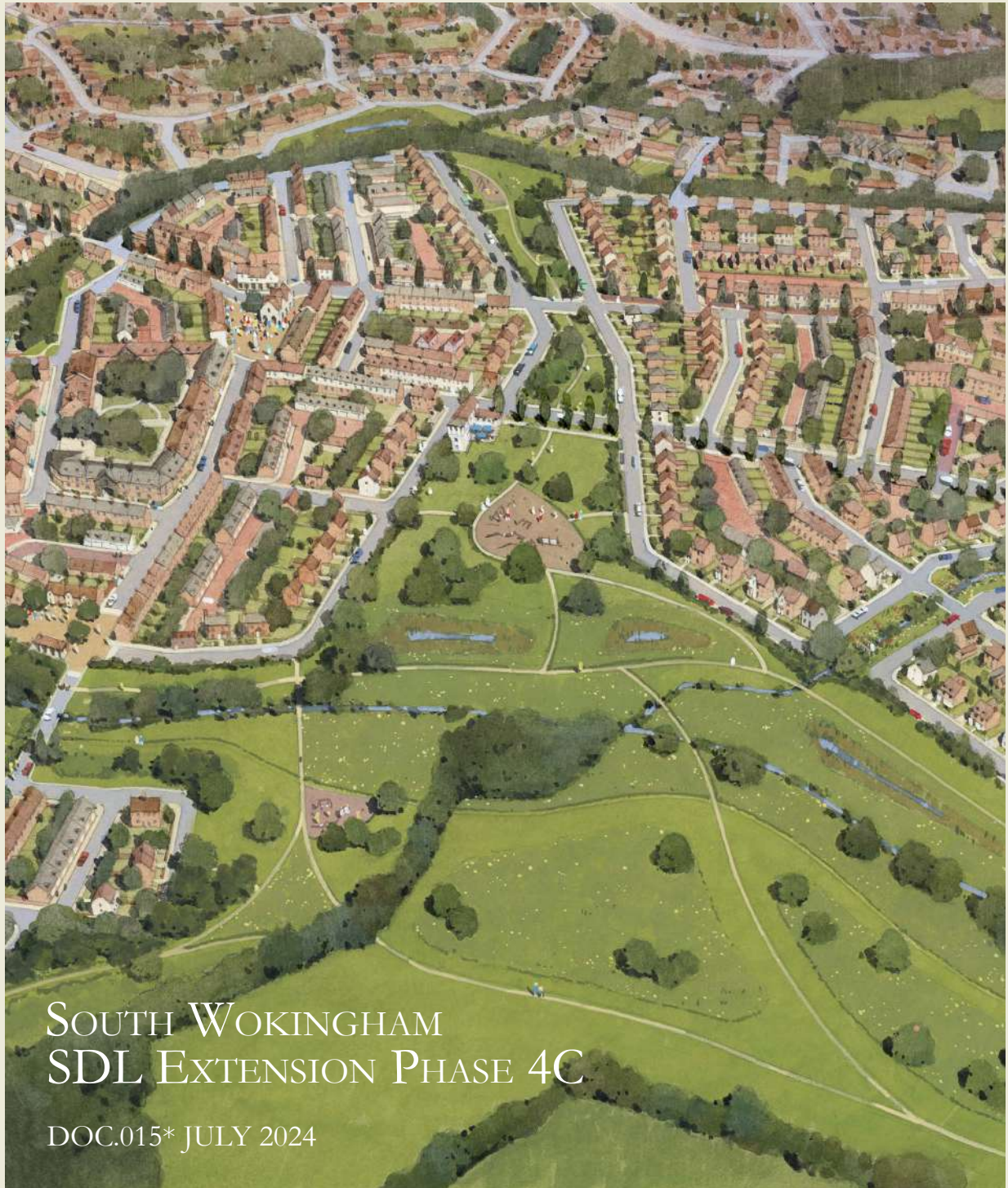


DESIGN & ACCESS STATEMENT



SOUTH WOKINGHAM
SDL EXTENSION PHASE 4C

DOC.015* JULY 2024

John Simpson Architects Ltd

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1.0 VISION FOR SOUTH WOKINGHAM

The new Masterplan for the SDL Extension is conceived as a place that is beautiful, pleasant and convenient for people to live. It draws on the heritage and character unique to Wokingham and its surroundings, that derives from historic links with the silk trade and gives it an identity to make it belong and be part of the locality.

It is organised as a series of neighbourhoods each recognisable and distinct with their own square and landmark buildings. These are planned around a common centre where the Community Hall, a market square and a mix of commercial and other facilities such as cafes, shops and possibly a creche and pharmacy might be located. In addition to this, an allocation of houses capable of accommodating the growing requirement for people to work from home will make for a more lively and active place. This will provide the main square for the community which is easily accessible where everyone is no more than a ten minutes' walk away from the main market square.

Buildings are arranged along a network of streets, lanes and squares in the traditional manner to create a pleasant and varied environment with a legible hierarchy for people to walk and find their way around. There are avenues and green open spaces and the masterplan takes advantage of being on the edge of Wokingham to incorporate a park and draw in the countryside. The plan also incorporates an enhanced riverine corridor with pond and wetland habitats, a suitable alternative natural greenspace (SANG) which together, integrate part of the development, as a small rural village into the landscape provide places of varying character for people to live.

The masterplan connects into the network of surrounding roads, footpaths and cycleways. It is designed to be a walkable community encouraging active travel in an environment that will contribute to their wellbeing and enjoyment of life. It provides the infrastructure for people of all ages so that a new community can develop and thrive.



Figure 1: aerial view of the illustrative masterplan

2.0 INTRODUCTION

2.1 BACKGROUND AND PLANNING CONTEXT

2.1.1 The site represents the extension of land within the South Wokingham Strategic Development Location, where outline planning applications have been approved.

2.1.2 The site, will ‘plug-in’ to new connections and infrastructure already being delivered but will also deliver its own infrastructure. David Lock’s Strategic Viability Assessment for Wokingham Borough Council demonstrates that there are no ‘risk’ matters for the Local Plan examination process to deal with.

2.1.3 The existing site is approximately 56Ha in area and is agricultural, the proposed application (A) is the hybrid application for outline planning permission for up to 850 homes and community facilities including a neighbourhood centre and a full application for SANG land and associated facilities.

2.1.4 A parallel application (B) for outline planning permission for up to 180 units is being made by Nicholas King Homes on adjacent land to the west for the second parcel of land comprising the South Wokingham SDL Extension.

2.1.5 Application C a full planning application to provide a vehicular crossing of Byway 30 to allow access for two parcels of land comprising the South Wokingham SDL Extension, and active travel connections to the byway to the north from Application A, as well as the vehicular connection between the development proposed in Applications A and B.

2.1.6 For futher information, please refer to the Planning Statement

2.2 PURPOSE OF THE STATEMENT

2.2.1 The purpose of this statement is to explain how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

2.2.2 The site’s constraints and opportunities have been considered so that a comprehensive high quality design relates to its existing surroundings.



Figure 2: Aerial plan showing site boundary outlines with the South Wokingham Strategic Development Location shown hatched in blue and the 2022 extension shown with the blue cross hatch

2.0 INTRODUCTION

2.3 SITE LOCATION

2.3.1 The site is located just over a mile south east of Wokingham and is largely agricultural. It is divided by the existing Easthampstead Road with a smaller parcel to the south and a larger parcel to the north.

2.3.2 The northern parcel is further split by the existing watercourse running east west and then running north east towards Old Wokingham Road. Around the perimeter of the site are mainly trees and hedges along the highways and an existing Byway. The Ancient Woodland at the very north east of the site is on its perimeter, which in turn is bisected by Old Wokingham Road. There are also gardens to the small houses along Holme Green Lane and an outdoor menage near the junction with Redlake Lane parallel to Easthampstead Road. The existing site is mainly pasture with trees around the banks to the watercourse and a small copse in the northern parcel.

2.3.3 There are a few existing buildings on the site and these are mainly agricultural, they are located at the southern edge of the northern parcel with access from Easthampstead Road and in the southern parcel on the northern side of the site also accessed from Easthampstead Road. There are some surrounding buildings within the vicinity including a few scattered Listed Buildings, these are shown on the Constraints diagrams. The existing buildings at Prior's Farm are excluded from the application boundary but form the edge of the northern parcel of land.

2.3.4 The boundary along Old Wokingham Road is more open than that on Easthampstead Road and the existing Byway, with a low perimeter fence interspersed



with mature trees. At the northern end of Old Wokingham Road the hedge becomes more dense and trees thicker as it meets the Ancient Woodland. The boundary to the north is a mix of hedges and trees abutting the existing farm and its associated land.

2.3.5 There are three public rights of way (PROWs) located on the site, all three of which connect to Easthampstead Road, one in the northern parcel and two in the southern parcel.

2.3.6 The site is in close proximity to a number existing amenities including local schools and demonstrated in the diagram above.

Figure 3: site boundary outlined in red with surrounding context

3.0 SITE APPRAISAL

3.1 HISTORIC DEVELOPMENT OF THE SITE

3.1.1 Like the rest of Wokingham, the site was originally in a band of agricultural land on the western edge of Windsor Forest.

3.1.2 It is adjacent to Easthampstead Park, an estate with records dating back to the 7th Century, where a Royal Hunting Lodge was built in 1350. Norden's map of Windsor Forest, produced in 1607, shows that Easthampstead Walk, indicated on the map with letter "C", included the main Park with the Lodge, the parish and some neighbouring parishes.

3.1.3 The area of the park at this time was 265 acres of "very mean land, well-timbered,

stocked with between 200 and 300 fallow deer, in the walk were about 60 red deer" and it most likely included the site.

3.1.4 The site is largely agricultural land and the historic Ordnance Survey plans show that it has remained in agricultural use and relatively unchanged for a long time. This is further evidenced by now listed domestic and farm buildings dating back to 15th- 17thC in the case of Pearce's Farm where the old hall house, a barn and granary remain; and early 18thC in the case of Lock's house and barn, located in close proximity to the site.

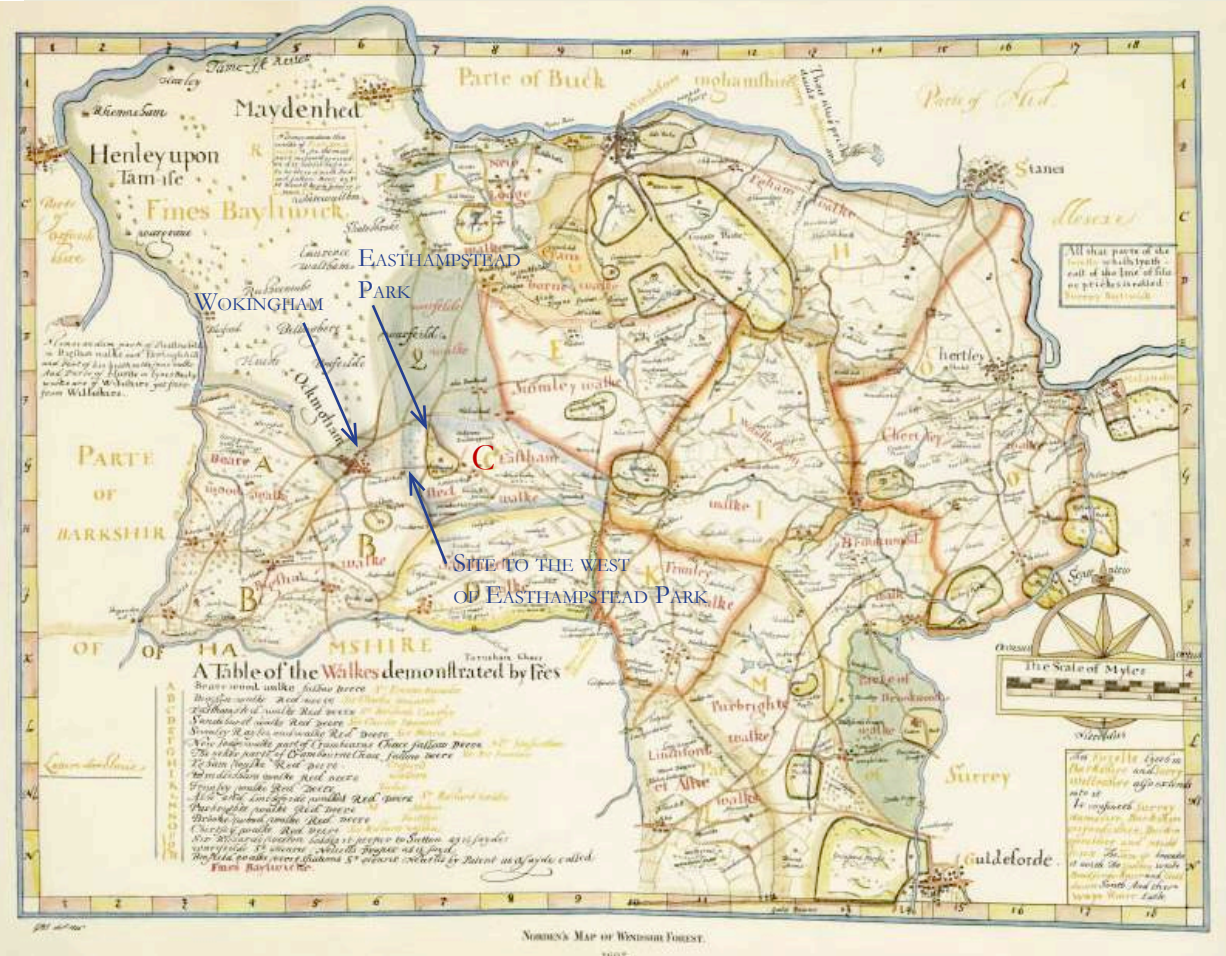


Figure 4: 1607 - Norden's map of Windsor Forest 1607



Figure 5: 1871



Figure 8: 1933



Figure 6: 1899



Figure 9: 1912

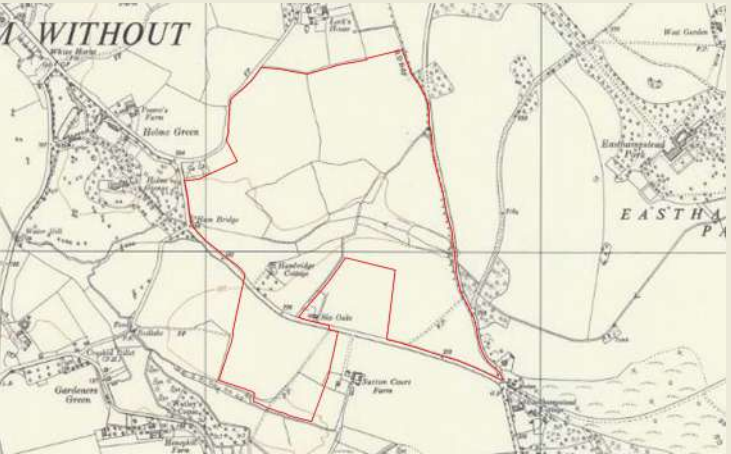


Figure 7: 1961



Figure 10: 1969

3.0 SITE APPRAISAL

3.2 LAND USE AND CLASSIFICATION

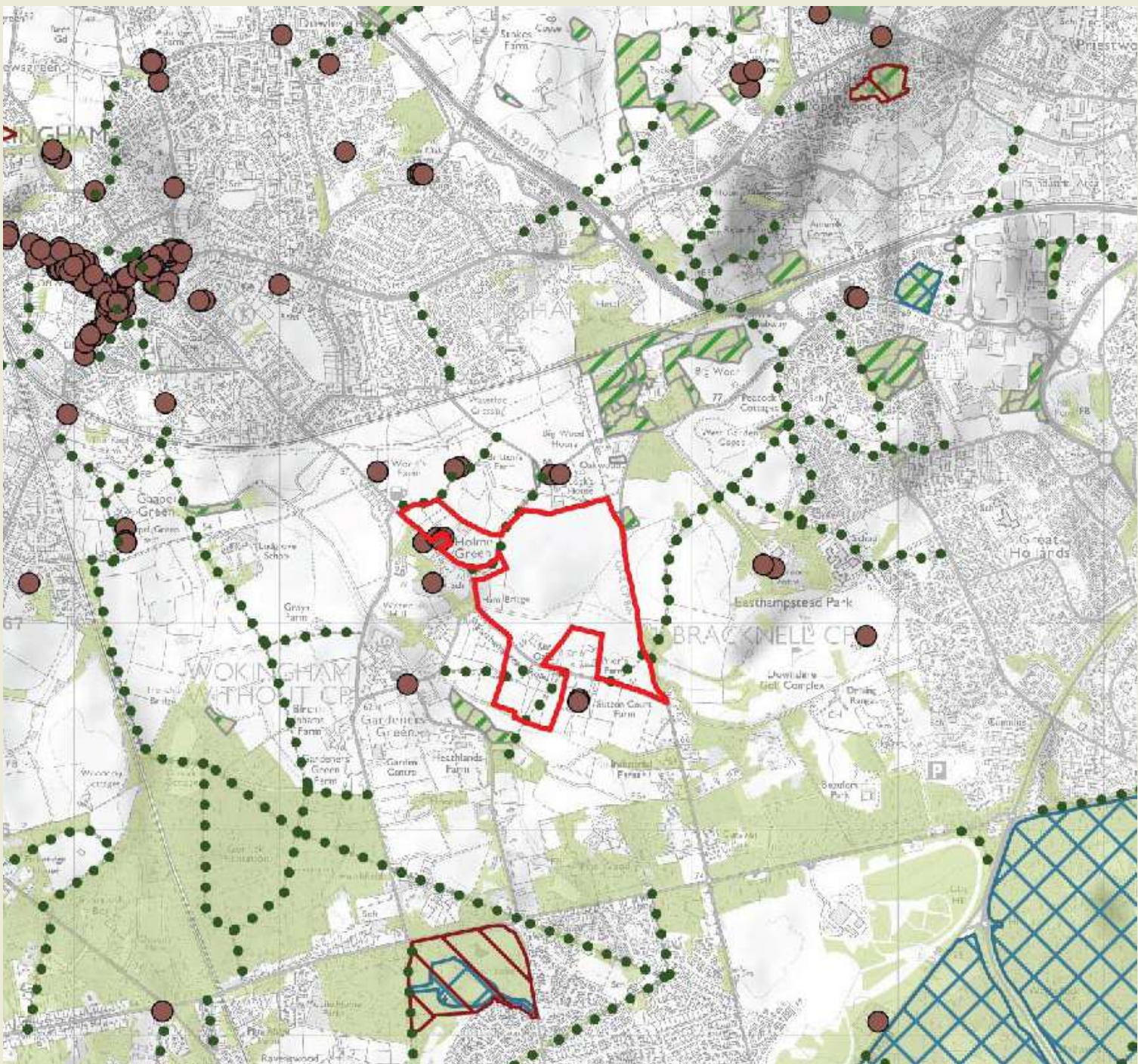
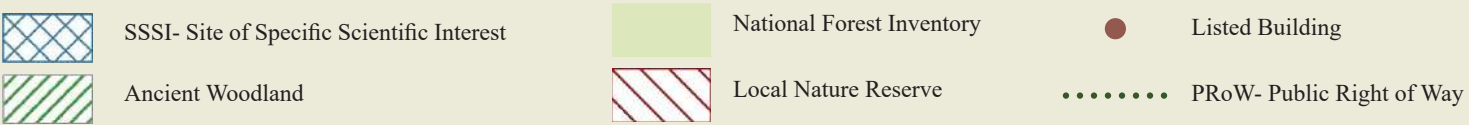


Figure 11: site boundary outlined in red with landscape and historic designations shown



3.2.1 DESIGNATIONS

3.2.1.1 The site is not located within and does not contain a designated landscape. Nor is it subject to any historic or emerging local plan designation relevant to matters of landscape value. Figure 11 provides a summary of the landscape and historic designations.

3.2.1.2 The site does not contain any Listed buildings or locally listed buildings, however, there are some buildings within close proximity. Buildings and structures within 750 metres are scheduled below:

- Grade II* Listed Lock’s House located
- Grade II Listed Lock’s Barn
- Grade II Listed Pearce’s Farmhouse
- Grade II listed Granary at Pearce’s Farm
- Grade II Listed Barn at Pearce’s Farm
- Grade II Listed Stable at Sutton Court Farm
- Grade II Listed Barn at Sutton Court Farm
- Grade II Listed Garden House
- Grade II Listed Holme Grange School
- Grade II Listed Easthampstead Park College and attached terrace with retaining wall and steps
- Grade II Listed section of wall with wrought-iron gate adjoining Easthampstead Park College on south-west corner

For further information on land use and classifications please refer to the EDP Green Infrastructure Document.



Figure 12: topography with site boundary in red

3.2.2 TOPOGRAPHY

3.2.2.1 The site is generally flat with a gentle fall inwards towards the water course, which runs east to west through the centre of the site.

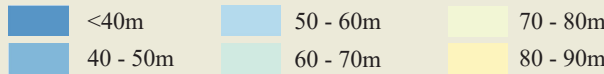


Figure 13: landscape fabric with site boundary in red

3.2.3 LANDSCAPE FABRIC

3.2.3.1 The site is dominated by medium sized open pastoral farming with enclosing trees and hedgerows in declining condition, and settlement edge equestrian and hobby farm use. An existing watercourse bisects the site, along which can be found scrubby vegetation.



3.0 SITE APPRAISAL

3.3 SITE CHARACTER



1 Figure 14: View looking across Hambridge Farm with the watercourse in the centre of the site, with indicative development as part of SWSDL shown in grey



2 Figure 15: View towards Easthampstead Road from the south, the main site and Wokingham visible beyond. with indicative development as part of SWSDL shown in grey



3 Figure 16: View looking north west across the site with Old Wokingham Road on the right, with indicative development as part of SWSDL shown in grey



4 Figure 17: View from the centre of the northern part of the site looking towards the northern perimeter boundary, with indicative development as part of SWSDL shown in grey

3.3.1 The main area of the site is typical of arable farmland; generally open with landscape features predominately located along field boundaries. The site boundaries are generally well vegetated with pockets of woodland, mature hedgerow and hedgerow trees. The site also includes some existing development in the form of farmsteads, residential properties and agricultural buildings. Some of them are visually intrusive and rather unsightly. Local topography combined with the presence of maturing landscape features both within the site and its immediate context provide an enclosed site character.



Figure 18: site photographs key plan, with indicative development as part of SWSDL shown in grey

3.0 SITE APPRAISAL

3.4 CONTEXT AND CONNECTIVITY

3.4.1 A Transport Assessment was prepared by ALP and it focuses on assessing the impact of the development on the Old Wokingham Road corridor, and Easthampstead Road, as well as the junctions which form the route to the A329(M) corridor. This accords with the focus outlined in the SPD and local plan update, as well as the scoping exercise agreed with Wokingham Borough Council.

3.4.2 The South Wokingham SDL Distributor Road has been partially built in the form of William Heelas Way between the roundabout with Waterloo Road and the junction with London Road to the north. Future stages of the SDL Distributor Road will link the William Heelas Way / Waterloo Road Roundabout with Easthampstead Road to the north of the development site and end with a connection to the A321 Finchampstead Road / Landen Court / Tesco's Roundabout.

3.4.3 The Distributor Road will help facilitate the movement of vehicles from the development site to and from the west and Wokingham town centre. The figure 19 below is an extract from the Wokingham Borough Council South Wokingham Distributor Road web page and illustrates the proposed route of the South Wokingham Distributor Road in the context of the South Wokingham SDL boundary and the site.

3.4.4 The closest pair of existing bus stops to the development site are located 1.2km to the north of the site on Waterloo Road within Wokingham. This bus stop can be accessed via Easthampstead Road or Waterloo Road. Other bus stops in the vicinity of the development site are located at Merlin Way, Peacock Farm and Tesco Finchampstead Road.

3.4.5 The nearest railway station to the site

is located at Wokingham and is located 2.9km northwest of the development site. Wokingham station is located on the Waterloo to Reading Line and North Down Line. The Waterloo to Reading Line runs between London Waterloo in the northeast and Reading in the southwest via villages and towns including Twickenham, Bracknell, Wokingham and Earley. The North Down Line Runs between Reading and Reigate with services continuing on to Gatwick Airport.

3.4.6 The overarching principal of national and local transport policy is for new developments to be located where it is accessible by a range of transport including walking, cycling and public transport. Safe access and appropriate parking should be provided. Fundamentally, development should only be prevented from coming forward for transport reasons if the residual impact would be severe.

3.4.7 The site has been identified as one suitable for development as an extension of the already consented South Wokingham SDL. Utilising the extensive infrastructure that has been committed to be delivered as part of that scheme, it will maximise opportunities for walking and cycling links as well as further bolstering the ability to deliver a sustainable public transport strategy.



Figure 19: proposed route of the SWDR from WBC Website

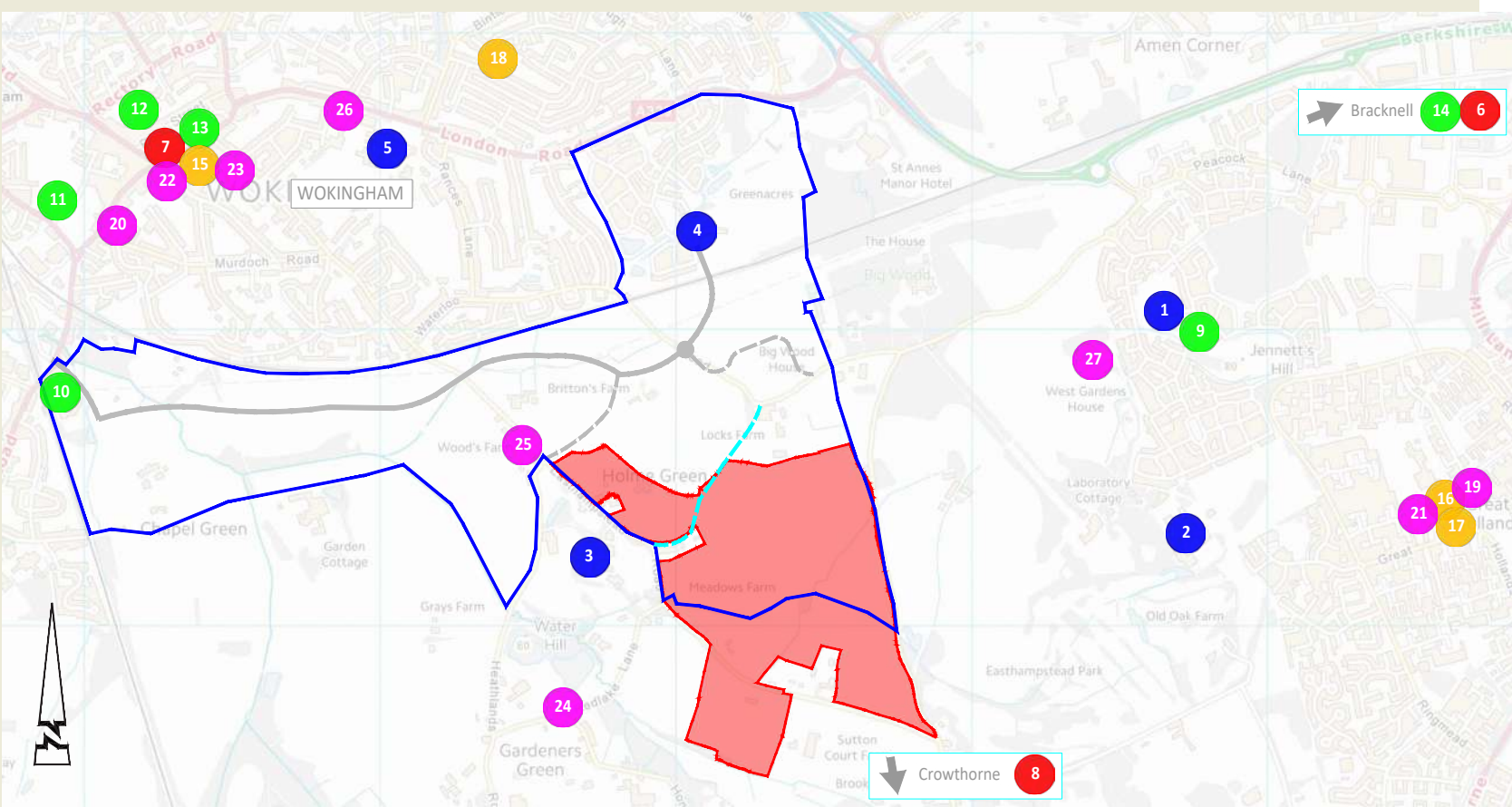


Figure 20: plan indicating local services

EDUCATION		WALK DISTANCE	EMPLOYMENT		WALK DISTANCE
1	Jennett's Park Primary School	2.2km	6	Bracknell Town Centre	4.9km
2	Easthampstead park Community School	2.8km	7	Wokingham Town Centre	2.6km
3	Home Grange School	1.5km	8	Crowthorne Town Centre	4.8km
4	Floreat Montague Primary	1.1km			
5	St Crispin's School	2.1km			
RETAIL		WALK DISTANCE	HEALTH		WALK DISTANCE
9	Co-op	2.2km	15	Wokingham Medical Centre	3.1km
10	Tesco	2.8km	16	Lloyds Pharmacy	3.6km
11	Aldi	3.5km	17	Great Hollands Health Centre	3.6km
12	Waitrose	3.1km	18	Bean Oak Dental Centre	2.2km
13	Wokingham Town Centre	2.6km			
14	Bracknell Town Centre	4.9km			
COMMUNITY & LEISURE		WALK DISTANCE	23	Ritz Cinema	2.7km
19	Great Hollands Library	3.7km	24	Public House	1.3km
20	Wokingham Library	3.2km	25	Public House	1.1km
21	Great Hollands Post Office	3.8km	26	St Crispin's Leisure Centre	2.2km
22	Wokingham Post Office	2.9km	27	Peacock Meadows	2.0km

KEY:	
	Approximate Site Area
	Proposed Route of South Wokingham Distributor Road
	Proposed Access Roads Within South Wokingham SDL
	Existing Route of Byway 30
	South Wokingham SDL Boundary

3.0 SITE APPRAISAL

3.5 ECOLOGICAL CONTEXT

3.5.1 Surveys were undertaken onsite through 2022 and 2023 which included bat surveys including transect surveys, static detector surveys and tree surveys. The site falls within the 5km buffer zone for Thames Basin Heath SPA. The site has various ancient woodlands within the zone of influence around the site. Local Wildlife Sites are found within the zone of influence of the site.

