

DESIGN STATEMENT

LAND WEST OF KINGFISHER GROVE.

OCTOBER 2024 REV D

24-009



Design With Collaboration



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1. PURPOSE OF THE DOCUMENT

1.01 OUTLINE PLANNING APPROVAL

This Design and Access Statement (DAS) has been prepared by DWC Architecture on behalf of Sovereign Network Group in support of a Reserved Matters Planning Application for residential development on Land west of Kingfisher Grove, Three Mile Cross, Wokingham, herein referred to as ‘Land west of Kingfisher Grove’, or ‘the site’. The purpose of this document is to explain the process that has led to the final detailed RM Planning Layout, house detailed design, extent and location of roads, parking and landscaping and how that has evolved from the initial masterplan proposal and Outline Permission.

The key role of the document is as follows:

- To illustrate the process that has led to the Land west of Kingfisher Grove Reserved Matters development proposal and the details provided, following on from the previous approval.
- To introduce the final Detailed Design Planning Layout and explain the rationale behind its development
- To set out the principles that have been taken forward in the production of the proposed house types, their design, location and detailing
- To present the parameters and the detailed solutions which form part of the RM Planning Application package.

This document has been prepared in accordance with the Government’s Planning Practice Guidance, published in March 2014 and revised in 2018 and 2021. The guidance states a Design and Access Statement must: (a) Explain the design principles and concepts that have been applied to the proposed development; and (b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.



Copy of information and drawing taken from original Fabrik Outline Planning Application D&A Statement

2. APPROVED OUTLINE PLANING INFORMATION

2.01 THE SITE & ITS CONTEXT

As previously been described as part of the original approved Outline Planning Application

The site is located on the south-western edge of Three Mile Cross, Wokingham. Three Mile Cross is a village in the civil parish of Shinfield, within the Borough of Wokingham and the county of Berkshire. The village is located immediately south of Junction 11 of the M4. The site covers an area of 5.82 hectares (ha), 14.4 acres. Woodcock Lane, which is a gravel-surfaced byway open to all traffic (BOAT), provides the north-western boundary, adjacent to which lies the A33 dual carriageway. To the east is Stanbury Park, Wellington Court and Basingstoke Road, whilst open fields abut the southern side of the site. The site lies on a west-facing slope rising approximately 15 m up to a high point on the eastern boundary. The site comprises two open fields bisected by a linear east-west row of intermittent hedgerows and trees, separating the southern section of the site. The western perimeter is lined by a significant tree and hedgerow corridor alongside the Woodcock Lane BOAT, which runs parallel to the A33 dual carriageway. The established planting provides good screening between the site and the A33. There is also a significant tree and hedgerow corridor on the southern and eastern perimeter of the site. Intermittent tree/hedgerow planting lines the northern edge of the site adjoining existing dwellings on Kingfisher Grove and an existing field. An agricultural building stands in the north-western corner of the site. Due to the combination of topography and vegetation, views of the site are limited to the immediate environs around the site. Visual receptors with open views of the site boundary vegetation are limited to the byway open to all traffic (BOAT 25) to the west; and the residential and transient receptors in the adjacent Kingfisher Grove development. It is predicted that the proposed development will not alter the visual envelope of the site in the surrounding landscape. The nearest major town is Reading which lies to the north of the M4, the town centre of which is 4.5 miles to the north. Other towns in the area include Wokingham (7 miles east), Basingstoke (13 miles south) and Newbury (19 miles west), with numerous villages in between such as Burghfield, Mortimer and Swallowfield. In the 1960s, the M4 was built and became a natural barrier between the village and Reading. The A33 Swallowfield Bypass was built in the 1980s which severed roads to the village of Grazeley lying to the west. The Borough of Wokingham is a local government district in Berkshire. It is named after its main town, Wokingham. Other places in the district include Arborfield, Barkham, Charvil, Earley, Finchampstead, Hurst, Sonning, Remenham, Ruscombe, Shinfield, Twyford, Wargrave, Three Mile Cross, Winnersh, Spencers Wood and Woodley.

