

Proposal

The proposal seeks to redevelop an unused site in the centre of Wokingham for a high quality scheme providing 100% social housing whilst acting as a key gateway for Wokingham. The site has excellent transport links being located opposite Wokingham Train Station, whilst the scheme is approximately 500m from Wokingham market square and therefore is closely located to amenity and shops.

The central location provides positives and opportunities with regards to connections and as a gateway development, but as a result equally has a series of constraints that have been carefully mitigated through the design. Care has been taken to ensure flats all have positive aspects and views, providing appropriate levels of daylight and sunlight, whilst ensuring privacy is maintained. Assessments have been produced for internal and external affects on daylight and sunlight whilst homes have been orientated and designed to avoid overlooking issues, whilst set back from the streets with landscape interventions to ensure privacy. Private amenity has been included as balconies, and these have been recessed into the building design to further mitigate any privacy issues of the central location.

The proposal has been design to National Design Space Standards (NDSS) and has sustainability at the heart of its design, with a fabric first approach and green energy sources such as Air Source Heat Pumps for heating and hot water. The building is topped with PVs, whilst overheating analysis ensures residents can remain comfortable with specially designed windows ensuring natural ventilation but with security and privacy maintained.

The scheme has also been designed to provide frontage on 3 sides, facing Station Road to the north; Wellington Road and the railway to the west; and Park Road to the south. The main entrance is located off from the corner of Station Road and Wellington Road, and is set back from the street, providing a landscaped communal space. A secondary entrance is located off the quieter Park Road with access to integrated cycle spaces. The building massing responds to the key views and streets, providing strong gable frontages typical of the local vernacular, whilst massing steps down and relates to the detached houses on Park Road.

A high-quality landscaping scheme has been developed to ensure a green outlook to the homes and a high quality

environment for the station gateway location. Trees will line Wellington Road, whilst a key focal tree will be situated centrally on the corner of Wellington Road and Station Road in a new courtyard, allowing the tree to fully mature and provide a unique green focal point for the development.

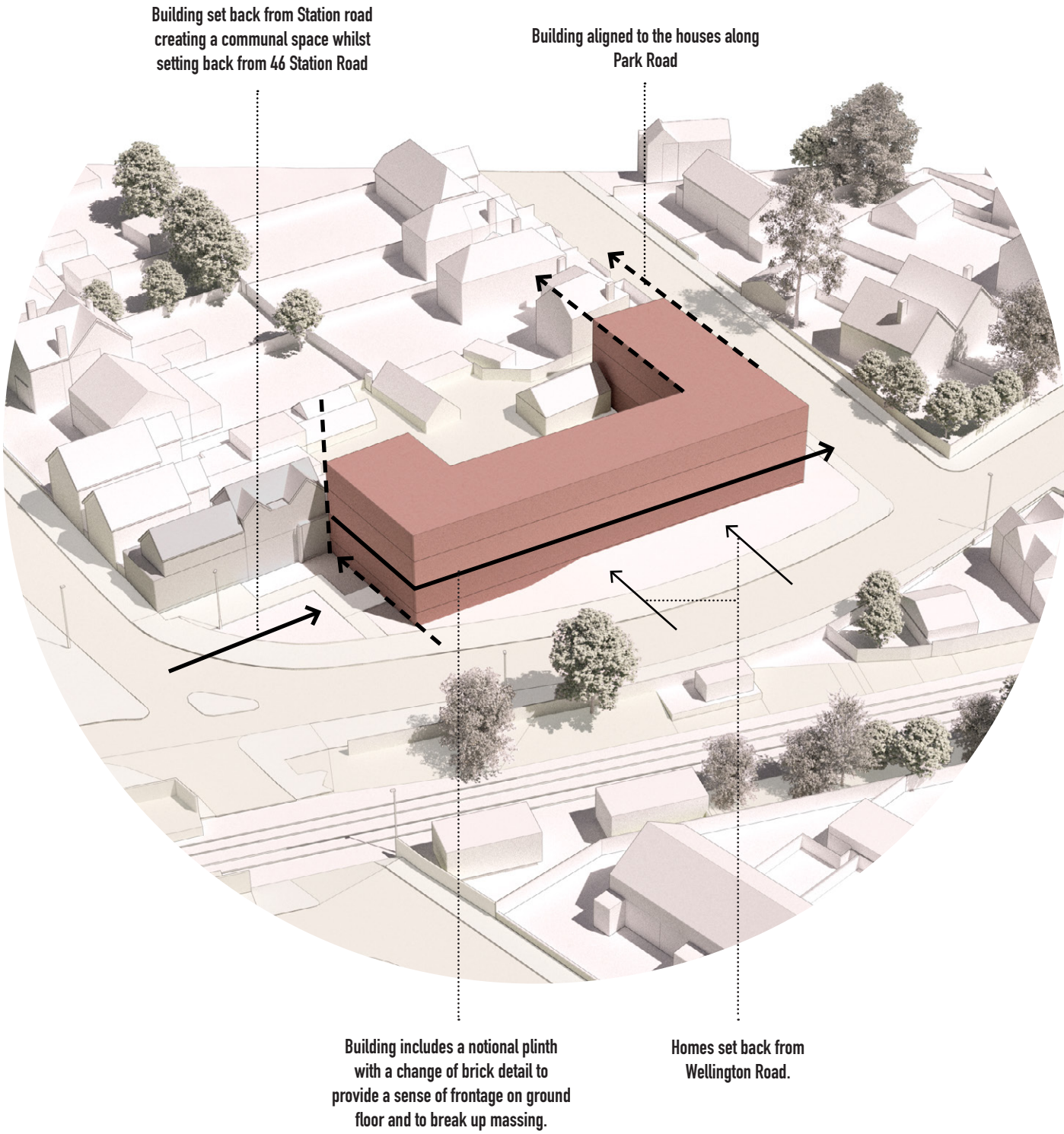
The building design has an internal secure cycle store and bin store on ground floor ensuring these key elements are integrated into the design and are not an adhoc feature. 22 cycle space have been provided for 21 homes, whilst a sufficiently sized bin store has been located with direct access off Park Road.

The following pages provides a series of diagrams explaining the key design concepts for the scheme. These have not been organised in order of priority but are simply to explain key design considerations and massing decisions and how these respond to the context and to the aspirations of the site.

