

Layout - Boundary Treatments

All properties within the scheme will feature secure enclosures for rear gardens, achieved through a combination of 1.8m screen walls, 1.8m close-board fencing, or 1.8m close-board fencing with an integrated ready hedge along street-facing boundaries.

Frontage boundaries for certain dwellings are formed by low-level hedging, maintained at a maximum height of 0.6m to ensure clear visibility at road junctions, or by 1.2m estate rail fencing, providing a defined but open front garden area.

Each plot with a private garden is also equipped with a patio area, leading up to a timber gate for convenient and secure access, reinforcing both privacy and ease of use across the development.

Full details are shown on the submitted Enclosures Layout (DES-703-112-1).

Drawing Key

- 1.8m Screen Wall
- 1.8m Close Board Fence
- 1.2m Estate Rail
- 0.6m Ready Hedge
- 1.8m Ready Hedge
- Timber Framed and Ledged Gate



Layout - Surface Materials

The proposed surface materials for Bridge Farm, illustrated in the plan to the right, reflect a thoughtfully planned approach aligned with the area’s character.

Adoptable areas primarily consist of tarmac paths and roads, with raised tables in block paving to provide visual cues for safe crossings and traffic calming. Shared surfaces, private roads, and drives incorporate a combination of block paving and tarmac, adding variation and complementing the distinct character of each area.

For private tarmac roads, granite setts are used to demarcate visitor parking and distinguish private boundaries, adding clarity and enhancing the visual coherence of the development.

Detailed specifications for each material are outlined in Section 6 of this Design and Access Statement, with comprehensive information provided in the Surface Materials Layout (DES-703-108-1).

Drawing Key

Tarmac

Granite Setts

Block Paving
Brett Omega in Autumn Gold with Brindle Detailing

Block Paving
Brett Alpha in Autumn Gold with Brindle Detailing

Block Paving
Brett Omega in Neutral with Charcoal Detailing

Paving Slabs (All Rear Gardens)
Neutral by Brett

Hoggin



Layout - Refuse Servicing

The refuse strategy for Bridge Farm, Twyford is designed to meet Wokingham Council’s kerbside collection requirements, using black wheelie bins for general waste and designated bags provided by the Local Planning Authority for recycling.

The strategy map outlines collection points for each plot, with most properties able to place refuse bags at the end of their private drive or front path, ensuring compliance with kerbside collection guidelines and accessibility for the council-specified refuse lorry.

The refuse strategy also includes vehicle tracking to verify that collection vehicles can access all necessary areas efficiently. For the few plots where the boundary is beyond reach of the refuse lorry, designated collection areas have been provided, each within the 25-metre distance required by planning guidance.

Additionally, the apartments in the centre of the site feature a communal bin store with collection points conveniently located within 15 metres of the roadside to facilitate ease of access for both residents and collection services.

Full details and dimensions are set out on the submitted Refuse Strategy Layout (DES-703-110-1).

Drawing Key

-  Refuse Collection Point (Kerbside)
-  Route to Collection Point
-  Route to Refuse Vehicle
-  Refuse Vehicle Tracking
-  240L Wheelie Bin