2.02 DESCRIPTION OF DEVELOPMENT

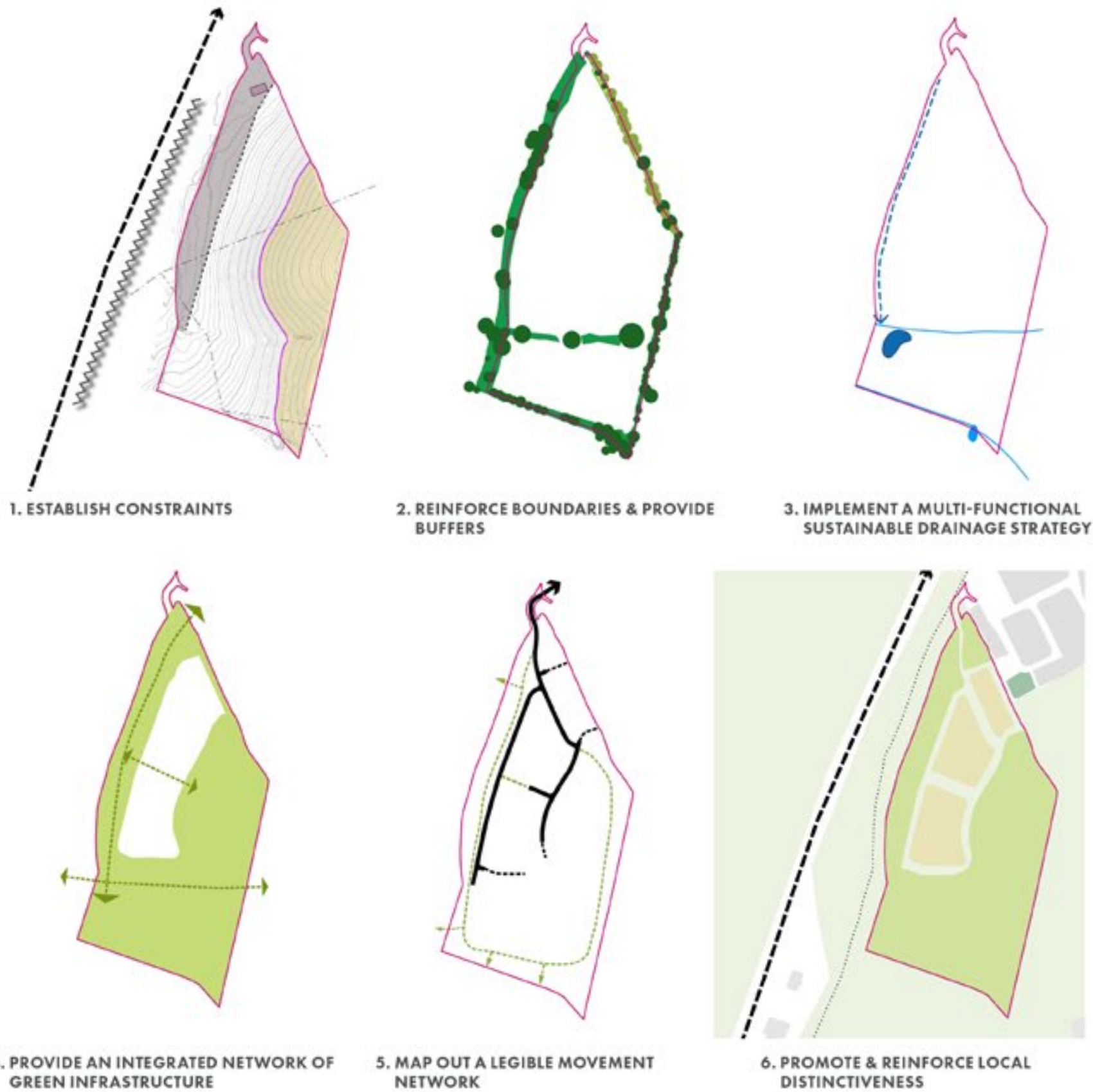
- Reserved Matters Planning Application (RM) for the construction of 49 dwellings, with all units to be classed as affordable housing. With new publicly accessible open space, and access from Grazeley Road. The original Outline Planning Application included for means of access, with all other matters reserved, to be dealt with by this RM Application package.

