

4.06 Landscape Design Response



Initial Site Plan

- Tree loss along Access Road within site boundary
- Tree loss along PROW
- Loss of T1 along the edge of the Ancient Woodland Boundary.
- Visually prominent retaining walls along entrance and access roads
- Visually prominent retaining walls along site frontage
- Retaining walls along edge of Priority Habitat boundary.
- Unit 2 located slightly within Woodland Buffer



Landscape Design Response (at Preapp 2)

- Creation of the **Linear Park Concept** soften facade of **Unit 1**, create valuable amenity and maximise the south facing aspect.
- Re-positioning **Unit 1 Car Park** and Entrance along access road to improve **relationship to the main site entrance** and improve **visual amenity**.
- Development of landscape design to frontages to create a **Visual Buffer** with native planting and Rootlok grassed retaining walls.
- Moved **Unit 2 outside woodland buffer zone**.
- Rotate **Unit 3 to facilitate a more open 'Green Link'** to Pond Amenity Space
- Rotate **Unit 4 to reduce length** of development along site frontage.
- Reconfigure **Unit 5 to retain trees along access road and PROW**, reposition entrance away from PROW and **create more opportunities for tree planting**.
- Moved retaining walls away from Priority Habitat edges.



4.07 Overall Landscape Strategy



Final Design Response (at Preapp 3)

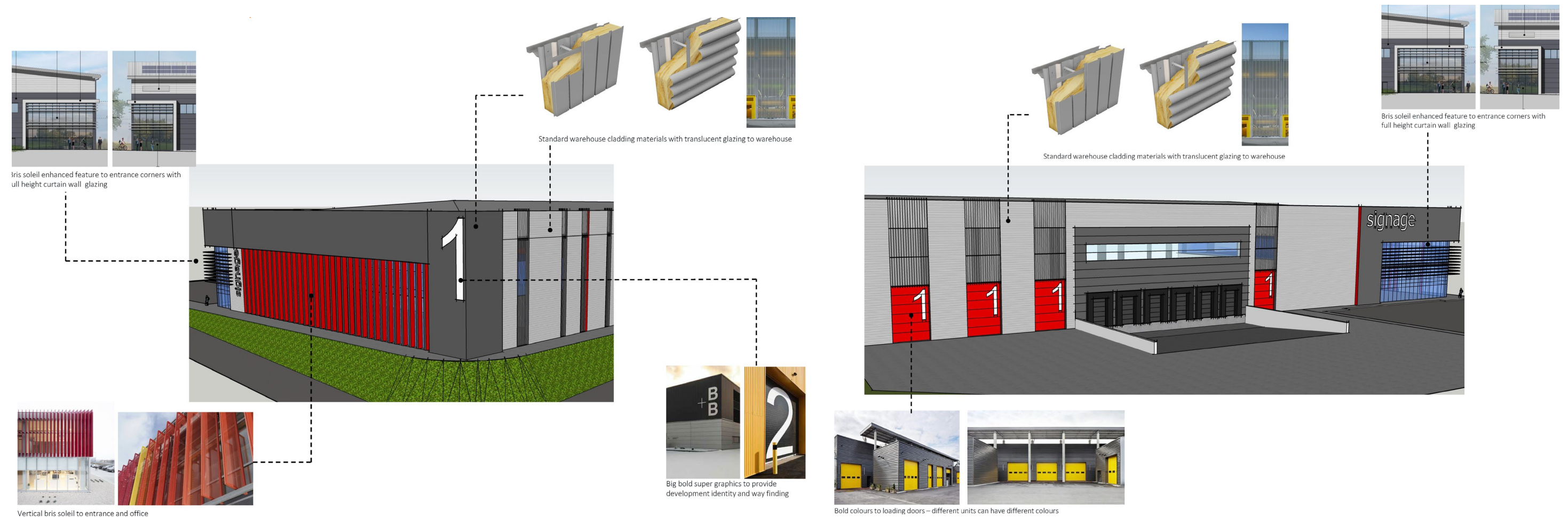
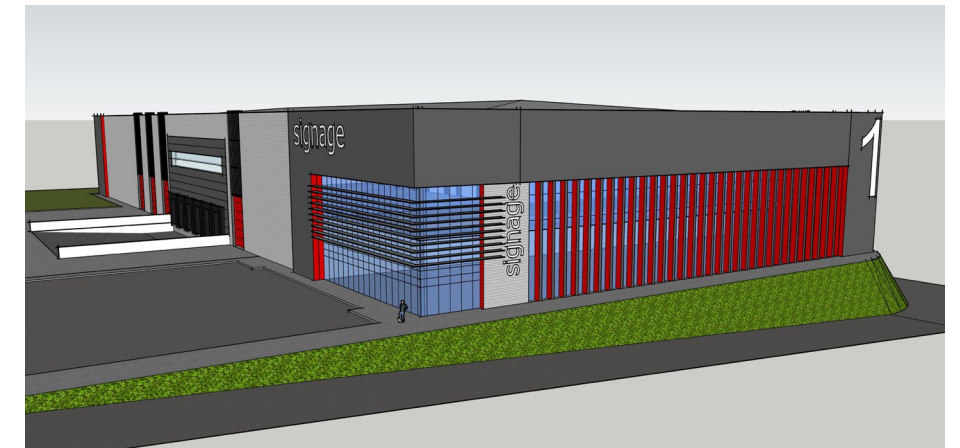
- Roundabout removed to increase valuable amenity area to the north of Unit 1.
- Access arrangement amended southwards to Unit 5 with service yard parking update to suit.
- Tree avenue for stronger North-South connection parallel to Unit 3.
- Unit 4 rotated and access layout optimised to add valuable area to the linear park connecting to the existing southern ponds.