3.5.2 The Site comprises of large grassland fields with boundary hedgerows. There is a tributary of the Emm Brook running east to west across the Site which is intersected by an ephemerally wet ditch which runs north to south. There is a parcel of cropland in the south and several small parcels of woodland and mixed scrub scattered across the Site.

3.5.3 Hedgehog (NERC mammal) were confirmed onsite. Badgers were found to be foraging and commuting onsite but no active setts were found onsite. No evidence of hazel dormouse was found onsite. No evidence of otter or water vole was found onsite. Eight species of bat were recorded using the site for commuting and foraging. Suitability for nesting birds was recorded onsite, with nesting evidence within hedgerows and onsite buildings. Reptiles confirmed onsite were a low population of slow worm and a good population of grass snake. No evidence of great crested newt was recorded onsite.



Figure 21: View across site looking towards the watercourse and Hambridge Farm

3.0 SITE APPRAISAL

3.6 SITE CONSTRAINTS

3.6.1 The key constraints and opportunities have been established by the research and technical studies which were carried out in conjunction with the design process. The diagrams below are a summary of identified constraints. They illustrate that the site offers no significant physical constraints to development, however considering its rural surroundings it requires a sensitive approach which will mediate the transition from the town's edge to the countryside.

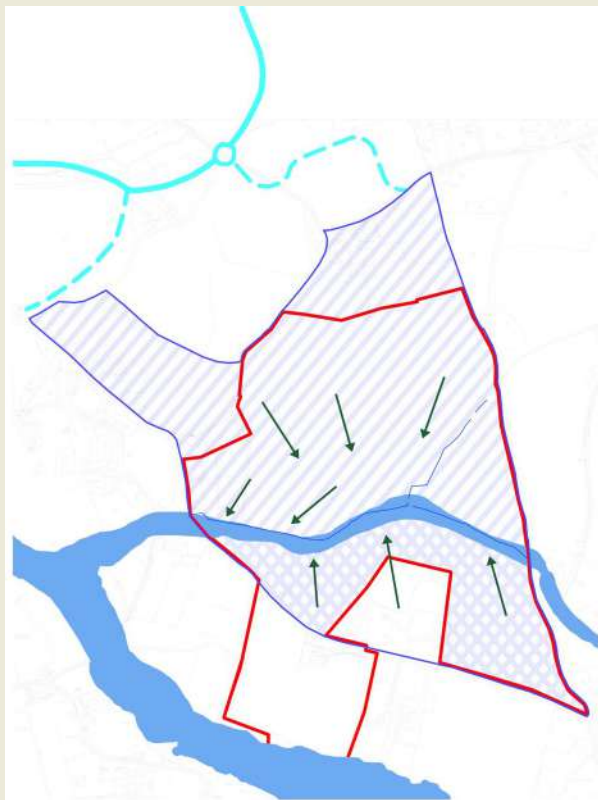


Figure 22: topography and drainage

TOPOGRAPHY AND DRAINAGE

3.6.2 The existing watercourse is an important feature enhancing the rural feel of the site and should inform the character and form of the development.

3.6.3 The associated flood risk zones and topography, with the land gently sloping towards the watercourse will need to be considered and factored into the landscape and drainage strategies of the proposal.



Figure 23: topography, drainage and arboriculture

ARBORICULTURE

3.6.4 Well established landscape features like the existing trees and mature hedgerows, which are largely around the perimeter of the site, or are associated with the watercourse are to be retained and incorporated into the design with the necessary buffer zones.

3.6.5 An Ancient Woodland adjacent to the north east of the site, which will require a 15metre buffer zone, needs to be respected and incorporated into the design.



Figure 24: topography, drainage, arboriculture, surrounding development, listed buildings and PROWs

SURROUNDING DEVELOPMENT, LISTED BUILDINGS AND PROWs

3.6.6 Although the site is mostly in agricultural use there are existing PROWs including Byway 30 that have to be respected and incorporated.

3.6.7 Some existing sporadic development within the site, like Hambridge Farm for example, requires addressing, as in its current form, it detracts from the character of the area.

3.6.8 Although there are no historic structures on the site itself, the scale and form of the development needs to be appropriate and respectful of the nearby Listed Buildings.



Figure 25: topography, drainage, arboriculture, surrounding development, listed buildings, PROWs and connectivity

CONNECTIVITY

3.6.9 Possible locations for vehicular access to site were identified and indicated by red arrows above.

3.6.10 A walkable development with a single centre can be achieved if the centre is located in the north west quarter of the site making it possible to reach all of the development by foot in no more than 10 minutes, as indicated by the dotted circle above.

3.6.11 Good links to the neighbouring site within the South Wokingham SDL area, also within 10 minute walk, will be required to allow the centre to become a shared asset.

4.0 CONSULTATION

4.1 PRE-APPLICATION ENGAGEMENT WITH THE COUNCIL

4.1.1 Following the Council's publication of a Revised Growth Strategy consultation between November 2021 and January 2022, and the change in administration May 2022, Lightwood and Nicholas King Homes began to prepare a co-ordinated masterplan for the proposed SW EDL extension. In October 2022 this was presented to the new administration with officers in support.

4.1.2 Subsequently, a series of meetings took place with officers as part of Planning Performance Agreement (PPA) focused on the preparation of the review of the Local Plan (PPA). During these meetings both developers presented their emerging proposals to planning officers and technical specialists. Although focused on assisting the Council with generating site-specific Local Plan policy, the PPA session covered ground that would have been considered as part of a planning application focused pre-app PPA. No written feedback has been prepared by the Council, and therefore the evolution of the proposals has been reliant on the discussion that took during the meetings. Developer drafted minutes have been circulated and no amendments have been suggested.

4.1.3 During the PPA period the Council agreed a revised Local Development Scheme (LDS) at the end of July 2023 which foresaw a Regulation 19 consultation beginning in November 2023. This did not come to pass due to the delay in a revised NPPF being published. The Council has yet to update its LDS as it would now seem that Regulation 19 will not be reached until after the local elections in May 2024.

4.1.4 The list below sets out the sequence of meetings at which the proposals have been presented and discussed. Each session lasted 2 hours, with the site visit taking a little longer.

October 22nd 2022

Briefing to the new administration
Comparing the emerging proposals to the Council own masterplanning evidence base (David Lock Associates)

PPA1 January 25th 2023

Opportunities & constraints
Preferred Strategic masterplanning approach

PPA 2 February 22nd 2023

Transport and Movement Strategy

PPA 3 March 2023

Site visit

PPA 4 May 11th 2023

Green Infrastructure Strategy

PPA 5 May 25th 2023

Allotments & playspaces
Street typologies, character areas and placemaking

PPA 6 January 15th 2024 (AM)

Strategic Transport (recap of access strategy and presentation of modelling outputs)

PPA 7 January 15th 2024 (PM)

NB – rescheduled from December 7th
Heritage (a focus Pearce's Farmhouse for Nicholas King Homes)
Landscape Masterplan and detailed SANG design

4.2 PUBLIC CONSULTATION

4.2.1 A public consultation event took place on 14th June 2024 at St Sebastian's Memorial Hall, Wokingham, for the Lightwood Strategic site and the Nicholas Kings Homes sites.

4.2.2 This provided the opportunity for the local community to view the masterplan and speak to the consultants about the development and provide feedback.

4.2.3 In addition, a website has been published which contains the same boards and information so that those who were unable to attend the Public Consultation event can have the same information remotely; in order to provide them with the opportunity to provide feedback, an email address where feedback can be sent. Figure 26 below is a snapshot of the home page of the website.



Figure 27: 14th June 2024 public consultation event

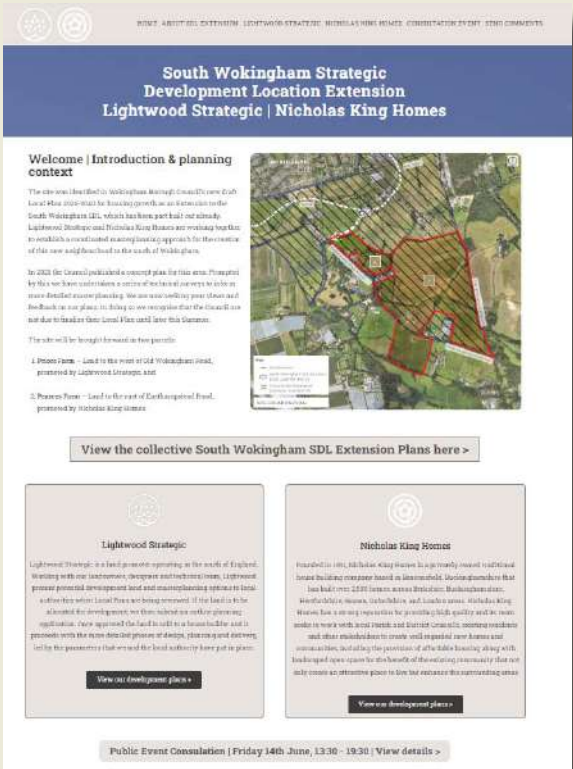


Figure 26: home page of the website



Figure 28: 14th June 2024 public consultation event

5.0 OPPORTUNITIES

The site offers numerous opportunities for creating a unique and successful development such as:

5.1 AN INTRODUCTION OF GREEN OPEN SPACE RIGHT AT THE HEART OF THE DEVELOPMENT

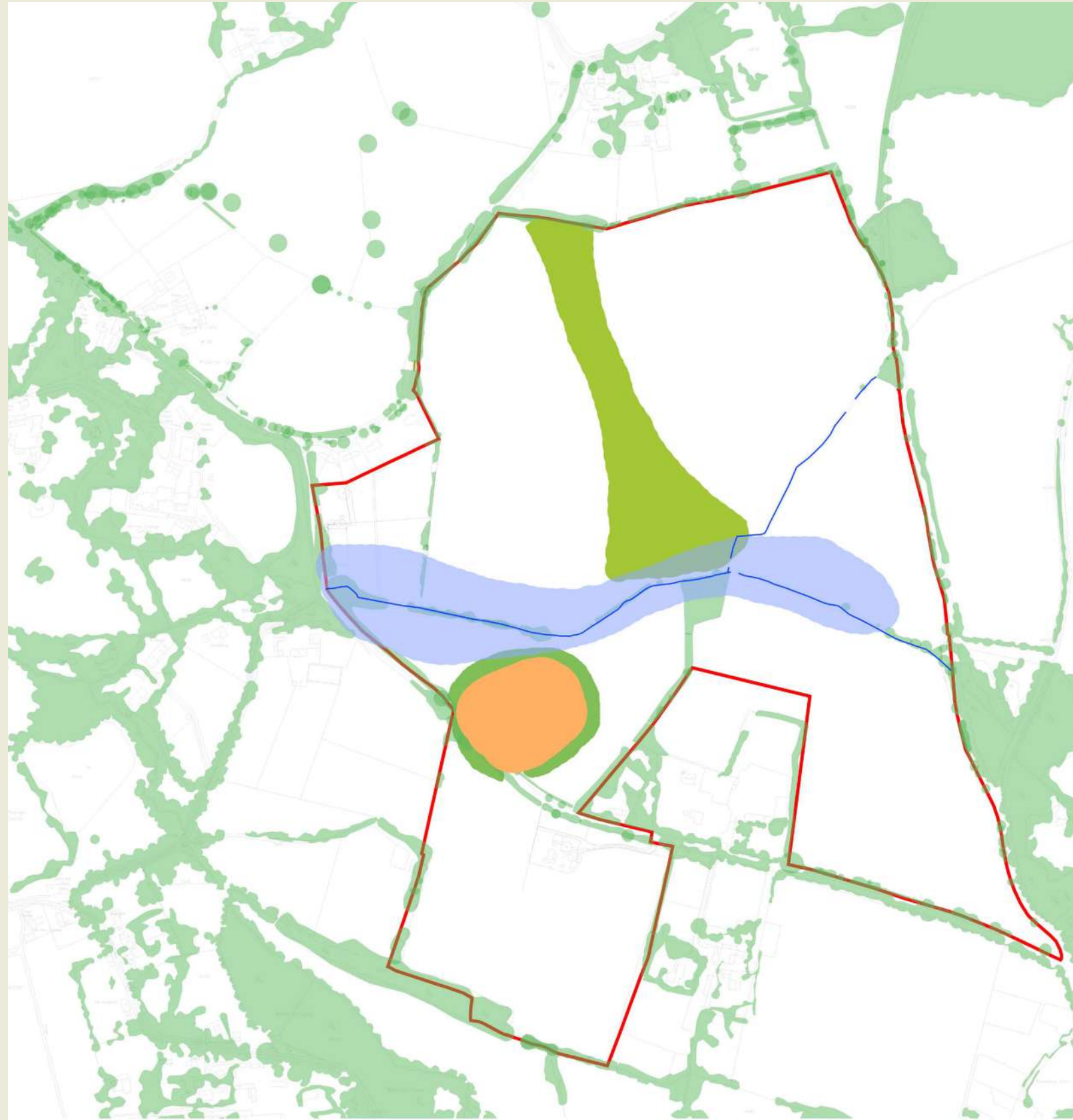
- Bring the existing countryside into the heart of the masterplan by creating a linear park between two neighbourhoods. This would make for a gentle transition from the urban edge development to the open rural setting.

5.2 AN ENHANCEMENT OF THE EXISTING WATERCOURSE

- This can be achieved by building on the existing vegetation including mature trees along the watercourse with sustainable planting to create a riverine corridor which would be not only visually attractive but also contribute to the biodiversity.

5.3 A PROVISION OF SUSTAINABLE DRAINAGE

- Blue and green infrastructure can be integrated with attenuation ponds designed as a part of the site-wide drainage scheme and integrated into the green open space limiting the surface water run off rates to capture and convey surface waters before releasing them at a rate that replicates natural systems.



5.4 AN INCREASE IN BIODIVERSITY

- With the retention and enhancement of important onsite habitats and creation of new habitat types, biodiversity can be increased through planting around the site including the enhancement of the existing mature hedgerows.

5.5 AN ENHANCEMENT OF HAMBRIDGE FARM AREA

- The currently rather unsightly area of sporadic development around Hambridge Farm can be transformed into a distinct part of development with unique character suitable for its more rural setting

- Green Open Space
- Existing Watercourse Area
- Hambridge Farm Area

Figure 29: proposed site with drainage, watercourse, green space/biodiversity, and Hambridge Farm opportunities illustrated

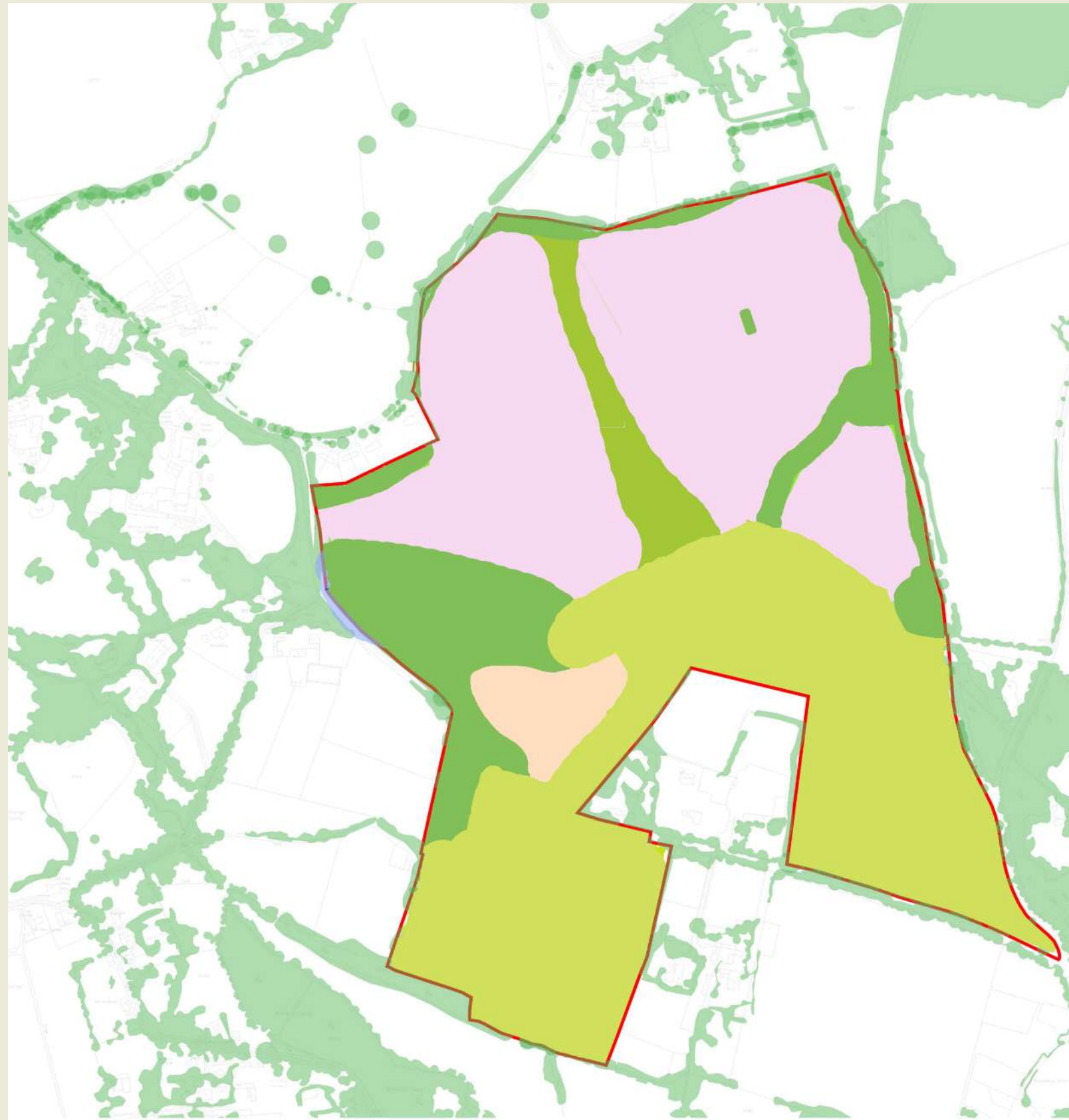
5.0 OPPORTUNITIES

5.6 A CREATION OF SUITABLE ALTERNATIVE NATURAL GREENSPACE

- A large Suitable Alternative Natural Greenspace (SANG) can be provided in an accessible location within easy reach of the development providing connections to the existing PROWs and the open countryside.

5.7 A CREATION OF DEVELOPMENT COMPLEMENTING THE URBAN EDGE LOCATION

- In line with the David Lock Strategic Sites report, the site is suitable for a residential development. With sensitive approach, drawing upon the character of existing Wokingham architecture it could be designed to form a new edge to the southern side of Wokingham and provide a suitable transition to the countryside beyond, by making the northern development areas (pink in figure 30 opposite) part of the more urban extension and making the small parcel at the south (beige figure 30 opposite), which is completely surrounded by greenery, much more rural in character. The site could deliver up to 850 dwellings.



- Green Open Space- Possible Park
- Green Open Space- Possible SANG
- Green Open Space
- Northern Development Area
- Southern Development Area

Figure 30: proposed site with SANG, development opportunities and Green Open Space illustrated

5.0 OPPORTUNITIES

5.8 A CREATION OF WELL CONNECTED SUSTAINABLE DEVELOPMENT

- There is an opportunity to create a walkable development with all the residents being within a 10 minute walk to the centre, providing a mix of uses and facilities for the local community. An introduction of a new bus route connected to a sustainable transport network will encourage all modes of transport and link to neighbouring developments complimenting the strategy already developed for the South Wokingham SDL.
- Interconnected active travel routes should be introduced across the site linking to existing transport connections and infrastructure. They can link to Waterloo Road and the SWDR to make the best use of this infrastructure to get residents safely and expediently to Wokingham and beyond, which can result in increased cycling uptake.

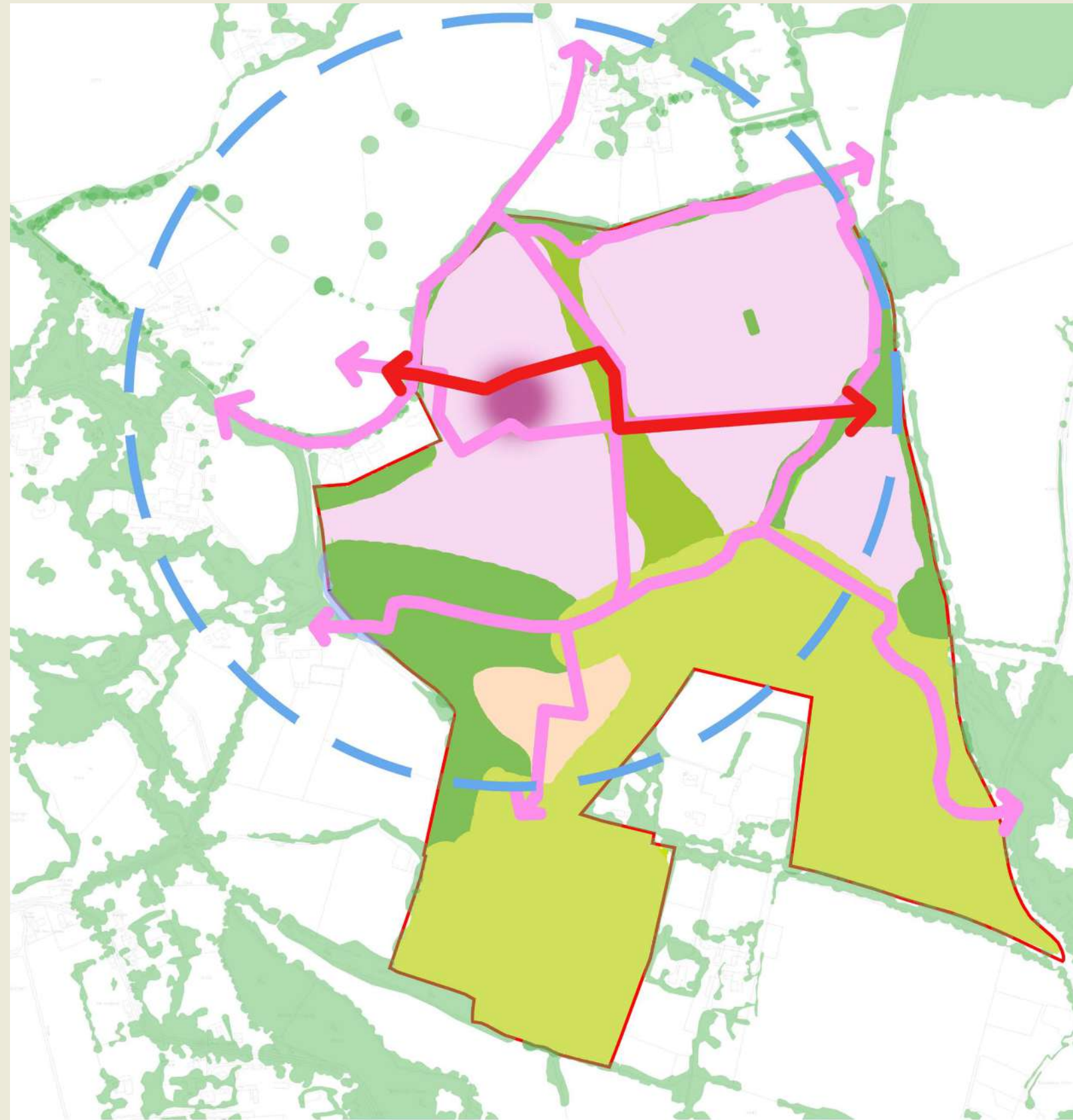


Figure 31: proposed site sustainable connections illustrated

6.0 URBAN DESIGN

6.1 ILLUSTRATIVE MASTERPLAN DEVELOPMENT WITH LANDMARKS AND LOCAL CENTRES

6.1.1 The evolution of the proposed masterplan has taken on board the Council’s Strategic Sites Report (2021) and the recommendations of David Lock Associates and the subsequent emerging 2022 Regulation 18 Local Plan which included for an extension to the South Wokingham SDL.