2.03 APPROVED OUTLINE APPLICATION DETAILS

The original approved Outline Planning Application which was for the overall site area and access, also set out a number of details and parameters relating to the following and therefore these sections have not been repeated within this RM Design and Access Statement (DAS):

- Development Vision - The vision for the site is simple: to create a vibrant new integrated community for Three Mile Cross, providing much needed new homes both for people in the existing community of Three Mile Cross who want to stay in the area but cannot find appropriate existing housing, and for newcomers who are attracted to the village for its superb location in terms of commuting and accessibility to the countryside. The development will also create an attractive new opportunity to the village, welcoming in residents and visitors to its extensive public open space.
- Site and context - an assessment of the area's history, townscape character, transport links and facilities that inform the design process, alongside an analysis of the site's constraints and opportunities.
- Design Evolution - sets out the vision for the site, the identifiable stages of the design process and introduces the masterplan.
- Frameworks - explains the concept and design principles as well as more detailed development principles.
- Planning Context - Details of the National and Local Policy and relevant Supplementary Planning Documents were provided at the Outline Planning stage and so are not repeated here. Also provide at Outline were details relating to recent developments close to the proposed development site as well as specific local transport related information on Highways, Noise, Hydrology, Geology, Contamination, Air Quality, Local Community Facilities, Walking and Cycling, Rail and Bus services, Landscape Character and Context, Visual & Surrounding Area Detailing, On-Site Arboriculture and site Topography and so are not repeated here in detail, although part sections and specific items that relate to this RM application have been included or enhanced.
- Constraints and Opportunities - This was provided within the Outline Design and Access Statement and therefore was used as the base starting point for the overall RM Compliance Plan as approved at the Outline Planning stage.

2.04 PARAMETER PLAN



• Parameter Plan – This was provided at the Outline stage and therefore has been used as the base starting point (base Masterplan image) for the overall RM Development Plan. This has been provided as a Compliance Plan with the proposed RM layout shown as an overlay for this application.

This Parameter Plan has been based on a Design Rationale that was fully outlined, detailed and explained within the Outline D&A Statement that took into account the following sections:

1. Establish Constraints
2. Reinforce Boundaries & Provide Buffers
3. Implement A Multi-Functional Sustainable Drainage Strategy
4. Provide An Integrated Network Of Green Infrastructure
5. Map Out A Legible Movement Network
6. Promote & Reinforce Local Distinctiveness

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2.05 PUBLIC CONSULTATION

- Public Consultation - This was held as part of the Outline Planning Application process and was fully reported within the Outline D&A Statement.

2.06 MASTERPLAN EVOLUTION

- Masterplan Evolution - The illustrative masterplan evolved in response to the requirements of Local Plan policies, physical realities on site, input from technical disciplines and through public consultation. Also based on a fully integrated and designed Landscape strategy.



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2.07 LANDSCAPE DESIGN EVOLUTION - FROM RM PLANING APPLICATION

As part of this RM Planning Application, a fully designed and integrated soft and hard Landscape Package is submitted for approval outside of this RM D&A Statement.



