

Resolved
Outstanding (With Croudace)
Outstanding (With External Consultant)
Outstanding (With LPA)

Consultee	Date	Comment
		The Street Hierarchy drawing (page 24) will need to show the Primary Route into the site starting at the roundabout rather than part way into the site to reflect the reality of how the road will be perceived.
		The Street Character drawing (page 25) indicates the Formal Avenue character to follow the Primary Street, however it should, like the Primary Route, extend to the site entrance and the roundabout, as this is the main route into the site and the document implies this road will be treated differently with formal tree planting.
		It is important that we understand how the various street characters differ from each other, such as in what they contain and how they look, and whether these correspond to the different street typologies detailed in Chapter 4.
		Chapter 3 details the various Character Areas. The Central Character Area (page 37) provides several photos of dwellings in Twyford which I presume the design of the dwellings within the site are based on, however the third photo doesn't appear to any houses in Twyford that I can recognise. What is the purpose of this image? Is it to indicate other Croudace Homes which this site will take reference from? It is also not clear why the street scene shows three storey dwellings when the majority of dwellings in this character area are only two storeys.

Landscape and Trees

Landscaped front gardens are highlighted as being something which will serve semi-detached and terrace dwellings for the Central Character Area, however there is no indication as to whether this will also apply to detached dwellings. It is also not clear what will be the range of the depth of front gardens if any. I note that a number of dwellings in this character area have no front gardens as they directly abut the 2m utility margin required for services if there are no footways, or in some instances the dwellings encroach into the utility margin which is not acceptable.

The Green Character Area (page 38) is the main area with three storey apartment buildings fronting onto the greenspace, however the street scene associated with this character area shows two storey dwellings. It would be helpful to understand how the 3 storey apartment blocks facing Orchard House relate to the precedent images of dwellings in Twyford (is the third photo a previous Croudace development?) and how the architectural character of this area is informed by the existing property.

The Bath Road Character Area (page 40) indicates that the dwellings in this area will be informed by the architectural qualities found around Twyford and in particular Wargrave Road. However the street scene images do not relate to either the descriptions of the building forms for this area or the precedent images along Wargrave Road. If there are 2 and a half storey buildings proposed, the form of the dormers should also be given. Based on information provided which states the roof form could be gable fronted, perhaps we therefore should be expecting gable dormers rather than flat roofed dormers.

Street Typologies are given in Chapter 4, however it would be helpful to understand how the street character as identified on page 25 of the Design Code relates to these typologies.

Street Typology A will need to include the extension to the formal avenue character as discussed in point 2 above, and how the entrance into the site will be defined by new planting.

For all Street Typologies the size range provided for the front gardens is on the optimistic side. For example for Street Typology C there is no consistent building line so a 5m front garden is only achieved in one location. Front gardens mainly vary between 2.45 and 4.85m. The front garden width for many within Street Typology D are less than 2m wide and not the 2 – 3.5m wide front gardens as indicated and the verge with street tree planting is only applicable for some of this street.

It is noted that for Street Typology E the grass verge as indicated in the description and cross-section is the 2m utility margin with a number of the dwellings directly abutting the edge of the utility margin on this western side of the street. Therefore in some locations there are no front gardens at all and certainly not the 1 – 4m front garden depths as suggested.

Provide details on connectivity beyond the site boundary to Charvil Meadows and Charvil Country Park and this will need to be provided. Part iv) of the condition states: measures to ensure that the proposals provide a sufficient buffer to the sensitive open countryside to the west and south of the site and accommodate the necessary mitigation planting as required by the Landscape Report.
Details of this will need to be included in the Design Code as required.

Landscape and Trees	08.04.25	A revised Bridge Farm Design Code dated November 2024 (revision 04) has been submitted to discharge this condition following discussion with the applicant. It would have been helpful to have had a covering letter indicating what changes have been made to the Design Code and why.
		There is now some cross referencing between the various street characters as indicated on page 25 and the how these relate to different street typologies detailed in Chapter 4. However a number of the indicative sections are still showing a range of front gardens that are still on the optimistic side and possibly giving a misleading impression of what can be achieved along some streets.
		Chapter 3 details the various Character Areas and as previously indicated, I am still not clear how some of the images shown within the document of existing dwellings / developments around Twyford, relate to this development or inform the architectural qualities or specific features on some of the house types, however this is a minor issue.
		Reference to condition 10 should be set out in full, and it would be helpful to refer to which pages in the DC address the different parts of the condition. This has not been incorporated into the revised DC.
		Areas indicated to contain semi-detached dwellings on the housing typology plan do not appear to accurately reflect what is actually being proposed, as there are a number of detached houses proposed in the area shaded pink – which is shown in the key as being areas containing semi-detached dwellings.