Key principles of the masterplan are that it:

- 6.1.2 Responds to the existing setting and provides a central linear green landscape which opens up in the middle of the site to the proposed area of SANG, this draws nature into the development. This provides for a green heart to the development which permeates throughout the residential elements while also responding to the site’s edge of settlement context and the existing watercourse by providing a co-ordinated approach to development and delivery across the site.
- 6.1.3 The development is subdivided into distinct walkable neighbourhoods, much more akin in size to a village, each with a local centre, very much in line with a traditional pattern of town development.
- 6.1.4 Where the neighbourhoods come together, we have created a square where the communal facilities are located so they can serve all the inhabitants. Commercial activity will be accommodated here creating opportunities for small local businesses like bakeries and

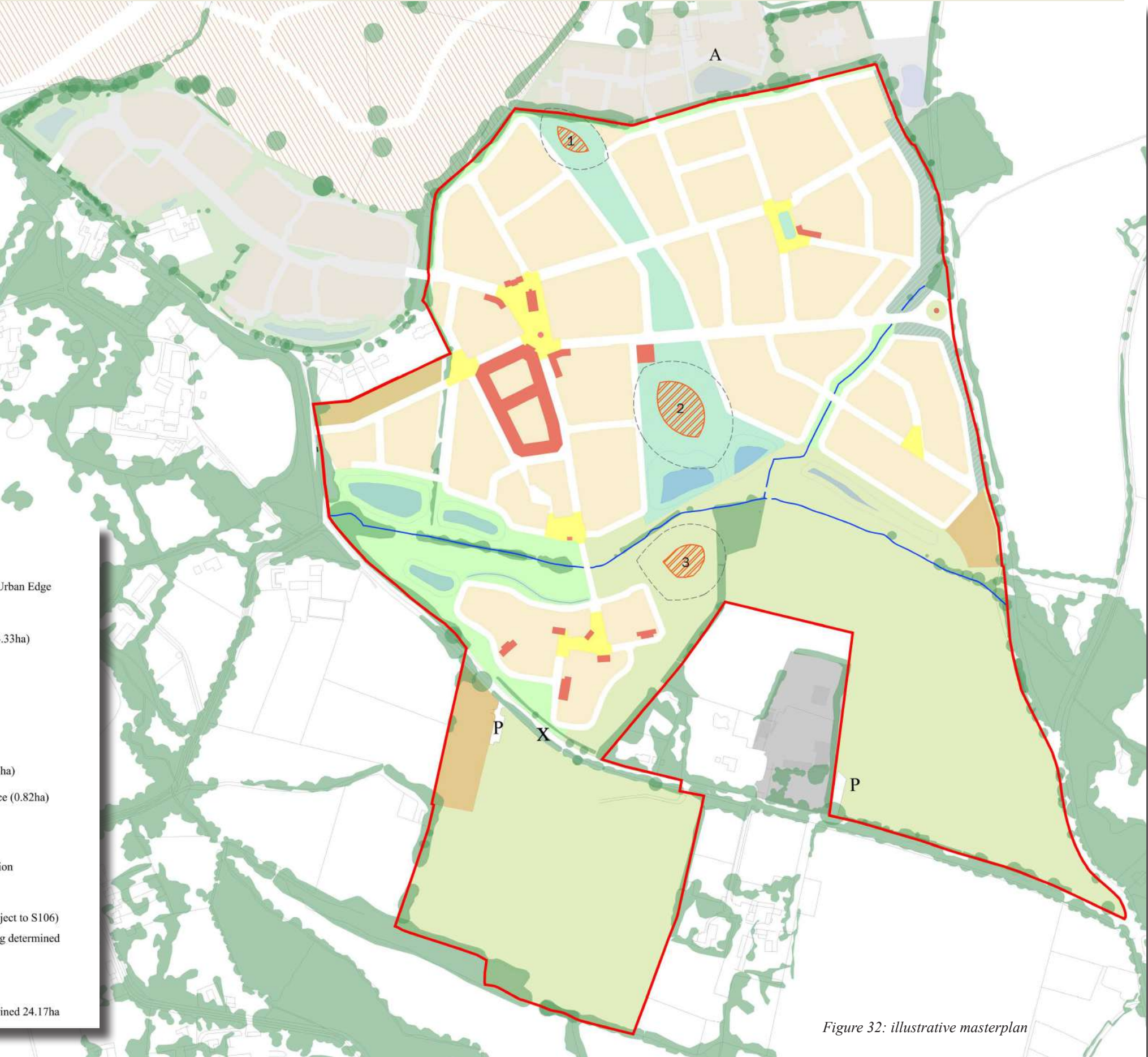
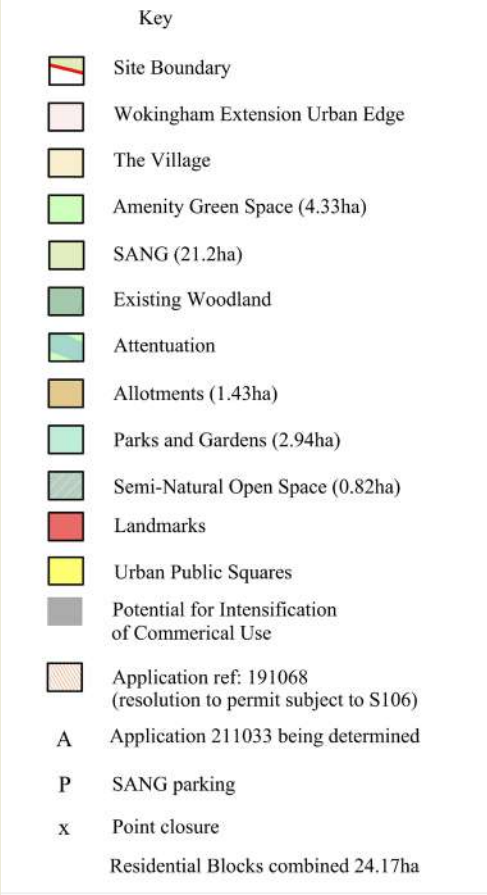


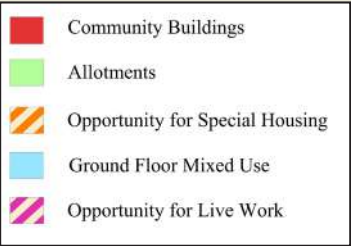
Figure 32: illustrative masterplan

6.0 URBAN DESIGN

cafes to thrive and give focus to the community, this is demonstrated in the figure 33 below which shows where opportunities for houses with shop fronts at ground floor level could be located. The centre is within five minute walk of most of the development and nothing is more than 10 minutes walk away.



Figure 33: illustrative masterplan showing possible locations for building uses/types



- 6.1.5 The building heights range between two and three storeys and as figure 34 opposite demonstrates, the taller buildings are concentrated around the squares to reflect the importance of a role they in the masterplan, and at the edges of wider southern part of the park to provide definition and degree of enclosure to the space.

- 6.1.6 The northern parcels are to be more urban in character, while the area south of the watercourse is anticipated to have more of a more rural character.

The green infrastructure is fully incorporated into the masterplan and was designed so it:

- 6.1.7 Supports health and wellbeing through proximity to nature and direct active travel routes between homes in the other SDL approved sites and on to Wokingham.
- 6.1.8 Builds in resilience to climate change through Sustainable Drainage Systems (SuDS) to provide for wetter winters and prolonged periods of intense rainfall.
- 6.1.9 Provides a network of recreational footpaths which links people to Suitable Alternative and Natural Greenspace (SANG), and the countryside beyond which are integrated into the existing PROW network.
- 6.1.10 Creates the space for a range of play areas for all ages, from small play spaces near to homes, to adventure play destinations, and opportunities for informal sports such as boules.
- 6.1.11 Can accommodate opportunities for allotments and community gardens.
- 6.1.12 Considers the potential increased biodiversity around the existing watercourse and associated habitat creation.
- 6.1.13 Enhances biodiversity through a variety of different habitats capable of supporting the site's existing ecology and new species.
- 6.1.14 Promotes strategic and woodland planting schemes to promote carbon sequestration.
- 6.1.15 Carefully considers the role of street trees and how these relate to the street hierarchy.

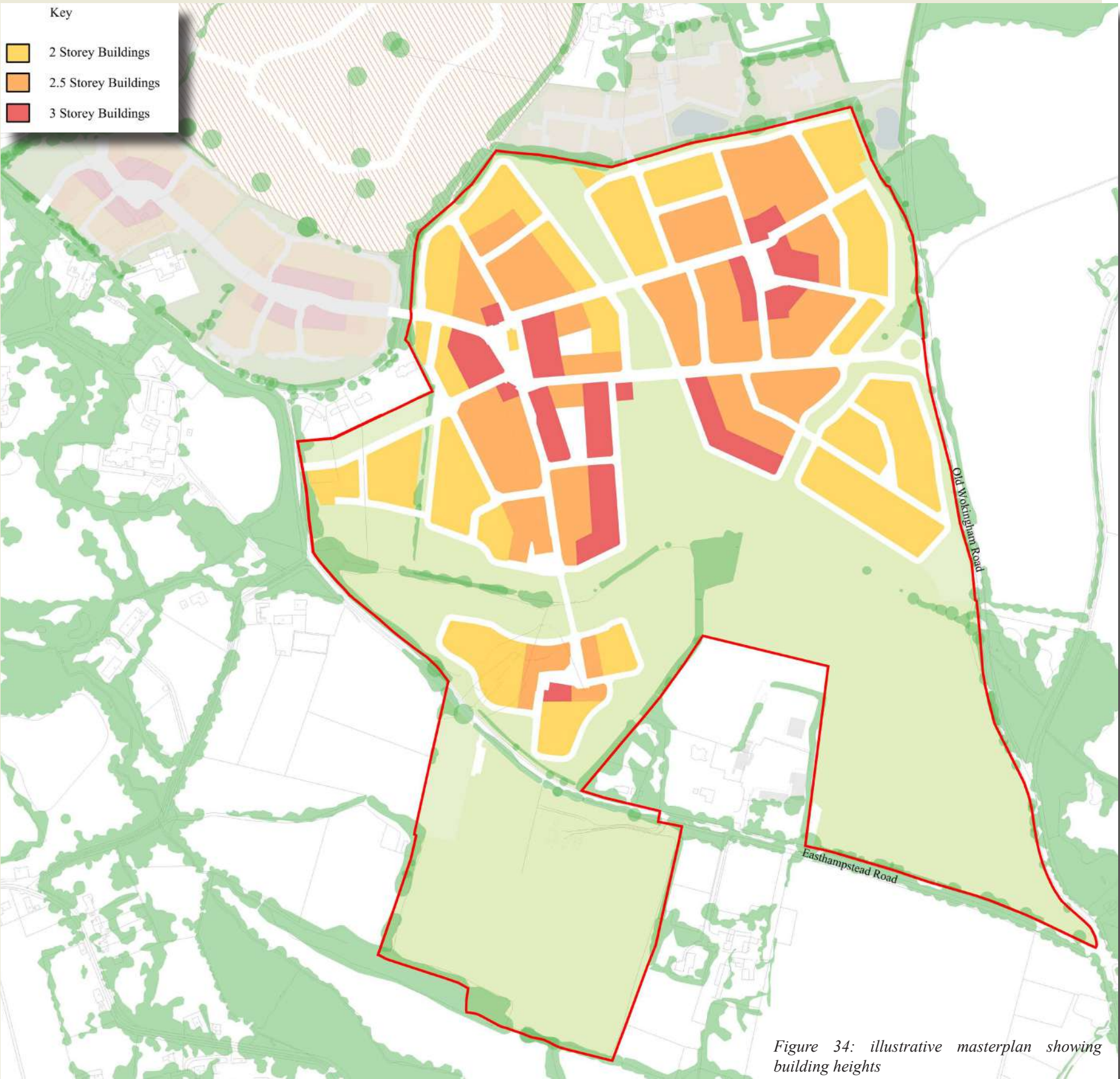


Figure 34: illustrative masterplan showing building heights

6.0 URBAN DESIGN

6.2 PUBLIC SPACES HIERARCHY

6.2.0.1 A network of public spaces has been created to provide easily understandable hierarchy of spaces that are well contained and pedestrian friendly. This hierarchy begins with the Squares and contains the following:

- Avenues
- Streets
- Green Edges and
- Courtyards

6.2.0.2 This chapter illustrates typical sections and configurations of the spaces showing the relationship between dwellings, parking for dwellings and visitors as well as boundary treatments and street widths which together with the architecture of the buildings will determine the character of the public realm. Squares will be defined separately further on in the document.

6.2.1 AVENUES

6.2.1.1 There are two Avenues proposed for the development, both run east-west and it is anticipated that car access to residential properties will be from either the side or the rear. The Avenues will have tall, fastigate trees on one side of the carriageway, for detailed tree information refer to the Landscape Architect's documentation. The use of trees will mark these routes as the most significant in the development: they connect the two main neighbourhoods and the majority of the bus route runs along an Avenue.



Figure 35: example of tree lined avenue

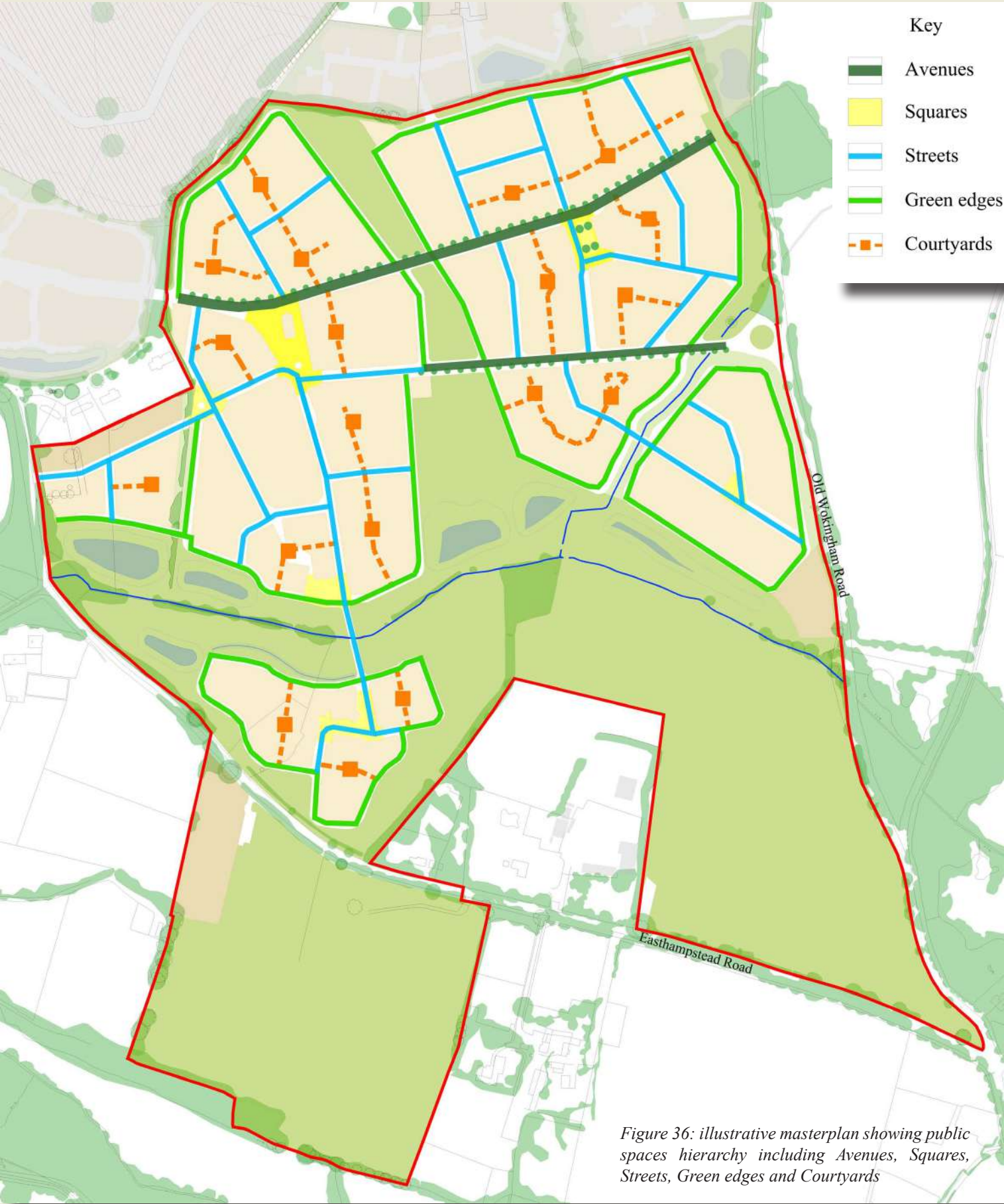
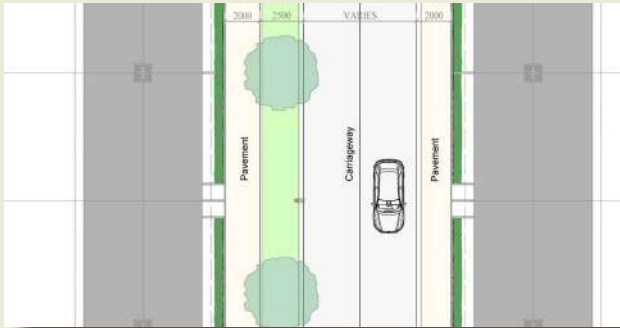
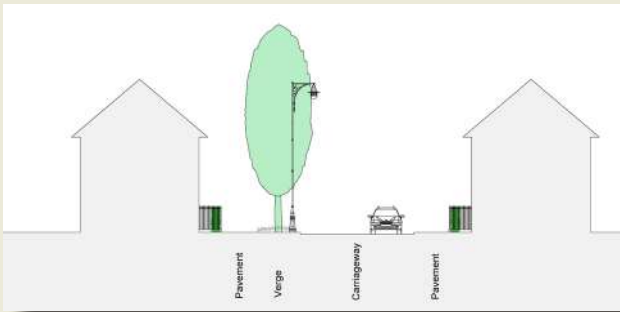
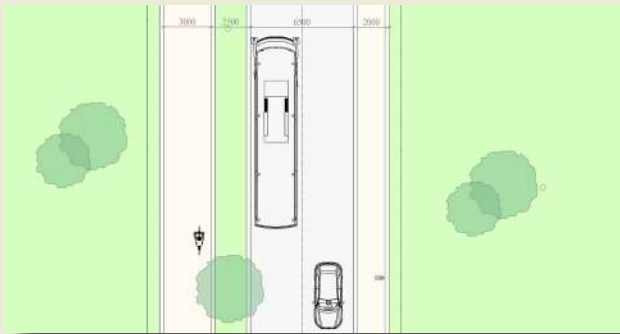
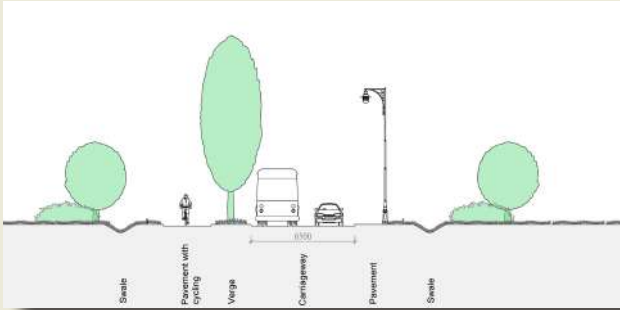


Figure 36: illustrative masterplan showing public spaces hierarchy including Avenues, Squares, Streets, Green edges and Courtyards

FIGURES 37 & 38 AVENUE A - TYPICAL ARRANGEMENT WITH HOUSING ON BOTH SIDES OF THE CARRIAGEWAY



FIGURES 39 & 40 AVENUE B - TYPICAL ARRANGEMENT WITH GREEN OPEN SPACE ON BOTH SIDES OF THE CARRIAGEWAY



6.0 URBAN DESIGN

6.2 PUBLIC SPACES HIERARCHY

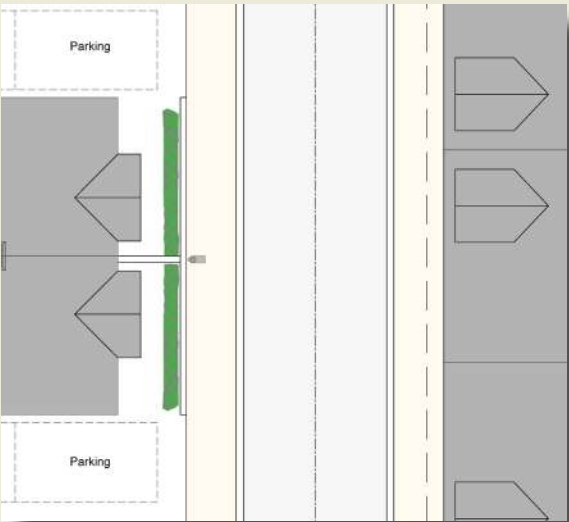
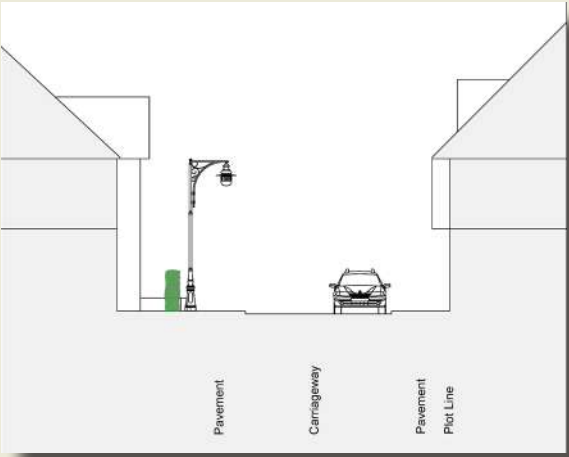
6.2.2 STREETS

6.2.2.1 The streets form the second tier of the public spaces hierarchy and provide a number of sub-tears leading to the green edge and the courtyards. The streets provide for different types of roads for vehicles within the development. They also provide access to the residential accommodation for pedestrians and cyclists as well as the space for visitor parking.

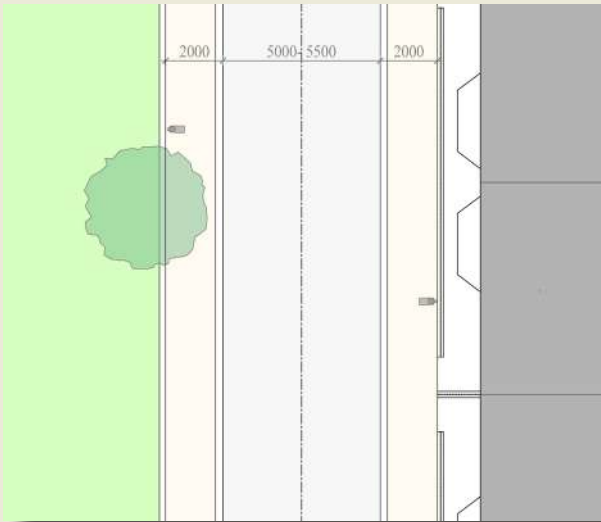
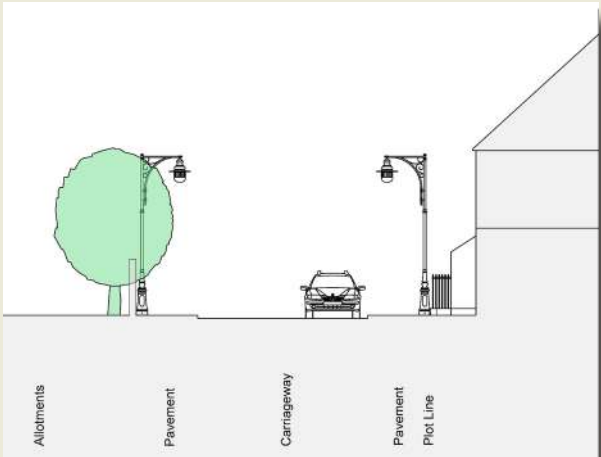


Figure 41: photograph of example street

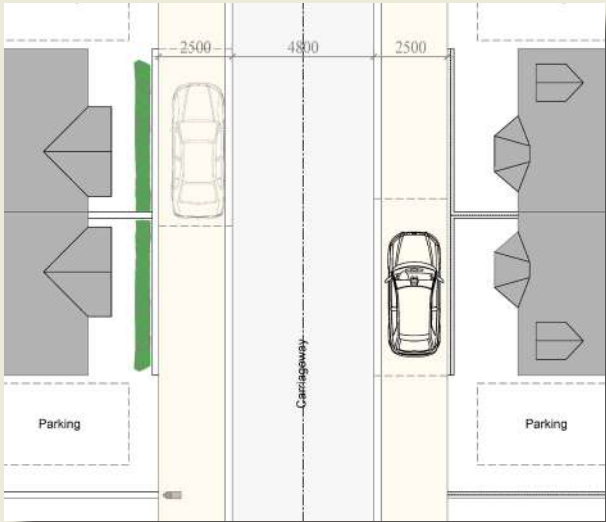
FIGURES 42 & 43 STREET A - TYPICAL ARRANGEMENT WITH HOUSING ON BOTH SIDES OF THE STREET



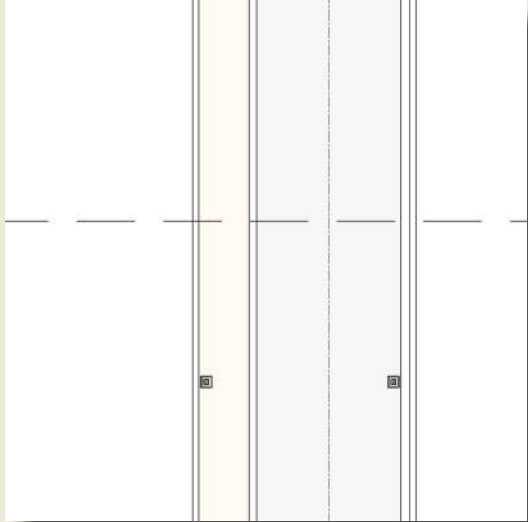
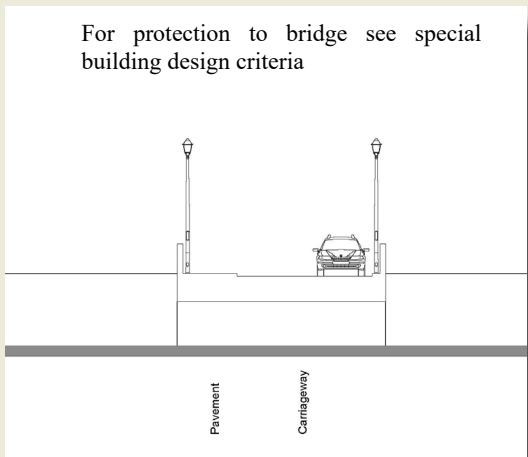
FIGURES 44 & 45 STREET B - ARRANGEMENT WITH HOUSING AND NORTHWEST ALLOTMENTS



FIGURES 56 & 47 STREET C - TYPICAL ROAD ARRANGEMENT FOR SHARED SURFACE



FIGURES 48 & 49 STREET D - TYPICAL ARRANGEMENT OF BRIDGE



6.0 URBAN DESIGN

6.2 PUBLIC SPACES HIERARCHY

6.2.3 COURTYARDS

6.2.3.1 Interspersed throughout the development are Courtyards which would fulfil a function akin to historic mews providing access to the rear of the properties and creating space for parking and garages with flats above and some small courtyard houses. They would take a form of a visually enclosed area with a shared surface accessed off the streets. They are anticipated to have very low traffic except for access. Courtyards generally will have two access points so as to not form a dead end and ensure permeability.

