

DRAINAGE

The existing site has been assessed and at low risk of flooding. To ensure the development does not have adverse effects on local drainage, a sustainable drainage strategy has been established to manage local water moment through the site with pond details along the western edge. A detailed drainage design strategy accompanies this application under a separate document.

SAFETY

The proposal has been designed with good all-round visibility and natural surveillance to reduce the risk of crime and the fear of crime. The following security measures are included within this development to protect occupiers and their possessions from crime or other antisocial behaviour, including features. Such as:

- Gated access to rear gardens to prevent unauthorised entry.
- Front gardens providing defensible space to dwellings wherever possible.
- A layout that allows natural surveillance of other dwellings and all types of open spaces
- Vehicle, pedestrian, and cycle routes overlooked by residential properties.

WASTE

Adequate refuse facilities have been provided to all dwellings as described in as part of the overall refuse strategy for the user life of the development, but waste will also be managed during the construction process to ensure good construction waste management practices. Dust and water management will be exercised to control the effect of the build on existing neighbours.

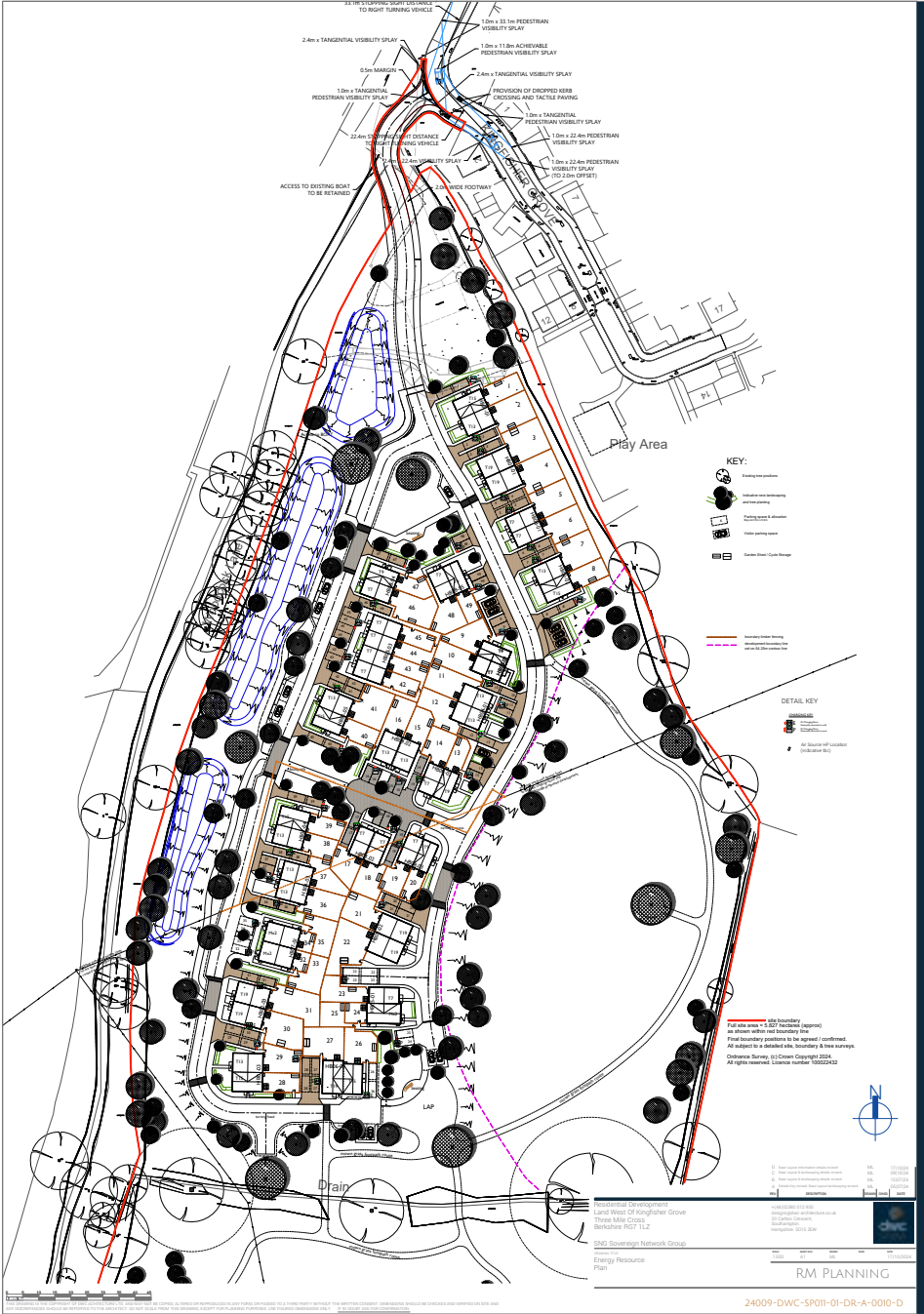
ENERGY

Thought has been given to the future energy demands of the end users and an overriding vision to reduce energy consumption using low carbon or renewable sources has been encouraged.

SNG have instructed a separate Energy/Sustainability Statement from AES and this will be included.

This included consideration of the following:

- Minimising heat and energy loss through quality and efficient fabric to all dwellings, including appropriate insulation, increased air tightness and attention to construction details to minimise leakage.
- Using responsibly sourced materials
- Promoting walking and cycling through features such as the provision of cycle storage and pedestrian routes to reduce vehicular travel.
- Responsibly Manage waste both during construction and post occupation through appropriate relevant strategies
- Information will be provided to occupants on energy efficient appliances and other provided features to encourage and promote the reduction of CO2 emissions.



Energy Resource Plan

LANDSCAPING