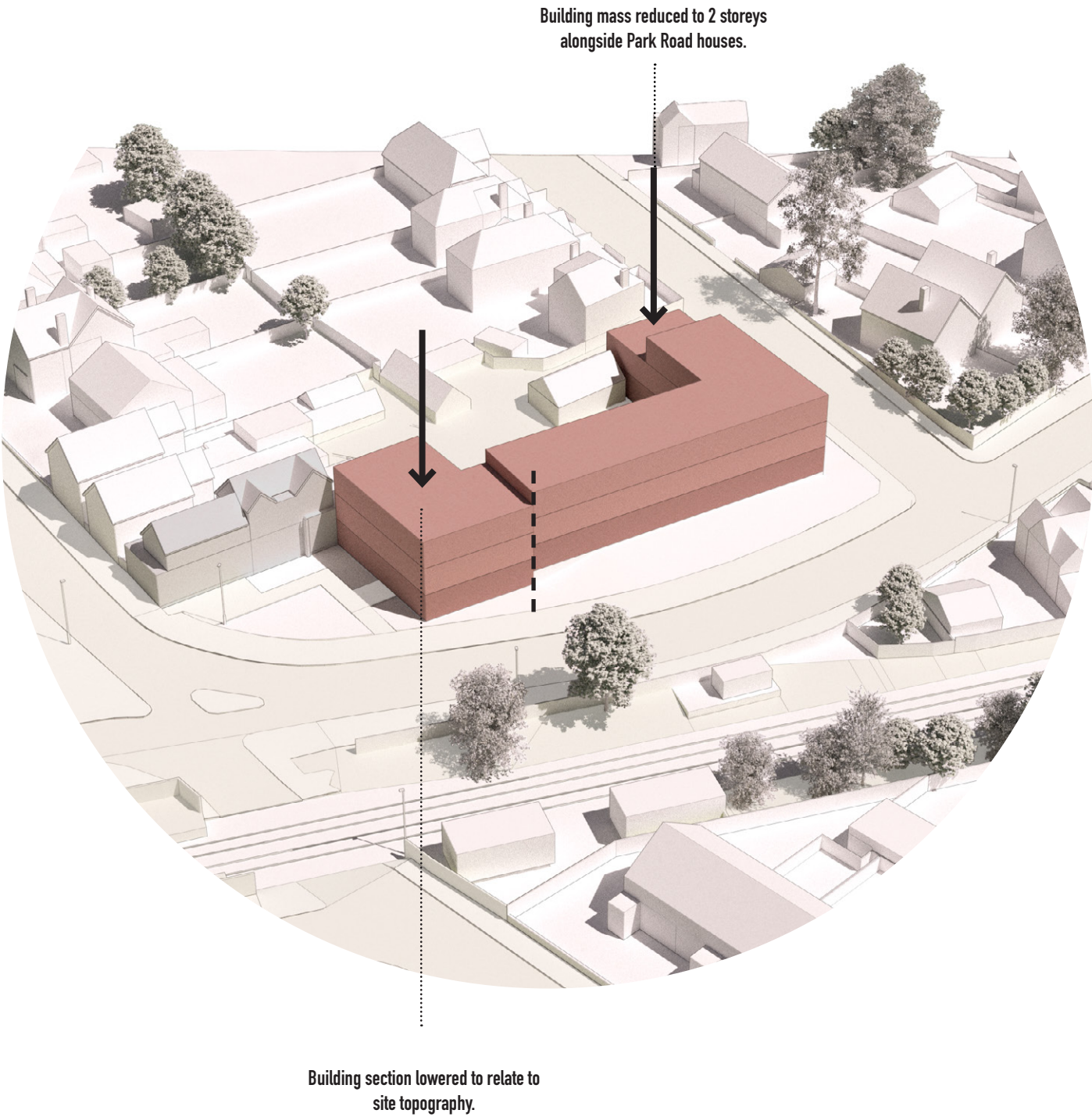
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Design Concepts

1. Building Alignment



2. Height Adjustments



Design Concepts

3. Vernacular Architecture

Massing relates to the local vernacular with distinct gables providing frontage whilst breaking up the massing.



Gables provide frontage and presence along key views from the station, Wellington Road and Park Road.

4. Recessed Amenity

Views over the communal courtyard and balconies set back from the roads.



High quality landscaping provides a green outlook and add privacy to flats.

Balconies have been recessed to provide additional privacy whilst looking outwards and mainly south.

Aerial - West Elevation

Communal space with landscaping provides a soft entrance to the proposed scheme.

Proposed gables respond to the local vernacular, turn the corners onto Park Road and Station Road, whilst providing a distinct proposal fronting the railway line and gateway to Wokingham.



Proposed Site Plan

The proposed site plan has been developed alongside the drainage strategy, landscape plan and with coordination to ecological principles and BNG. To the north of the site facing Station road the site is opened up to include a communal space and public realm that sets the building back, accommodates green infrastructure whilst providing privacy for new residents.

Vehicular access has been maintained off from Park Road and has been suitably tracked to ensure sufficient space for refuse and emergency vehicles to manoeuvre. As a result the Bin store and cycle store have been located off Park Road for ease of access, whilst disabled spaces have been shown to this upgraded section of road, whilst ensuring suitable visibility in and out of the site.

New pavements have been provided to improve public safety for pedestrians moving in and out of the site and allow for crossing points further into the site.

22 long-stay secure cycle spaces are located on the ground floor plan whilst 2 short stay spaces have been located off from station road in the communal square and off from the access to the north. A secondary access point to the building is located off the quieter Park Road, and provides access at either end of the building providing flexibility for residents and active frontage.

Schedule of Accommodation

Site Area	2,643m ²	
TYPE	SIZE	QUANTITY
1Bed 2 Person Flat	50-67m ²	18
1Bed 2 Person Flat WC	60m ²	1
2Bed 4Person Flat	78.1m ²	2
TOTAL		21
Long Stay Cycle Spaces		22
Short Stay Cycle Spaces		2
Disabled Parking Spaces		2
Visitor Parking Spaces		4



Proposed Landscape Plan

A landscape strategy and plan have been developed by 'The Landmark Practice', including hard and soft landscaping alongside a planting strategy to ensure a native and integrated proposal for the key central location.

The strategy has been developed alongside the housing layout to provide a green outlook for residents, whilst utilising landscaping to provide additional privacy and a natural and green divide between roads and residents.

Landscaping along Wellington Road includes a tree lined green buffer and includes native hedgerows and species rich grassland to delineate between public and private whilst providing necessary biodiversity.

At the corner between Station Road and Wellington Road, a communal and public space has been provided and this space focuses on a large central tree, given space to reach maturity. Paths and planting wrap around this tree, whilst still providing set back landscaping in front of homes.



