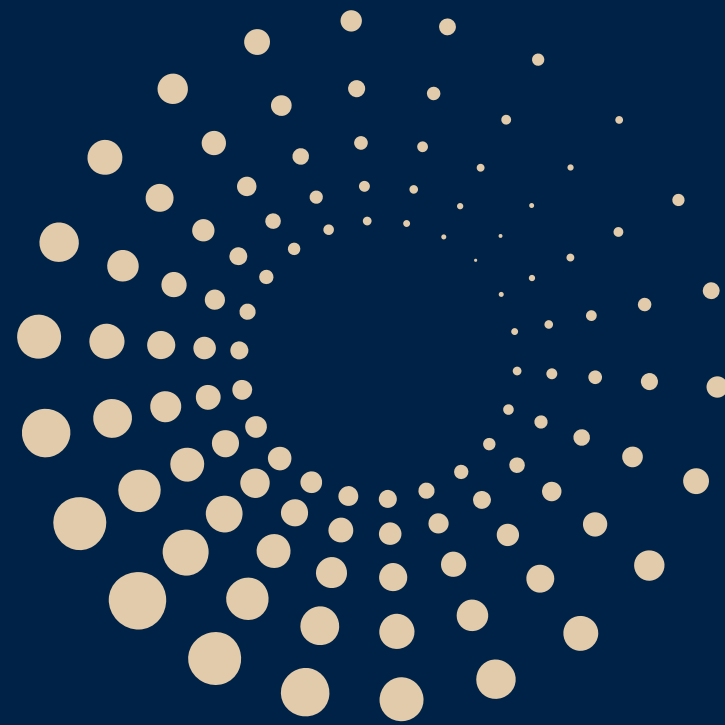




Arborfield District Centre Nursery and Pre-school

Design Statement | August 2026



EST. 1963

CREST
NICHOLSON

Contents

01	Introduction	2
02	Planning Status	4
03	Site Context	6
04	Community Centre	7
05	Nursery and Pre School	8
06	Residential	11
07	Landscaping	12
08	Design Code Conformity	14
09	Conclusion	16

CRES260217 Arborfield District Centre Nursery and Pre-school - Design Statement						
Issue Date	24.07.26	11.08.26	12.08.26			
Revision	P1	P2	P3			
Document Status	PRELIMINARY	PLANNING	PLANNING			
Copyright © 2026 Thrive Architects Ltd. All rights reserved. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Thrive Architects Ltd. Plans and/or images may use map data licensed from Ordnance Survey © Crown copyright 2026. All rights reserved. Licence number 100007359.						



01 Introduction

This application seeks approval of the Reserved Matters relating to appearance, landscaping, layout, scale and access pursuant to Condition 3 of the hybrid planning permission (reference O/2014/2280).