Case Officer

07.04.25

Materials – please confirm in the DC that bricks to be used will be clay bricks (generally we want to avoid concrete bricks) and it is worth including a reference in the DC that materials will be approved under condition 11. None of the character area descriptions mention which roof tile would apply to which character area. This is important in terms of distinguishing between the different character areas. Not updated and would be helpful to be included as it will assist with the determination of the materials details to be submitted under condition 11.

Railway edge character area – mentions heights of 2 to 2.5 storey dwellings, but there are 3x3 storey dwellings proposed (Harrier house type) (revised DC does not mention these), which as previously mentioned we consider needs reviewing to change the front projecting bay in particular. The façade treatment of these dwellings are not considered to be reflective of Twyford character.

Central character area – the 3rd photo image is a photo of a Croudace development rather than dwellings in Twyford which is something we commented on at the pre-app stage in that they are not characteristic of Twyford as shown by the example photo provided (image still present and should be removed)

The character area text refers to dwellings in this character area ranging from 2 to 3 storeys, however, there are only two locations where 3 storeys are being proposed, so it should be made clear that the area is predominantly 2 storeys with two locations where 3 storeys are proposed in line with the heights parameter plan

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[illegible]

Response

The street hierarchy drawing now reflects the full extent of the access road.

As discussed in the RM meeting on 27.02.25 the formal avenue character intentionally is started as the corner is turned. An additional page within the Design and Access Statement sets out the proposed character and design of this area.

Street Typologies and the Street Character Plan have been updated to further detail the typologies proposed and how they relate to the street character.

The street scene has been amended to better reflect the wider scale of the central character. The third image is intended to present the gable fronted detailing as seen on the Harrier at the end of the Avenue (within the 'Central - Avenue' character area of the site). While it is a Croduace Homes example rather than an example from Twyford, it accurately represents the roof form proposed for one of the key buildings within this character.

Landscaped front gardens will serve the dwellings located within the central area regardless of their form – the paragraph has been amended to clearly set this out. While some front gardens are small and incorporate a 2m margin from the road, the submitted utilities layout (DES-703-118-) evidences that the proposed corridor will not impact dwellings with smaller front gardens, enabling consistent planting throughout the character area.

The street scene has been amended to show the apartments and accurately reflect the character of The Green. Further detail has been added to explain the relationship between the architecture of Orchard House and the apartment buildings.

The dwellings on Bath Road feature the architectural qualities and materiality of homes surrounding the site frontage. The dormer windows have been amended to have hipped roofs which reflects a number of properties on Wargrave Road.

Street Typologies and the Street Character Plan have been updated to further detail the typologies proposed and how they relate to the street character.

As discussed in the RM meeting on 27.02.25 the formal avenue character intentionally is started as the corner is turned. An additional page within the Design and Access Statement sets out the proposed character and design of this area.

The garden depths have been reviewed and updated within the Design Code. Wherever possible garden depths have been increased on the site layout, although as discussed in the RM meeting there are significant site constraints limiting this potential.

The submission of a Utilities Layout identifies the indicative utilities corridor which ensures that all gardens have at least 1m of front garden for landscaping.

The landscape context plan on Page 19 of the Design Code sets out the visual connectivity between the site and Charvil Meadows and Charvil Country Park.

Information regarding amendments has been set out clearly within the trackers produced.

Front garden ranges have been reviewed and aligned with the garden depths proposed within the detailed layout.

The intention of the images is to given an indication of features which have been identified locally as part of the character appraisal for integration into the scheme. The images of the Croudace Homes sites are intended to present examples of completed work and to instill confidence in the quality of housing we produce.

This has been updated to clearly set out how each point of the condition is responded to in the Design Code. This is all located on Page 9.

The housing typology plan has been updated to align with the proposed layout.

Materiality detail has been updated as requested.
The scheme will use clay bricks and this is now
set out in the Design Code.

The Railway Edge description has been updated to
reflect the correct storey heights and the
elevations of the Harrier have been reviewed
through the RM application.

This image has been removed.

This text has been reviewed and updated.

Croudace examples had been included to convey the quality of the schemes we produce however for clarity these images have been removed.

The street typology pages now reference the street hierarchy clearly.

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[illegible]

Amendment Required	Status
	Complete - Design Amended
	Complete - Design Amended
	Complete - Design Amended
	Complete - Design Amended

	Complete - Design Amended
	Complete - Design Amended
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	Complete - Design Amended
	Complete - Design Amended
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RC to ensure that the LPA is sharing this information.	Pending
	Complete - Design Amended
	Complete - Response Provided
	Complete - Design Amended
	Complete - Design Amended

	Complete - Design Amended
	Complete - Design Amended
	Complete - Design Amended
	Complete - Design Amended

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