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2.08 TRANSPORT

- Transport – An initial base overview was carried out and detailed within the Outline Planning Application with the following key objectives:
 1. To minimise the impact of traffic generated by the new development on the local highway network,
 2. To enable maximum sustainability of the site, particularly through designing for access by multiple modes of travel.
 3. Propose the creation of transport links, both within the site and to the surrounding network, for pedestrians, cyclists and the private car.
 4. The street network is based on a traditional grid pattern to allow for maximum permeability and to create a legible place.
 5. Not all routes on the grid will be accessible by car, creating a filtered permeability effect, making it easiest to walk or cycle through the site.
 6. The design of frequent junctions and bends in the road, and limited vistas, to act as natural points for traffic calming.
 7. The emphasis is to be on sustainable transport, with walking and cycling a priority.

As part of this RM Planning Application, a transport technical note providing additional highways commentary relating to thoses matters is submitted for approval outside of this RM D&A Statement.

2.09 DRAINAGE STRATEGY

- Drainage Strategy – An initial base overview was carried out and detailed within the Outline Planning Application
- As part of this RM Planning Application, a fully designed and detailed Drainage Package is submitted for approval outside of this RM D&A Statement.

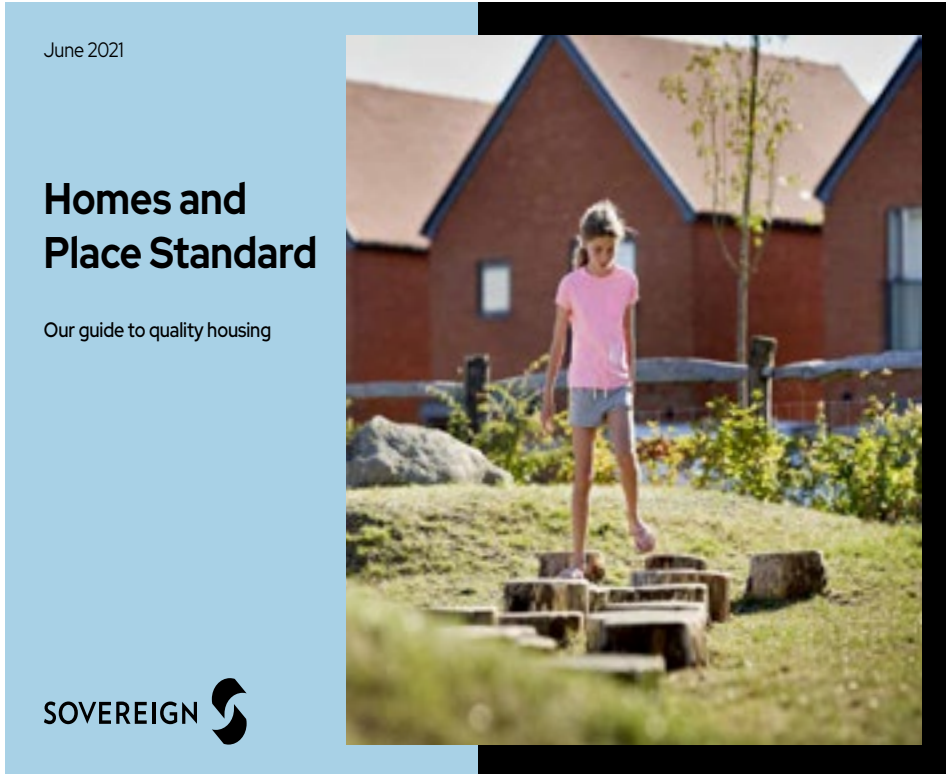
2.10 ENGINEERING STRATEGY

- Engineering Strategy – An initial base overview was carried out within the Outline Planning Application with regards to dealing with the overall cross site land slopes, road access and development site constraints and layout.
- As part of this RM Planning Application, a fully designed and detailed Engineering and Levels Package is submitted for approval outside of this RM D&A Statement.

3. DESIGN – RM PLANNING STAGE

3.01 RM APPLICATION BY SNG (FORMERLY SOVEREIGN)

Who are Sovereign? We're one of the largest housing associations in the country providing good quality, affordable homes and services within successful, sustainable communities. We don't just deliver one of the largest new affordable housing programmes in the country, we make great places too. Whether it's new build, conversions or regeneration schemes, we focus on design, quality and sustainability to make places people want to live today and tomorrow. Our vision is to be the leading landlord across the South and a developer of choice. This is why we have created a Homes and Place Standard.



