

7.0 KEY DESIGN CRITERIA

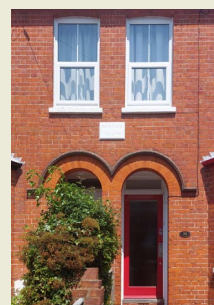
7.4.3 ZONE C- VICTORIAN GENERAL CHARACTERISTICS

7.4.3.1 General characteristics of Victorian buildings in the centre of Wokingham include:

- Three types of houses: terraced, semi detached and villas (detached)
- Mainly two storeys
- Terraced houses have shared brick chimney on Party Wall
- Semi detached have individual chimneys on perimeter wall
- Low level brick wall with or without railings, typically set back 1.5m from terraces or up to 4m for semi detached homes
- Regular symmetrical or pairs of facades handed around the Party Wall line
- Entrances typically located to the edge of the building and recessed
- Regular same sized windows and the first floor is typically centred on groundfloor windows.
- Vertically proportioned sash windows including single and two storey bays.
- Decorative plaques incorporating name of terrace and or year of construction
- Pitched roof around 43 degrees
- Hipped at end of short terraces
- Typically no fire break upstand between buildings
- Small eaves overhang with timber soffit and eaves boards on brick corbelled overhang with shared guttering across the front of the roof
- Decorative terracotta ridge tiles and finials
- Bay window roof hipped into main roof if two storey bay



Figures 110, 111 and 112 (above): Typical examples of Zone C Victorian Buildings, Figures 113-120 (below): Photographs of the general characteristics of Zone C Victorian building details



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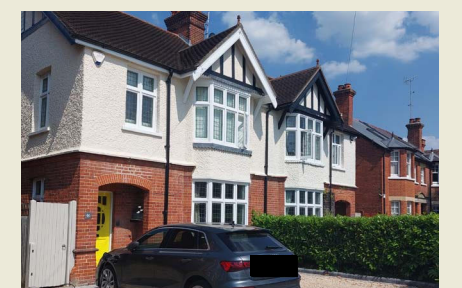
7.4.4 ZONE D-POST VICTORIAN GENERAL CHARACTERISTICS

7.4.4.1 General characteristics of Post Victorian buildings in the centre of Wokingham include:

- More semi detached houses than detached or terraces
- Mainly two storeys
- More squat in appearance than Victorian buildings
- Typically set back from the road: terraces set back 1.5m from pavement, with low brick walls and sometimes no brick wall
- Semi detached set back further from the pavement offering more privacy and off street parking
- Larger detached set back around 3-4m from the pavement
- Carriage driveways for detached properties
- Red brick including some brick detailing, for example, string courses
- Entrances to terraces set back from main facade or incorporating front canopy in slate
- Regular same sized openings and typically first floor centered on ground floor openings
- Detached houses incorporate further detailing to the facade
- Timber clad detailing to gable
- Main roof pitched, around 43 degrees
- Gabled dormer to front of house, typically a steeper pitch than the rest of the roof
- Timber barge boards around dormers and perimeters of building, sometimes scalloped/with decorative patterns
- Small eaves overhang to sometimes include corbelling to support barge boards
- Mainly slate but some with tile



Figure 121 (above): Typical example of Zone D Post Victorian Buildings, Figures 122-125 (right): Photographs of the general characteristics of Zone D Post Victorian building details



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7.5 DESIGN CODES

7.5.0.1 *'A design code is a set of requirements for the physical development of a site or area. It is made up of rules that are clear, specific and unambiguous, and it should normally include extensive graphical illustrations. The code should build upon a design vision, such as a masterplan or other design and development framework for a site or area'*

<https://www.gov.uk/guidance/creating-a-design-code>

7.5.0.2 It is anticipated that once the application for the development gains approval, as part of the Reserved Matters, a Design Code would be created which builds upon the parameter plans which are included in this application and the illustrative masterplan.

7.5.0.3 A design code would capture the requirements where important elements which come together to form the types of building as well as the public spaces hierarchy within the development. As such it is anticipated that this would be broken down per Organic Growth Zone and per building type providing clear requirements and guidelines which would need to be complied with.

7.5.0.4 In order not to have all buildings the same, the guidance will give ranges of the parameters, for example, roof pitches between two different angles, a minimum and maximum eaves height and a minimum set back from the pavement to the facade. An example of a typical Organic Growth Zone Design Code requirements shown in figure 130.

7.5.0.5 A summary description of the different elements is adjacent.

7.5.1 LOCATION AND CONFIGURATION

This criteria would set out the location for the building as part of the public spaces hierarchy. This would also include the boundary treatment, for example, railings, hedge/low level brick wall with railings. It would also set out the building line in relation to the pavement, the minimum frontage width facing the carriageway and the requirements for adjoining houses or whether it can be detached.