Proposed Landscape Strategy

Planting Schedule

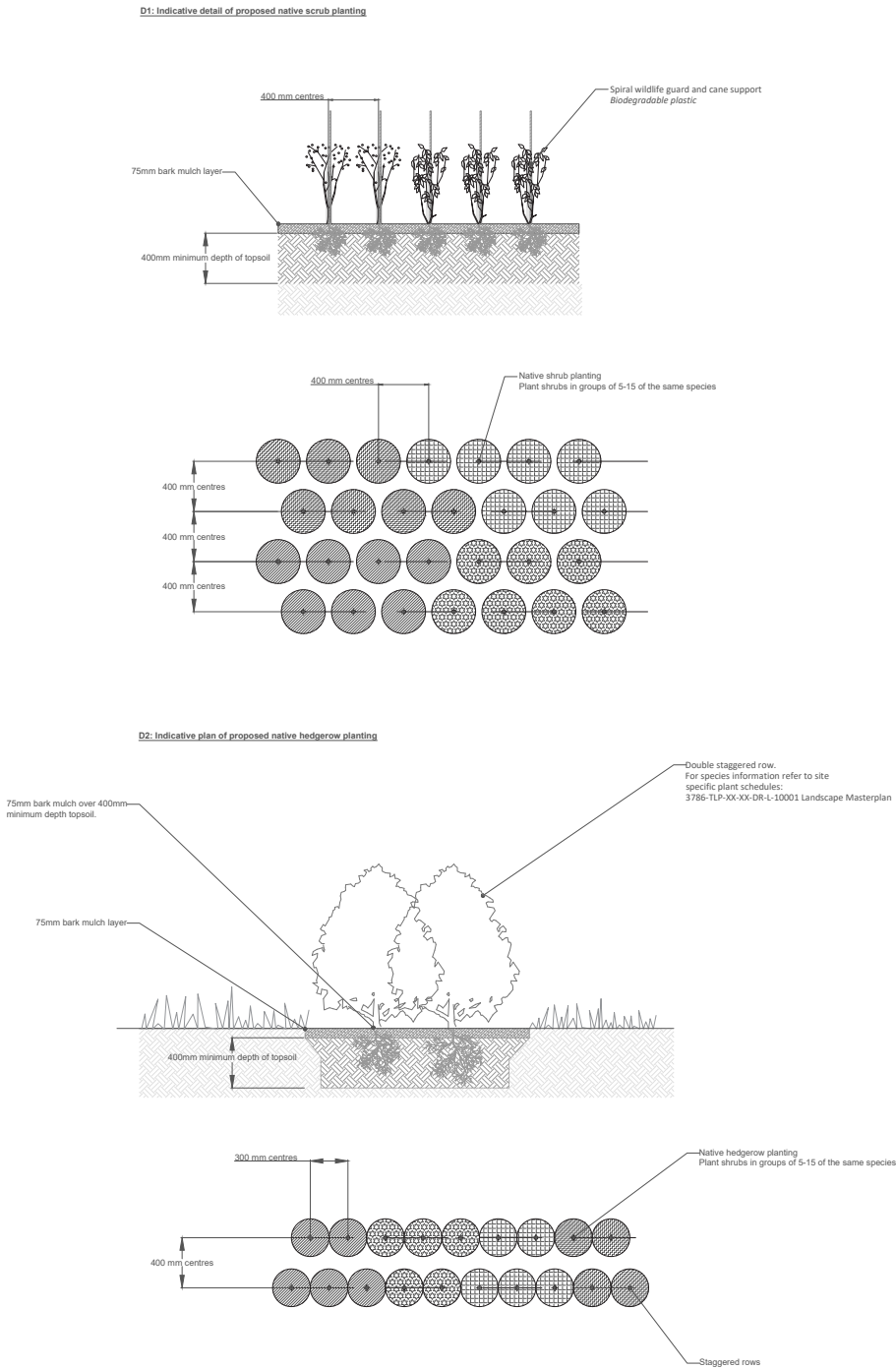
Botanical Name	Common Name	Form/ Size	Girth (cm)	Overall min. Height (cm)	Root Condition	No.	Notes:
Trees							
<i>Carpinus betulus</i>	Hornbeam	Heavy Standard	10-12	250-300	RB	1	Clean stem to approx 1.8-2m. Well branched above clear stem. Double staked and protected with Tubex guard or similar approved.
<i>Tilia cordata</i> 'Greenspire'	Small-leaved lime	Standard	8-10	250-300	RB	5	
<i>Prunus</i> 'Sunset Boulevard'	Cherry 'Sunset Boulevard'	Standard	8-10	200-250	RB	3	
						Total	9

Botanical Name	Common Name	Form/ Size	Native	Overall min. Height (cm)	Root Condition	%	Notes:
Shrub Mix							
<i>Cornus sanguinea</i> 'Midwinter Fire'	Dogwood	Branched	√	60-80	5L	35	Plant at 0.4 m centres in groups of 3-5 no. of the same species. Protected with Tubex guard or similar approved
<i>Viburnum opulus</i> 'Compactum'	Gelderose	Branched	√	30-40	3L	25	
<i>Salix lanata</i>	Whollywillow	Branched	√	30-40	3L	40	
Interplanted with:							
<i>Lonicera peridymenum</i>	Common honeysuckle	Caned	√	60-80cm	C2L	-	Plant between rows, 5m apart

Botanical Name	Common Name	Form/ Size	Native	Overall min. Height (cm)	Root Condition	%	Notes:
Native Hedgerow							
<i>Carpinus betulus</i>	European Hornbeam	Branched	✓	40-60cm	BR	30	
<i>Ligustrum vulgare</i>	Privet	Branched	✓	40-60cm	BR	10	
<i>Rosa canina</i>	Dog Rose	Branched	✓	40-60cm	BR	20	
<i>Ilex aquifolium</i>	Holly	Branched	✓	40-60cm	BR	10	
<i>Viburnum opulus</i>	Gelder rose	Branched	✓	40-60cm	BR	30	
Interplanted with:							
<i>Lonicera peridymenum</i>	Common honeysuckle	Caned	✓	60-80cm	C2L	-	Plant between rows, 5m apart

Botanical Name	Common Name	Form/ Size	Wildlife friendly	Overall min. Height (cm)	Root Condition	Notes
Amenity Mix						
<i>Erysimum</i> 'Bowles's Mauve'	Perennial Wallflower	Full pot	✓	-	3L	
<i>Geranium x oxonianum</i> 'Wargrave Pink'	Cranesbill	Full pot	✓	-	5L	
<i>Mahonia</i> 'Apollo'	Oregon grape	Branched	✓	-	5L	
<i>Pachysandra terminalis</i> 'Variegata'	Japanese spurge	Several shoots		-	2L	
<i>Sarcococca hookeriana</i> 'Winter Gem'	Sweet box	Bushy	✓	-	5L	
<i>Sesleria autumnalis</i>	Mbor grass	Full pot		-	3L	
<i>Stachys byzantina</i> 'Big ears'	Lamb's ears	Full pot		-	2L	
<i>Viburnum davidii</i>	Viburnum	Full pot		-	5L	

Landscape Details



Landscape Precedents - Hard Materials

To support the application and the landscape strategy, precedents have been provided for the proposed hard landscaping and aims to provide a high quality space including street furniture to communal spaces and suitable kerbs to delineate between public and private.

Permeable paving has been introduced, particularly to parking spaces and paths that are surrounded by soft landscaping, whilst this also prevents excessive water run off and ensures a more sustainable development.

Block paving has also been shown to vehicular crossings, providing a high quality development that uses material changes and tone to distinguish between pedestrian and vehicular movement.

Street Furniture



© Marshalls

Seat (S)

Description: Natural Elements Seat
Supplier: Marshalls or acceptable equivalent
Colour/Finish: Hardwood and Coreten Effect



© Marshalls

Bin (LB)

Description: Citi Elements Litter Bin
Supplier: Marshalls or acceptable equivalent
Colour/Finish: Hardwood and Coreten Effect



Cycle Stand (CS)

Description: Citi Elements Cycle Stand
Supplier: Marshalls or acceptable equivalent
Colour/Finish: Coreten Effect

Kerbs



© Marshalls

Standard Concrete Kerb (Half battered)

Description: British Standard Kerb
Supplier: Marshalls or acceptable equivalent
Colour/Finish: Natural
Upstand: 100 mm



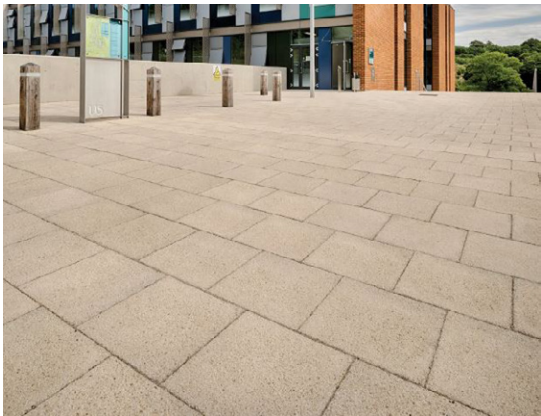
© Paving Superstore

Concrete kerb

Description: Tegula kerb (Splayed)
Supplier: Marshalls or acceptable equivalent
Colour/Finish: Traditional
Upstand: 100 mm