The Homes and Place Standard This Standard will enable us to deliver on our ambition to build and manage homes in the most sustainable way possible. It is a significant milestone on our journey towards ensuring all our homes are great places to live, which enhance the environment and promote sustainable living. Delivering homes with a positive social and environmental impact is a process and not an event. This document is a signpost not a finishing post. The new Standard will be vital in enabling us to deliver our Sustainability, Development and Strategic Asset Management strategies. It sits at the heart of our social purpose as a housebuilder and landlord. Unlike most housebuilders, we are driving not by profit but by social purpose. We invest for the long-term, in places and people, and we care about the homes we build long after they are built. Because we put our customers first, we know that good design, reliable maintenance and sustainable communities will have positive impact on their future. As the basis of our brief for professionals such as architects, landscape architects, energy assessors and ecologists the Standard describes the sorts of houses and flats we want to build, our approach to infrastructure, energy and carbon reduction.

It is also the basis on which we will assess our existing homes, how we will make the right investments and, where we need to regenerate or rebuild homes. By 2050 all the homes we own and manage will be enjoyable, have character, complement the natural and built environment and be carbon neutral. We have always thought carefully about our homes, but this Standard underlines our commitment to the 60,000 homes we own and those we plan to build. We know it will be hard to achieve across all our properties, but we have the necessary investment to hand. We want to raise standards across all our homes, and by doing so to raise standards of social housing everywhere. Above all, this new Standard is not the upper limit of our ambitions, but the starting point of a major programme of renewal, ensuring that our customers live in quality, sustainable homes. We believe in the power of a good home in a great place to enable people from all walks of life to thrive. We are proud to be starting that journey with this Standard – we are committed to getting there together.

3.02 RM OVERALL DESIGN GUIDANCE - NATIONAL

A well-designed place comes about through making the right choices at all levels. These include the following points constructed in a particular way or form:

- the layout (or masterplan): the structure, settlement pattern, grain and differing density or building heights
- the form and scale of buildings: modelling of bulk, massing, plot interrelationships, alignment and boundary conditions.
- their appearance: the visual impression the building or space makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- landscape: Landscape includes landform and drainage, hard landscape such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape – trees, shrubs and other planting.
- materials: The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive.
- their detailing: Detailing affects the appearance of a building or space and how it is experienced. It also affects how well it weathers and lasts over time.

The National Design Guide provides a structure that can be used for the content of local design policies, guides and codes, and addresses issues that are important for design codes where these are applied to large scale development on single or multiple sites. The ten characteristics reflect the Government’s priorities and provide a common overarching framework. More specific guidance in the form of design policies, guides and codes can then be locally formulated to meet the priorities of local communities. All local design policies, design guides and codes will need to set out a baseline understanding of the local context and an analysis of local character and identity. This may include (but not be limited to) the contribution made by the following:

