

Character Areas

As part of the development of the scheme at Twyford, a comprehensive character appraisal has been undertaken.

This section of the Design Code covers the architectural approach for the five character areas on the site. These areas will take key features, form, scale and materiality from the locality following a comprehensive Architectural Appraisal of the area.

The character appraisal incorporated visiting Twyford and surrounding areas to review and analyse the architectural style of the locality.

The proposed characters for the scheme incorporate these features.

The plan to the right depicts the five key character areas proposed.

Drawing Key

-  Railway Edge
-  River Edge
-  Central
-  Central - Avenue
-  Central - Mews
-  Bath Road
-  The Green



Character Area - Railway Edge

This area backs onto the existing railway line. A 3m buffer is incorporated from the railway land to ensure minimal disruption to future residents.

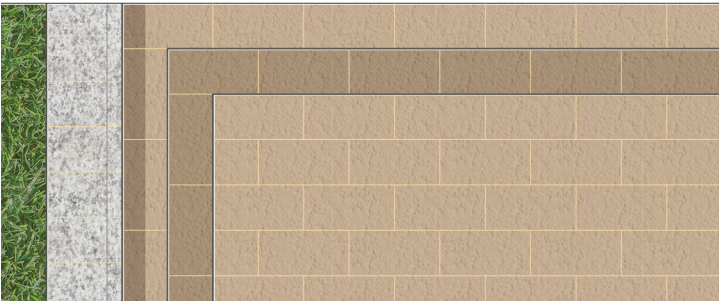
These properties will be characterised by semi detached and terraced dwellings ranging from 2 to 2.5 storeys. The character of the dwellings in this area will be informed by architectural qualities found on Station Road in Twyford and features commonly found on Railway Cottages.

Croudace Homes has engaged with Network Rail's Asset Protection and Optimisation (ASPRO) team (as per Network Rails request) whilst preparing the Reserved Matters application.

This has allowed their ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway – as per Outline permission: Informative 10.



Surface Materiality



Railway Edge	
Materiality	Red Brick with Cream Brick Quioning / Red and Red Multi Brick with Detailing / Whitewashed Painted Brick
Window Style	Casement Windows with All Bar Detail
Window Detailing	Voussoir Headers / Voussoir Headers with Label Moulding / Stone Cills / Painted Brick Cills
Porches and Canopies	Straight Slope Canopies and Porches
Bay Windows	Square Bay Windows with Hipped Roof
Roof Form	Traditional Gable Roof / Gable Fronted Roof
Roof Details	False Chimneys / Open Eaves

Street Scene Extract



Character Area - Bath Road

This area fronts the A4 (Bath Road). A secondary road and enhanced existing vegetation provide a buffer between the road and proposed dwellings.

A low level hedge and a landscaped verge will provide a protected foot-way between the proposed road and private residential spaces.

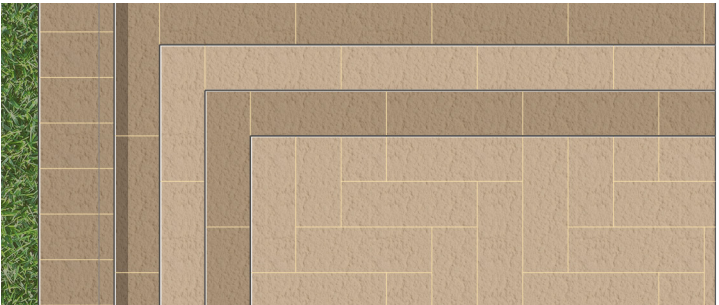
These properties will be characterised by semi detached, detached and terraced

dwellings which are predominantly 2 storeys with a small quantity of 2.5 storey dwellings to create visual interest.

The character of the dwellings in this area will be informed by architectural qualities found around Twyford, in particular on Wargrave Road which runs adjacent to the eastern boundary of the site.



Surface Materiality



Street Scene Extract



Character Area - Central

These areas form the central two spaces of the site, and provide transition spaces between other defined characters.

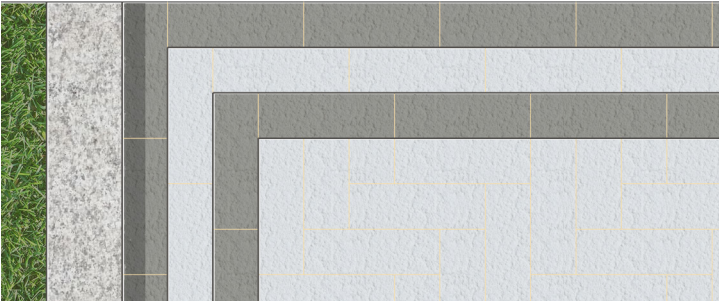
Some of this area will be characterised by informal roads and lanes, with foot-ways and swales in the verge. This area features some sub-characters, in particular the mews and avenue areas which will take cues from the overall character approach while maintaining an independent and considered architectural

response. Landscaped front gardens will serve semi-detached and terraced dwellings to provide a consistent frontage to the housing in these areas.