FIGURES 51 & 52 COURTYARD A - TYPICAL ARRANGEMENT WITH ALLOCATED PARKING

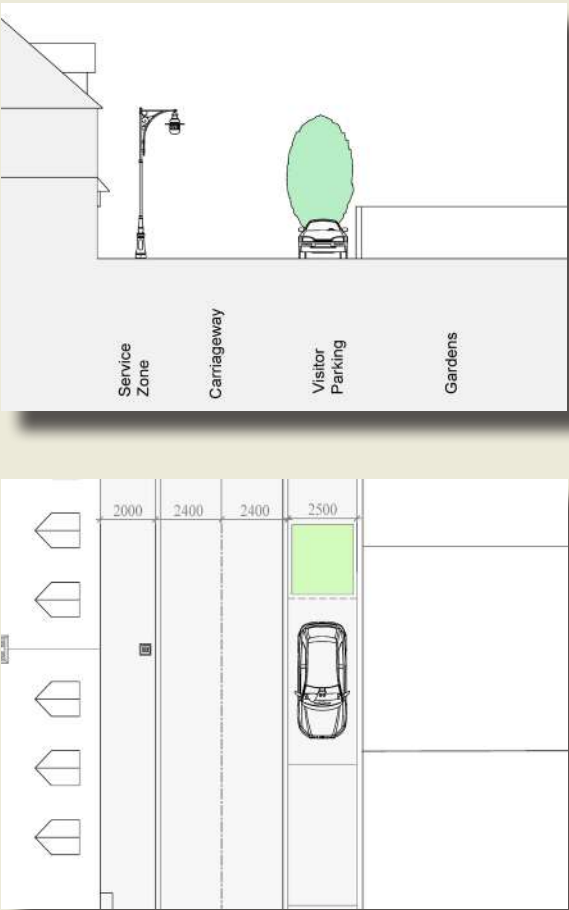


Figure 50: photograph of example courtyard

FIGURES 53 & 54 COURTYARD B - TYPICAL ARRANGEMENT WITH VISITOR PARKING

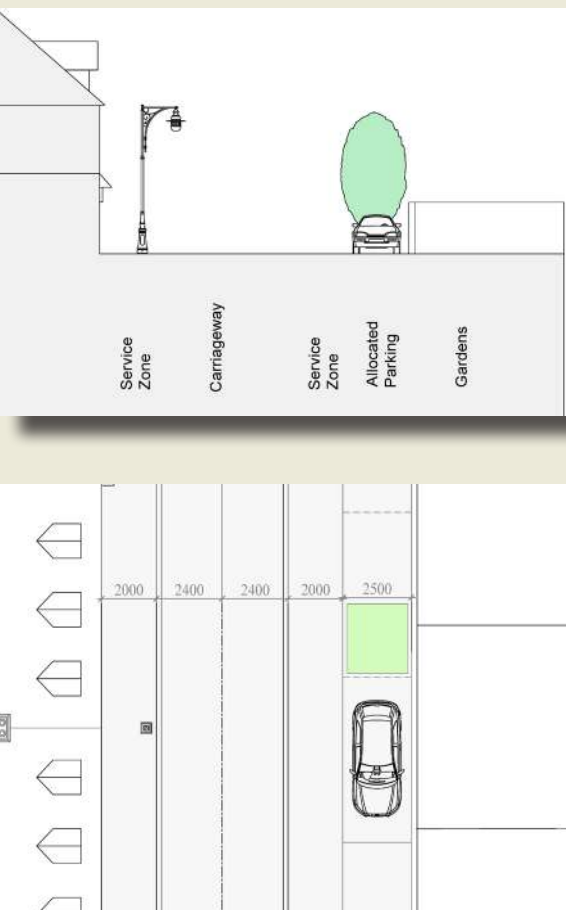
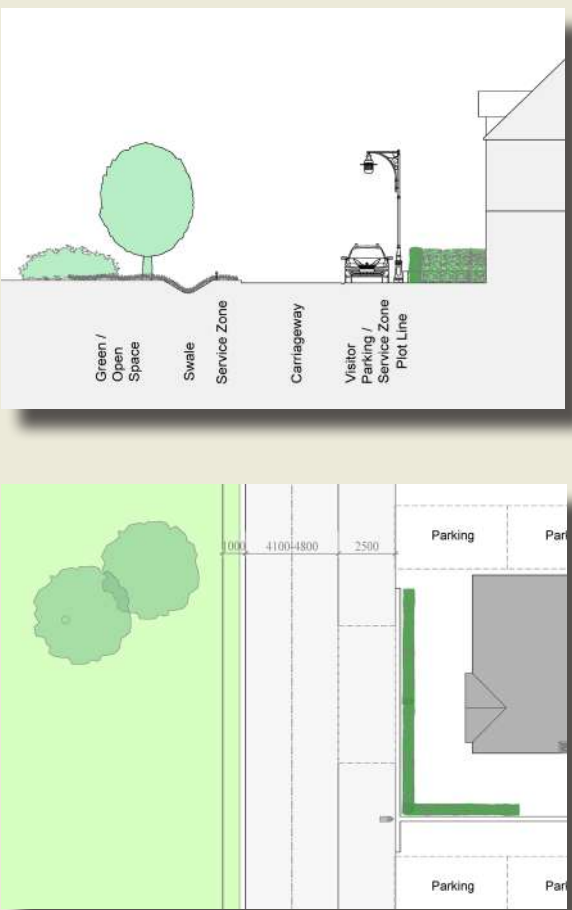


Figure 55: photograph of example Green Edge

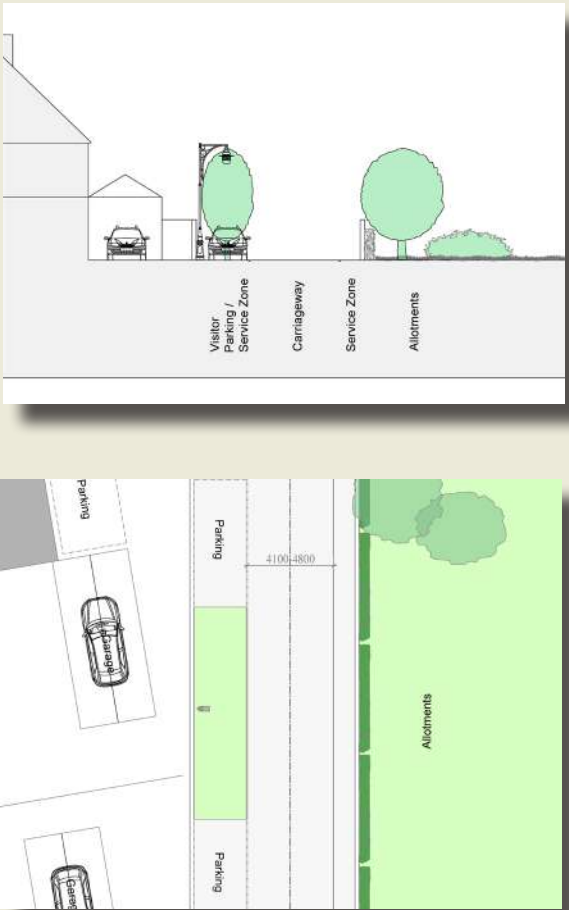
FIGURES 56 & 57 GREEN EDGES A - TYPICAL ARRANGEMENT



6.2.4 GREEN EDGES

6.2.4.1 On the perimeter of the development, at the junction to green open spaces, are Green Edges. With housing only on one side of the carriageway and narrow planted service zone on the other, they are designed to be an interface between the built up part of development and the green open space. The shared surface finish provides ideal opportunities for cycling in many locations.

FIGURES 58 & 59 GREEN EDGES B - ARRANGEMENT ALONG NORTHEAST ALLOTMENTS

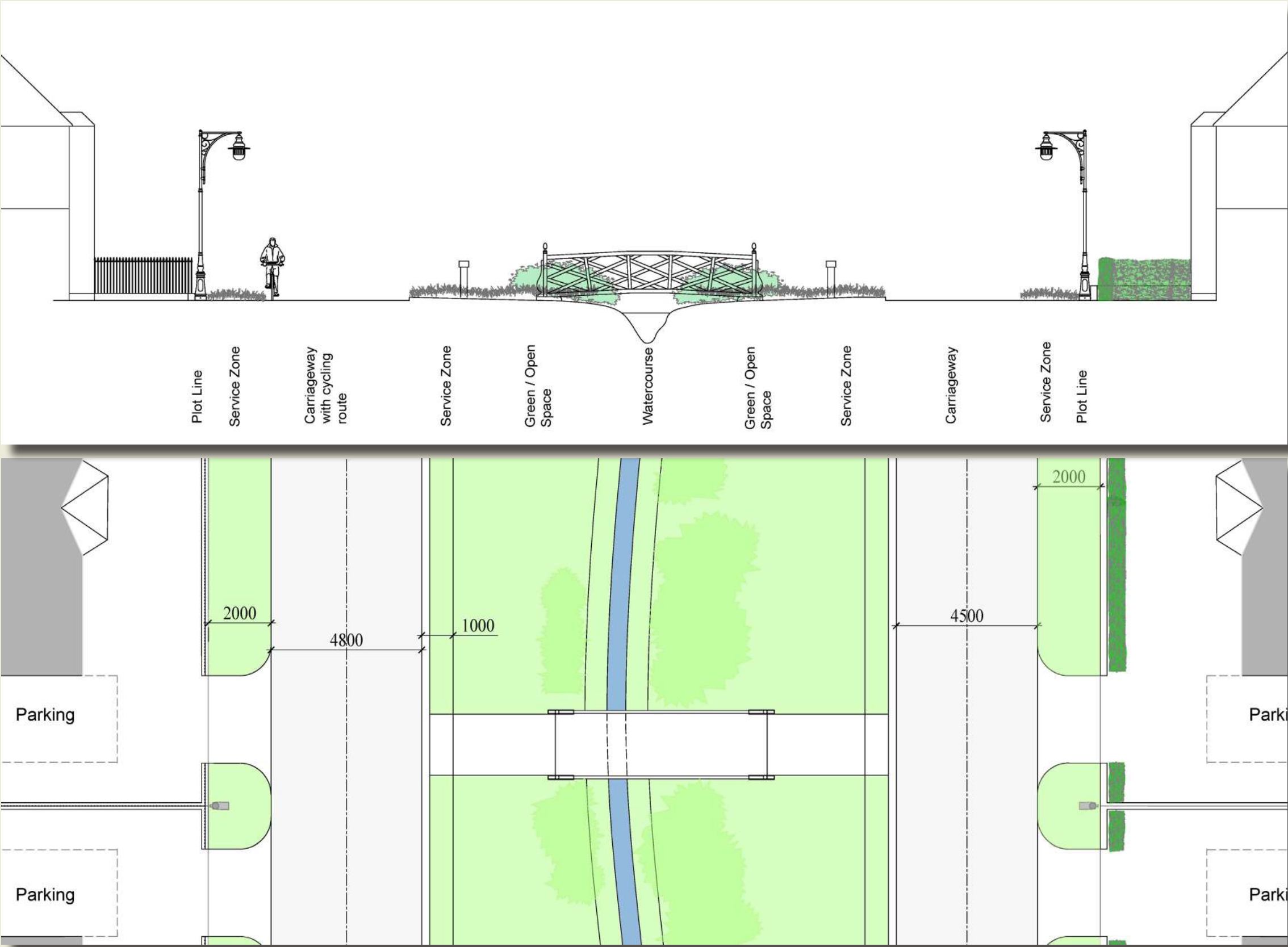


6.0 URBAN DESIGN

6.2 PUBLIC SPACES HIERARCHY

FIGURES 60 & 61 GREEN EDGES C - RIVERINE CORRIDOR

6.2.4.2 The riverine corridor demonstrates the use of a double Green Edge around the existing watercourse with green verges bringing the feel of open space right up to the property line an maximising the benefit and the impact the natural environment can have on the character and feel of the development.



6.0 URBAN DESIGN

6.3 ROAD HIERARCHY & CYCLING PROVISION

6.3.1 A new access for the development is proposed via a roundabout junction on Old Wokingham Road in the east and on the west via the Nicholas King Homes neighbouring development site, with onwards connections to the Heathlands Link and the wider SWDR network. These two points would be connected with a new primary route running through the development. This new connection, would incorporate active travel as well as a proposed bus route, all running through the centre of the development and within easy access of all the neighbourhoods.

6.3.2 The proposed pedestrian and cycle access strategy has been devised to provide a permeable network within the development and by creating direct routes through it allowing for a pedestrian / cycleway access that will be created onto Easthampstead Road.

6.3.3 To the west of the site, access can be gained onto the Byway 30 corridor which continues towards Waterloo Road. As part of a separate planning application for the adjacent development at Pudner Land, to the north of our site, there are also proposed improvements works to the northern section of Byway 30.

6.3.4 It is also proposed as part of these development proposals to implement a point closure for vehicular traffic on Easthampstead Road which will therefore not be a through route eastwards. Properties to the east of the closure will still continue to access the wider highway network via Old Wokingham Road (they will not be able to route westwards).

6.3.5 As a result of the point closure a secondary access to the development from Easthampstead Road is proposed to enable egress to the east for users of Holme Grange School.

6.3.6 Further information can be found in the Transport Assessment.

Key

Primary Off-Site Road

Primary Internal Street

Primary with 3m shared cycling

Primary (with treeline)

Primary with 3m shared cycling and treeline

Secondary

Secondary (with treeline)

Secondary with 3m shared cycling

Tertiary

Tertiary (with treeline)

Tertiary with 3m shared cycling

Green Edge

Green Edge (cycling on shared surface)

Courtyards

Shared Surface

Off street 3m Cycling route, refer to EDP drawings

Cyclable public Right of Way

Cycling along Easthamsptead Road

Urban Blocks

SuDS

Green Open Space

Allotments

Ordinary watercourses

Application ref: 191068 (resolution to permit)

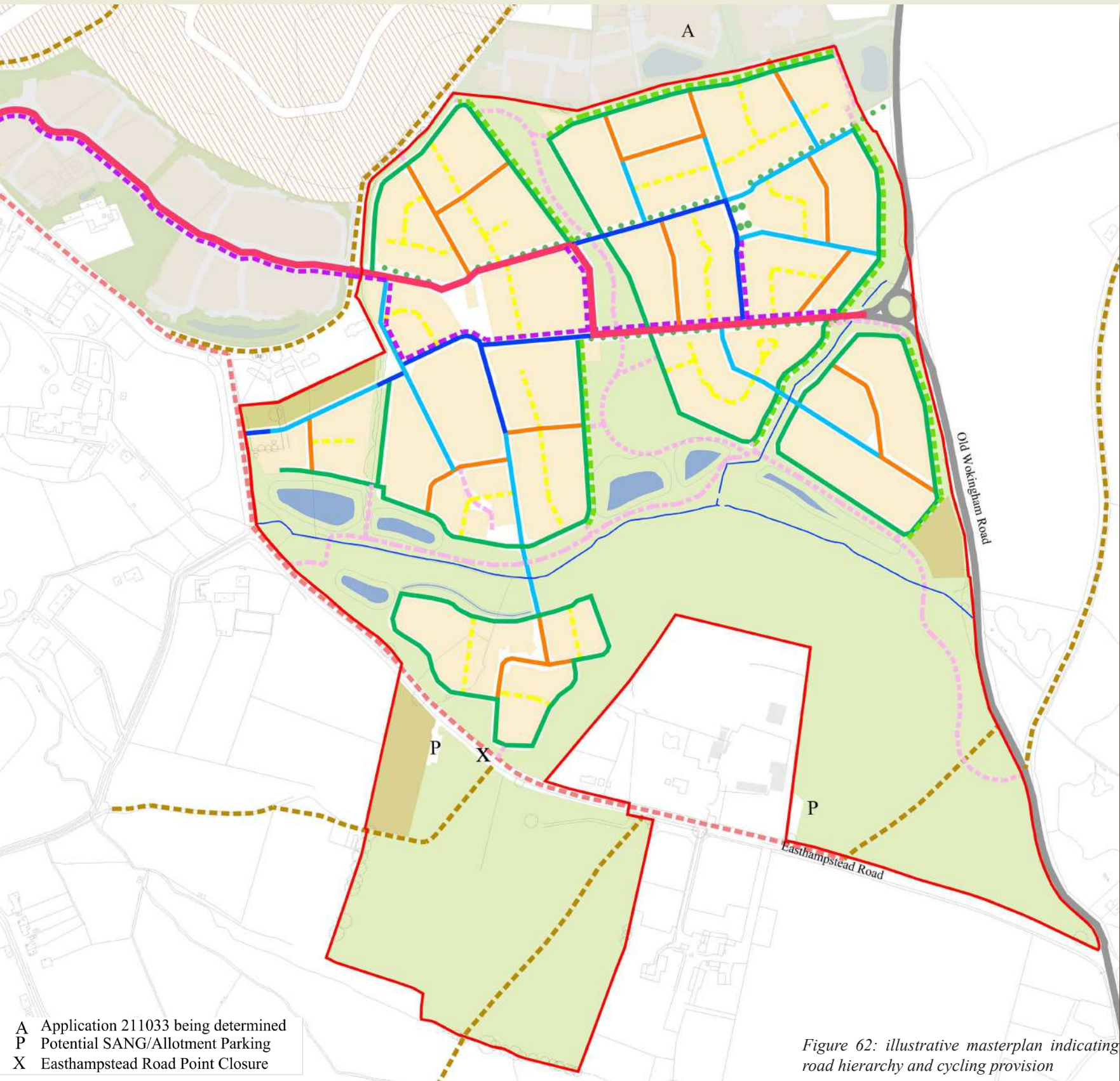


Figure 62: illustrative masterplan indicating road hierarchy and cycling provision

7.0 KEY DESIGN CRITERIA

7.1 CHARACTER AREAS

7.1.0.1 The Masterplan for the South Wokingham Extension phase 4C was designed to maximise the benefits of its location. Green open space forms an integral part of the design with a large Park located between two main neighbourhoods, as well as a SANG and the enhanced existing watercourse sited between them. This careful integration of the green open space, designed around the existing landscape features like mature trees, hedges and the watercourse provides a transition between more urban SDL to the North of the site and the more rural areas to the South. This transition is to be further underlined by the introduction of two Character Areas, as shown on figure 63:

- Character area one “Wokingham Urban Edge” applies to two northern neighbourhoods sited above the watercourse and
- Character area two “The Village” covers a small part of the development located between the watercourse and the Easthampstead Road

7.1.1 WOKINGHAM URBAN EDGE

7.1.1.1 Character area one “Wokingham Urban Edge” is to be more urban and built around a tight network of interconnecting streets and squares, with a character and feel rooted in that of the historic centre of Wokingham as well as the immediate locality. A series of public spaces, located in neighbourhood centres and the main Square serving the whole development, will be defined by terrace buildings creating a protected, enclosed space for gatherings and meetings, which could become a focal point for the community. The architecture of the “Wokingham Urban Edge” zone should be rooted in the best traditions of Wokingham, drawing on its history and development

patterns going all the way back to its silk trade industry, when typical elements such as the covered passages to courtyard areas were developed. Deploying the same solutions within the “Urban Edge Zone” combined with the typical architectural details developed in later eras would ensure that this part of the site feels like an integral part of Wokingham. A new linear park located between the two main neighbourhoods forms the heart of “Wokingham Urban Edge” area. Landscaping around this part of the site is kept relatively open maximising views of the green open space for the houses located along the edges of the Park and overlooking the watercourse.

7.1.2 THE VILLAGE

7.1.2.1 “The Village Character” area is to be located South of the watercourse. It effectively replaces the existing Hambridge Farm, which in its current form is rather unsightly and visually detrimental to the setting. The proposed development would address this problem by creating a more rural, village like, feel for this part of the development. The local public space would take a form of a small village square and would be much less formal than those in the “Urban Edge Zone”. This effect would be achieved by introducing greenery within the space, in the form of grass and varied tree planting, as well as a rather organic, less geometric, L shape form of the space itself. Surrounding it with the variety of building types such as small terraces, detached houses and a “converted barn house”, would further underline this informality in a manner typical of a rural village. A new building type, based on the local vernacular and designed to look like a “converted” barn would be introduced for this character area only, once again underlining the rural setting of the Village and tying it closely with the immediate surroundings where

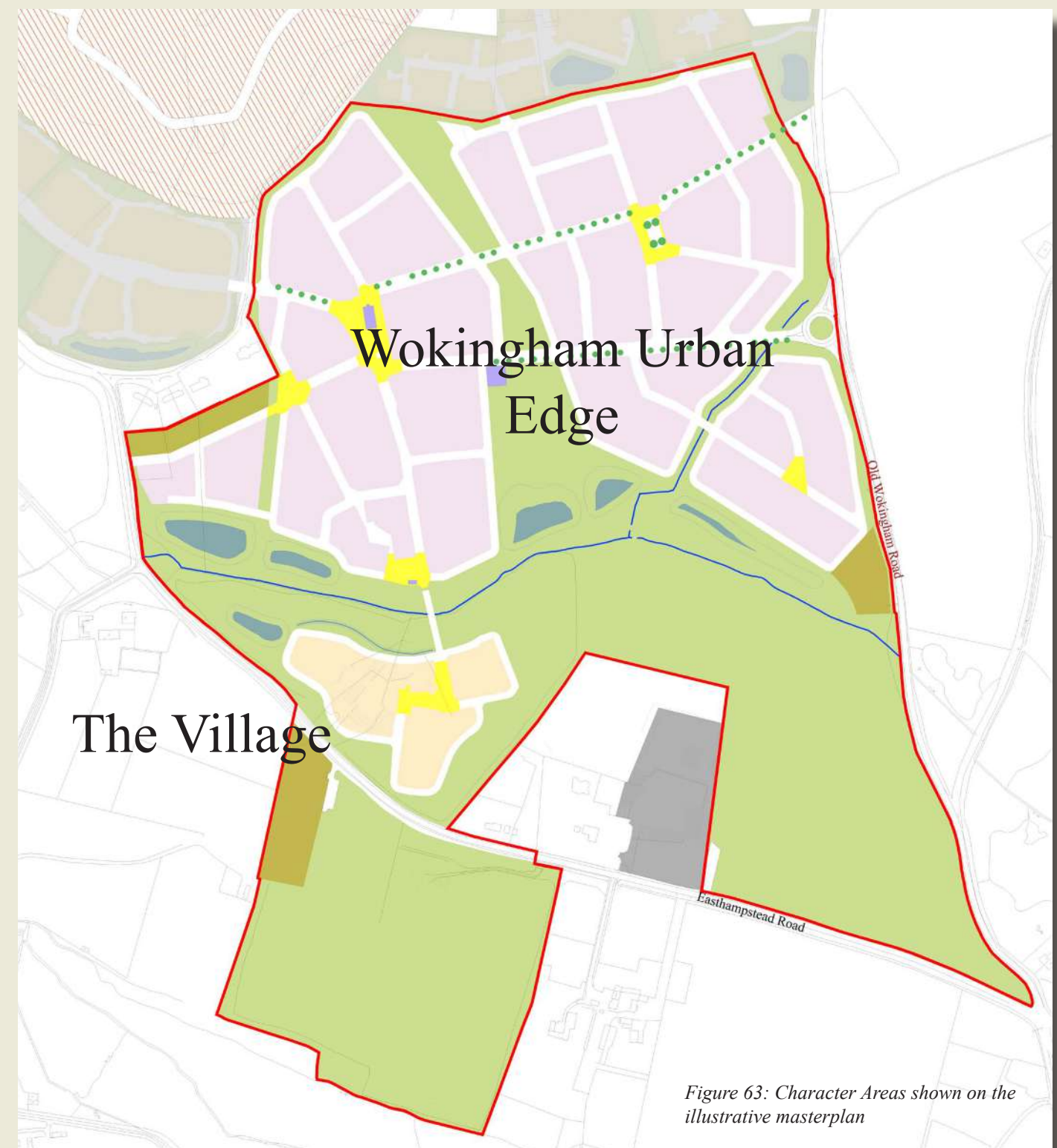


Figure 63: Character Areas shown on the illustrative masterplan

structures such as Lock’s Barn or the Barn at Pearce’s farm can be found. In contrast to the landscaping around the “Urban Edge Zone” the masterplan proposes surrounding the village with trees and shrubs which would create a softer transition from the built-up areas to the countryside, enveloping it, so that

one can only ever see glimpses of the Village and never be fully aware of its modest overall size. Proximity to the watercourse, the SANG and good links to the existing Public Right of Way network would further enhance this part of the development.

7.0 KEY DESIGN CRITERIA

7.2 WOKINGHAM URBAN EDGE

UNDERSTANDING HISTORIC DEVELOPMENT PATTERN, CONTEXT AND CHARACTER OF WOKINGHAM

7.2.0.1 A study into the history of Wokingham was carried out to inform the proposed development and ensure that it fits in with character and feel of the town.

7.2.0.2 This chapter explains how the silk industry influenced the form of the urban blocks in the historic centre of Wokingham and resulted in appearance of specific architectural forms that you encounter time and time again as you walk along the streets. These are what gives Wokingham its unique character and should be the basis for a future Design Code for the SDL extension site “Wokingham Urban Edge Character” zone.

7.2.1 A BRIEF HISTORY OF WOKINGHAM

7.2.1.1 Wokingham is a town situated on the Emm Brook in the Loddon Valley in central Berkshire and is 33 miles (53.1 km) west of Central London. It is set between the larger towns of Bracknell and Reading and has a population of approximately 30,500 today. However, whilst Wokingham was largely an understated settlement until the late 18th century, the town has been subject to great development and industry since then and continues to grow to this day. The first written mention of Wokingham was in 1146 and means ‘Homestead of the family or followers of a man called Wocca’. He was likely a Saxon lord who also farmed lands in Wokefield and Woking but this is unconfirmed by local historians.

7.2.1.2 In 14th century, the town consisted of Le Rothe Strete (Rose Street), La Schete (Shute End), Peach Street and Le Don Strete (Down Street later renamed Denmark Street). The High Street was where Broad Street and The Terrace are today and many of Wokingham’s most historic buildings are situated in these locations. These include 15th Century Overhangs on Peach Street and the timber framed buildings, some dating from 14th century, on Rose Street. One of the earliest houses in Wokingham is said to be at 15 The Terrace which is considered



Figure 64: 1816



Figure 65: 1898



Figure 66: 1969



Figure 67: Houses in historic town centre



Figure 68: House with a wide archway leading to the court and garden beyond



Figure 69: Victorian Town Hall

(by its architectural style) to have been built in the early 14th century.

7.2.1.3 Some of the finest buildings in Wokingham are the almshouses, built in 1665, and named Lucas Hospital (a Grade I listed building) after their benefactor. The property was sold in 2001 and is now privately owned. Henry Lucas Hospital is Wokingham’s only Grade I Listed Building.

7.2.1.4 Later into 18th century, whilst Wokingham doesn’t boast great profits in the form of fine town houses, Broad Street did feature the ‘Elms’; a dower house built around an older building for the Pitts of Swallowfield Park around 1730. Additionally, into 19th century, the Montague House of 1820 was built on the site of an earlier school and the magnificent Baptist Church (first built in 1774) was reconstructed and designed in 1861. This meant there were more genteel people frequenting the town.

7.2.1.5 Wokingham’s market has existed on Broad Street since they were granted a Market Charter in 1227, which enabled it to hold a market every Tuesday, a practice continued to this day.

7.2.1.6 However, first accounts of industry in Wokingham were its Bell Foundry which operated from the mid-1300s until 1622. It was run by the Landen family during 15th century, who marked their bells with a symbol consisting of a lion’s head. Many local churches and churches in the south of England still have Wokingham bells. However, the industry relocated to Reading in the late 16th century and the only remnant left in the town of its existence is Bell Foundry Lane where the Landen family were known to own a farm called Bell Founders Farm. The actual foundry was in Smyths Place in the centre of town behind Broad Street.

7.2.1.7 Wokingham is arguably best known for its successful silk industry. Founded by Flemish weavers fleeing from religious persecution during

7.0 KEY DESIGN CRITERIA

7.2 WOKINGHAM URBAN EDGE UNDERSTANDING HISTORIC DEVELOPMENT PATTERN, CONTEXT AND CHARACTER OF WOKINGHAM



Figure 70: Historic map coloured to indicate how the silk manufacture shaped the physical environment of Wokingham: long land parcels with houses and shops facing the street, mews courts with workshops and cottages accessed through wide archways, and gardens for Mulberry tree growing beyond.

the 16th century, the industry flourished and dominated the town until the early 19th century. During the reign of Queen Elizabeth I, Wokingham became particularly famous for its manufacture of hand knitted silk stockings. In 1625, an order existed that anyone residing in Wokingham and having no other trade should work in knitting. Queen Elizabeth I is said to have visited Wokingham several times and, in 1583, she granted Wokingham its first Charter. Some of the houses involved in the industry can still to be seen in Rose Street.

7.2.1.8 Before the Industrial Revolution, the creation of a patterned silk textile required a skilled weaver and a considerable investment in equipment and raw materials. As a result, patterned silks and velvets were produced in relatively few major centres in Europe where raw materials, specialised looms, and skilled artisans could be gathered efficiently.

7.2.1.9 The process of raising silkworms to produce silk is called sericulture or silk farming. Its Latin name translates to “silkworm of the black Mulberry tree”, which were trees commonly found growing in people gardens along Peach and Rose Street as the silkworm feeds on the leaves of this tree species.

7.2.1.10 When the larvae are old enough to start spinning their own silk, they were removed from the trees and placed in manmade devices called “mountages”. These were frames, similar in appearance to cubbyholes, which allowed silkworms to comfortably spin their cocoons ready for metamorphosis into silkmoths. Once the cocoons were fully formed after two to three weeks, just before they were about to hatch, the cocoons would be stifled - meaning to steam or dry out the cocoons. This would kill the larvae as the hatching of the silkmoths would cause the cocoon to break, making it unsuitable for silk fabric production.

7.2.1.11 After stifling the cocoons, the silk would go through a process called “reeling” which turned the threads of silk into yarn. Reeling is the unrolling of the

7.0 KEY DESIGN CRITERIA

7.2 WOKINGHAM URBAN EDGE

UNDERSTANDING HISTORIC DEVELOPMENT PATTERN, CONTEXT AND CHARACTER OF WOKINGHAM

cocoon and the combining of multiple silk filaments into one single strand of silk. Reeling was done by hand at this time but was replaced by automated processes using machines during the industrial revolution. Once the material was reeled, it could be dyed and wound into spools of thread called “skeins” and either sold as thread or woven into fabric. There was a silk factory in the 18th century based in South Place, which used to reside just off Peach Street. However, the trade declined as the town was resistant to introducing knitting machines due to cost and luddite attitudes. Instead, cheap French imports and the use of silk machines in major industry towns such as Macclesfield and Stockport, caused the factory to shut down in 1831. The factory was later converted into a row of terraced cottages and demolished in 1980.

7.2.1.12 The townspeople had to turn to alternatives, taking their hand to lesser-known and short-lived industries such as “fatted fowls” (which were bought for resale in London), leatherworking, wool-dealing, and brewing. However, the two biggest industries from the beginning of the Victorian era were its brick production and coach-making businesses. There were two major brickyards in the town, the largest owned by Thomas Lawrence (which was situated just off Fishponds Road) and a smaller one was on Oxford Road. Additionally, ‘The Lush Brothers’ founded their coach-making business, which ran until 1849, taking people between London and Reading, stopping at Wokingham. They also made coaches for King Edward VII, Prince Christian of Schleswig-Holstein and Empress Eugenie of the French.