The scheme has retained the existing hedge and tree boundaries where ever possible and will enhance these as required as a key opportunity for the developments ability to settle into the existing context. The layout has preserved the mature hedgerows and trees throughout the development area apart from the removal of existing vegetation to allow for the approved new access route into the site. The western boundary as existing, already is acting as natural buffer and separation from the existing BOAT, with the retained and enhanced eastern boundary planting and landscaping forming a natural buffer to the adjacent existing development. The preservation of existing mature vegetation to the southern land area offers an attractive setting for the proposed development creating a green neighbourhood environment enhancing the developments public realm and further supporting the schemes reintegration into the local area. Within the scheme, a combination of hard and soft landscaping has been employed to promote easily legible public and private realms, a softening of the built form and creation of focal points. Progression through the scheme has been enhanced and ‘greened’ wherever possible. All parking on the site has been managed in partly hidden on curtilage spaces or screened areas where appropriate with landscaping introduced to soften if possible. A Local Area for Play (LAP) has been provided on the site located in the southern land area of the site at the ends of both road routes and also located on the through-site footpath routes and surrounded by active frontages. A detailed Landscape Proposal is included under a separate document as part of this submission.



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

LANDSCAPE MASTERPLAN



ECOLOGY

A detailed Ecology Report is included under a separate document as part of this submission.

PLAY AREA - Final location and design to be agreed

Alongside the informal play provided by the open spaces across the site, a dedicated Local Areas for Play (LAP) will be provided within the site and this proposed area has been allocated as shown on the RM Planning Layout and will be detailed within the Landscaping package to be submitted under separate cover.

In accordance with Fields in Trust (FIT) criteria, key characteristics of a LAP include:

- It is intended primarily for children up to the age of six, though it will be used by older children at different times of the day or evening
- It is within 1 minute walking time of the child's home
- It is best positioned beside a pedestrian route that is well used
- It occupies a well-drained, reasonably flat site surfaced with grass or a hard surface
- The recommended minimum activity zone is 100 sqm
- A minimum buffer zone of 5 m
- It may contain demonstrative features that allow young children to identify and claim the space as theirs
- Depending on location it may have a 600 mm guard rail, low fence or planting to indicate the perimeter. Similarly, depending on location, there may need to be a barrier limiting the speed of a child entering or leaving the LAP
- There should be a sign indicating that the area is for children's play and that dogs are not welcome.