Landscape Precedents - Hard Materials

Surfaces and Finishes



© Marshalls

Concrete paving (P1)
To southern entrance path

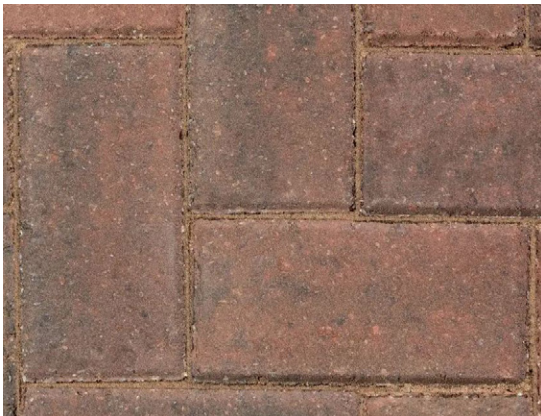
Description: Saxon textured paving
Supplier: Marshalls or acceptable equivalent
Colour/Finish: Natural
Laid: Stacked



© Marshalls

Block Paving (P2)
To car parking and northern POS

Description: Piora Permeable Block Paving
Supplier: Marshalls or acceptable equivalent
Colour/Finish: Natural
Laid: Herringbone



© Marshalls

Block Paving (P3)
To road tables

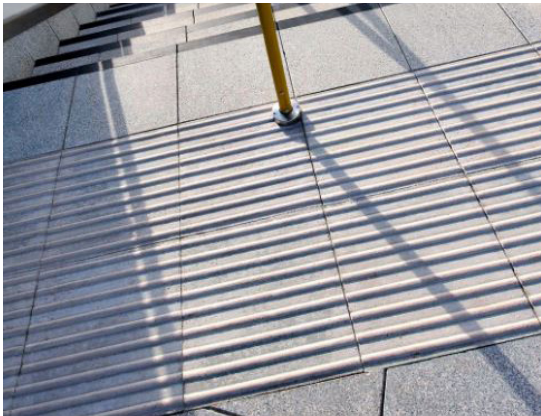
Description: Keyblok
Supplier: Marshalls or acceptable equivalent
Colour/Finish: Brindle
Laid: Stretcher



© Marshalls

Block Paving (P4)
To road crossing

Description: Keyblok
Supplier: Marshalls or acceptable equivalent
Colour/Finish: Charcoal
Laid: Herringbone



© Marshalls

Tactile paving
To steps

Description: Tactile Hazard Warning Flags
Supplier: Marshalls or acceptable equivalent
Colour/Finish: Natural



© Marshalls

Tactile paving
To road crossing

Description: Tactile Blister Paving
Supplier: Marshalls or acceptable equivalent
Colour/Finish: Natural



© Marshalls

Concrete paved treads and risers
To steps

Description: Saxon Textured Treads and Risers
Supplier: Marshalls or acceptable equivalent
Colour/Finish: Natural



© Anriko / Adobe Stock

Macadam
To road and pavements

Proposed Ground Floor Plan

Scheme Schedule:

Type/No.	Nº	Size	Comments
1B2P Flat	18	50.6-67m ²	
1B2P Flat WC	1	60m ²	
2B4P Flat	2	78.1sqm	
TOTAL	21 dwellings		
Parking	4 visitor spaces, 2 blue badge spaces		
Cycle Parking	22 spaces		
Site area - 0.14h	Density - 150 d/h		



Proposed Ground Floor Plan - Figures

Flat 1 - 1B2P Flat

Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	50.6
Living/Kitchen/Dining	n/a	23	25.5
Double Bedroom	11.5	12	11.9
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	1.5	2	1.7 + 1.3
Outdoor Amenity	n/a	5m², >1.5m	5.8

Flat 2 - 1B2P Flat

Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	53.7
Living/Kitchen/Dining	n/a	23	27.5
Double Bedroom	11.5	12	11.6
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	1.5	2	1.6 + 1.6
Outdoor Amenity	n/a	5m², >1.5m	7.5

Flats 3 -5 - 1B2P Flats

Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	52.4
Living/Kitchen/Dining	n/a	23	24.9
Double Bedroom	11.5	12	14.0
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	1.5	2	3.1
Outdoor Amenity	n/a	5m², >1.5m	5.7

Flat 6 - 1B2P Flat M4(3)

Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	60.4
Living/Kitchen/Dining	n/a	23	28.5
Double Bedroom	11.5	12	15.4
Bathroom	4.2 (m4(2))	n/a	6.5
Storage	1.5	2	1.3 + 1.4
Outdoor Amenity	n/a	5m², >1.5m	7.1



Proposed First Floor Plan



Proposed First Floor Plan - Figures

Flat 7 - 1B2P Flat

Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	50.6
Living/Kitchen/Dining	n/a	23	25.5
Double Bedroom	11.5	12	11.9
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	1.5	2	1.7 + 1.3
Outdoor Amenity	n/a	5m², >1.5m	5.8

Flat 8 - 2B4P Flat

Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	78.1
Living/Kitchen/Dining	n/a	27	32.1
Double Bedroom	11.5	12	13.1
Double Bedroom	11.5	12	13.6
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	2.0	2.5	2.1 + 1.7
Outdoor Amenity	n/a	7m², >1.5m	7.5

Flats 9-11 - 1B2P Flats

Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	52.4
Living/Kitchen/Dining	n/a	23	24.9
Double Bedroom	11.5	12	14.0
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	1.5	2	3.1
Outdoor Amenity	n/a	5m², >1.5m	5.7

Flat 12 - 1B2P

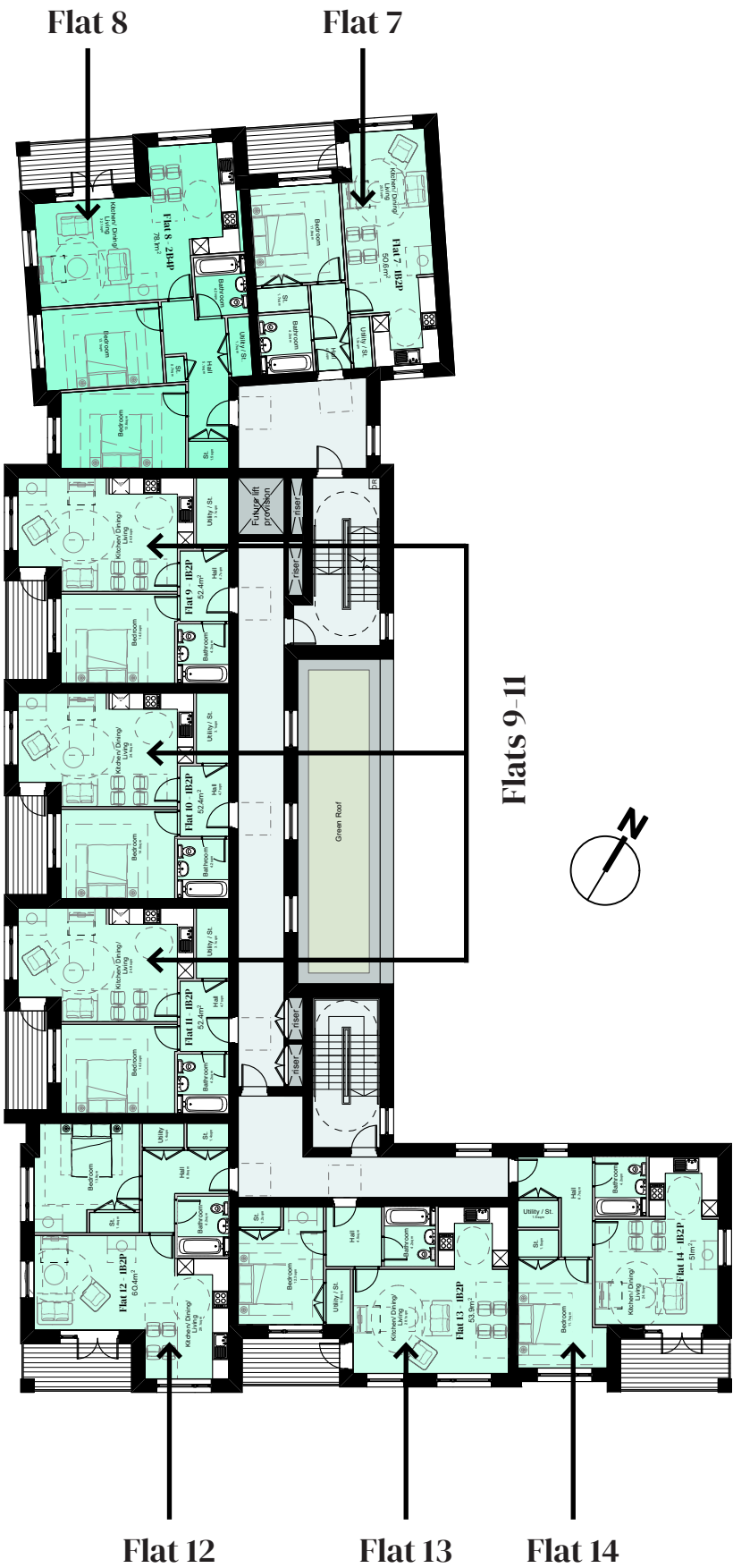
Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	60.4
Living/Kitchen/Dining	n/a	23	29.1
Double Bedroom	11.5	12	13.9
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	1.5	2	1.4 + 1.4
Outdoor Amenity	n/a	5m², >1.5m	7.1