7.2.1.13 After this business ceased, the Reading and Guildford railway opened, and passengers were able to travel to London via Reading. In 1856, the Staines to Reading line was completed, affording a more direct service. In 1920, there was also a regular bus service through Wokingham run by The Thames Valley Traction Company.

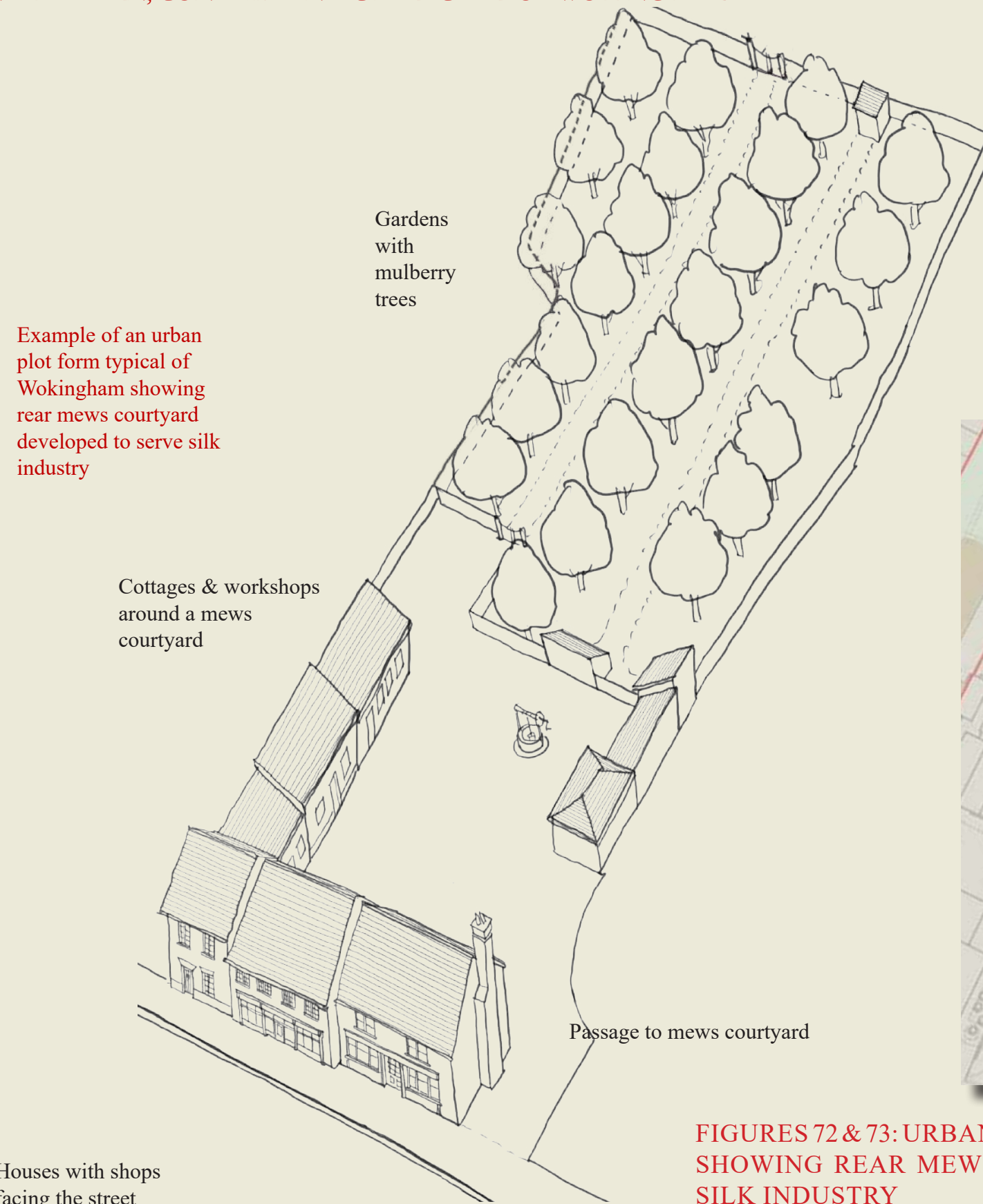


Figure 71: Typical covered passageway leading to courtyard



FIGURES 72 & 73: URBAN PLOT FORM TYPICAL OF WOKINGHAM SHOWING REAR MEWS COURTYARD DEVELOPED TO SERVE SILK INDUSTRY

7.0 KEY DESIGN CRITERIA

7.2 WOKINGHAM URBAN EDGE

UNDERSTANDING HISTORIC DEVELOPMENT PATTERN, CONTEXT AND CHARACTER OF WOKINGHAM

7.2.2 HISTORIC BLOCK STRUCTURE

- 7.2.2.1 At the time when silk industry was thriving, a typical Wokingham urban block was organised to provide space behind the houses which were facing the street, so that subsidiary buildings such as cottages and workshops could be arranged around a courtyard accessed through arched passageways from the street.
- 7.2.2.2 In addition the original block structure also provided space at the back of the blocks for groves of Mulberry trees that were connected with the production of silk. As the silk industry waned these were subsequently infilled and redeveloped and have shaped the character of subsequent development within Wokingham.
- 7.2.2.3 Blocks around Peach Street and Rose Street are the best examples of this block type still in existence.
- 7.2.2.4 It is envisaged that the design of the “Urban Edge” character area in SDL extension will pick up on this development form and organisation of blocks incorporating a passageway leading off the street to a rear courtyard at the heart of each block.

Figure 74: In order to give each centre a character that relates to Wokingham, a likely historic block structure resembling that of Old Wokingham should be considered as the basis from which the layout of the buildings evolves.



Figure 75: Developed block structure with new infill retaining the characteristic access to courtyards through passageways from the street.



FIGURE 76: HISTORIC BLOCK

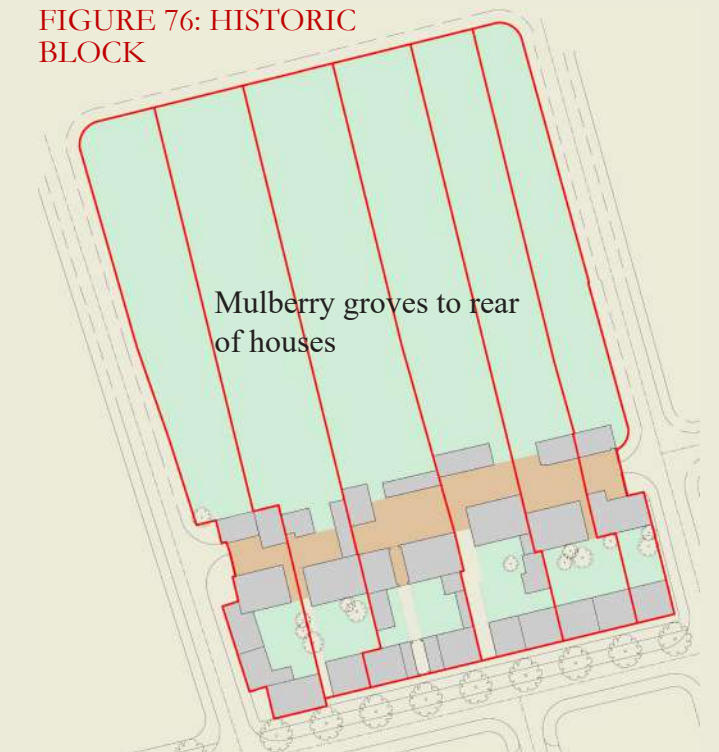
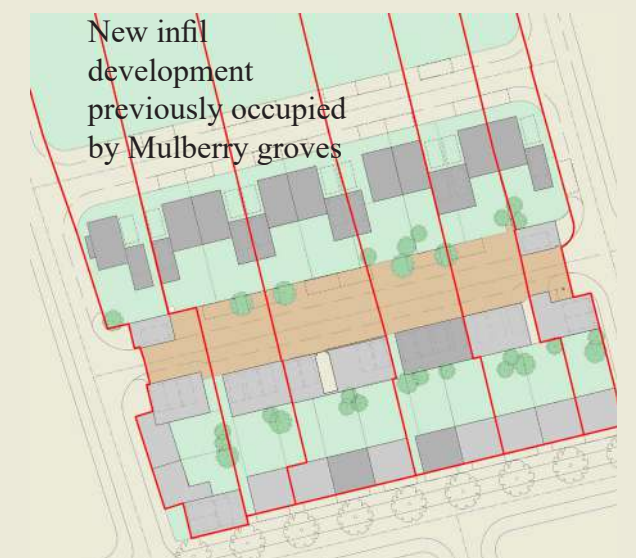


FIGURE 77: POSSIBLE DEVELOPMENT OF HISTORIC BLOCK



7.0 KEY DESIGN CRITERIA

7.3 THE VILLAGE CHARACTER AREA

7.3.1 LOCAL DESIGN GUIDANCE

7.3.1.1 The Village Character Area south of the watercourse is anticipated to be a more rural part of the development, surrounded by green open space and designed to fit in and enhance its location.

7.3.1.2 The Council provides extensive guidance on the design of such a development which informed our approach and is contained within the following documents:

- South Wokingham Strategic Development Location Supplementary Planning Document
- Wokingham Borough Council Borough Design Guide Supplementary Planning Document
- The Crowthorne Village Design Statement

7.3.1.3 The SWSDL SPD highlights the following points in relation to more rural interfaces within Section 4 of their document- Key Design Principles:

- *Development should front onto and address open space and the surrounding landscape. Rural edges should be carefully considered to reflect the rural context. Development should not back onto open space or surrounding countryside, to ensure a positive address of these areas*
- *Larger, wider plots with larger semidetached and detached forms and more spacing between plots will generate a more informal, looser feel in response to the immediate rural context and*



FIGURES 78, 79 & 80: VILLAGE PRECEDENT PHOTOGRAPHS

should enhance the relationship between development and the open countryside. Two storeys. Sizeable gardens and more informal layout should also reinforce this character.

- *[Approach to streets should be] Strong reference to the rural context. Emphasis on informal and soft landscape. Very informal tree planting regime with greatest mix of species.*
- *On-plot parking, with some informal onstreet visitor parking.*
- *[Residential boundary treatment should be] Very informal, predominantly hedges or rural fencing. Where properties are located at the edges of the SDL hedges should always be used.*

7.3.1.4 The Crowthorne Village Design Statement, highlights the following architecture recommendations:

- *All new development should reflect the character and architectural style of the immediate area*
- *Regard should be given to the existing landscape within areas. Measures for maintaining or enhancing the landscape character, including boundary treatments, should be provided. Trees and vegetation should be retained.*

7.3.1.5 In addition, the Vision recommendations outline the following:

- *Development should seek to provide a balance in types and mix of accommodation.*

7.3.1.6 And the concluding point notes that:

- *New developments should reflect and blend with key architectural styles in the immediate vicinity*

7.0 KEY DESIGN CRITERIA

7.3 THE VILLAGE CHARACTER AREA

7.3.2 DESIGN APPROACH

- 7.3.2.1 Village public space to be informal in form with an organic shape and greenery within the space, such as grass and trees.
- 7.3.2.2 Village Square to be surrounded by a variety of building types such as small terraces and detached houses to underline the informality.
- 7.3.2.3 Overall scale of the Village to be smaller than that of the more urban northern part of the site, built predominantly with two and two and a half storey buildings.
- 7.3.2.4 A “converted” barn building type, recognisable as fitting with a rural setting, to be used in this character area only.
- 7.3.2.5 The road layout to be fluid with an organic feel in contrast to more geometric layout of the Urban Edge part of the development.
- 7.3.2.6 The edge of the Village to be surrounded with trees and shrubs to create a soft transition from the built-up areas to the countryside.



FIGURES 81, 82, 83, 84 & 85: VILLAGE PRECEDENT PHOTOGRAPHS

7.0 KEY DESIGN CRITERIA

7.3 THE VILLAGE CHARACTER AREA

7.3.3 BARNS

7.3.3.1 A new building type, based on the local vernacular and designed to look like a “converted” barn would be introduced for Village Character Area only, to underline its rural setting of the tie it closely with the immediate surroundings

7.3.3.2 The scale of a barn building should appear to be larger than surrounding buildings and contrast in materials and form.

7.3.3.3 Garages are to be an integral part of structure.

7.3.3.4 Usually made up of a number of smaller residential units, the design of a barn should appear as one large structure under a single roof.

7.3.3.5 It may also be flats. Very simple detailing to be used reminiscent of a barn or farm building.

7.3.3.6 DETAIL CRITERIA

1. Location

- To achieve maximum impact, barn type buildings are located so that at least one façade is on a street frontage.

2. Massing

- Barns to be two or three storeys.
- Eaves height to vary.

3. Walls

- Majority could be horizontal timber boarded, either on the whole of the building or on the upper storeys only, painted black or brown.
- Barns shall have either painted brick walls or natural bricks in orange-red.

4. Entrances & Doors

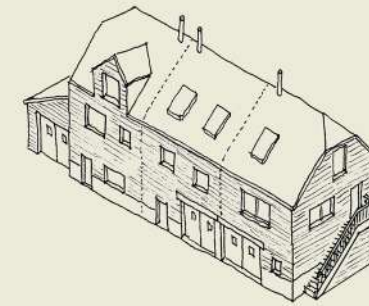
- No porches or canopies of any type to be provided to doors.
- Barns to have vertical boarded doors without

-  Zone for Building
-  100% built up street frontage
-  Building line to be 100% built up with 1.8 metre high brick wall where no building is proposed

Figure 86: illustrative plan of a barn type building
Figure 87: (above) illustrative barn vignette



Figures 88 & 89: local barn precedent photographs



vision panels or have vertical boarded stable doors.

5. Windows & Dormers

- Windows to vary in size and scale. Elevation designs along long sides of building shall be asymmetrical.
- No dormers to be used in barn buildings except as a single feature such as was used as an entrance to a hayloft. Roof windows in line with the pitch of the roof (Velux type) are acceptable.
- All openings in brickwork visible from the street to have arches or lintels - no soldier courses allowed.

6. Roofs & Chimneys

- Barn Buildings shall have either gable ends or half-hipped roofs, with rafter ends showing at eaves level
- Barns to have plain tile type roofs
- Barn buildings to have no chimneys; where one is required a metal flue should be used.

7. Garages

- All garages to be provided as an integral part of the façade design.
- Where there are two garages these must be grouped together to appear as one large opening or group of openings.
- Garage doors are to be designed to appear to be swinging and side-hinged, with vertical boarding, no horizontal boarding permitted.

8. Details

- Barns to have no railings, garden or fence in front. They are to open directly onto hard paved yard. If paved yard is private and not part of courtyard lane, it is to be walled and gated.
- All doors to garages, rainwater goods, front doors, painted handrails, balustrades etc to be in identical colour across ownership boundaries within each barn structure.

7.0 KEY DESIGN CRITERIA

7.3 THE VILLAGE CHARACTER AREA



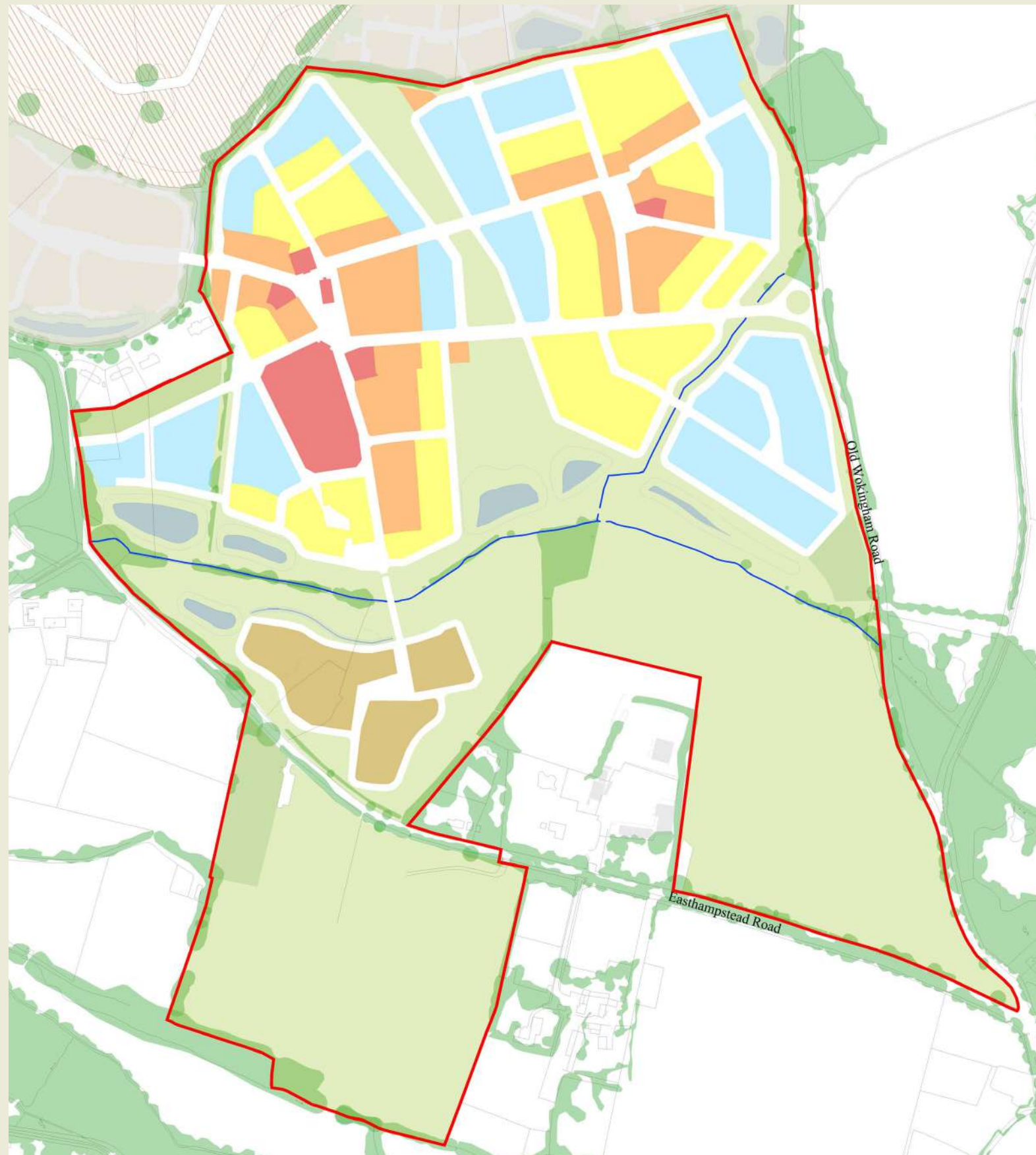
Figure 90: illustrative aerial view of what the Village Character area could look like

7.0 KEY DESIGN CRITERIA

7.4 ORGANIC GROWTH ZONES

- 7.4.1 Within the design of the South Wokingham Extension illustrative masterplan different Organic Growth Zones are incorporated to identify different types of architecture, split by building type which will provide the new development with a sense of place. These are set out to mimic an organic growth pattern similar to that at Wokingham. This will allow for a variety of architecture to be incorporated within the new development in a manner that will be familiar and recognisable as being part of the locality. They will be used in both Character Areas.
- 7.4.2 Having a recognisable pattern rather than generating variety randomly, helps with wayfinding giving the semblance of incremental growth. This ties together the whole development making it recognisable as a settlement where, for example, you would expect to see the oldest buildings close to the centre. This is in contrast to a suburban estate which is often characterised by a random variety that follows no specific overall pattern.
- 7.4.3 There are four key architectural typologies within central Wokingham which can be drawn upon to influence and inform the architectural organic growth zones within Phase 4C, these are shown on figure 91 opposite.

7.4.4 Photographs of existing historic Wokingham architecture are shown in the next section, split into Organic Growth zone type which can be drawn upon and utilise the key elements to form the basis of the architectural elements for the development.



Key	
■	A- Pre 18th Century
■	B- Georgian
■	C- Victorian
■	D- Post Victorian
■	The Village

Figure 91: Organic Growth Zones as could be applied to Wokingham Urban Edge Character Area on the illustrative masterplan

7.0 KEY DESIGN CRITERIA

7.4 ORGANIC GROWTH ZONES



Figure 92: Organic Growth Zones as could be applied to Village Character Area.

7.0 KEY DESIGN CRITERIA

7.4.1 ZONE A-PRE 18th CENTURY GENERAL CHARACTERISTICS

7.4.1.1 General characteristics of Pre 18th Century buildings in the centre of Wokingham include:

- Two storey sometimes with dormer
- Third storey occasionally incorporated into roof with window on gable
- First floor sometimes overhangs ground floor by approximately 1 metre in terraces and occasionally this occurs at eaves level where the third storey is located in the gable
- Terraces are made up of individual buildings adjoining each other, detached houses are unusual
- Horizontally proportioned casement windows
- Brick and timber construction is sometimes rendered
- Typically, the first floor windows are smaller than the ground floor windows
- Width of windows relates to timber the structure
- Entrances typically located to one side of the building
- Access to rear court forms part of the main facade
- Pitched tiled roof between 43-48 degrees with projecting eaves overhang
- No cornice
- No fire break upstands between buildings
- Shared brick chimney on the Party Wall line on terraces
- Varying eaves and ridge heights resulting in individual gutters and downpipes



Figure 93 (above): Typical example of Zone A Pre 18th Century Building, Figures 94-101 (below): Photographs of the general characteristics of Zone A Pre 18th Century buildings and details



7.0 KEY DESIGN CRITERIA

7.4.2 ZONE B- GEORGIAN GENERAL CHARACTERISTICS

7.4.2.1 General characteristics of Georgian buildings in the centre of Wokingham include:

- Mainly three storeys
- Individual houses built next to each other sometimes forming terraces
- Generally have chimney stacks on the perimeter of the building
- Largely red brick, occasionally painted cream/white
- 1.1m Railings or hedge marking the ownership line
- Regular openings within symmetrically designed facade of individual houses
- Vertically proportioned sash windows
- Ground and first floor openings typically the same size
- Smaller openings at second floor level creating a hierarchy for the smaller attic windows.
- Entrances flush with the rest of the facade and typically located in the centre of the building.
- Doorcases incorporated into larger houses including timber entrance canopies, sheltering the entrance
- Some arched windows at ground and first floors
- Natural slate roof
- Shallow pitch roof, around 30 degrees
- Hidden gutter where the parapet wall is incorporated
- Simple decorated timber cornice at roof level incorporating gutter and fascia
- Single corbelled brickwork band/string course at junction of parapet wall and roof
- Chimneys to end walls
- Timber soffit with plain support brackets

Figure 102 (above right): Typical example of Zone B Georgian Building. Figures 103-109 (right): Photographs of the general characteristics of Zone B Georgian building details



7.0 KEY DESIGN CRITERIA

7.4.3 ZONE C- VICTORIAN GENERAL CHARACTERISTICS

7.4.3.1 General characteristics of Victorian buildings in the centre of Wokingham include:

- Three types of houses: terraced, semi detached and villas (detached)
- Mainly two storeys
- Terraced houses have shared brick chimney on Party Wall
- Semi detached have individual chimneys on perimeter wall
- Low level brick wall with or without railings, typically set back 1.5m from terraces or up to 4m for semi detached homes
- Regular symmetrical or pairs of facades handed around the Party Wall line
- Entrances typically located to the edge of the building and recessed
- Regular same sized windows and the first floor is typically centred on groundfloor windows.
- Vertically proportioned sash windows including single and two storey bays.
- Decorative plaques incorporating name of terrace and or year of construction
- Pitched roof around 43 degrees
- Hipped at end of short terraces
- Typically no fire break upstand between buildings
- Small eaves overhang with timber soffit and eaves boards on brick corbelled overhang with shared guttering across the front of the roof
- Decorative terracotta ridge tiles and finials
- Bay window roof hipped into main roof if two storey bay



Figures 110, 111 and 112 (above): Typical examples of Zone C Victorian Buildings, Figures 113-120 (below): Photographs of the general characteristics of Zone C Victorian building details



7.0 KEY DESIGN CRITERIA

7.4.4 ZONE D-POST VICTORIAN GENERAL CHARACTERISTICS

7.4.4.1 General characteristics of Post Victorian buildings in the centre of Wokingham include:

- More semi detached houses than detached or terraces
- Mainly two storeys
- More squat in appearance than Victorian buildings
- Typically set back from the road: terraces set back 1.5m from pavement, with low brick walls and sometimes no brick wall
- Semi detached set back further from the pavement offering more privacy and off street parking
- Larger detached set back around 3-4m from the pavement
- Carriage driveways for detached properties
- Red brick including some brick detailing, for example, string courses
- Entrances to terraces set back from main facade or incorporating front canopy in slate
- Regular same sized openings and typically first floor centered on ground floor openings
- Detached houses incorporate further detailing to the facade
- Timber clad detailing to gable
- Main roof pitched, around 43 degrees
- Gabled dormer to front of house, typically a steeper pitch than the rest of the roof
- Timber barge boards around dormers and perimeters of building, sometimes scalloped/with decorative patterns
- Small eaves overhang to sometimes include corbelling to support barge boards
- Mainly slate but some with tile



Figure 121 (above): Typical example of Zone D Post Victorian Buildings, Figures 122-125 (right): Photographs of the general characteristics of Zone D Post Victorian building details



7.0 KEY DESIGN CRITERIA

7.5 DESIGN CODES

7.5.0.1 *'A design code is a set of requirements for the physical development of a site or area. It is made up of rules that are clear, specific and unambiguous, and it should normally include extensive graphical illustrations. The code should build upon a design vision, such as a masterplan or other design and development framework for a site or area'*

<https://www.gov.uk/guidance/creating-a-design-code>

7.5.0.2 It is anticipated that once the application for the development gains approval, as part of the Reserved Matters, a Design Code would be created which builds upon the parameter plans which are included in this application and the illustrative masterplan.

7.5.0.3 A design code would capture the requirements where important elements which come together to form the types of building as well as the public spaces hierarchy within the development. As such it is anticipated that this would be broken down per Organic Growth Zone and per building type providing clear requirements and guidelines which would need to be complied with.

7.5.0.4 In order not to have all buildings the same, the guidance will give ranges of the parameters, for example, roof pitches between two different angles, a minimum and maximum eaves height and a minimum set back from the pavement to the facade. An example of a typical Organic Growth Zone Design Code requirements shown in figure 130.

7.5.0.5 A summary description of the different elements is adjacent.

7.5.1 LOCATION AND CONFIGURATION

This criteria would set out the location for the building as part of the public spaces hierarchy. This would also include the boundary treatment, for example, railings, hedge/low level brick wall with railings. It would also set out the building line in relation to the pavement, the minimum frontage width facing the carriageway and the requirements for adjoining houses or whether it can be detached.

7.5.2 HEIGHT

This criteria would set the maximum number of storeys the building can be and the height range for the eaves of the building.

7.5.3 WALLS

This criteria would determine the materials used for the external facades of the building. This also includes the lintels over the openings for fenestration, whether they are timber clad, arches (flat or arched) and materials. Any additional decoration on the facade would also be noted in this section, for example a cornice at the eaves.

7.5.4 ENTRANCES AND DOORS

This criteria would set the requirements for the entrance on the facade, which would include its location, whether there are porches/overhangs over the entrance door, the materials for the door, any embellishment, for example a fanlight or doorcase and the type of door mouldings, for example timber slats or number of panels.

7.5.5 DORMERS

This section would clarify whether dormers are permissible in the organic growth zone, the type of dormer window (for example sash or casement) and profile of the roof over the dormer. It would also set the criteria for the height of the dormer in relation to the eaves.

7.5.6 WINDOWS

This element would set out the requirements for the window, for example, the type, (ie sash or casement), any specific ratios for the sizes and location of fenestration on the facade, materials, glazing type, projection (for example a bay), cills and glazing bars.

7.5.7 ROOFS AND CHIMNEYS

This section would set out the requirements for the roof including materials, a range of pitch, type of roof (for example dual pitch or hipped), whether there is a parapet, the eaves overhang.

In addition, the type of chimney, its location and height and any decoration, including pots would be set out here.

7.5.6 GARAGES

The requirements for garages would include the door and frame type and materials, the lintel/arch for the door opening and the relationship to the building it belongs to.

7.5.7 DETAILS

This section would include further information on guttering, downpipes and any other decorative elements, for example columns.