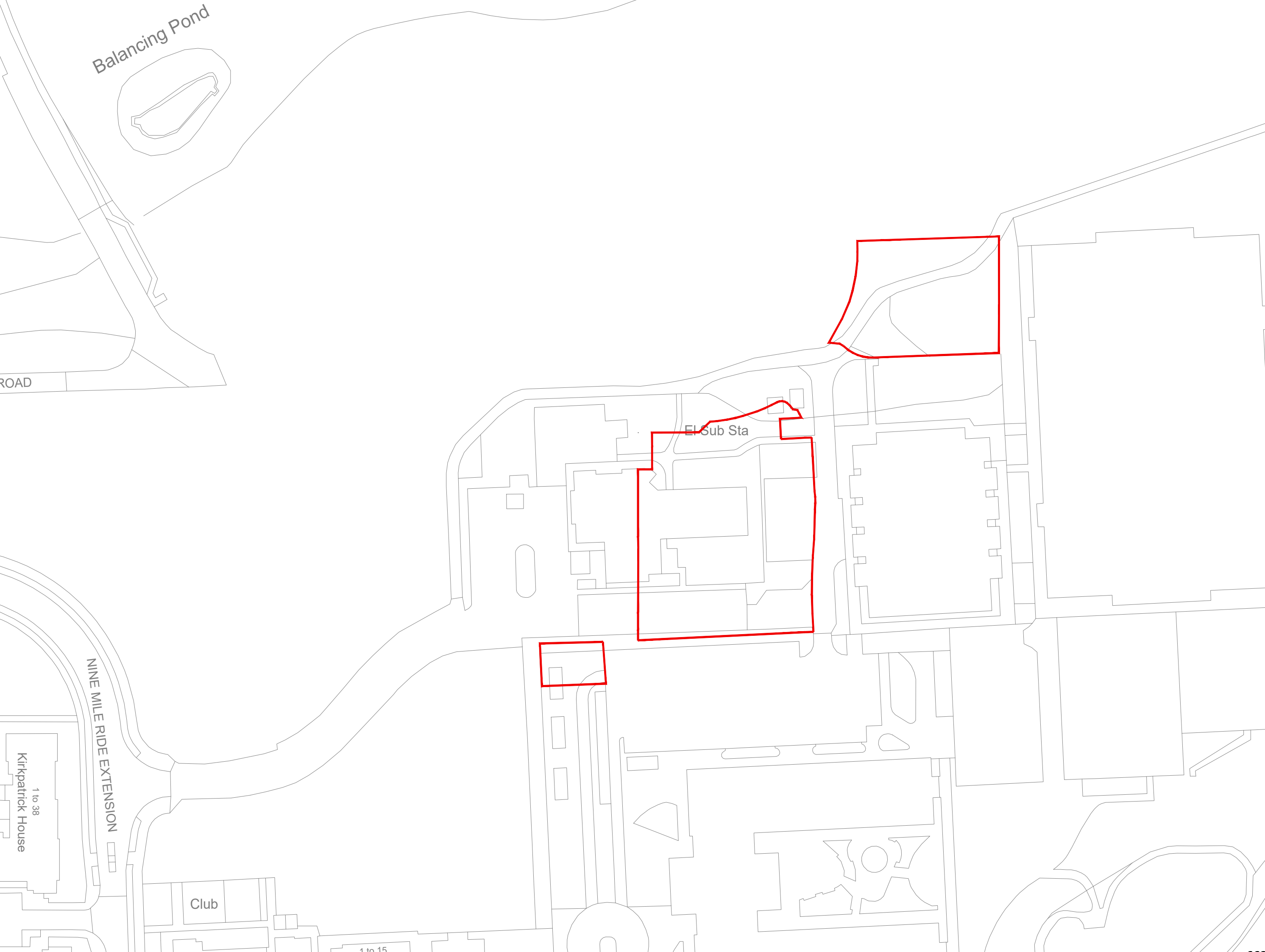
The description of development is as follows:

Application for Approval of Reserved Matters pursuant to Outline planning consent (O/2014/2280) for the provision of a children's day nursery, pre-school, six dwellings, pocket garden, together with associated access, car and cycle parking, landscaping and infrastructure (Appearance, Landscaping, Layout, Access and Scale to be considered).

The development has been carefully designed in accordance with the approved parameter plans and design principles established through the outline consent and the wider Arborfield Green masterplan. The proposals respond positively to the Site's prominent and highly accessible location within the District Centre, providing a high-quality educational facilities alongside complementary residential development. In doing so, the scheme will contribute to the continued delivery of essential community infrastructure and support the ongoing growth and maturation of the Arborfield Green community in accordance with the strategic objectives of the wider development.

The adjacent site is subject to a separate planning application for a Community Centre which will be submitted by Wokingham Borough Council at a later date. The proposals have however been designed comprehensively to ensure a coherent development and to provide a high quality, highly functional public realm that is integrated with the existing 'High Street' proposals currently being implemented to the north of the Site. The proposals also provide a new pedestrian access to Bohunt School securing full integration and functionality.

This document therefore focuses on the Nursery and Pre-school buildings and the residential land development and provides a summary of the design approach taken for each.



02 Planning Status

Planning Policy Context

The statutory Development Plan for Wokingham Borough relevant to this application comprises the following documents:

- Wokingham Borough Core Strategy (adopted January 2010);
- Managing Development Delivery Local Plan (adopted February 2014);
- Arborfield Garrison Strategic Development Location Supplementary Planning Document (adopted October 2011);
- Central and Eastern Berkshire Joint Minerals and Waste Plan (adopted January 2023).

The Core Strategy establishes the strategic vision for the growth and development of the Borough, whilst seeking to protect and enhance the high quality of life enjoyed by existing and future residents. Of particular relevance to this application is Policy CP18: Arborfield Garrison Strategic Development Location, which

allocates the former Arborfield Garrison for a comprehensive mixed-use development. The policy originally envisaged the phased delivery of approximately 3,500 new dwellings, supported by a range of complementary uses including retail, employment, education, community facilities, public open space and Suitable Alternative Natural Greenspace (SANG). The policy forms the strategic framework for the creation of Arborfield Green as a sustainable new community and provides the overarching context for the proposals contained within this application.