Flat 13 - 1B2P

Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	53.9
Living/Kitchen/Dining	n/a	23	28.1
Double Bedroom	11.5	12	13.5
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	1.5	2	1.8 + 1.2
Outdoor Amenity	n/a	5m², >1.5m	6.3

Flat 14 - 1B2P

Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	51.0
Living/Kitchen/Dining	n/a	23	24.5
Double Bedroom	11.5	12	11.7
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	1.5	2	1.5 + 1.5
Outdoor Amenity	n/a	5m², >1.5m	7.9



Proposed Second Floor Plan



Proposed Second Floor Plan - Figures

Flat 15 - 1B2P Flat

Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	50.6
Living/Kitchen/Dining	n/a	23	25.5
Double Bedroom	11.5	12	11.9
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	1.5	2	1.7 + 1.3
Outdoor Amenity	n/a	5m², >1.5m	5.8

Flat 16 - 2B4P Flat

Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	78.1
Living/Kitchen/Dining	n/a	27	32.1
Double Bedroom	11.5	12	13.1
Double Bedroom	11.5	12	13.6
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	2.0	2.5	2.1 + 1.7
Outdoor Amenity	n/a	7m², >1.5m	7.5

Flat 17-19 - 1B2P Flats

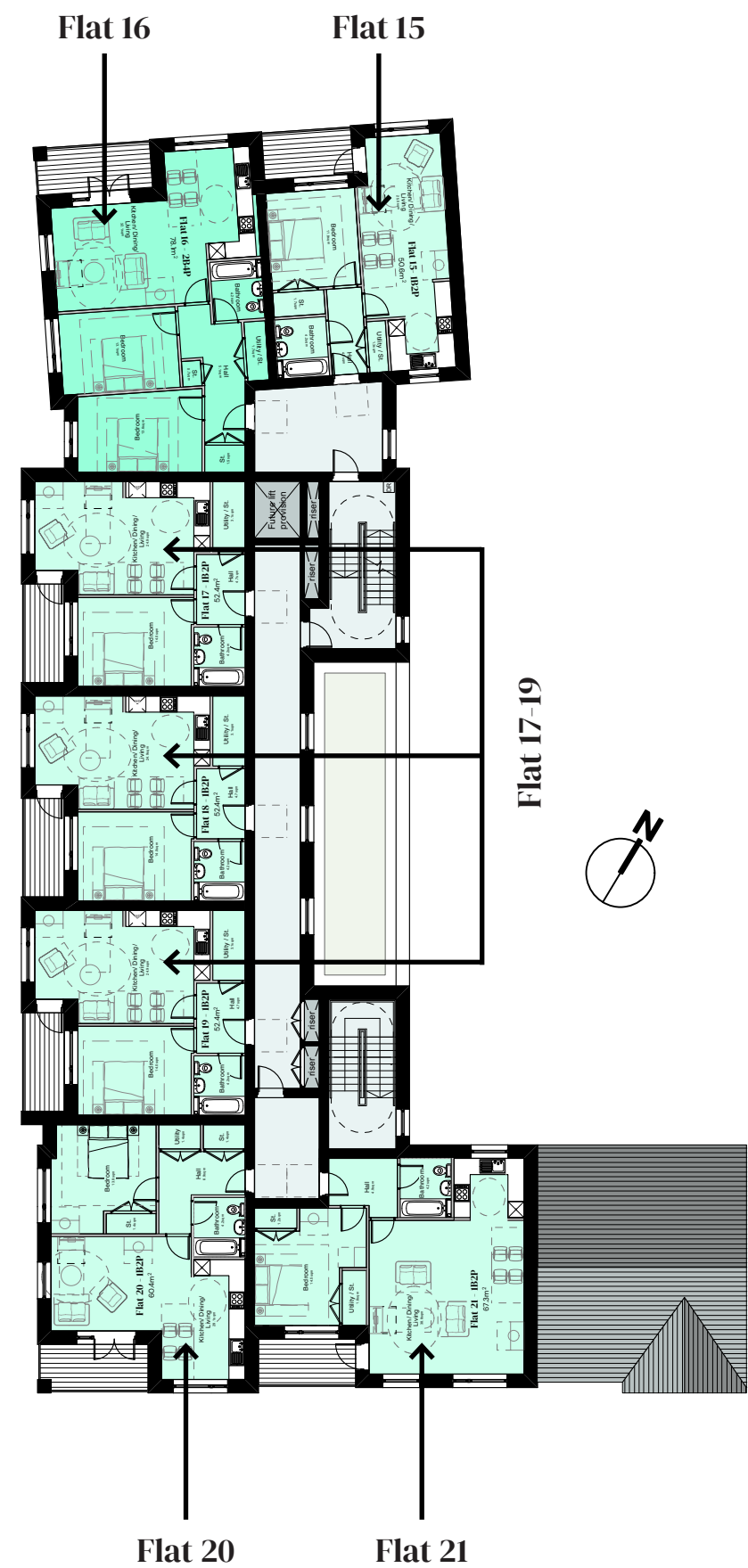
Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	52.4
Living/Kitchen/Dining	n/a	23	24.9
Double Bedroom	11.5	12	14.0
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	1.5	2	3.1
Outdoor Amenity	n/a	5m², >1.5m	5.7

Flat 20 - 1B2P

Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	60.4
Living/Kitchen/Dining	n/a	23	29.1
Double Bedroom	11.5	12	13.9
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	1.5	2	1.4 + 1.4
Outdoor Amenity	n/a	5m², >1.5m	7.1

Flat 21 - 1B2P

Spaces	NDSS, 2015 (m²)	LHDG, 2023 (m²)	Proposed (m²)
GIA	50	55 (Best Practice)	67.3
Living/Kitchen/Dining	n/a	23	38.8
Double Bedroom	11.5	12	14.5
Bathroom	4.2 (m4(2))	n/a	4.2
Storage	1.5	2	1.8 + 1.2
Outdoor Amenity	n/a	5m², >1.5m	6.3