7.5.2 HEIGHT

This criteria would set the maximum number of storeys the building can be and the height range for the eaves of the building.

7.5.3 WALLS

This criteria would determine the materials used for the external facades of the building. This also includes the lintels over the openings for fenestration, whether they are timber clad, arches (flat or arched) and materials. Any additional decoration on the facade would also be noted in this section, for example a cornice at the eaves.

7.5.4 ENTRANCES AND DOORS

This criteria would set the requirements for the entrance on the facade, which would include its location, whether there are porches/overhangs over the entrance door, the materials for the door, any embellishment, for example a fanlight or doorcase and the type of door mouldings, for example timber slats or number of panels.

7.5.5 DORMERS

This section would clarify whether dormers are permissible in the organic growth zone, the type of dormer window (for example sash or casement) and profile of the roof over the dormer. It would also set the criteria for the height of the dormer in relation to the eaves.

7.5.6 WINDOWS

This element would set out the requirements for the window, for example, the type, (ie sash or casement), any specific ratios for the sizes and location of fenestration on the facade, materials, glazing type, projection (for example a bay), cills and glazing bars.

7.5.7 ROOFS AND CHIMNEYS

This section would set out the requirements for the roof including materials, a range of pitch, type of roof (for example dual pitch or hipped), whether there is a parapet, the eaves overhang.

In addition, the type of chimney, its location and height and any decoration, including pots would be set out here.

7.5.6 GARAGES

The requirements for garages would include the door and frame type and materials, the lintel/arch for the door opening and the relationship to the building it belongs to.

7.5.7 DETAILS

This section would include further information on guttering, downpipes and any other decorative elements, for example columns.

7.0 KEY DESIGN CRITERIA

7.6 BUILDING TYPES

7.6.1 As part of the Design Code it is envisaged that criteria would be set for different types of building so that it is simple to navigate the different configurations and so that adjacent buildings along a street are of a different design, as though each had been added individually to the development.

7.6.2 Figures 127-129 are the different building types which could be incorporated into the development and could make up an example of a block (figure 126) identifying the possible make up and distribution of the different types of building.

7.6.3 The type of building relates to its location. Houses and Houses with Shop Front at Ground floor should be located along the outer edge of the block facing streets, squares and lanes whereas courtyard buildings should only be located in courtyards which could be developed like historic Wokingham where a side street access through a narrow passageway or archway led to courtyards behind the buildings containing smaller subsidiary buildings and Mulberry Groves to serve the silk industry.

7.6.4 Overleaf, Figure 130, an example of detailed Design Code sheet for a House in Organic Growth Zone B can be seen.



FIGURE 126: EXAMPLE OF A TYPICAL BLOCK CONFIGURATION USING THREE BUILDING TYPES

HOUSE



Figure 127: Houses are the main component making up the perimeter of each urban block. They can range from detached to terraced.

COURTYARD BUILDING

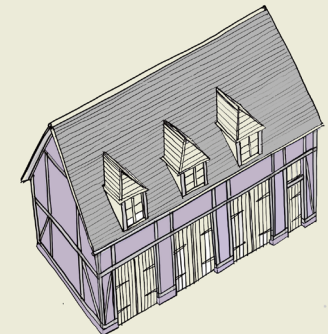


Figure 128: These would occur only in courtyards. They are smaller and are different in character from houses and usually have space for cars at ground level.

HOUSE WITH SHOP FRONT AT GROUND FLOOR

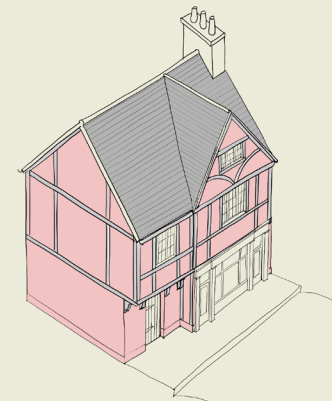


Figure 129: These buildings usually feature within local centres. They do not necessarily have a shop, cafes or business at ground floor and can be solely residential.