The Arborfield Garrison Strategic Development Location SPD provides additional guidance on the implementation and design principles for the wider allocation. However, it is important to note that, as supplementary planning guidance, the SPD does not form part of the statutory development plan and does not have the same status as adopted development plan policies. Its role is therefore

to assist in the interpretation and delivery of the adopted policy framework, rather than to establish new planning policy requirements.

The Site is within the draft Policy SS11 Arborfield Green Strategic Development Location under the emerging Wokingham Borough Local Plan Update. The plan is at examination. The draft policy does not change the policy approach, which seeks a sustainable, well designed, mixed-use development.

Relevant Planning History

Outline Planning Permission: O/2014/2280

Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sq m gross with up to a further 3,500 sq m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sq m (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sq m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area.

Secondary school for up to 1,500 pupils (Class D1), including sports pitches, flood-lit all-weather pitch, indoor swimming pool and parking areas. Up to three-form primary

school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works.

Application for Approval of Reserved Matters

The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of a mixed-use District Centre including 206 dwellings, commercial floorspace (Use Class E), a pre-school, public open space, pedestrianised high street, and a mixed-use community centre building including cafe, associated community facilities and day nursery.

New vehicular, pedestrian and cycle accesses to be provided with

associated internal roads, parking, landscaping, drainage, substations, plant, bin and cycle storage.



 Site layout.

03 Site Context

The Site comprises the former library building which has been closed for some time. Also included is an area of scrub land located to the north of the leisure centre. Immediately to the south of the Site is a public car park, this services the leisure centre which sits to the east of the Site, and will also provide parking for the proposed community centre and pre-school and nursery. Immediately south of the car park is Bohunt School.

To the south west of the Site is a Sainsbury's food store, to the immediate west and north of the Site is residential/ commercial development currently under construction by Taylor Wimpey.

The residential site is located immediately north of the leisure centre, separated by an area of green space. The residential site is bounded to the east by all-weather playing pitches and to the north by proposed residential development.

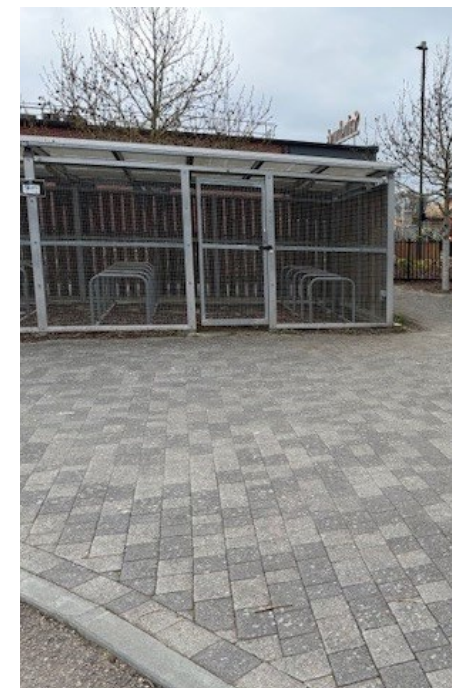
High Street

An important factor in the development of these is the 'High Street' located to the northwest of the Site forming part of the residential/ commercial development currently under construction. The High Street provides a key pedestrian link from the Site to the public open space located north, beyond the current ongoing construction. This key pedestrian space contains mixed uses of ground floor commercial/ retail activity and upper floor apartments.

The proposals have been designed to ensure continuation of this space all the way through to the proposed community centre entrance. Surface materials and landscape design will emulate the High Street to ensure continuity.



Photographs from the local context of the Site.





04 Community Centre

The proposed community centre is not included with this application; this will be subject to a separate planning application being taken forward by Wokingham Borough Council. In respect of this application, consideration has been given to the siting of the community centre in relation to how the building would be accessed and how it relates to the context of the High Street, public realm (existing and proposed), Bohunt School, Sainsbury's food store and adjacent residential development currently under construction.

The proposals contained within this application therefore are fully considered in respect of the siting and functionality of the proposed community centre.



05 Nursery and Pre School

The proposals for the Nursery and Pre-School provide replacement facilities for the existing Hazebrouck Day Nursery and Poperinghe Pre-School located within the existing community centre at Princess Marina Drive approximately 0.6 miles north of the application site. The current Site is to be redeveloped and therefore alternative facilities are required for the nursery and pre-school.

The proposals provide for a 299 square metre, four classroom pre-school and a 475 square metre early years nursery.

Nursery

The nursery provides four classrooms and associated staff and welfare facilities over 1.5 storeys. Ground floor classrooms have direct access to a garden area. Architecturally the proposals provide a traditional pitched roof design with dormers and rooflights serving the upper floor. The façade is predominantly red brick with elements of vertical boarding, fenestration is of a contemporary style with dark frames.