Proposed Elevations



Proposed North Elevation

1:100 @ A1



Proposed West Elevation

1:100 @ A1

Proposed Elevations

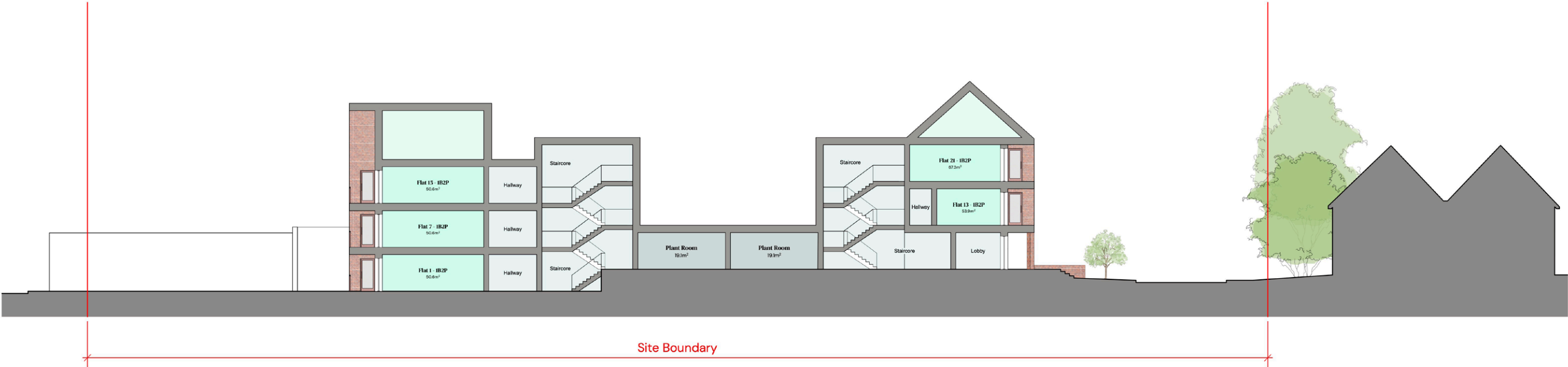


Proposed South Elevation
1: 100 @ A1

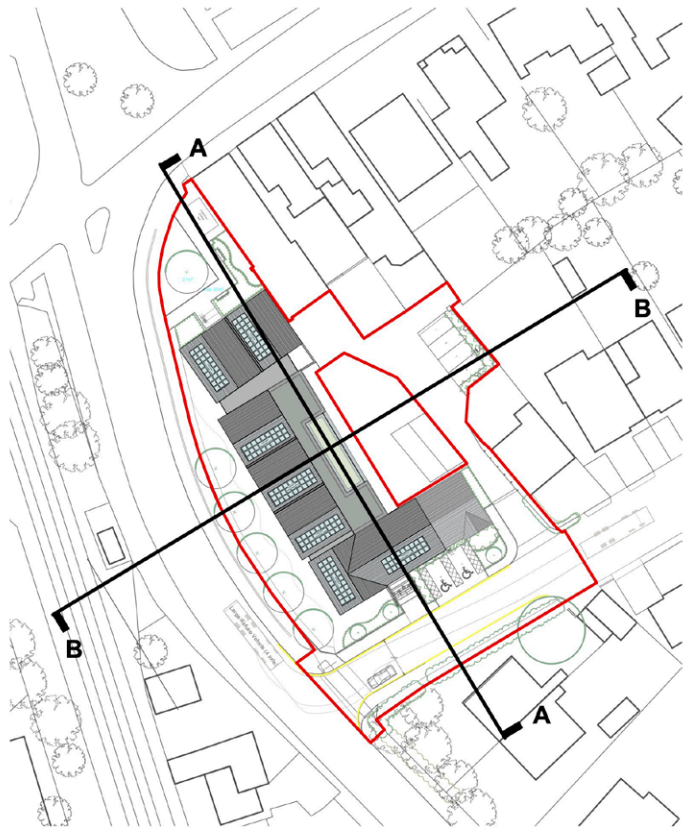


Proposed East Elevation
1: 100 @ A1

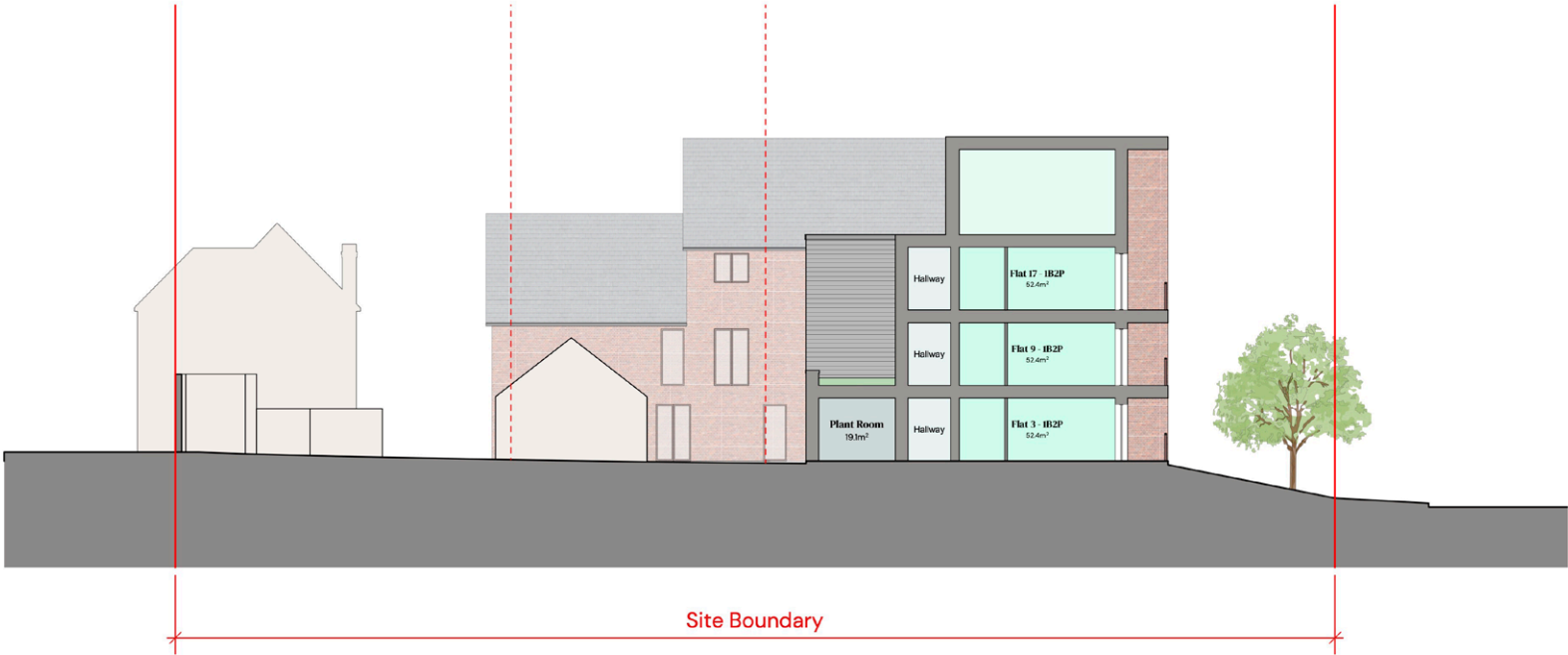
Proposed Section A - B



Proposed Section A - A
 1: 200 @ A2

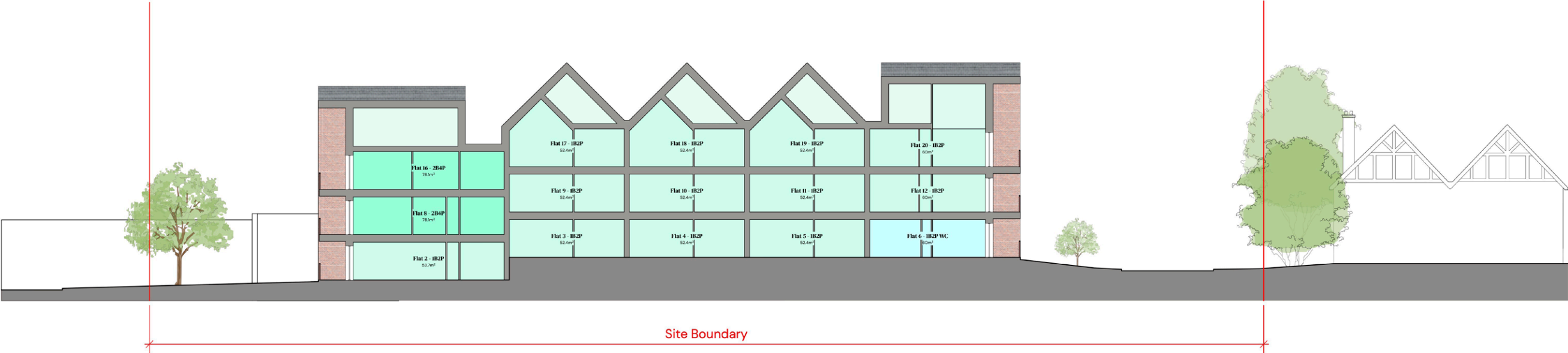


Key Plan

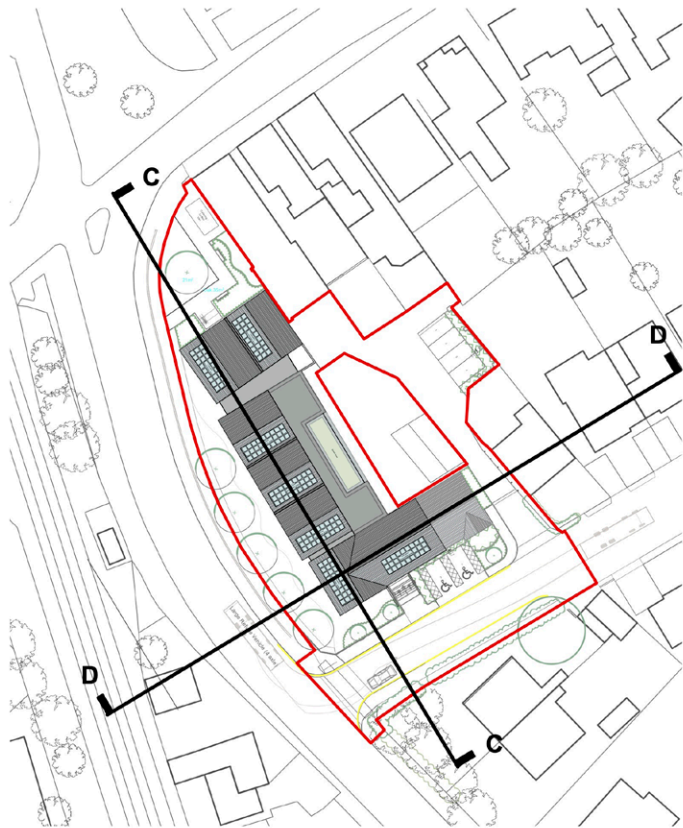


Proposed Section B - B
 1: 200 @ A2

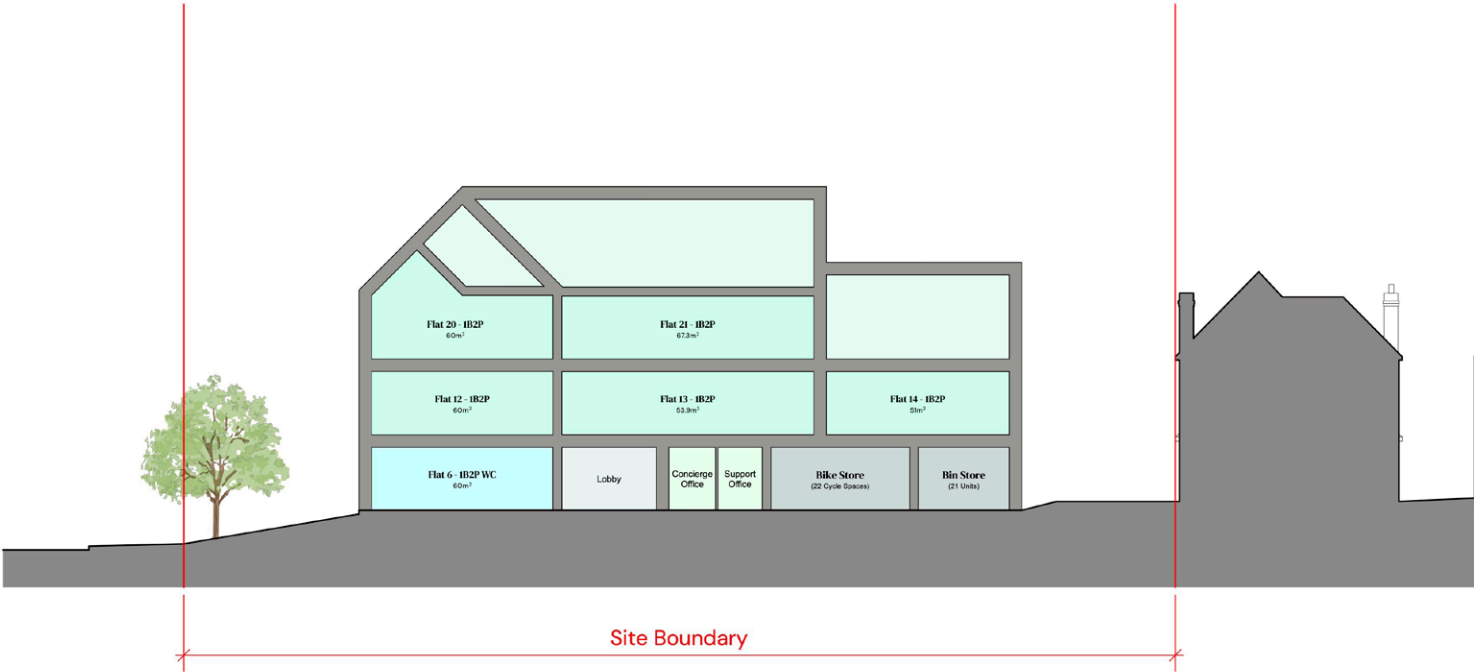
Proposed Section C - D



Proposed Section C - C
1: 200 @ A2



Key Plan



Proposed Section D - D
1: 200 @ A2

A View from the Railway



Approved planning application
massing 46 Station Road:
F/2008/0251

Proposed tree to replace existing TPO.
Given space within the landscape plan
to grow to full maturity.

Building massing steps to relate to the
existing levels on the site.

Aerial View



View from Wellington Road - North Elevation



View from Wellington Road - South Elevation

Proposed Site: Massing is set back from Wellington Road providing additional privacy and opportunity for landscaping. The massing and gables turn the corners around the site providing active frontage and massing to all of Station Road, Wellington Road and Park Road.