3.09 CONCLUSION

CONCLUSION

This development proposal provides an opportunity to contribute to the overall affordable housing requirement in the local area within a scheme that relates well to the existing settlement and contextual needs of the site. This Proposal provides a housing mix of type, style and tenure to contribute to local needs and requirements, while integrating new housing in the local community with minimal and managed impact to the exiting context. The Scheme makes efficient use of the available land that was approved at the Outline Planning stage, while providing good areas of accessible public open amenity space and ecologically responsible spaces. This also provides the opportunity to deliver a well-designed scheme that will provide an attractive living environment for future residents. The scheme has responded to existing public access to the site ensure pedestrian through routes have been maintained and enhanced ensuring active frontages and natural surveillance of pedestrian routes promote a safe environment.

3.10 DRAWING & INFORMATION SUBMISSION LIST

Project:

Situated at:

For:

24009

Berkshire RG7 1LZ

SNG Sovereign Network Group

Land West Of Kingfisher Grove

DRAWING REGISTER ISSUE RECORD

Reference	Title	Scale	Size	Rev.	03 04	21 04	24 05	24 05	11 06	18 06	06 07	05 07	10 07	12 07	12 08	15 08	02 10	09 10	18 10	17 24
24009-DWC-HB01-01-DR-A-0050	Kingfisher - Plots 1-2, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 1-2, Plans and Elevations	1 : 100	A1	C								A				B		C		
24009-DWC-HB01-02-DR-A-0050	Kingfisher - Plots 7-8, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 7-8, Plans and Elevations	1 : 100	A1	C								A				B		C		
24009-DWC-HB01-03-DR-A-0050	Kingfisher - Plots 28-29, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 28-29, Plans and Elevations	1 : 100	A1	C								A				B		C		
24009-DWC-HB01-04-DR-A-0050	Kingfisher - Plots 38-39, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 38-39, Plans and Elevations	1 : 100	A1	C								A				B		C		
24009-DWC-HB01-05-DR-A-0050	Kingfisher - Plots 40-41, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 40-41, Plans and Elevations	1 : 100	A1	C								A				B		C		
24009-DWC-HB02-01-DR-A-0050	Kingfisher - Plots 3-4, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 3-4, Plans and Elevations	1 : 100	A1	C									A			B		C		
24009-DWC-HB02-02-DR-A-0050	Kingfisher - Plots 21-22, Floor Plans and Elevations	1 : 100	A1	D						1st										
	Plots 21-22, Plans and Elevations	1 : 100	A1	D								B				C		D		
24009-DWC-HB02-03-DR-A-0050	Kingfisher - Plots 30-31, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 30-31, Plans and Elevations	1 : 100	A1	C									A			B		C		
24009-DWC-HB03-01-DR-A-0050	Kingfisher - Plots 5-6, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 5-6, Plans and Elevations	1 : 100	A1	C								A				B		C		
24009-DWC-HB03-02-DR-A-0050	Kingfisher - Plots 17-18, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 17-18, Plans and Elevations	1 : 100	A1	C									A			B		C		
24009-DWC-HB03-03-DR-A-0050	Kingfisher - Plots 42-45, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 42-45, Plans and Elevations	1 : 100	A1	C									A			B		C		
24009-DWC-HB04-01-DR-A-0050	Kingfisher - Plots 11-12, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 11-12, Plans and Elevations	1 : 100	A1	C									A			B		C		