4.08 Elevation Design Concept

Early Elevation Concept Design

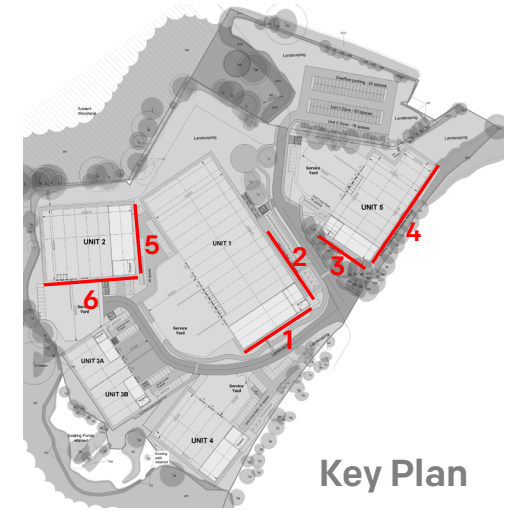
The below images illustrate early concept develop of the elevation design and materiality.



4.08 Elevation Design Concept

Elevation Design Development

The design team engaged with Wokingham Borough (WBC) Council officers to develop the elevation design and materiality. The sketch images below show an initial concept presented to WBC during the pre-app consultation process. Feedback provided by Officers was taken on boards and has informed the final proposed elevations.