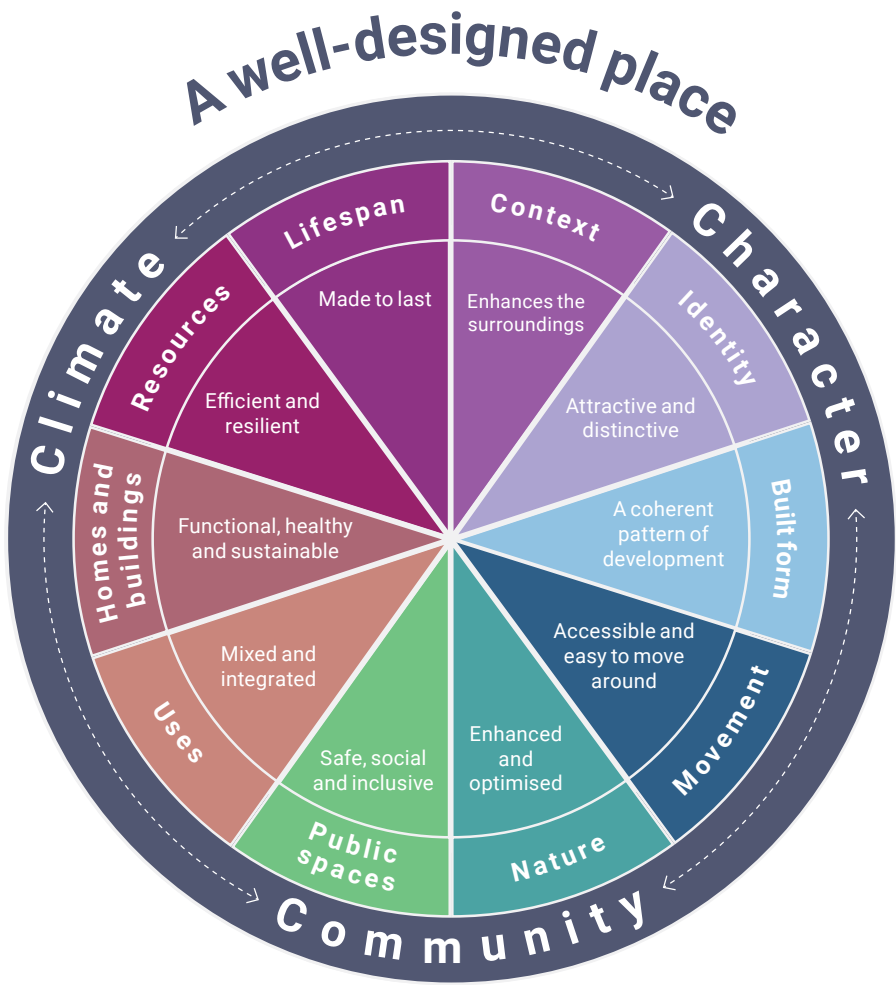
- the relationship between the natural environment and built development;
- the typical patterns of built form that contribute positively to local character;
- the street pattern, their proportions and landscape features;
- the proportions of buildings framing spaces and streets;
- the local vernacular, other architecture and architectural features that contribute to local character.

Introducing the ten characteristics

36 Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

37 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



The ten characteristics of well-designed places

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3.03 RM PLANNING LAYOUT EVOLUTION

The RM Planning Layout evolved in response to the base original Masterplan and Parameter Plan constraints as agreed at Outline stage, along with the Client’s house design and mix requirements, the physical realities on site and input from technical all the consultant disciplines.

An initial Appraisal Feasibility Layout was produced as a starting point for discussion between all of the lead project consultants and to enable further detailed design input to be made on dealing with the site constraints and client aspirations.

This Appraisal Feasibility then went through a number of detailed discussions and revisions to fine-tune the design and value engineer the final layout form. This included discussions with the LA at all stages in regards to layout form, proposed final housing mix and proposed design detailing, road and parking requirements and base landscaping and public open space requirement provision, all to accord with the approved Outline Permission. Illustrative examples of these detail design steps are included for information.