24009-DWC-HB04-02-DR-A-0050	Kingfisher - Plots 15-16, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 15-16, Plans and Elevations	1 : 100	A1	C									A			B		C		
24009-DWC-HB04-03-DR-A-0050	Kingfisher - Plots 36-37, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 36-37, Plans and Elevations	1 : 100	A1	C									A			B		C		
24009-DWC-HB05-01-DR-A-0050	Kingfisher - Plots 23-25, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 23-25, Plans and Elevations	1 : 100	A1	C									A			B		C		
24009-DWC-HB06-01-DR-A-0050	Kingfisher - Plots 26-27, Floor Plans and Elevations	1 : 100	A1	D						1st										
	Plots 26-27, Plans and Elevations	1 : 100	A1	D									B			C		D		
24009-DWC-HB07-01-DR-A-0050	Kingfisher - Plots 32-35, Floor Plans and Elevations	1 : 100	A1	D						1st										
	Plots 32-35, Plans and Elevations	1 : 100	A1	D									B			C		D		
24009-DWC-HB08-01-DR-A-0050	Kingfisher - Plots 9-10, Floor Plans and Elevations	1 : 100	A1	C						1st										
	Plots 9-10, Plans and Elevations	1 : 100	A1	C									A			B		C		
24009-DWC-HB08-02-DR-A-0050	Kingfisher - Plots 13-14, Floor Plans and Elevations	1 : 100	A1	D						1st										
	Plots 13-14, Plans and Elevations	1 : 100	A1	D									B			C		D		
24009-DWC-HB08-03-DR-A-0050	Kingfisher - Plots 19-20, Floor Plans and Elevations	1 : 100	A1	D						1st										
	Plots 19-20, Plans and Elevations	1 : 100	A1	D									B			C		D		
24009-DWC-HB08-04-DR-A-0050	Kingfisher - Plots 46-47, Floor Plans and Elevations	1 : 100	A1	D						1st										
	Plots 46-47, Plans and Elevations	1 : 100	A1	D									B			C		D		
24009-DWC-HB08-05-DR-A-0050	Kingfisher - Plots 48-49, Floor Plans and Elevations	1 : 100	A1	D						1st										
	Plots 48-49, Plans and Elevations	1 : 100	A1	D										B		C		D		
DWC-SP001-01-DR-A-0010	Location Plan	1:2500	A3	1st	1st					1st	1st									
DWC-SP002-01-DR-A-0010	Development Site Plan Colour	1:1000	A2	D	1st					A	A		B	C				D		
DWC-SP003-01-DR-A-0010	Development Site Plan Sheet 1 of 2	1:500	A1	J	1st	A	B	C	D	D	E	F				G	H	J		
DWC-SP003-02-DR-A-0010	Development Site Plan Sheet 2 of 2	1:500	A1	J	1st	A	B	C	D	D	E	F				G	H	J		
DWC-SP004-01-DR-A-0010	Parameter Plan Compliance	1:1000	A2	D	1st				A	A		B	C					D		
DWC-SP005-01-DR-A-0010	Massing & Active Frontage Plan	1:500	A1	D					1st	1st		A		B			C	D		
DWC-SP006-01-DR-A-0010		1:500	A1	D					1st	1st		A	B				C			
	Finished Floor Level Plan - Indicative	1:500	A1	D																D
DWC-SP007-01-DR-A-0010	Materials Finishes Plan	1:500	A1	C					1st	1st		A	B					C		
DWC-SP008-01-DR-A-0010	Parking Strategy Plan	1:500	A1	C					1st	1st		A	B					C		
DWC-SP009-01-DR-A-0010	Refuse Strategy Plan	1:500	A1	C					1st	1st		A	B					C		
DWC-SP010-01-DR-A-0010	Housing Tenure Plan	1:500	A1	C					1st	1st		A	B					C		
DWC-SP011-01-DR-A-0010	Energy Resource Plan	1:500	A1	D					1st	1st	A	A	B					C		D
DWC-SP015-01-DR-A-0010	Site Sections & Street Scenes Sheet 1	1:250	A1	D	1st				A	B		C						D		
DWC-SP15-02-DR-A-0010	Site Sections & Street Scenes Sheet 2	1:250	A1	A						1st	1st							A		

Issue Management and Control - Worksheet - Use separate sheets for each sheet

Regulations/Standards: Approved Plans, Plans of 1:500, Proposed Plans, Development, Transportation, Engineering, Electrical, Civil, etc.

LAND WEST OF KINGFISHER GROVE. THREE MILE CROSS.

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3.11 ILLUSTRATIVE VIEWS ACROSS THE SITE ENTRANCE AREA