Key Plan



Unit 1 South Elevation



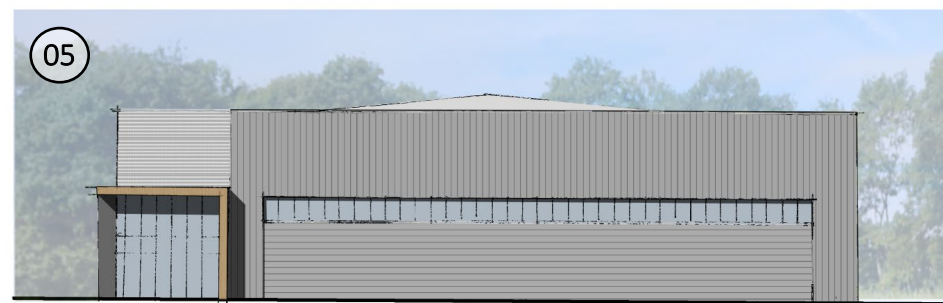
Unit 1 Part East Elevation



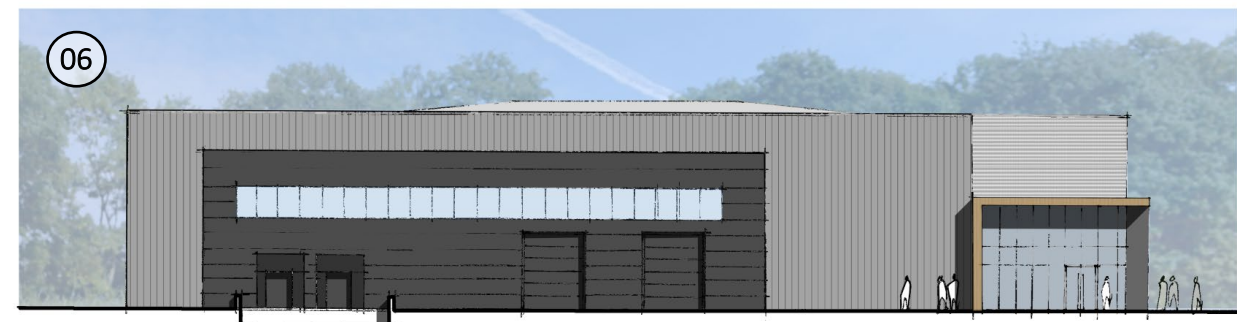
Unit 5 South Elevation



Unit 5 East Elevation



Unit 2 East Elevation



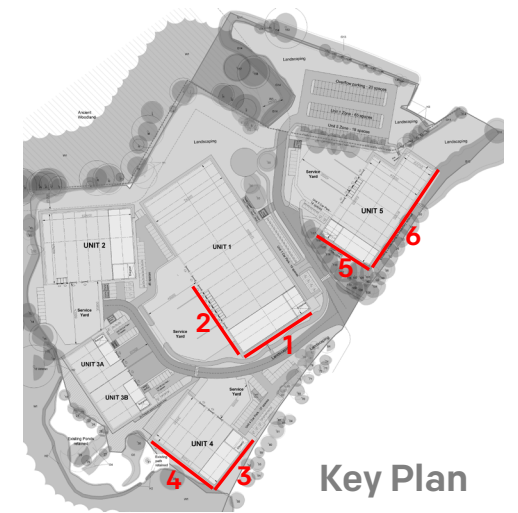
Unit 2 South Elevation



4.08 Elevation Design Concept

Elevation Design Development

The sketches below show the development of elevation design in following pre-app consultation meetings with WBC.