ORGANIC GROWTH ZONE B

BASED ON GEORGIAN PERIOD

HOUSES



LOCATION AND CONFIGURATION



HEIGHT

WALLS

ENTRANCES AND DOORS

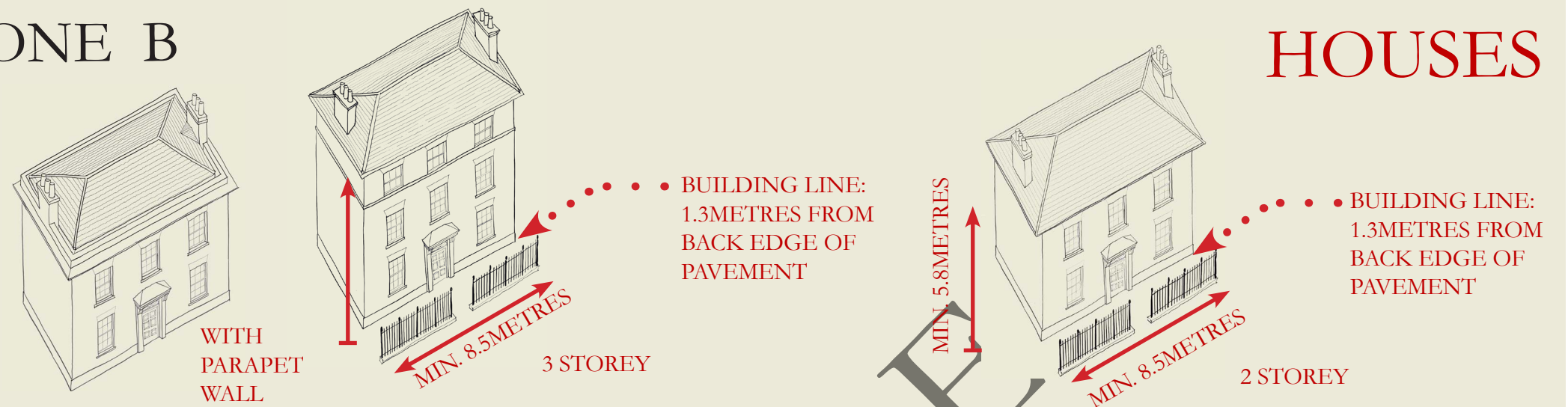
WINDOWS



ROOF AND CHIMNEYS

GARAGES

DETAILS



- Houses can only be located at the edge of a block and not in a courtyard area
- Houses to have a minimum frontage of 8.5 metres wide
- Frontages to be minimum set back of 1.3m from the back edge of the pavement for terraces (and semi detached and up to 4 metres for detached)
- Boundary with pavement to be a red brick wall, maximum 2No. courses high, with black railings up to 1.3metres high. Where rear garden faces the pavement, house to have red brick wall, 1.8metres high
- All fenestration to houses to be symmetrically set out on the facade
- Two and three storey
- Eaves height above pavement level to be minimum height of 5.8metres for two storey and minimum height of 8.3metres for three storey
- Minimum 80% of walls to be red brick with the remainder in white render
- All brick arches to be rubbed or cut red brick to match facade, minimum 20% of houses to have arched arches at ground and first floor levels, the remainder to be flat arches. Soldier courses not permitted.
- Minimum 10% to incorporate a decorative brick band course at first floor or second floor cill levels, of which 50% is to be painted white
- Minimum 10% to incorporate a parapet wall at second floor level, with 50% incorporating dentilled band courses, painted white
- All front doors to be set out in the centre of the house, in symmetrical facade
- All doors to be 6 panel with no glazing
- All doors to have a white painted timber doorcase and entrance canopy. 50% of entrance canopies flat, minimum 20% arched and minimum 20% pedimented
- All detached houses to have timber entrance porches
- All windows to be traditional sash (opening vertically within the frame, not pivoted), lined up with those on other floors and set out symmetrically around the central doorway, first floor windows to be a double square rectangular proportion with a minimum 20% of windows at ground floor level to be arched
- 3 Storey buildings to have ground and first floor windows the same height, vertically proportioned, second floor windows to be squarely proportioned. Sash boxes to be consistent on all windows on the facade of the same house, either all exposed or all hidden behind brick, a combination of hidden and exposed on the same house is not permitted
- No bay windows to houses
- Window cills to be painted white
- Glazing to windows to follow Georgian pattern
- UPVC windows not permitted
- All roofs to be pitched at 39 degrees in slate
- Hipped roofs to be used on all detached and semi detached houses except where there is a parapet wall incorporated
- Houses to have their own brick chimney, minimum 1 metre high (from ridge to flaunching)
- Roofs to have wide timber eaves overhang, between 400mm-600mm from the brick facade, painted white with minimum 50% incorporating timber brackets to the soffit,
- Garages to be located to the rear of the property either in a Courtyard building or in a separate structure, or in an adjacent subsidiary structure with the door facing the main street, set back from the building line by minimum of 2metres. Where not part of a Courtyard building, garages are to follow the same criteria for walls and roofs listed above. Doors to be painted with the frame the same colour
- 50% of garage doors to have an arched head
- Freestanding columns or engaged columns to be incorporated to entrance portico on minimum of 30% of detached houses