7.0 KEY DESIGN CRITERIA

7.6 BUILDING TYPES

7.6.1 As part of the Design Code it is envisaged that criteria would be set for different types of building so that it is simple to navigate the different configurations and so that adjacent buildings along a street are of a different design, as though each had been added individually to the development.

7.6.2 Figures 127-129 are the different building types which could be incorporated into the development and could make up an example of a block (figure 126) identifying the possible make up and distribution of the different types of building.

7.6.3 The type of building relates to its location. Houses and Houses with Shop Front at Ground floor should be located along the outer edge of the block facing streets, squares and lanes whereas courtyard buildings should only be located in courtyards which could be developed like historic Wokingham where a side street access through a narrow passageway or archway led to courtyards behind the buildings containing smaller subsidiary buildings and Mulberry Groves to serve the silk industry.

7.6.4 Overleaf, Figure 130, an example of detailed Design Code sheet for a House in Organic Growth Zone B can be seen.



FIGURE 126: EXAMPLE OF A TYPICAL BLOCK CONFIGURATION USING THREE BUILDING TYPES

HOUSE



Figure 127: Houses are the main component making up the perimeter of each urban block. They can range from detached to terraced.

COURTYARD BUILDING

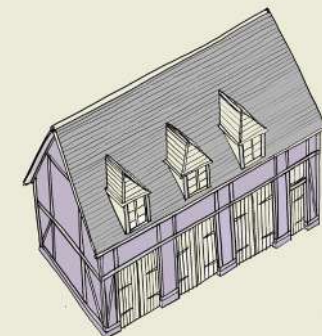


Figure 128: These would occur only in courtyards. They are smaller and are different in character from houses and usually have space for cars at ground level.

HOUSE WITH SHOP FRONT AT GROUND FLOOR



Figure 129: These buildings usually feature within local centres. They do not necessarily have a shop, cafes or business at ground floor and can be solely residential.

ORGANIC GROWTH ZONE B

BASED ON GEORGIAN PERIOD

HOUSES



LOCATION AND CONFIGURATION

HEIGHT

WALLS

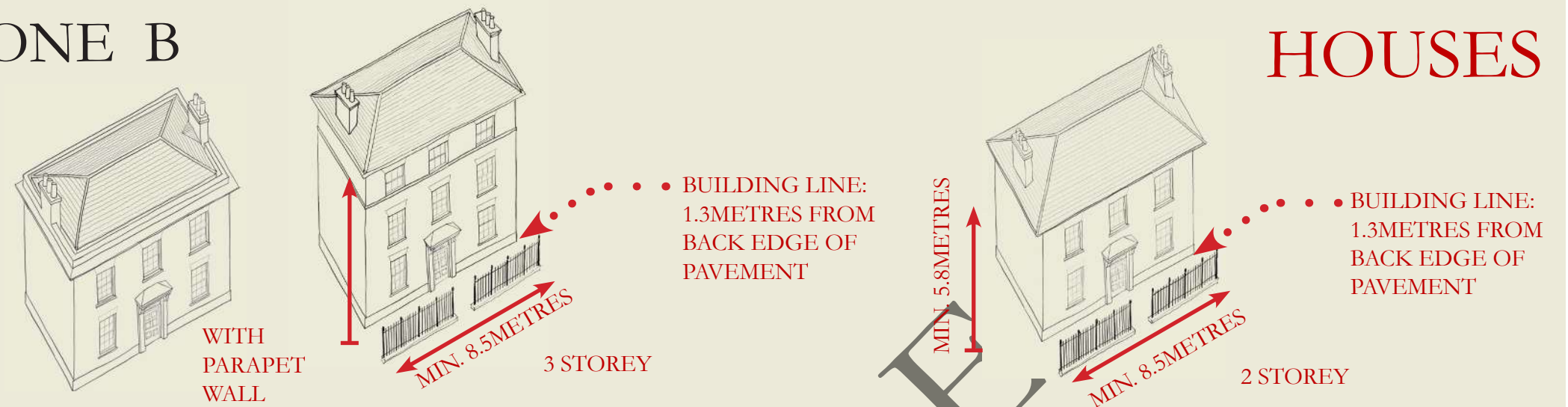
ENTRANCES AND DOORS

WINDOWS

ROOF AND CHIMNEYS

GARAGES

DETAILS



- Houses can only be located at the edge of a block and not in a courtyard area
- Houses to have a minimum frontage of 8.5 metres wide
- Frontages to be minimum set back of 1.3m from the back edge of the pavement for terraces (and semi detached and up to 4 metres for detached)
- Boundary with pavement to be a red brick wall, maximum 2No. courses high, with black railings up to 1.3metres high. Where rear garden faces the pavement, house to have red brick wall, 1.8metres high
- All fenestration to houses to be symmetrically set out on the facade
- Two and three storey
- Eaves height above pavement level to be minimum height of 5.8metres for two storey and minimum height of 8.3metres for three storey
- Minimum 80% of walls to be red brick with the remainder in white render
- All brick arches to be rubbed or cut red brick to match facade, minimum 20% of houses to have arched arches at ground and first floor levels, the remainder to be flat arches. Soldier courses not permitted.
- Minimum 10% to incorporate a decorative brick band course at first floor or second floor cill levels, of which 50% is to be painted white
- Minimum 10% to incorporate a parapet wall at second floor level, with 50% incorporating dentilled band courses, painted white
- All front doors to be set out in the centre of the house, in symmetrical facade
- All doors to be 6 panel with no glazing
- All doors to have a white painted timber doorcase and entrance canopy. 50% of entrance canopies flat, minimum 20% arched and minimum 20% pedimented
- All detached houses to have timber entrance porches
- All windows to be traditional sash (opening vertically within the frame, not pivoted), lined up with those on other floors and set out symmetrically around the central doorway, first floor windows to be a double square rectangular proportion with a minimum 20% of windows at ground floor level to be arched
- 3 Storey buildings to have ground and first floor windows the same height, vertically proportioned, second floor windows to be squarely proportioned. Sash boxes to be consistent on all windows on the facade of the same house, either all exposed or all hidden behind brick, a combination of hidden and exposed on the same house is not permitted
- No bay windows to houses
- Window cills to be painted white
- Glazing to windows to follow Georgian pattern
- UPVC windows not permitted
- All roofs to be pitched at 39 degrees in slate
- Hipped roofs to be used on all detached and semi detached houses except where there is a parapet wall incorporated
- Houses to have their own brick chimney, minimum 1 metre high (from ridge to flaunching)
- Roofs to have wide timber eaves overhang, between 400mm-600mm from the brick facade, painted white with minimum 50% incorporating timber brackets to the soffit,
- Garages to be located to the rear of the property either in a Courtyard building or in a separate structure, or in an adjacent subsidiary structure with the door facing the main street, set back from the building line by minimum of 2metres. Where not part of a Courtyard building, garages are to follow the same criteria for walls and roofs listed above. Doors to be painted with the frame the same colour
- 50% of garage doors to have an arched head
- Freestanding columns or engaged columns to be incorporated to entrance portico on minimum of 30% of detached houses

Figure 130: example page from a possible design code for a House in Organic Growth Zone B

8.0 DESIGN OF EXAMPLE PLOT

8.1 KEY FACTORS TO CONSIDER FOR THE DEVELOPED BLOCK STRUCTURE

- Block sizes to range between 50 to 100 metres deep and 60 to 120 metres long and it is recommended that 60-70% of blocks should be over 80 metres deep.
- Building types for streets should only include houses or houses with a shop front at the ground floor.
- Entrances of houses are to face the highest hierarchy of street type
- Any boundaries facing public space like a side street or the back of a property should be enclosed by a tall brick wall
- Courtyards may have one or two entrances and can only have Courtyard buildings.
- Passageways into rear courtyards historically are through arches. They could be incorporated and kept tight to reflect the historic pattern and nearly all of the accessways should be enter through an archway.
- No court should be designed that does not contain residential accommodation.
- Although most dwellings in courts will be located at the first floor level, a minimum of one dwelling should be provided with accommodation at ground floor level within each court.

8.2 CAR PARKING

- Garages along streets and squares (along the outside of the block) should be set back at least 4 metres behind the building line of the street.
- Allocated parking for terraced houses is typically located to the rear of the plot underneath the Courtyard buildings, accessible from the rear gardens.
- Allocated parking for semi detached houses is on plot and can be accessed from the street.



Figure 131: Layout indicating Building Types

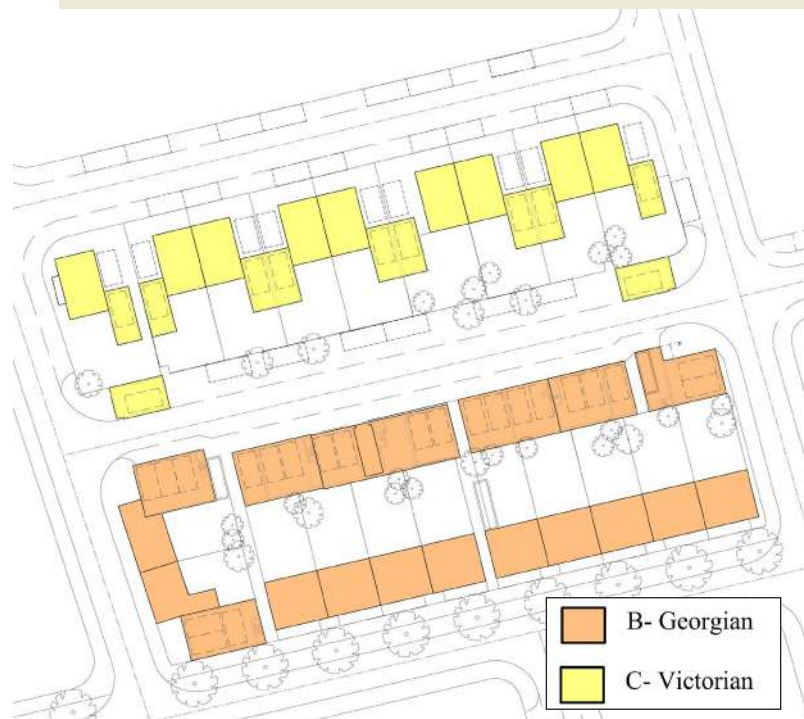


Figure 132: Layout indicating Organic Growth Zone application



Figure 133: Layout indicating residential and visitor car parking distribution.

8.0 DESIGN OF EXAMPLE PLOT

8.3 REFUSE AND RECYCLING & ACCESS

- To remove the requirement for a plethora of waste and recycling bins located in front gardens, refuse collection points should be designed to be situated at key locations, with the maximum drag distance of 25m from the dwelling and a maximum of 13m from the kerb for the refuse vehicle.
- Refuse pick-up points for properties within the courtyards should be located close to the entrance to the passages so that carriageway widths and turning circles are not determined by those required for refuse Collection lorries.
- Each property should be provided with access from the rear of the property to the rear courtyard. This can be through a double garage space within a courtyard building.
- Distances will need to comply with emergency vehicular access requirements. This may be from the rear of properties.

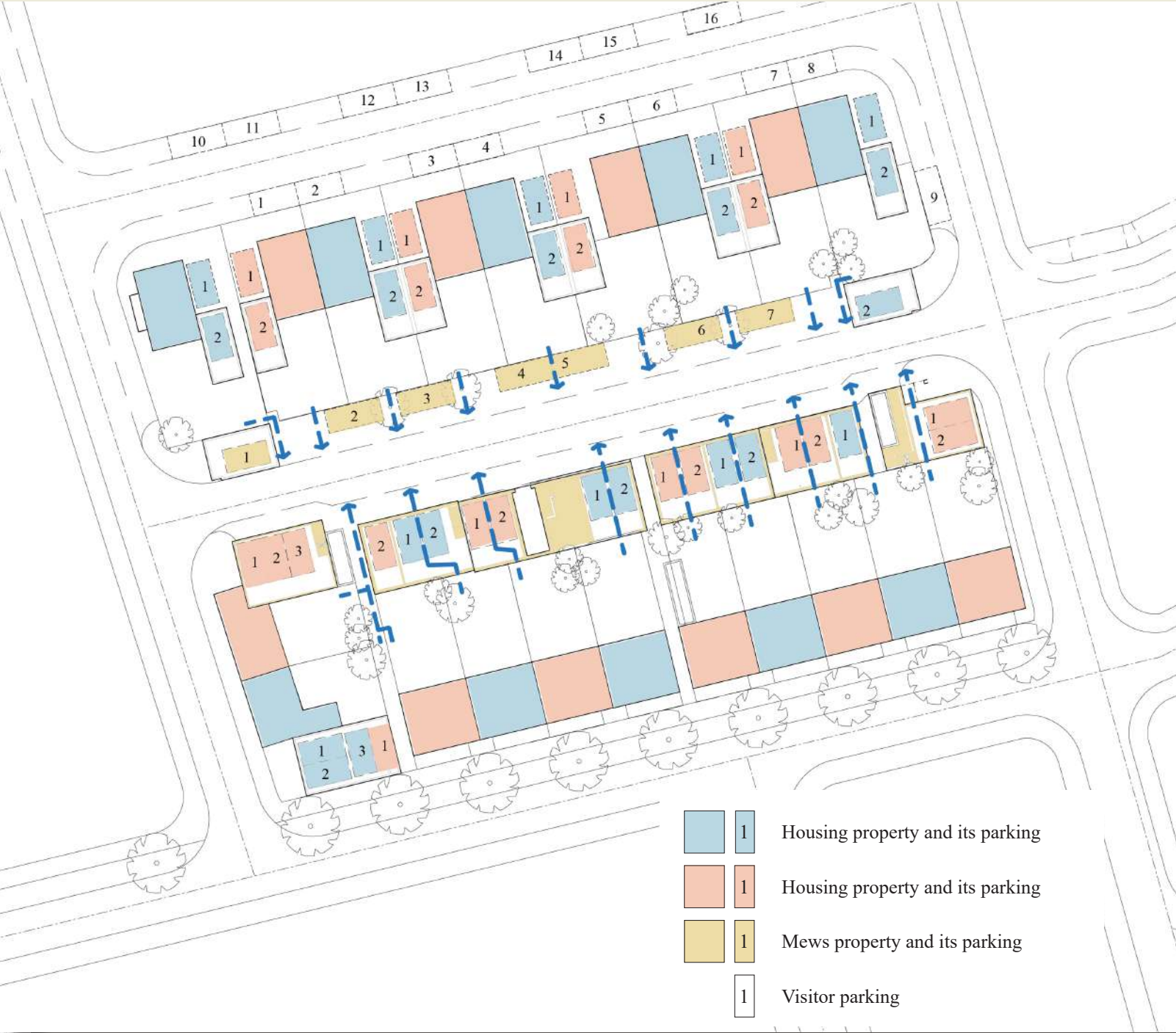
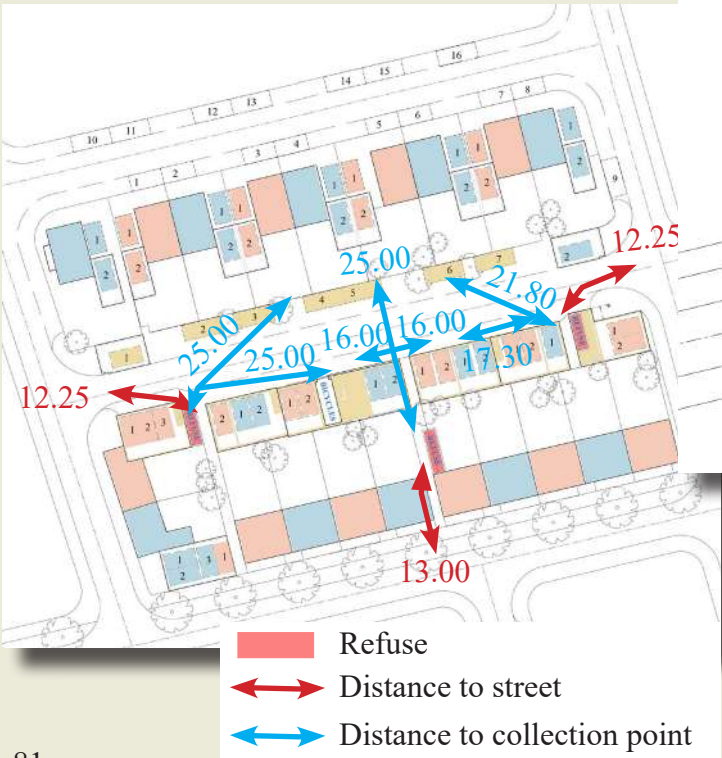


Figure 135: Layout indicating distances for refuse collection

8.4 SECURED BY DESIGN

The principles of safety and security have been applied to the the development at South Wokingham. Secured by Design (Homes 2024) has been used to inform the layout and in summary the following points are made about the reference to dead frontages and no passive surveillance:

- Pedestrian routes are visually open, direct and would be well used.
- Defensible space around buildings is well defined by different methods, walls, fencing etc.
- Wherever there is courtyard parking, this is overlooked either by the courtyard themselves or by housing on opposite sides of the street.
- The layout and approach to reducing car speeds improves the likely occurrence of activity anticipated throughout the courtyards.
- There are no ‘leaky or long’ cul-de-sacs within the proposals.
- Through providing a series of connected spaces, routes across the site are intuitive and increase activity as opposed to the extensive use of rear-parking based perimeter blocks.
- There are no isolated footpaths with the proposals; there are always one or more active frontages (looking internally into development and externally onto open space).
- Rear gardens are often accessed via garages and where not, secure gates are proposed to be provided; there are no long alleyways to access gardens.
- Side boundaries facing onto the public realm are generally walls rather than fencing.
- Fencing is used to partition between gardens.

9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.0.1 The public spaces which have been conceived as part of the development at South Wokingham should be designed so that they are used and adopted by the public and form the beating heart of the neighbourhood communities. They should not be treated as leftover space once the buildings have been designed and should have their own defined character.

9.0.2 The most successful urban spaces have a high degree of enclosure created by a large proportion of linked buildings (terraced) or buildings which are relatively close to each other.

9.0.3 This section outlines the ambitions for the six different squares which have been considered as part of the development and the landmark buildings which have been set within them.

9.0.4 Landmark buildings, illustrated in red on figure 136 below, are specific buildings which should be treated differently from the surrounding organic growth zone so as to provide distinction and are located at key focal points and junctions. At this point the locations of the squares and landmark buildings are illustrative for the purpose of the application.



Figure 136: Illustrative locations for landmark buildings

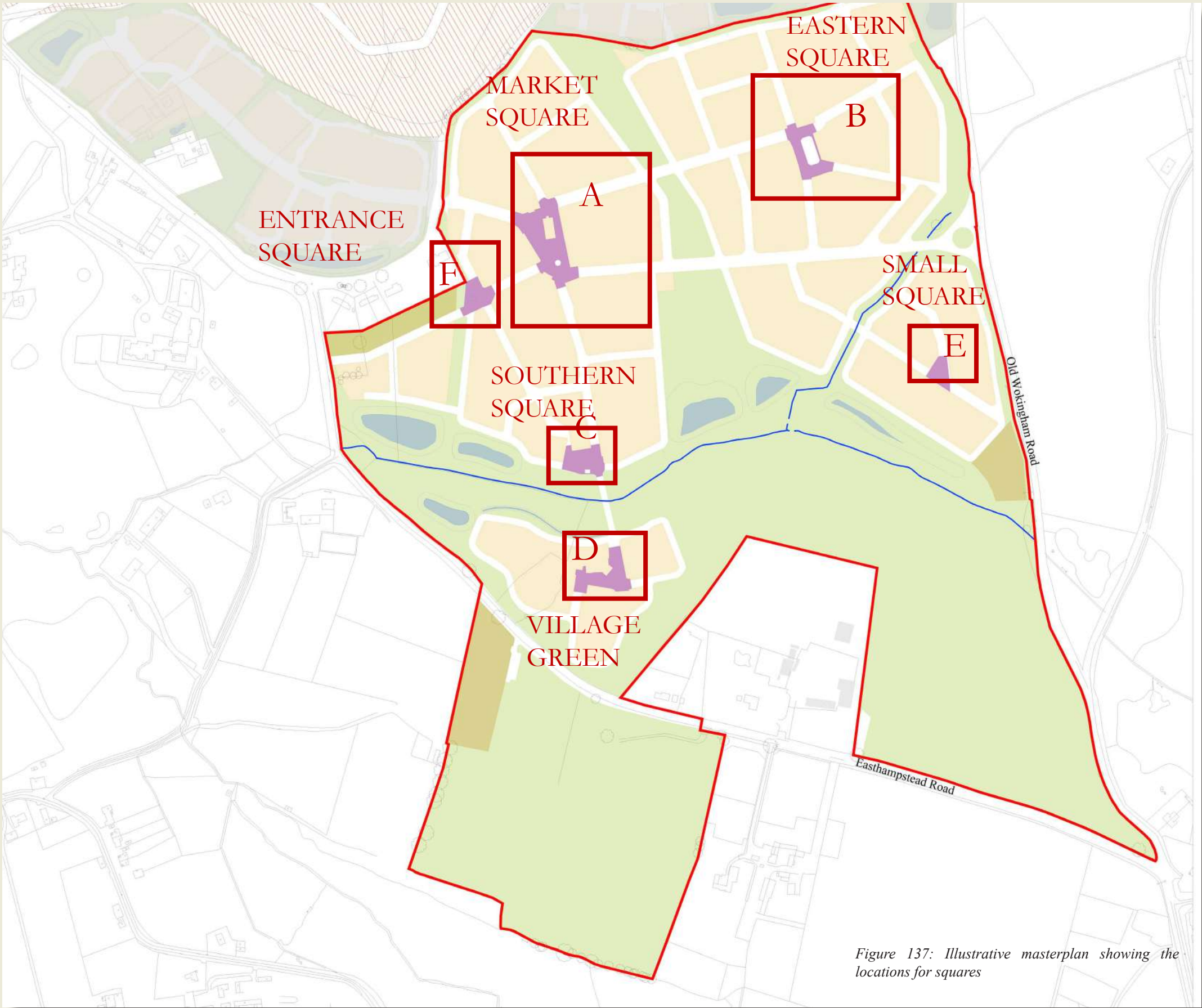


Figure 137: Illustrative masterplan showing the locations for squares

9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.1 MARKET SQUARE



Figure 138: Key plan

KEY:

- Paved Surface
- Cobbled Rumble Strip with metal studs for pedestrian crossing
- Paving to Square
- Tarmac surface to carriageway with Conservation kerb
- 1.8m high brick wall
- Bollards
- 100% built up street frontage with boundary, to reflect character zone criteria
- Buildings with shop front at ground floor level

1. Railings
2. Street lamp
3. Bicycle stand
4. Visitor parking
5. Bins & Recycling
6. Tree Grille
7. Tree Guard
8. Bench



Figure 139: Illustrative aerial view of the market square

9.1.1 In the heart of the development is the Market Square which is conceived as a community space that can provide a variety of different uses with the following key characteristics:

- Farmers' markets
- Community space for social functions
- Meeting point and hub for bus route
- Location for multipurpose building
- Area for buildings with shop front at ground floor level
- Location for landmark buildings
- Pedestrian friendly through use of shared surface for bicycles and safe access for emergency vehicles

LANDMARK BUILDINGS

- LM1 Community centre
- LM2 Southern landmark
- LM3 Northern landmark
- LM4 Northwest landmark
- LM5 Fountain
- LM6 Collegiate building



Figure 140: Plan of the market square (not to scale)



Figure 141: Illustrative perspective view of the market square

9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.2 COMMUNITY CENTRE- LM1

9.2.1 The Market Square Community Building is conceived as a free standing building which could incorporate an arcaded undercroft within the pedestrianised Market Square.

9.2.2 Part of the ground floor could be enclosed to provide access externally and internal access to the first-floor level leading to a community hall and facilities.

9.2.3 The undercroft could be open on three arcaded sides and could provide shelter for community markets and other events. The ground floor ceiling height should be similar to a ground floor of a house.

9.2.4 This building is to look like a traditional market building as illustrated in the example photographs in figures 143 and 144 below. It should stand out as different from the surrounding buildings but must be traditional in character.

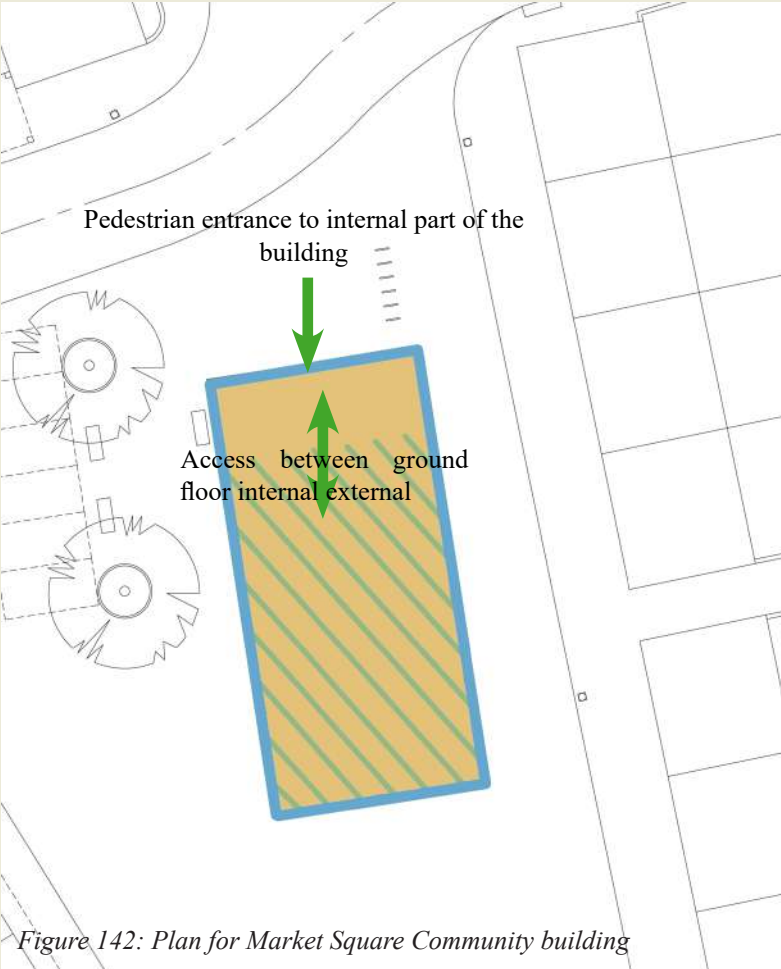


Figure 142: Plan for Market Square Community building

Zone for Building 2 storeys
Zone for Building minimum 3 storeys

Zone for covered space at ground floor level
100% built up street frontage with boundary as defined in organic growth zone characteristics

FIGURES 143 & 144 COMMUNITY CENTRE PRECEDENT PHOTOGRAPHS



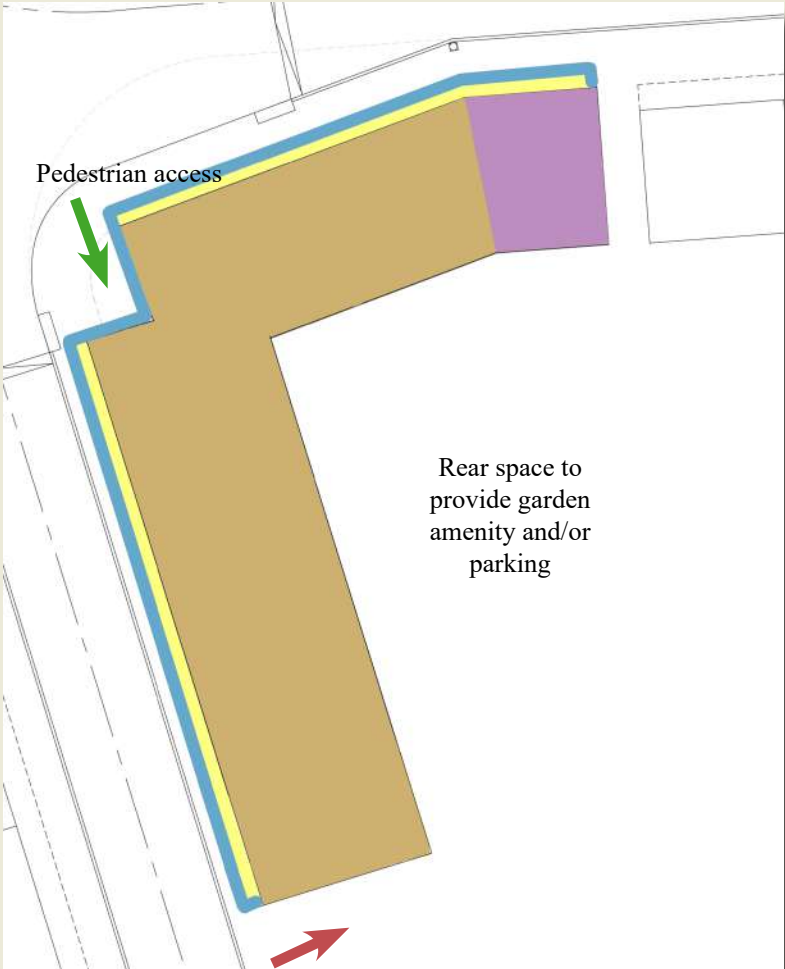
9.3 SOUTHERN LANDMARK- LM2

9.3.1 The South Eastern corner of the market square is to form an anchor landmark which should be 3 storeys in height forming an enclosed courtyard to the rear for parking.