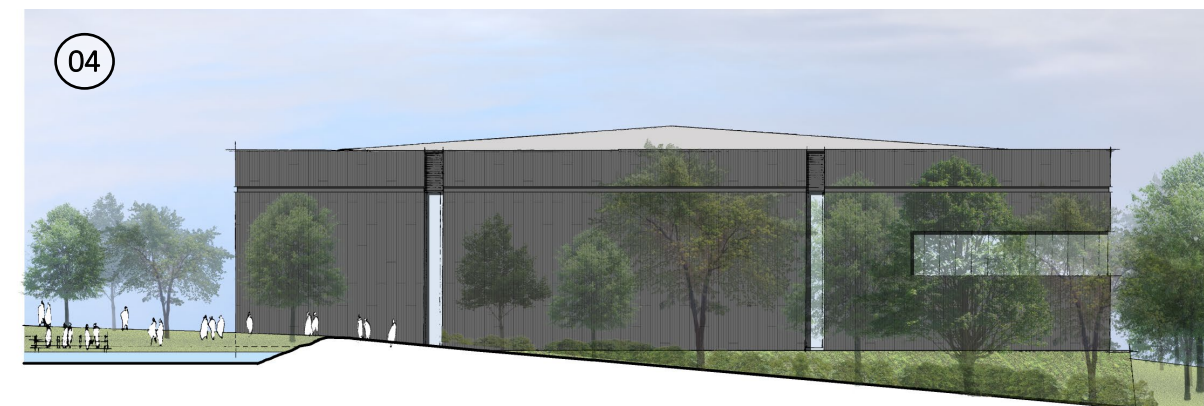
Unit 1 South Elevation



Unit 1 Part West Elevation



Unit 4 East Elevation



Unit 4 South Elevation



Unit 4 South Elevation



Unit 4 East Elevation



4.08 Elevation Design Concept

Elevation Design Development

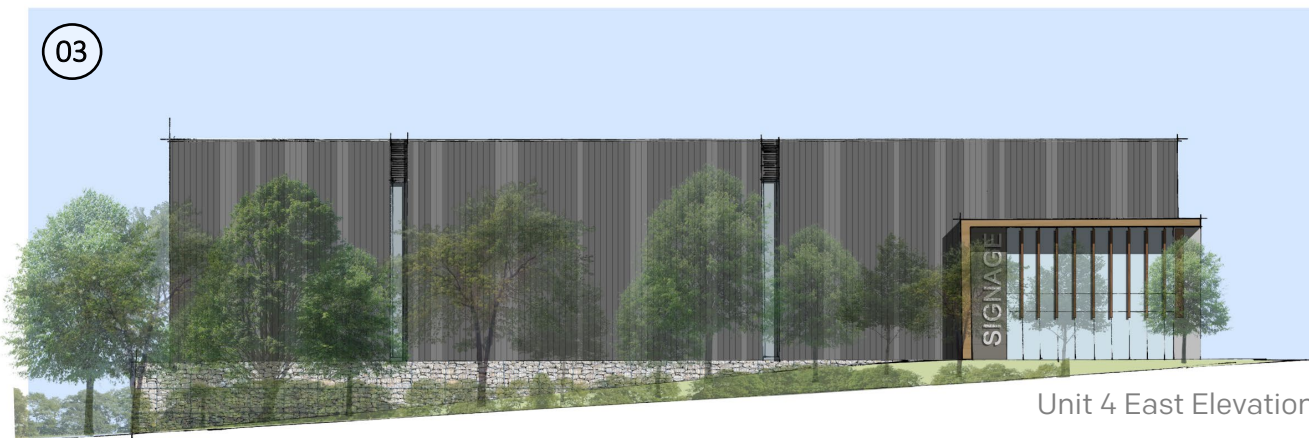
The sketches below show further development of elevation design in following pre-app consultation meetings with WBC.



Unit 1 South Elevation



Unit 1 Part East Elevation



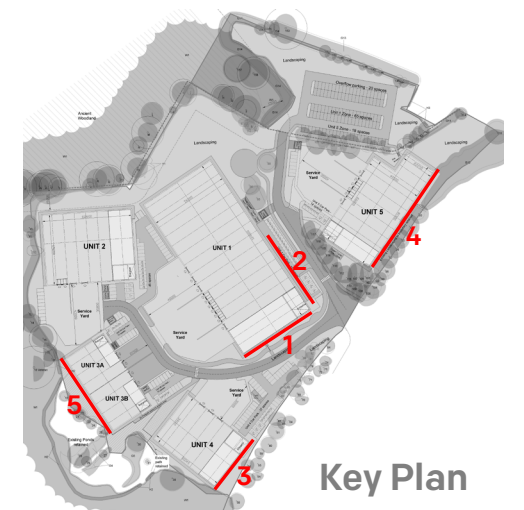
Unit 4 East Elevation



Unit 5 East Elevation



Unit 3 - West Elevation



Key Plan



4.08 Elevation Design Concept

Enhanced Elevational Treatment along Site Frontage

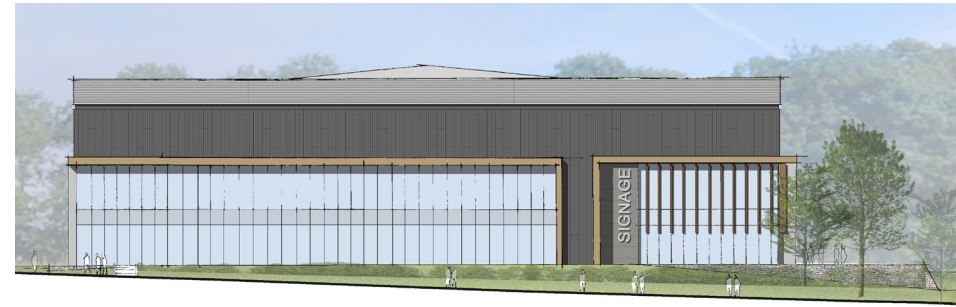
Previous Proposals



Unit 1 South Elevation

- Unit 1 elevation has been redesigned to provide a fully glazed frontage that wraps around the corners to the eastern and western elevations.
- This offers better activation of frontages with improved natural surveillance over the public realm.
- Lighter colour banding has also been introduced to the parapet, reducing the perceived height of the building.

Revised Proposals



Unit 4 South Elevation

- Unit rotated (discussed in previous pages) so that the shorter office elevation now faces the B3270 main road.
- Frontage is now fully glazed with curtain walling and wraps around the corners to the east and western elevations, offering better activation of frontages with improved natural surveillance over the public realm.
- A lighter colour banding has also been introduced to the parapet, reducing the perceived height of the building.



Unit 5 South Elevation – Previously Proposed

- Unit 5 has been revised to provide a fully glazed curtain wall frontage to office gable western frontage (shown in later section), providing natural surveillance over the main site access.
- Additional vertical glazing slot has been added to further break up the mass as viewed from Whitley Green Lane.
- Lighter colour banding has also been introduced to the parapet, reducing the perceived height of the building.