Figure 130: example page from a possible design code for a House in Organic Growth Zone B

8.0 DESIGN OF EXAMPLE PLOT

8.1 KEY FACTORS TO CONSIDER FOR THE DEVELOPED BLOCK STRUCTURE

- Block sizes to range between 50 to 100 metres deep and 60 to 120 metres long and it is recommended that 60-70% of blocks should be over 80 metres deep.
- Building types for streets should only include houses or houses with a shop front at the ground floor.
- Entrances of houses are to face the highest hierarchy of street type
- Any boundaries facing public space like a side street or the back of a property should be enclosed by a tall brick wall
- Courtyards may have one or two entrances and can only have Courtyard buildings.
- Passageways into rear courtyards historically are through arches. They could be incorporated and kept tight to reflect the historic pattern and nearly all of the accessways should be enter through an archway.
- No court should be designed that does not contain residential accommodation.
- Although most dwellings in courts will be located at the first floor level, a minimum of one dwelling should be provided with accommodation at ground floor level within each court.

8.2 CAR PARKING

- Garages along streets and squares (along the outside of the block) should be set back at least 4 metres behind the building line of the street.
- Allocated parking for terraced houses is typically located to the rear of the plot underneath the Courtyard buildings, accessible from the rear gardens.
- Allocated parking for semi detached houses is on plot and can be accessed from the street.



Figure 131: Layout indicating Building Types



Figure 132: Layout indicating Organic Growth Zone application



Figure 133: Layout indicating residential and visitor car parking distribution.

8.0 DESIGN OF EXAMPLE PLOT

8.3 REFUSE AND RECYCLING & ACCESS

- To remove the requirement for a plethora of waste and recycling bins located in front gardens, refuse collection points should be designed to be situated at key locations, with the maximum drag distance of 25m from the dwelling and a maximum of 13m from the kerb for the refuse vehicle.
- Refuse pick-up points for properties within the courtyards should be located close to the entrance to the passages so that carriageway widths and turning circles are not determined by those required for refuse Collection lorries.
- Each property should be provided with access from the rear of the property to the rear courtyard. This can be through a double garage space within a courtyard building.
- Distances will need to comply with emergency vehicular access requirements. This may be from the rear of properties.