9.3.2 The landmark should be designed as a series of buildings each with a street frontage no wider than 8m.

9.3.3 A health centre is recommended to be located as the non-residential use at ground floor and can be extended into the upper floors if necessary. Retail or other business uses are also intended for the ground floor level. The upper floors could contain residential or business use.

9.3.4 Vehicle access into the site should be from the western side of the plot. The corner is the preferred location for an entrance to a health centre.



Up to 600mm projection
Vehicular Access

Figure 145 (above left): Plan for Southern Landmark building

FIGURES 146 & 147 SOUTHERN LANDMARK PRECEDENT PHOTOGRAPHS



9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.4 NORTHERN LANDMARK- LM3

9.4.1 The Northern Landmark building is to work as an eye catching building when viewed from street across the square, possibly with a gable facing the square in the centre and with feature on the roof, such as a roof lantern.

9.4.2 It is envisaged that the facade is to incorporate an arcade, facing the square and located in the centre to provide shelter from the elements and to accommodate a bus stop (in line with Highways' requirements).

9.4.3 These buildings could incorporate residential units with non residential at ground floor.

9.4.4 Servicing for ground floor uses to be provided from the rear or the side street to the east.

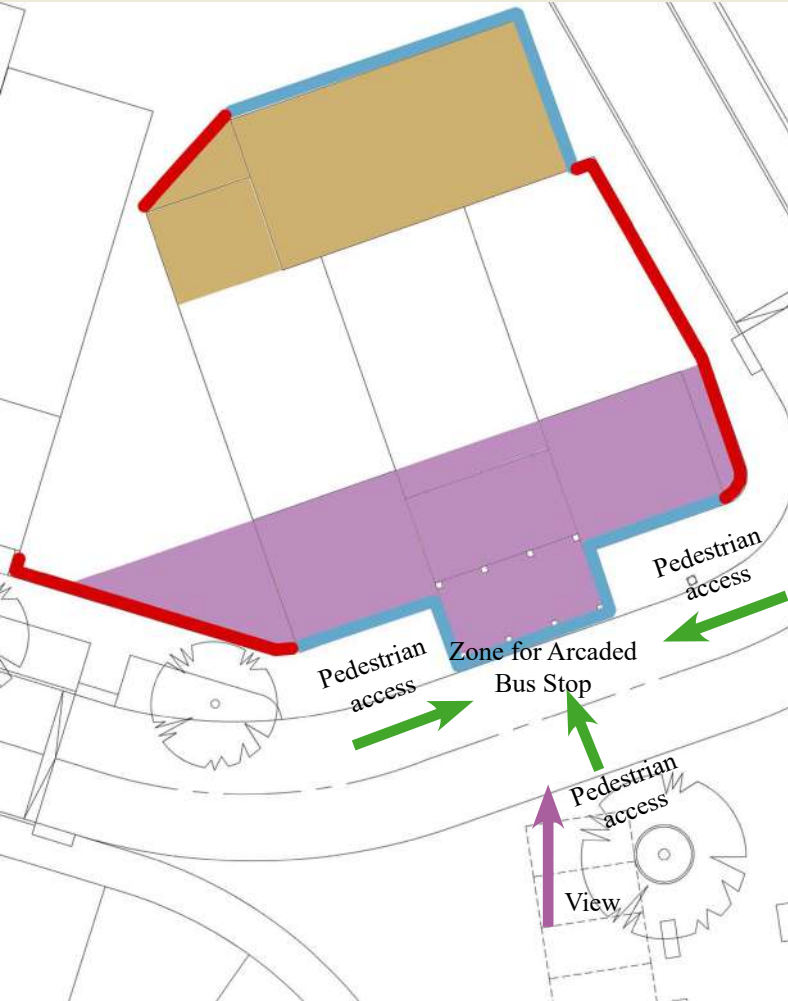


Figure 148 (right): Plan for Northern Landmark building

- Zone for Building 2 storeys
- Up to 600mm projection
- Zone for Building minimum 3 storeys
- 100% built up street frontage with boundary as defined in organic growth zone characteristics

FIGURES 149 & 150 NORTHERN LANDMARK PRECEDENT PHOTOGRAPHS



9.5 NORTH WEST LANDMARK- LM4

9.5.1 The northwestern landmark on the corner of the main Market Square may incorporate non residential at ground floor level. This landmark could be designed as a series of buildings, each will have a frontage with width no more than 8m and incorporating different eaves, pitches and ridge heights.

9.5.2 The buildings to the west of the Community Centre building are the preferred location for shops or cafes. The upper level could be apartments, maisonettes or office/business suites. Parking can be provided in the courtyard at the rear.

9.5.3 The north west building is to accommodate a bus stop (in line with Highways requirements).

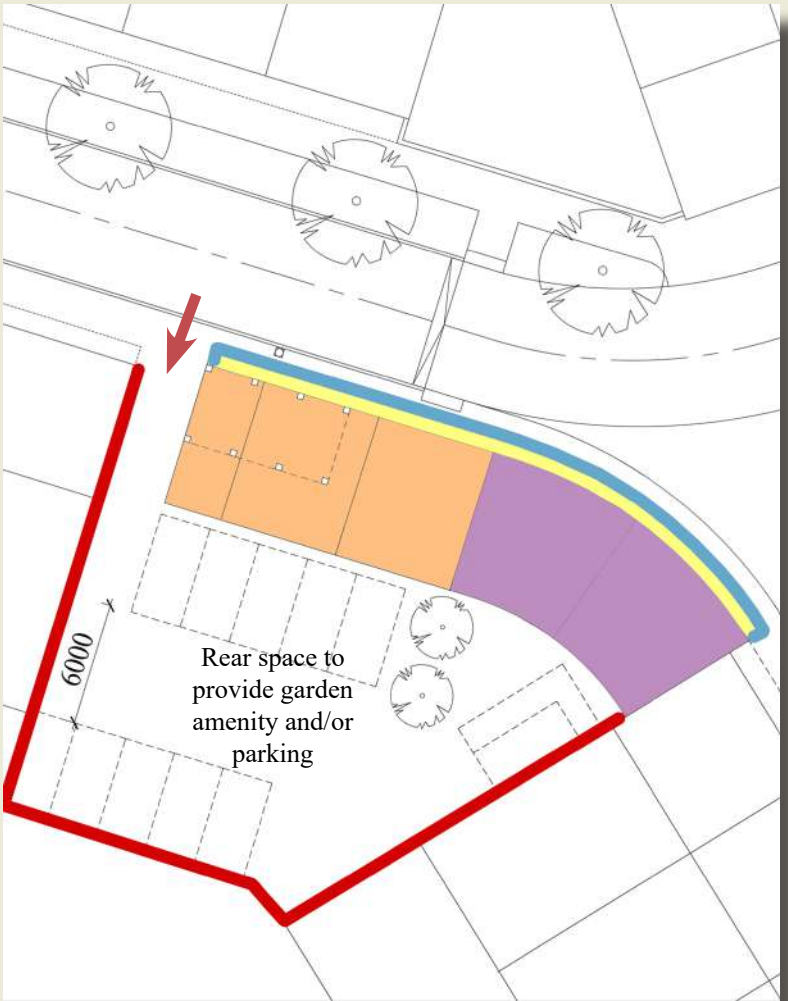


Figure 151 (left): Plan for North West Landmark building

- Boundary line to be 100% built up with 1.8 metre high brick wall where no building is proposed
- Vehicular Access

FIGURES 152 & 153 NORTH WEST LANDMARK PRECEDENT PHOTOGRAPHS



9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.6 FOUNTAIN- LM5

9.6.1 The feature water fountain at the Southern end of the main Market Square is to form a focal point in within the square and the centre of the carriageway of the two roads coming into the main square from the east and south, this is so that it terminates the vista.

9.6.2 The low level basin should allow for pedestrians to use the stonework as a bench.

FIGURE 155: PERSPECTIVE VIEW OF THE FOUNTAIN

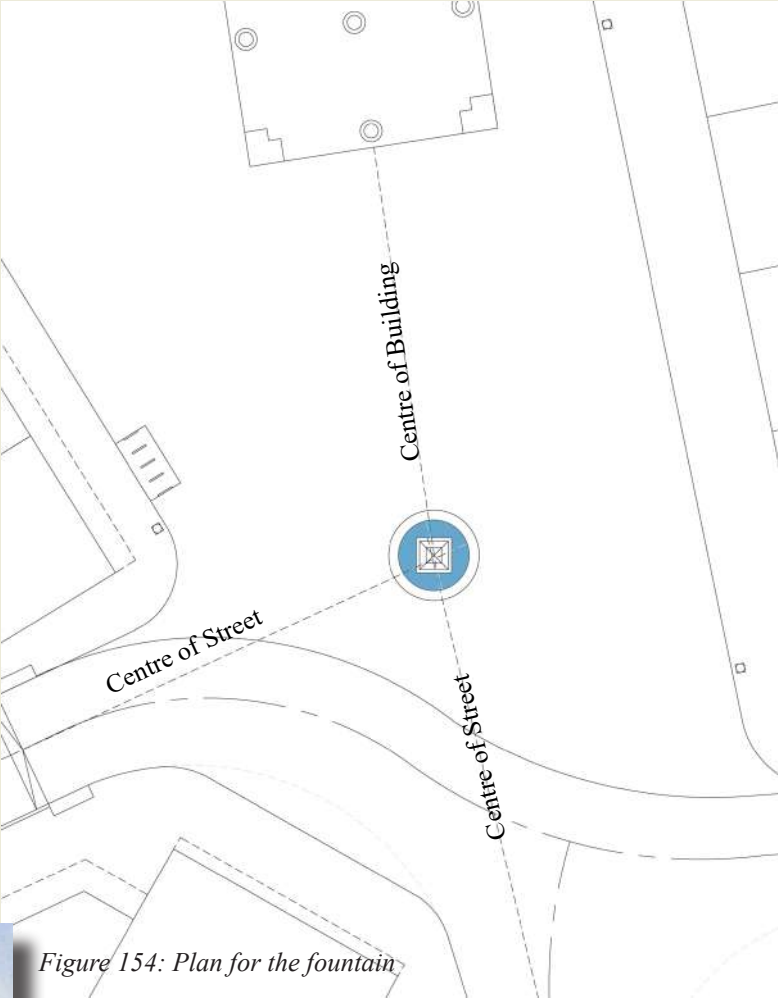


Figure 154: Plan for the fountain

- Zone for Building 2 storeys
- Zone for Building minimum 3 storeys
- 100% built up street frontage with boundary as defined in organic growth zone characteristics
- Boundary line to be 100% built up with 1.8 metre high brick wall where no building is proposed
- Communal gardens
- Vehicular Access

9.7 COLLEGIATE BUILDING- LM6

9.7.1 The block on South-South West side of the Market Square could be made up of a series of individual residential buildings that could be reminiscent of a college, Alms Houses, or buildings that would be located in Inns of Court. They could have their own entrances on the street or through an entrance into the rear courtyard.

9.7.2 Two key corners, Corner Feature A and Corner Feature B are prominent when viewed from the Market square and Avenue B.

9.7.3 These could be terraced houses or alternatively, this block may be an opportunity to provide sheltered accommodation close to the Market Square, with communal gardens at the rear. The plot could accommodate a mixture of both. The northeast and northwest plots should incorporate landmarks in the form of a higher gateway tower or turreted building.

9.7.4 Corner Feature A Could be a 3 storey high building with the building line at the back edge of pavement as indicated in figure 156. A special tall feature should be incorporated in the design such as a lantern on the roof or a turret/tower on the corner.

9.7.5 Corner Feature B The same criteria as Corner Feature A need to be conformed with, except that the special feature could be at first or second floor level such as a niche or applied sculpture or coat of arms instead of a roof feature or tower.

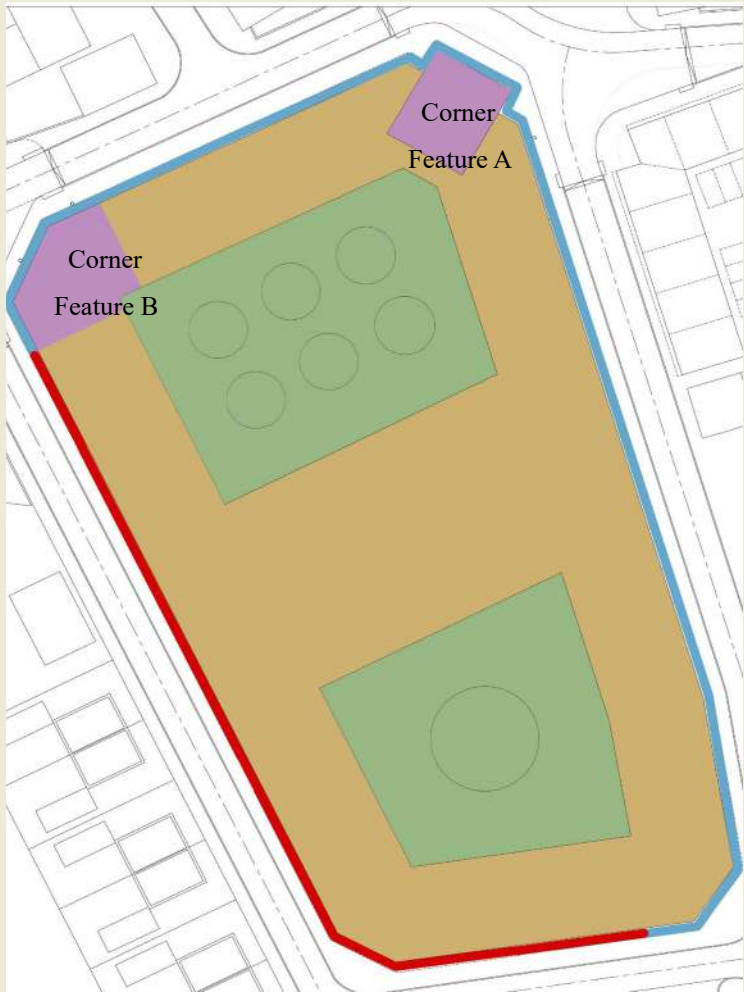


Figure 156: Plan for the Collegiate Building

FIGURE 157: COLLEGIATE BUILDING PRECEDENT PHOTOGRAPH



9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.8 EASTERN SQUARE



Figure 158: Key plan

KEY:

- Paved Surface
- Cobbled Rumble Strip with metal studs for pedestrian crossing
- Paving to Square
- Tarmac surface to carriageway with Conservation kerb
- 1.8m high brick wall
- Bollards
- 100% built up street frontage with boundary, to reflect character zone criteria
- Buildings with shop front at ground floor level

- 1. Railings
- 2. Street lamp
- 3. Bicycle stand
- 4. Visitor parking
- 5. Bins & Recycling
- 6. Tree Grille
- 7. Tree Guard
- 8. Bench
- 9. Central Feature
- 10. Grass
- 11. Gates and Railings to Public Green

LANDMARK BUILDINGS

- LM7 Southern Corner Landmark Building

- 9.8.1 Towards the eastern side of the development is the more urban grassed square which could have the following characteristics:
- Square surrounded by three storey buildings providing a sense of enclosure with a more urban feel
 - Public access to be provided to the communal garden
 - Communal garden square laid largely to grass with trees incorporated to provide shade
 - Railings to be incorporated around the square to provide security
 - One side of the square is envisaged to be pedestrianised with a Landmark Building which could incorporate a shop front at ground floor level



Figure 159 (left): Illustrative aerial view of the Eastern Square

Figure 160 (right): Plan of the Eastern Square, not to scale

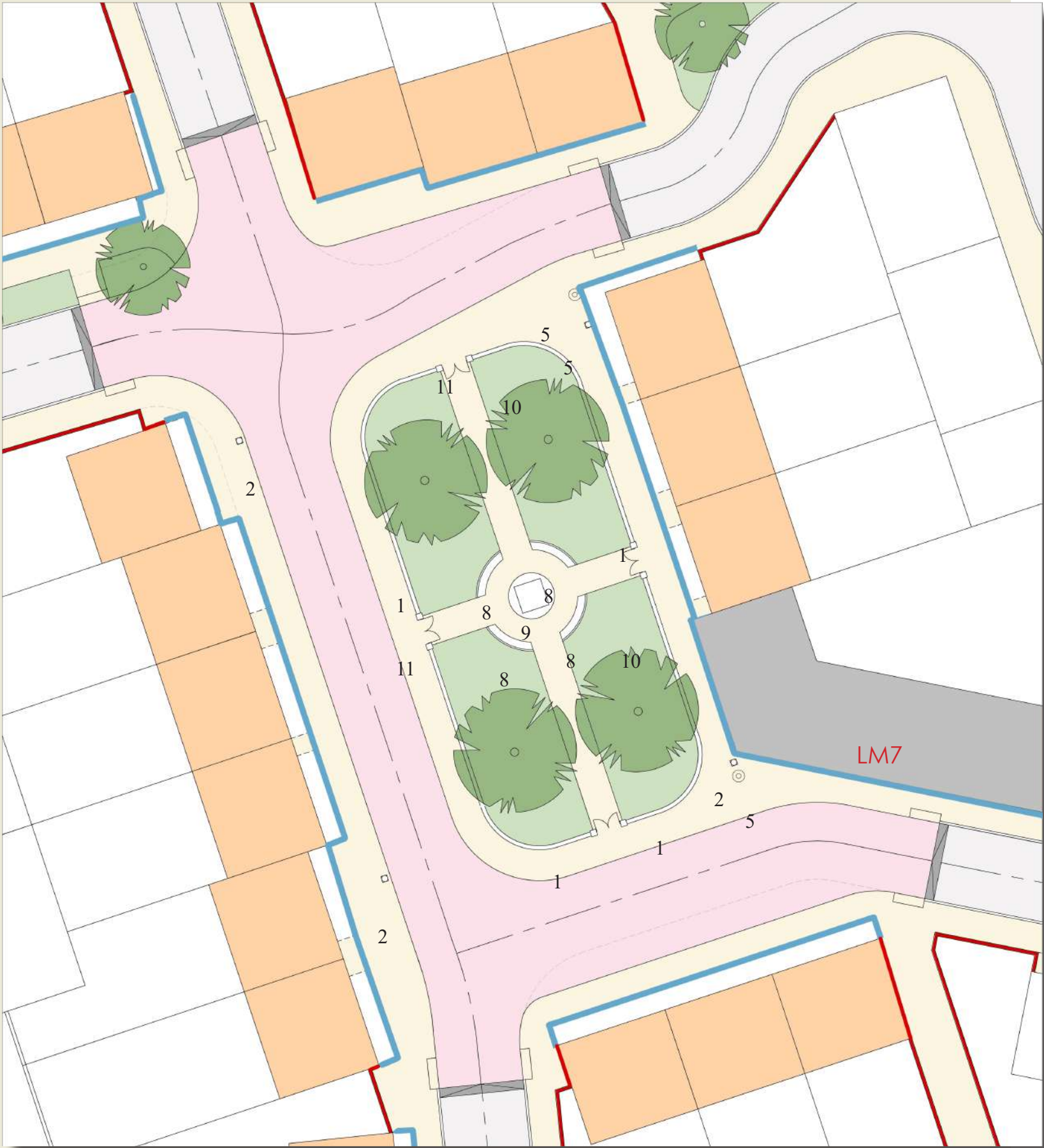




Figure 161: Illustrative watercolour perspective view of the Eastern Square

9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.9 SOUTHERN SQUARE



Figure 162: Key plan

KEY:

- Paved Surface
- Cobbled Rumble Strip with metal studs for pedestrian crossing
- Paving to Square
- Tarmac surface to carriageway with Conservation kerb
- 1.8m high brick wall
- Bollards
- 100% built up street frontage with boundary, to reflect character zone criteria
- Buildings with shop front at ground floor level

9.9.1 Due to its close proximity to the parks and gardens and the SANG, the Southern Square should have a more open feel, only enclosed on three sides by buildings with views out towards the south. Other characteristics should include:

- A Landmark building to provide shelter and a resting place for visitors
- Incorporation of trees within the pavement and carriageway to provide shade
- A small provision for parking
- Bicycle parking stands
- Separation from the parks and garden in line with the Landscape Architect's documentation

- Railings
- Street lamp
- Bicycle stand
- Visitor parking
- Bins & Recycling
- Tree Grille
- Tree Guard
- Bench
- Bollard with Rail
- Planting along Green Edge to Cover Earth Bank

LANDMARK BUILDINGS

LM8 Covered Seating Area

9.10 COVERED SEATING AREA LM8

9.10.1 The Southern Square could incorporate a freestanding, covered, open sided rain shelter structure. The structure is to provide an informal shelter/ meeting place within the southern square, incorporating benches for walkers to rest and providing an outlook towards the watercourse and the Village as well as the Southern Square. Benches could be separated from one another with screens to provide privacy. However these should not block the views through the structure to countryside beyond. Pedestrian access to be provided from all four sides with a minimum of 1 metre between the structure and the perimeter railings/wall next to the green open space. Setting out of shelter to be parallel to the perimeter wall/ railings.



Figure 163: Plan of the Southern Square, not to scale

Figure 164 (left) Illustrative aerial view of the Southern Square

Figures 165 and 166 (below): Covered seating Area precedent photographs





FIGURE 167: VIEW TOWARDS THE VILLAGE FROM SOUTHERN SQUARE

9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.11 SMALL SQUARE



9.11.1 Small square in the south east of the development where three junctions meet providing a central tree as a focal point with a small grassed area

Figure 168 (left): Key Plan

Figure 169 (right): Small square precedent photograph



9.12 ENTRANCE SQUARE



9.12.1 Small square in the west of the development near the allotments utilising the existing mature hedgerow as a backdrop to provide enclosure and shelter to the grassed area with a bench for seating and a view down the Avenue beyond the Collegiate building landmark.

Figure 171 (left): Illustrative aerial view of entrance square, Figure 172 (above): Key plan

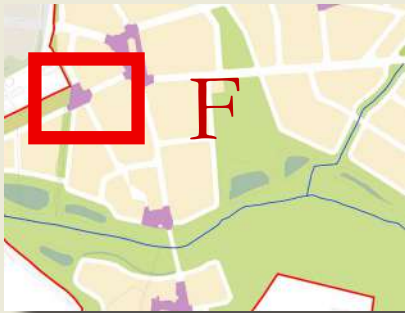


Figure 170: Small square plan, not to scale



Figure 173: Entrance square plan, not to scale

- | | | |
|---|--|----------------------|
| Paved Surface | Paving to Square | 1.8m high brick wall |
| Cobbled Rumble Strip with metal studs for pedestrian crossing | Tarmac surface to carriageway with Conservation kerb | Bollards |

- | | | |
|---|--------------------|---------------------|
| 100% built up street frontage with boundary, to reflect character zone criteria | 1. Railings | 5. Bins & Recycling |
| Buildings with shop front at ground floor | 2. Street lamp | 6. Tree Grille |
| | 3. Bicycle stand | 7. Tree Guard |
| | 4. Visitor parking | 8. Bench |

9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.13 VILLAGE GREEN



Figure 174: Key plan

KEY:

- Paved Surface
- Cobbled Rumble Strip with metal studs for pedestrian crossing
- Paving to Square
- Tarmac surface to carriageway with Conservation kerb
- 1.8m high brick wall
- Bollards
- 100% built up street frontage with boundary, to reflect character zone criteria
- Buildings with shop front at ground floor level



9.13.1 At the centre of the more rural area of the development is the Village Green which is anticipated to be a small triangular shaped grassed area in front of a Landmark building. This would be the first part of the village accessed from the north and would be the neighbourhood focus.

9.13.2 It is envisaged that this has a more open, informal and softer atmosphere than the Market Square and the Eastern Square which could be achieved by having larger setbacks to the building frontages from the pavement, additional planting and grassed verges as well as a small islands of trees with grass separating the carriageways of the north south road entering the green area.

9.13.3 The perimeter of the green area to the north is anticipated to include for a further grass verge as a buffer to the Green Edge road which has views over the watercourse and the parks and gardens.

9.13.4 A small amount of visitor parking is anticipated to be provided within the village green area.

LANDMARK BUILDINGS

- LM9 Southern Landmark
- LM10 Village Loggia
- LM13.1 Village Barn

- 1. Railings
- 2. Street lamp
- 3. Bicycle stand
- 4. Visitor parking
- 5. Bins & Recycling
- 6. Tree Grille
- 7. Tree Guard
- 8. Bench
- 9. Grass



Figure 175 (above): Village Green plan, not to scale

Figure 176 (left): Illustrative aerial view of the Village Green

9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.14 BELVEDERE CORNER- LM11

9.14.1 This corner Belvedere building is at an important location visible along the Avenue and bus route, and is also anticipated that it is the only building set within the central north-south green open space spine.

9.14.2 It is an ideal location for a restaurant or other recreational use associated with the green space, such as a pub with an outdoor beer garden with views across the landscape.

9.14.3 At upper floor levels, residential accommodation could be provided, or it may serve as a small pub style hotel.

9.14.4 The Belvedere corner could have two landmark features. **Feature A** could provide a corner feature along the Avenue, perhaps in the form of a turret or a tower. It could be a feature one full storey higher than the surrounding buildings and should appear like a look out or belvedere, perhaps with a covered or glazed loggia at roof level.

9.14.5 **Feature B** could be an open or covered terrace at ground level or first floor level, separated from the public green space by a low fence. The design needs to be such as to allow those using the terrace to look out onto the green space and for those within the green space to see this feature.

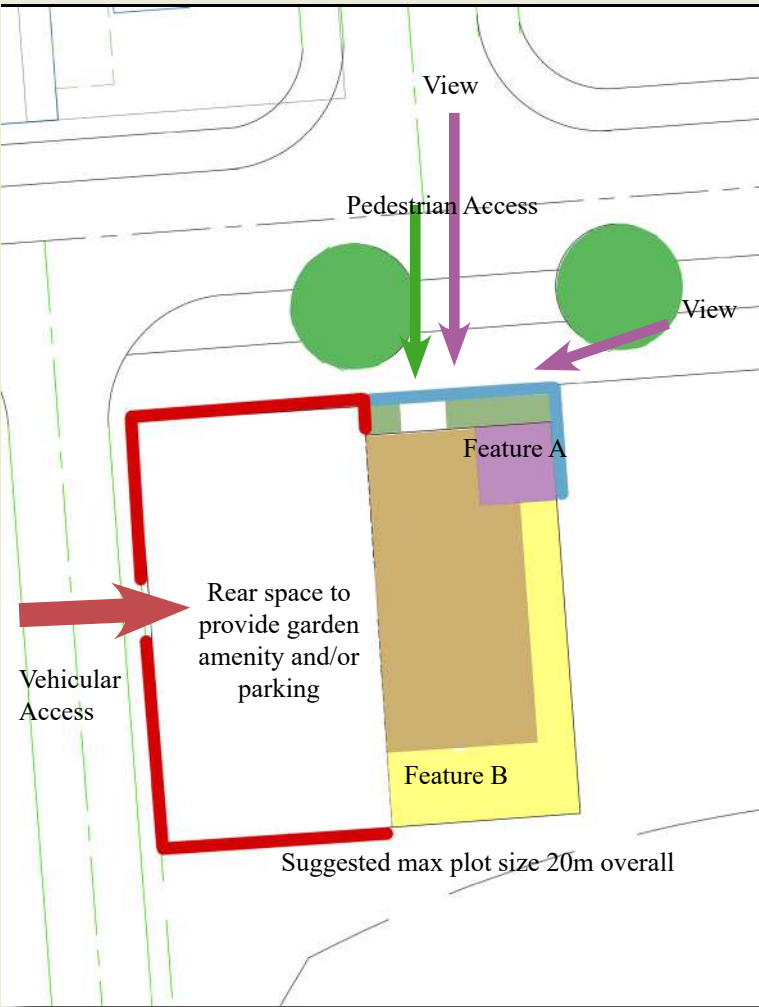
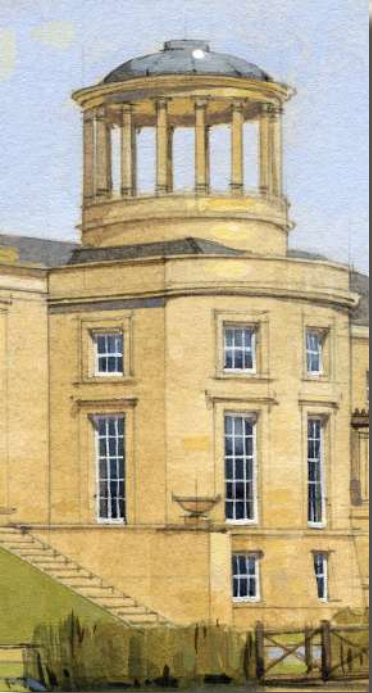


Figure 177 (above): plan of Belvedere Corner, not to scale

Figure 178 (right): Precedent watercolour view



- Zone for Building 2 storeys
- Zone for building that should be one storey higher than surrounding building, possibly taking the opportunity to create a belvedere on the corner looking into SANG and green park.
- 100% built up street frontage with boundary as defined in organic growth zone characteristics
- Boundary line to be 100% built up with 1.8 metre high brick wall where no building is proposed
- Could be outdoor space, covered or open

9.15 ROUNDABOUT- LM12

9.15.1 The welcome entrance roundabout at Old Wokingham Road should incorporate a feature like an obelisk at the centre which provides a focal point at the end of Avenue B.