Dwellings in these areas will range from 2 to 3 storeys. The taller dwellings will be located towards the centre of the site to provide a cohesive transition from The Green area to the rest of the site.



Surface Materiality



Street Scene Extract



Character Area - The Green

This area forms the formal centre of the site, facing onto the existing Orchard House. The design of this area will create a cohesive frontage to the existing dwelling and be framed by buildings of a similar scale and form.

The open space between Orchard House and the character area creates a more formal open space with tree lined streets, rain gardens and landscape buffers.

This informal character area will feature semi detached dwellings and apartment blocks up to 3 storeys in height. The open space and avenue surrounding this area demand larger built form to successfully frame the proposed amenity spaces.

The architectural character of this area has been informed by the existing property as well as buildings found overlooking green spaces in the local area.

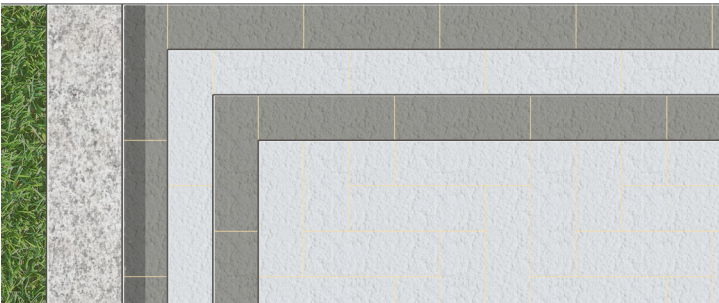


The Green	
Materiality	Red Brick with Detailing / Vertical Tile Hanging with Bullnose Tile Detailing
Window Style	Casement Windows with All Bar Detail
Window Detailing	Voussoir Headers / Stone Cills
Porches and Canopies	Gable Fronted Porches and Canopies
Bay Windows	Square Bay Windows with Straight Slope Roof
Roof Form	Traditional Gable Roof / Gable Fronted Roof / Hipped Roof
Roof Details	Boxed Eaves / Dentil Eaves

Street Scene Extract



Surface Materiality



Character Area - River Edge

This area fronts onto the proposed natural open space, flood plain and established vegetation buffers. This area will benefit from views towards the River Loddon.

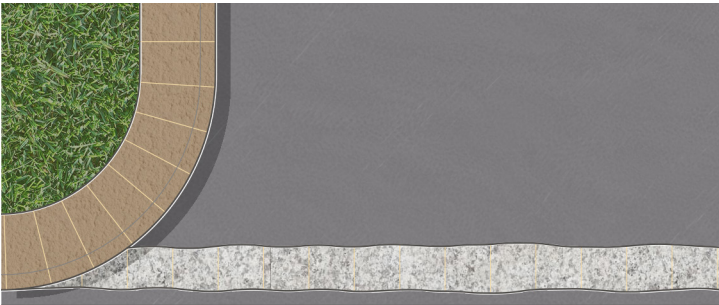
This area will be characterised by shared surface roads and informal foot-ways. Deep front gardens to detached dwellings provide privacy and a unique character in this area of the site.

This informal character area will feature larger detached dwellings up to 2 storeys in height.

The character is informed by housing found around Twyford in streets adjacent to the River Loddon. Predominantly rural in character, this area will feature unique elevations with a wide range of materiality.



Surface Materiality



River Edge	
Materiality	Multi Red Brick / Random Knapped Flint / Vertical Tile Hanging with Bullnose Tile Detailing / Fine Scraped Render
Window Style	Casement Windows with Plain Bar Detail
Window Detailing	Double Brick Arched Header / Brick and Creasing Tile Cill
Porches and Canopies	Straight Slope Canopies and Porches / Gable Fronted Canopies and Porches / Recessed Archways with Brick Detailing
Bay Windows	Square Bay Windows with Hipped Roof
Roof Form	Hipped Roof / Barn Hipped Roof / Traditional Gable Roof
Roof Details	Closed Eaves / False Chimneys / Crested Ridge Tiles with Roof Finials

Street Scene Extract