Provision is made for 6 no dedicated parking spaces plus 3 no shared spaces. Further parking is available in a roadside layby and the public carpark a short distance to the south of the Site.

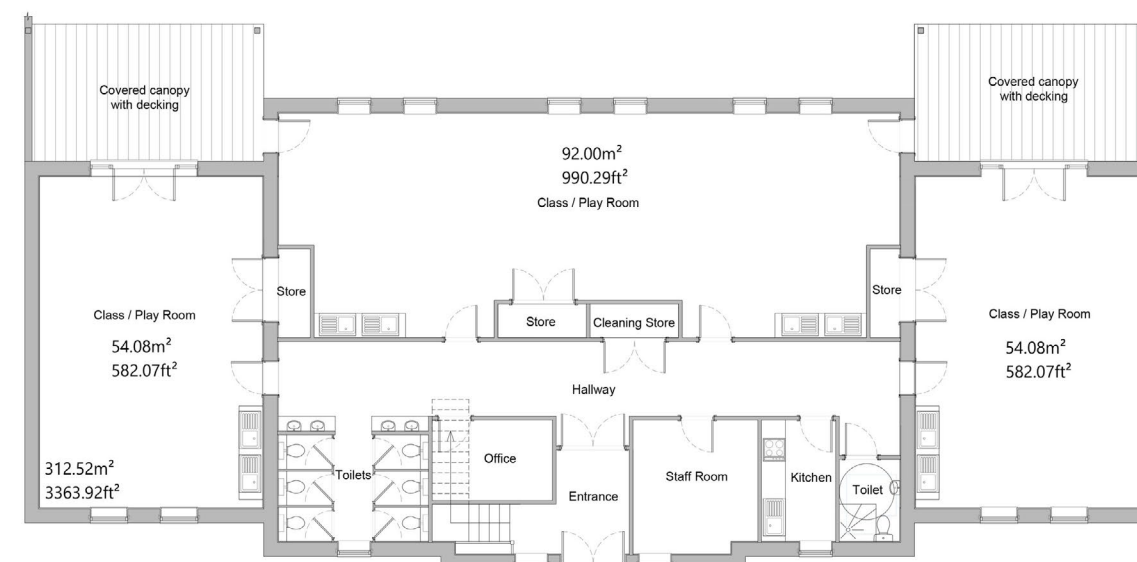
Cycle storage is provided on site for staff with visitors cycle parking arrangements provided outside the entrance to the building.



Front Elevation



Nursery elevation drawing.



Ground Floor Plan



Nursery ground floor plan drawing.

Pre-School

The pre-school provides four classrooms and associated staff and welfare facilities, all classrooms have direct access to the garden area. The building is single storey. Architecturally the building is of traditional pitched roof form, predominantly red brick with vertical boarded elements. Fenestration is contemporary with dark frames.

Parking is provided with 3 no dedicated spaces and 3 no shared spaces and plentiful parking in the car park immediately to the south of the Site.

Cycle storage is provided on site for staff with visitor’s cycle parking arrangements provided outside the entrance to the building.



Front Elevation

Pre-school elevation drawing.



Ground Floor Plan

Pre-school ground floor plan drawing.

 Refuse Strategy.

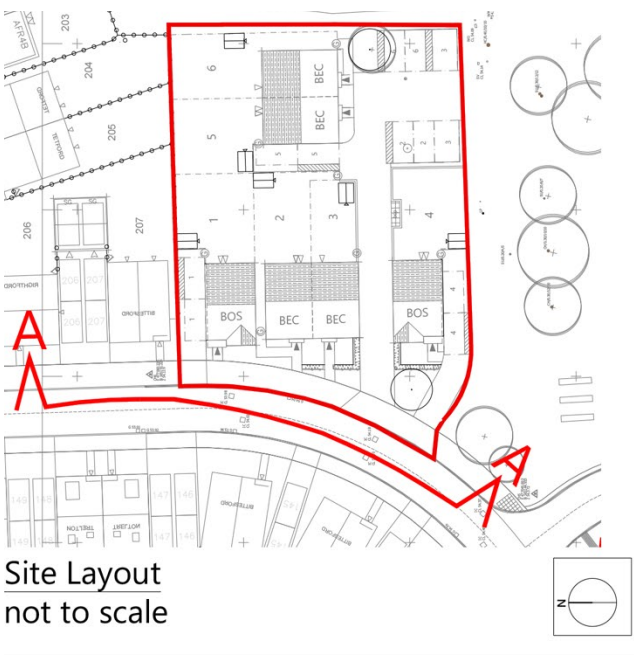
06 Residential

The residential element of these proposals comprises six dwellings, two detached and four semi-detached, all at two storeys. Four properties front the principal spine road and two are located to the rear of the Site served by a private drive which also provides access to parking for two of the frontage plots.