9.15.2 It is to be located on a grassed bank surrounded by formal looking fastigate shrubs, 1.2m high.

9.15.3 The roundabout should be mounded up in the centre to 2.2m high. Minimum height of obelisk is 8m measured from the top of the mound to the top of the obelisk. 2m visibility zone is set back on the edge of the landscape features.

9.15.4 Two rings of hedges, 1.2metres high will be positioned along the mound in the locations shown.

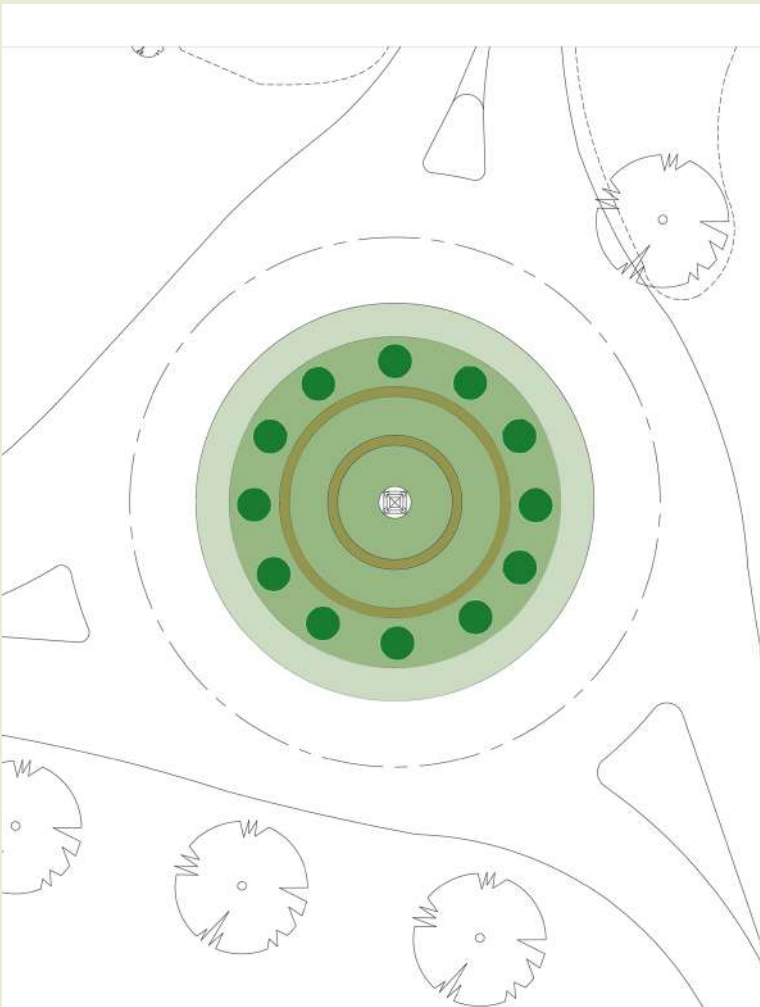
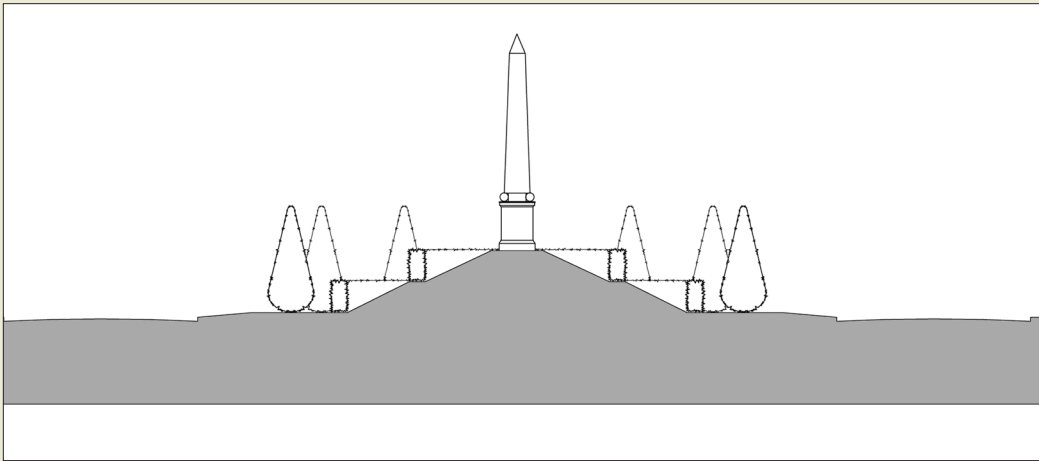


Figure 179 (above): Plan of the roundabout, not to scale

Figure 180 (below): Section through the roundabout, not to scale



- 2m Visibility Zone
- Grass Bank
- Hedge 1.2m high
- Fastigate shrub 4m high, at equal intervals around the roundabout, refer to Landscape Architect's details

10.0 DESIGN OF KEY LANDSCAPE AREAS

10.1 CENTRAL CORRIDOR LINEAR PARK

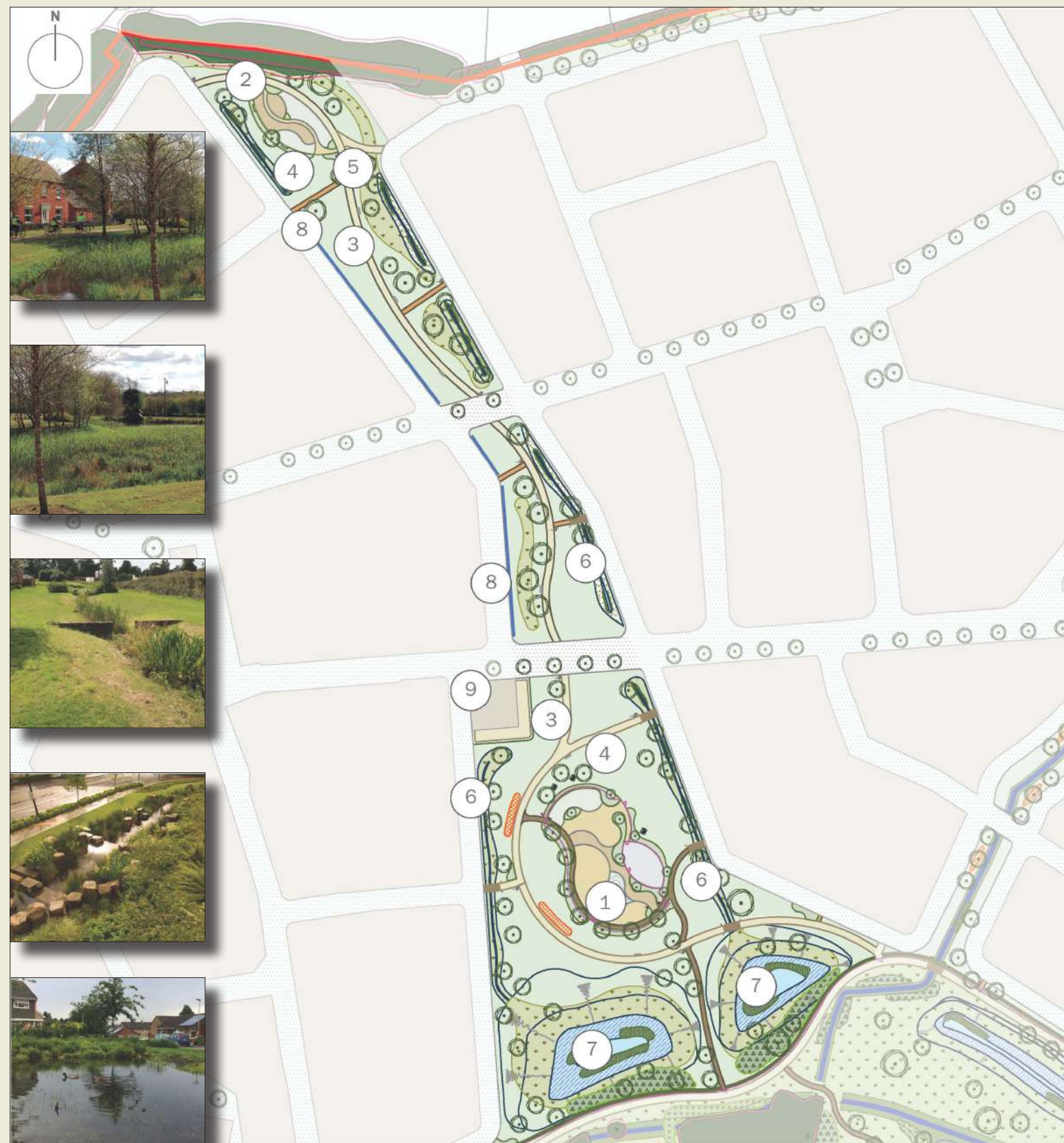
10.1.1 The landscape architects have prepared design drawings for the submission which includes the Land Budget, landscape drawings and the detailed Green Infrastructure document. Please refer to their drawings for further information.

10.1.2 Figure 181 opposite shows the design aspirations for the central corridor linear park which outlines the different elements which can be incorporated:

1. NEAP: Large play area minimum 2600m² to provide play for wide age range 0 to 12+ yrs. Extent to be zoned to ages required with different colours / type of safety surfacing and incorporation of planting and seating.
2. LEAP: Play area minimum 600 m² to provide play for age range of 0 to 11 yrs. Equipment to be selected with use of natural materials.
3. Footpaths: Network of pedestrian footpaths linking through Green Corridors, and connecting into development parcels, to provide safe and attractive routes for residents. Bridge links over SuDS features where required, and seating to be provided along lengths for resting places. Robust material with natural buff finish.
4. Specimen Tree Planting: Informal groups / individual trees of wide range of species to punctuate and define grassed areas. Trees to be large wherever

Figure 181: proposed corridor linear park design

Figures 182-186: linear park precedent photographs



possible, species selected for resilience to climate change using a combination of native species and non-native species with seasonal colour and interest.

5. Meadow: Areas of informal meadow grass to provide valuable habitats and visual interest, breaking up the expanse of space and contributing towards BNG on site.
6. Swales: Shallow grassed depressions as part of SuDS provision on site, to convey flows to attenuation features down stream. To be planted with marginal species within base, with grassed banks.
7. Attenuation Basins: Larger attenuation features as part of SuDS provision on site, to deal with surface water run-off from larger storm events, before releasing at a slow rate into adjacent watercourse.
8. Filter Drains: Stone filled trenches to edge of carriage-way to provide source control for adjacent high-way run-off. Grass surface continues over – bollards to protect surface where flush kerb is utilised.
9. Community Building: Community building, potential for hospitality venue overlooking open space with direct access to green space. Refer to the landmark building description in the previous section.

10.0 DESIGN OF KEY LANDSCAPE AREAS

10.2 CENTRAL WATERCOURSE

10.2.1 The drawing below shows the design aspirations for the central watercourse which outlines the different elements which can be incorporated, please refer to the landscape architect's drawings for further information:

1. Water Course: Existing water course retained on existing alignment with adjustment to southern bank to allow more native marginal vegetation and additional enhancements to create an attractive and ecologically diverse feature through the centre of the site
2. Enhancements to Water Course: Existing water course enhanced to increase biodiversity value, to

include pond and wetland habitats which the watercourse will feed into. Wetland habitat will be comprised of shallow depressions/scrapes which will be allowed to colonise naturally with aquatic vegetation.

3. Existing Tributary Watercourse: Existing ditch retained on existing alignment, defining green corridor through the development parcels. Enhancement to banks to provide areas of planting / marginal vegetation and areas of grass to ensure water course is visible and forms attractive and biodiverse habitats.
4. Existing Retained Vegetation: Existing vegetation retained along alignment of watercourse to provide

maturity and contrasting habitats along the length of the watercourse.

5. Footpaths: Network of pedestrian footpaths following the length of the brook and linking to SANG to the south, with bridge links where required. Bound gravel material in-keeping with the more 'natural' character that is being created.
6. Wildflower Meadows: Swathes of wildflower meadows as transitional habitats from the watercourse with mown footpaths through as informal routes.
7. Amenity Grass: Mown areas of grass to provide space for informal recreation.

8. Attenuation Basins: Larger attenuation features as part of SuDS provision on site, to deal with surface water run-off from larger storm events, before releasing at a slow rate into adjacent watercourse.

9. LLAP: Play area minimum 1300m² to provide play for age range of 0 to 11 yrs, with emphasis on natural play and imaginative play



Figure 187: proposed central watercourse design

Figures 188-190 (above right): central watercourse precedent photographs

10.0 DESIGN OF KEY LANDSCAPE AREAS

10.3 SANG

10.3.1 The landscape architects have prepared design drawings for the submission which includes the Land Budget, landscape drawings and the detailed Green Infrastructure document. Please refer to their drawings for further information.

10.3.2 Figure 191 opposite shows the design for the SANG which outlines the different elements which can be incorporated:

1. Sang Boundary: A Post and Rail Fence will define the SANG boundary allowing visitors to let dogs run freely along the majority of routes.
2. SANG Footpath: A 2.5km circular walking route is provided through the SANG, this route will be hoggin surfaced and fully accessible with shorter routes available from the development parcels. Litter and dog waste bins as well as benches will be provided at regular intervals.
3. Car Parking: For those who want to visit the SANG by car these car parks will be clearly signposted and easily accessible. There is provision for two visitor car parks within the SANG, providing adequate parking for visitors.
4. Native Shrub and Woodland Planting: Native shrub and woodland planting are proposed throughout the SANG, creating an attractive natural landscape whilst promoting biodiversity.



Figure 191: design for the SANG

5. Specimen Tree Planting: Informal groups/individual trees of wide range of species to punctuate and define grassed areas.
6. Wildflower meadows: Swathes of wildflower meadows as transitional habitats from the watercourse with mown footpaths through as informal footpath routes.
7. LLAP: Play area minimum 1300m2 to provide play for age range of 0 to 11yrs, with emphasis on natural play and imaginative play.
8. Allotments and Community Orchard: Allotments present the opportunity to strengthen community relationships whilst simultaneously securing a healthy food source. Orchard trees within communities encourage an appreciation of the local landscape whilst further enhancing biodiversity across the site.
9. PRoW Connections: Connections are provided into the existing PRoW network.
10. Attenuation Basin: Larger attenuation features as part of SuDS provision on site, to deal with surface water run-off from larger storm events, before releasing at a slow rate into adjacent watercourse.

10.0 DESIGN OF KEY LANDSCAPE AREAS

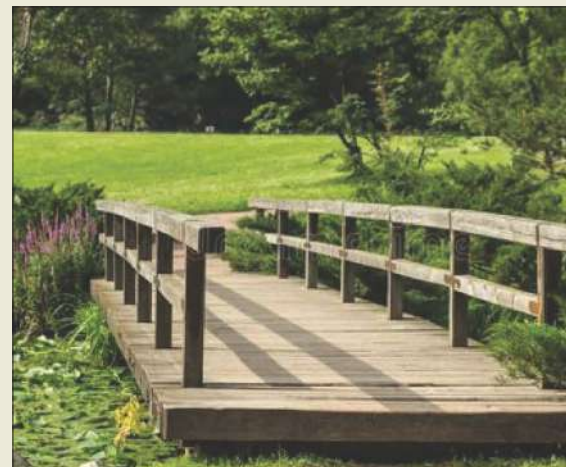
10.4 NORTHERN DRAINAGE CORRIDOR

10.4.1 The landscape architects have prepared design drawings for the submission which includes the Land Budget, landscape drawings and the detailed Green Infrastructure document. Please refer to their drawings for further information.

10.4.2 Figure 194 opposite shows the design aspirations for the Northern Drainage Corridor which outlines the different elements which can be incorporated:

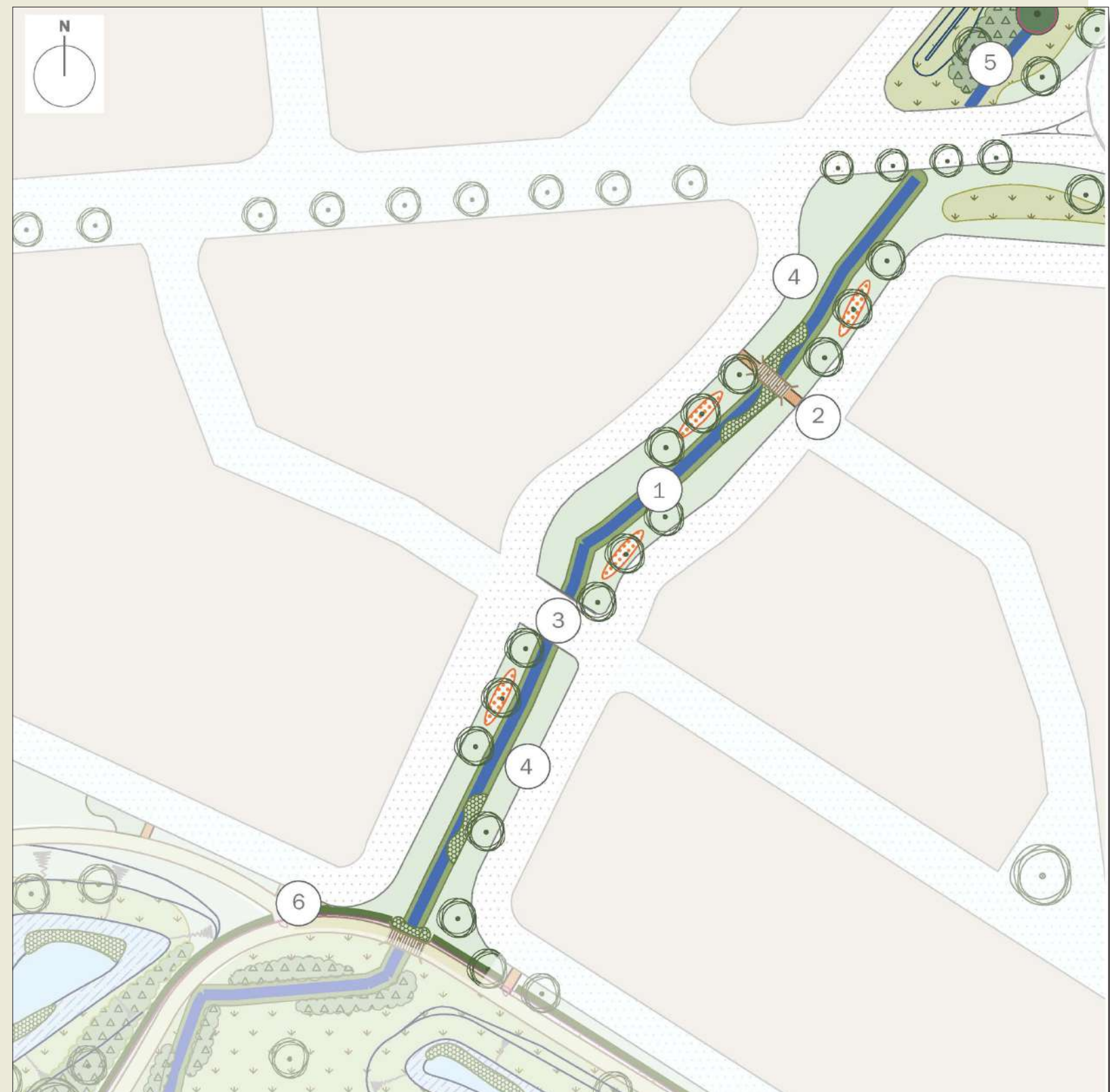
1. Drainage Ditch: Existing ditch retained on existing alignment, defining green corridor through the development parcels. Enhancement to banks to provide areas of planting / marginal vegetation and areas of grass to ensure water course is visible and forms attractive and biodiverse habitats.
2. Pedestrian Link: Feature hardwood timber bridges crossing water course, positioned to tie with desire lines and street links within adjacent development parcels. Feature shrub planting around bridges to create attractive focal points along corridor.
3. Vehicle bridge: Ditch culverted where road crossings required, with attractive barrier to tie with foot bridges and appropriate planting.
4. Green verges: Wide grass margins to edge of watercourse, with tree planting and bulbs providing seasonal interest and biodiversity enhancements.

5. Northern Extension: Towards the site boundary treatment to become more 'naturalised' with native planting to blend with the existing vegetation along site boundaries.
6. SANG Boundary: Post and Rail fence to define SANG to the south.



Figures 192 & 193 (above and below): precedent photographs for the northern drainage corridor

Figure 194 (right): plan for the northern drainage corridor



11.0 PALETTE OF MATERIALS

11.0.1 A suggested palette of materials is provided below identifying elements within overall categories: Boundary treatment, Finishes, Lighting, Street Furniture and Trees. Further information about the trees can be found in the Landscape Architect's documentation.

11.1 BOUNDARY TREATMENTS

FIGURES 195-198 RESIDENTIAL RAILINGS



11.1.1.1 Railings could be cast iron or galvanised steel painted black and mounted on a brick plinth. They are to include decorative metal finials, such as ones with profiles of oval, spear and decorative spear.

FIGURE 199 GARDEN BRICK WALL



11.1.2.1 Boundary walls around the garden are to be 1.8m high, with minimum width of 215mm. Piers with minimum of 450mm square to be formed either side of all openings in brick walls and at all points where a change in alignment of the wall is made. Piers to have brick or stone capping and to be minimum of 3no. courses higher than the adjacent brick wall.

Figure 199:precedent brick wall photograph

FIGURE 200 BOLLARD WITH RAIL



11.1.3.1 Broxap Sheffield Short Ductile Iron Single Rail and Post System, coloured black. Prescribed locations to be temporarily removable for vehicular access for maintenance.

FIGURES 201-203 PUBLIC OPEN SPACE RAILINGS



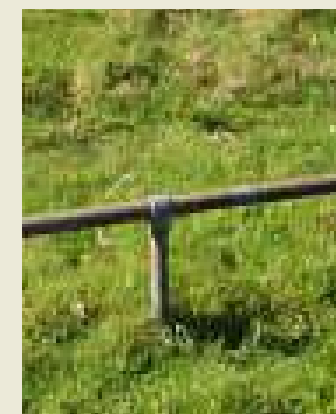
11.1.4.1 Railings should be cast iron or galvanised steel painted black mounted on a stone plinth. They are to include a decorative metal finial with profiles such as tulip or spear. Hinged, lockable gates to be incorporated in the same style and finishes.

FIGURE 204 KNEE RAIL FENCING



11.1.5.1 Knee rail fencing with birdsmouth joint in planed treated softwood. Galvanised strap to secure posts to rails with nails. Prescribed locations to be temporarily removable for vehicular access for maintenance

FIGURE 205 LOW LEVEL RAIL



11.1.6.1 Low level horizontal rail with upright fixings to be used as a car parking prevention method on grassed areas. Prescribed locations to be temporarily removable for vehicular access for maintenance

11.2 FINISHES

FIGURE 206 TARMAC TO CARRIAGEWAY PIGMENTED



To be installed in line with Highways Documentation, pigmented in colour: Tarmac Ulticolour Light Buff

FIGURE 207 PAVED SURFACE-STANDARD



Marshall's Tegula Concrete Setts Paving where located on areas to be adopted by the Council.

FIGURE 208 PAVED SURFACE-PERMEABLE



Marshall's Tegula Priora block to allow for the connection to the SuDs train in line with the ALP FRA documentation.

FIGURE 209 CONSERVATION KERB



Marshall's Conservation X Kerb, to be installed as a flush with pavement and shared surface.

FIGURE 210 GRANITE SETT RUMBLE STRIP



Marshall's Conservation X Setts Paving, installed in line with the Highways Documentation for the full width of the carriageway.

FIGURE 211 GRANITE SETT PARKING DELINEATION



Marshall's Fairstone Cropped Granite Setts silver grey, used to mark parking bays installed flush with the surface in a single line dividing bays

FIGURE 212 METAL STUDS



Tactile Studs Brass Olejar AISI-Line AISI/K2 to be installed at the junction to a designated pedestrian crossing points.

11.3 LIGHTING

FIGURE 213 STANDARD LIGHTING COLUMN & LANTERN



CU Phosco Lighting Heritage P516 Lantern and Column 6m in height, colour black without arm.

FIGURE 214 PRIMARY ROUTE LIGHTING COLUMN & LANTERN



CU Phosco Lighting PS510 Traditional Lantern and Heritage Column 8m in height, colour black with 1m single arm

FIGURE 215 STANDARD LIGHTING COLUMN WITH EV CHARGING POINT



Where lighting is located close to visitor car parking, the EV charging point should be incorporated into the column base

11.4 STREET FURNITURE

FIGURE 216 WASTE BIN



Broxap medium Round Cast Iron Litter Bin BX2319 jet black

FIGURE 217 BOLLARD



Broxap Manchester Cast Iron Bollard, root fixed, colour black

FIGURE 218 TREE GRILLE



Traditional cast metal tree grilles in black

FIGURE 219 RECTANGULAR BENCH



Broxap Eastgate Seat 1800mm long Cast Iron Framed Seat with hardwood slats and arms. Jet Black

FIGURE 220 STREET SIGNS



All street names are to be mounted on buildings or garden walls, to adoptable standard in line with Highways requirements.

12.0 TREES/HEDGES

12.0.1 General criteria:

- Where trees are located in a square as a collection, row or line, they should all be the same type and size.
- Where trees are dotted around a square they can be different types
- Avenue trees to all be the same type on the same stretch of row, set out at equal centres
- All trees to be planted in line with landscape architect's requirements

12.1 PAVEMENT CORNER TREES

Figure 221
Ginkgo Biloba
Tremonia



Figure 222
Pyrus Calleryana
Chanticleer



Figure 223
Carpinus Betulus
Frans Fortune



12.2 AVENUE TREES

Figure 224
Tilia Cordata
Rancho



Figure 225
Liquidambar
Styraciflua



Figure 226
Platanus Hispanica
Tremonia



12.3 GRASS SQUARE TREES

Figure 227
Quercus
Palustris



Figure 228 Acer
Rubrum



Figure 230 Ulmus x
hollandica Pioneer



12.4 GRASS ISLAND TREES

Figure 231
Carpinus Betulus
Columnaris



Figure 232 Acer
campestre Lienco



12.5 MEDIUM SIZED TREES

Figure 233
Sorbus Aria
Magnifica



Figure 234 Acer
Platanoides
Norwegian Sunset



Figure 235 Ulmus
Lobel



12.6 FOOTPATH TREES

Figure 236 Prunus
Sunset Boulevard



Figure 237 Malus
Baccata Street
Parade



12.7 HEDGES

Figure 238
Ligustrum vulgare



Figure 239 Griselinia
littoralis



Figure 240 Prunus
lusitanica



Figure 241 Carpinus
betulus





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