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Parameter Plan compliance

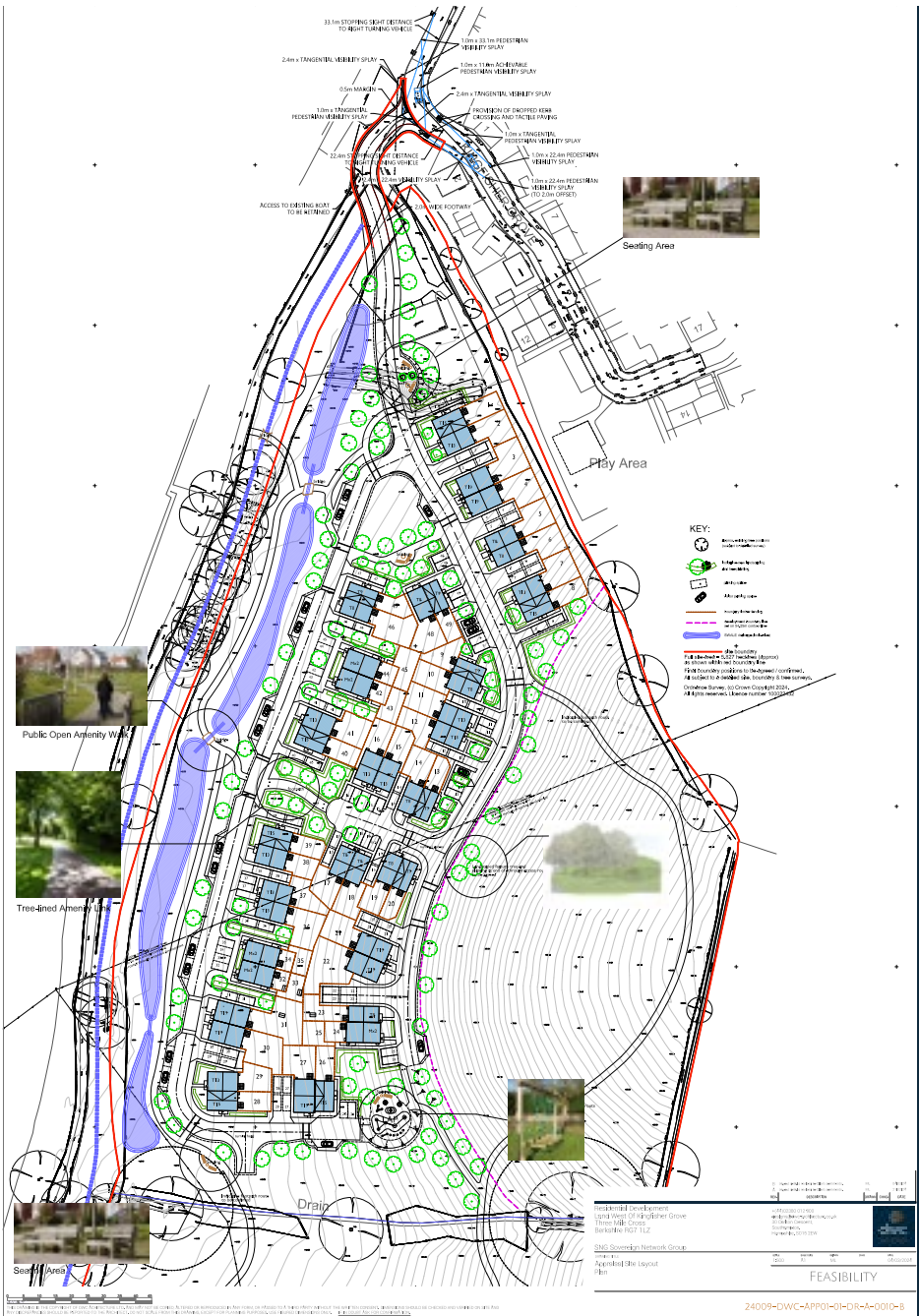


Initial layout design variations were based around a Client requested house type schedule of 49 units as per the approved Outline Permission and the Parameter and Masterplan layout drawings.

Initial Appraisal layout for discussion



Design Evolution



Design Evolution - Colour



There were also a number of discussions that revolved around the overall landscaping requirements and its design and detailing, the site drainage, pond, swale and associated footpath routes into, through and out of the development site, existing and proposed site levels, existing tree constraints and final amenity space requirements.

Initial ideas were also discussed between the consultants and details produced relating to the individual house plots in relation to detail design features and materials as well as the overall final level strategy, drainage and proposed engineered retaining wall detailing and ground levels.