The frontage plots are arranged as an extension of the approved residential development to the north as a continuation of the approved building line. Architectural treatment will be similar to these approved plots, with red brick, grey roof tiles and brick detailing in a contemporary style, again to compliment the approved proposals.

Parking is policy compliant with each property provided with two spaces. Three plots have on-plot parking and three have courtyard parking.

Refuse storage and collection has been considered in line with Wokingham Borough Council guidance and will be collected kerbside with a bin collection point provided for the two plots located to the rear.



Residential Street Scene.

07 Landscaping

The Landscape Masterplan is divided into three separate character areas, considered as one comprehensive masterplan, as outlined below:

1. The Pocket Garden

The pocket garden provides a pedestrian link between the High Street to the north and the existing car park and Bohunt School to the south. The existing cycle storage will be relocated to the south to create space for this new pocket garden. The landscape design incorporates a mix of shrub and tree planting, together with seating, to create an attractive and welcoming green space. A feature Liquidambar tree provides striking seasonal colour, complemented by a smaller ornamental apple tree that offers spring blossom and late summer/autumn fruit. Timber seating, including a bench and a circular tree seat, encourages visitors to pause and enjoy the garden.

2. The Pre-school and Nursery

The Pre-school and Nursery buildings are located between the

Community Centre and the Leisure Centre, to the south-east of the High Street. The landscape proposals maximise planting opportunities through a series of shrub beds and street trees along the roadside, helping to soften the appearance of the parking areas and enhance the overall streetscape. A feature lime tree is positioned prominently at the road junction, creating a strong visual focal point while providing effective screening for the adjacent substation.

3. The Residential Houses

The residential houses comprise of six houses located to the north of the Leisure Centre. The landscape proposals maximise green infrastructure through a combination of tree and shrub planting. Where space permits, hedge planting is incorporated within the front gardens to reflect the landscaping of the properties on the opposite side of the road, maintaining the landscape character and appearance of the area.



The tree strategy incorporates a range of native and sub-native cultivar species, including street tree planting throughout the development to reinforce the streetscape, together with larger feature trees positioned at key locations, including within the Pocket Garden and at a prominent nodal point along the spine road.

The proposed hard landscape palette transitions from the tarmac spine road to block paving within the parking court and parking bays, clearly defining these spaces while enhancing the overall quality and character of the development. A resin-bound gravel surface is proposed for the Pocket Garden, providing a high-quality, accessible route. Site furniture will include a timber bench and timber tree seat, together with cycle stands positioned to the front of the Nursery and Pre-school buildings.

Tree Images



Acer campestre 'Elsrijk'



Carpinus betulus 'Frans Fontaine'



Liquidambar styraciflua 'Worplesdon'



Malus 'Evereste'



Sorbus aria



Tilia cordata 'Green Spire'

Tree Location Plan (nts)



Tree Species	Size
Acer campestre 'Elsrijk'	18-20cm girth
Carpinus betulus 'Frans Fontaine'	18-20cm girth
Liquidambar styraciflua 'Worplesdon'	20-25cm girth
Malus 'Evereste'	18-20cm girth
Sorbus aria	18-20cm girth
Tilia cordata 'Green Spire'	20-25cm girth

09 Conclusion

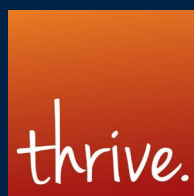
In conclusion, the proposals provide a carefully considered and policy-compliant reserved matters submission that will support the continued delivery of Arborfield Green as a sustainable and well-integrated community. The nursery and pre-school facilities, associated residential development, public realm enhancements and improved pedestrian connections have been designed to respond positively to the District Centre context, the emerging High Street environment and the wider approved masterplan. The scheme accords with the principles established through the outline consent and Design Code, delivering high-quality architecture, appropriate scale and layout, effective landscaping and practical access arrangements. Overall, the development will make a positive contribution to the character, function and vitality of the District Centre while providing important community infrastructure for existing and future residents.

On behalf of:



CREST
NICHOLSON

Produced by:



Thrive Architects
Unit 5, Middle Bridge Business Park
Bristol Road
Portishead
BS20 6PN

01275 407000 www.thrivearchitects.co.uk