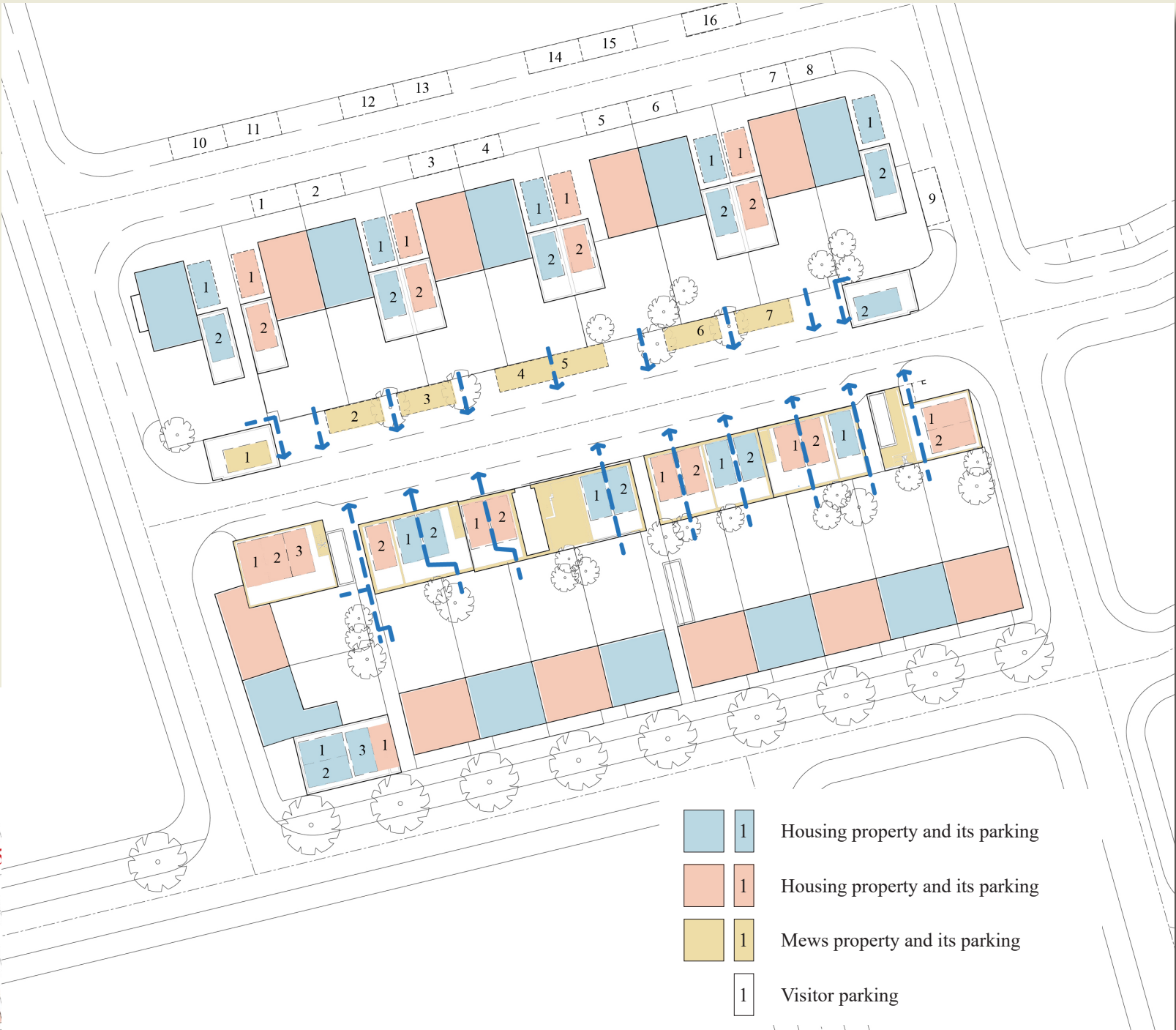
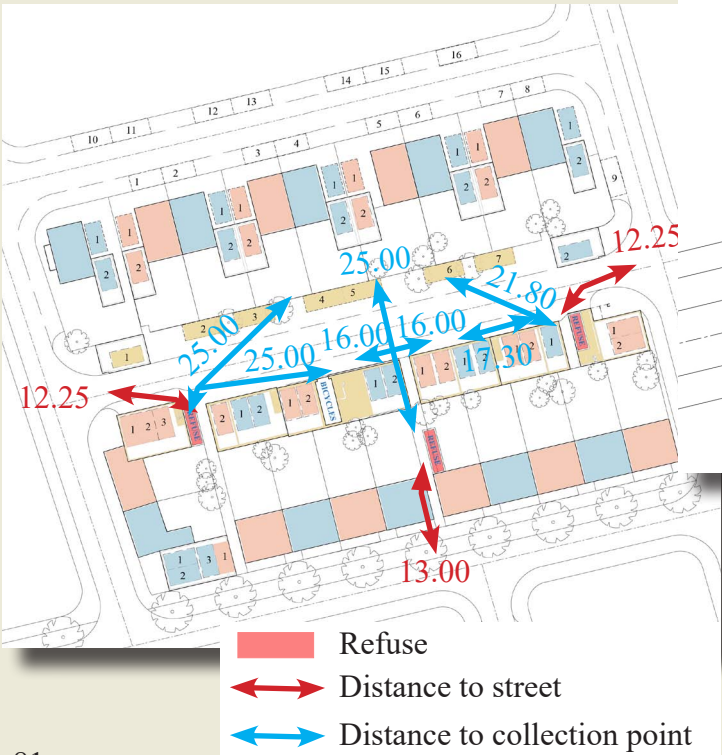


Figure 135: Layout indicating distances for refuse collection

8.4 SECURED BY DESIGN

The principles of safety and security have been applied to the the development at South Wokingham. Secured by Design (Homes 2024) has been used to inform the layout and in summary the following points are made about the reference to dead frontages and no passive surveillance:

- Pedestrian routes are visually open, direct and would be well used.
- Defensible space around buildings is well defined by different methods, walls, fencing etc.
- Wherever there is courtyard parking, this is overlooked either by the courtyard themselves or by housing on opposite sides of the street.
- The layout and approach to reducing car speeds improves the likely occurrence of activity anticipated throughout the courtyards.
- There are no 'leaky or long' cul-de-sacs within the proposals.
- Through providing a series of connected spaces, routes across the site are intuitive and increase activity as opposed to the extensive use of rear-parking based perimeter blocks.
- There are no isolated footpaths with the proposals; there are always one or more active frontages (looking internally into development and externally onto open space).
- Rear gardens are often accessed via garages and where not, secure gates are proposed to be provided; there are no long alleyways to access gardens.
- Side boundaries facing onto the public realm are generally walls rather than fencing.
- Fencing is used to partition between gardens.