View from Park Road



Aerial – West Elevation

Communal space with landscaping provides a soft entrance to the proposed scheme.

Proposed gables respond to the local vernacular, turn the corners onto Park Road and Station Road, whilst providing a distinct proposal fronting the railway line and gateway to Wokingham.



Materiality and Precedents



Gables provide frontage and focus for key elevations and views
Egham Gateway, Runnymede
AHMM Architects



High quality aluminium windows with integrated louvres for ventilation
AUB Student Accom.,
Design Engine Architects



Defined entrances and brick detailing to enliven street level elevations
Silchester Housing,
Haworth Tompkins Architects



Brick Detailing: Soldier Coursing and Corduroy detailing provide a defined plinth at street level
Burlington Close Housing,
Kendall Kingscott Architects

Materiality and Precedents

Form and massing relates
to local vernacular and
recent developments
Elms Field, Wokingham
Benoy Architects



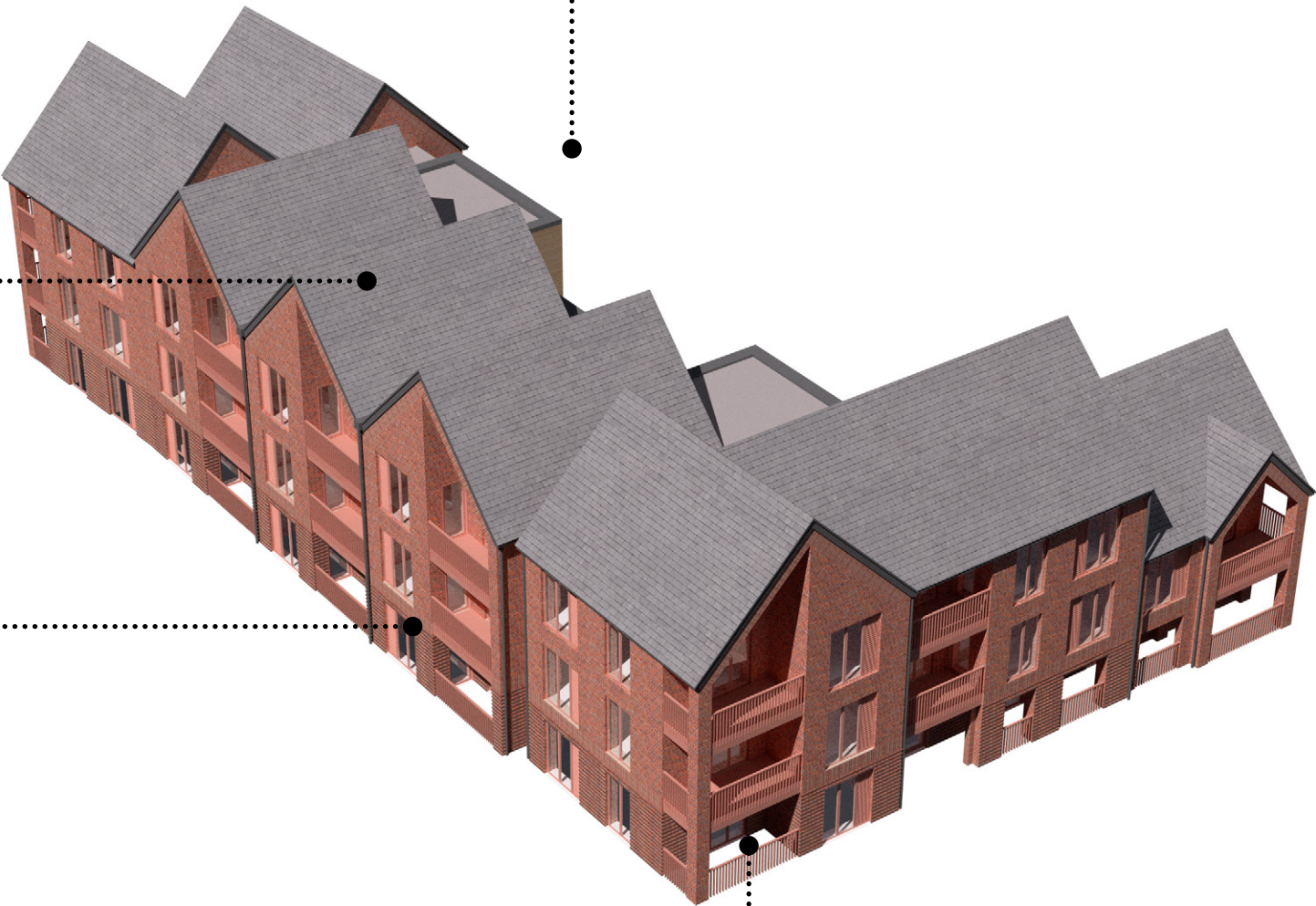
Slate roofs relate to
the local vernacular.
To incorporate PVs for
renewable energy
Elms Field, Wokingham
Benoy Architects



High quality red brick and
detailing to match the
existing context.
Brick bond the
Queen's Business School,
TODD Architects



High quality recessed
balconies providing privacy
and interest to elevations
Welbourne, Tottenham Hale,
Pollard Thomas Edwards



Conclusion

The proposal has been carefully designed to respond to the unique context and gateway location whilst producing a design in-keeping with the local vernacular of Wokingham and producing a high quality development for social housing. The key principles of the design are as follows:

100% Social Housing

The proposal provides 100% social housing managed by Wokingham Borough Council, to provide needed affordable housing for the local area. Recent figures indicate well over 1,000 households are waiting for a 1 or 2 bedroom social rented property in Wokingham

Site Location

The site is located centrally within Wokingham and is directly adjacent Wokingham train station and within 500m of Wokingham market square. Housing is therefore ideally located to be within walking distances of key amenity and transport links.

Planning Policy

The proposed site has been earmarked for development within the Wokingham Town Centre Masterplan, 2010.

Station Gateway

The site is a key development site for the ‘Station Gateway’ zone of the masterplan and represents an opportunity to improve the relationship of Wokingham with the station. The masterplan describes proposed built form for the gateway to be limited to 3 storeys and to relate to the surrounding residential development. Materials and massing should relate to the local character with designs being conscious of key views and side elevations are likely to be important and visible.

Local Developments

The proposed development has taken numerous cues from recent local development to ensure the scheme relates to the vision and aspirations of Wokingham. Key developments include the large redevelopment around Elm’s Field, and includes developments along Wellington Road.

Local Vernacular

The design has tried to respond to the local vernacular of Wokingham and to relate to recent developments. This has included the use of red brick and brick detailing, whilst strong gable forms provide frontage to key views and aspects. The buildings language also has a vertical emphasis relating to key buildings in Wokingham.

Design Evolution

The building has evolved considerably through numerous consultations, applications and stakeholder feedback. This has guided the design for the building, ensuring a robust design process and analysis of the proposal.

Privacy and Amenity

With a centrally located scheme, privacy and amenity has been a key factor in the design to ensure new residents aren’t negatively impacted from the location. Homes have been set back from the street with a tree-lined landscape buffer providing visual separation and distance from roads. Equally balconies have been recessed into the building to maximise privacy, whilst the building avoids overlooking to existing neighbours.

Building Design & Orientation

Homes typically face South-East or South-West providing ample sunlight and daylight, whilst flats that face north have dual aspects and face onto the green communal courtyard. The buildings orientation therefore makes use of winter solar gains and includes PVs facing south.

NDSS

All homes have been designed to National Space Design Standards and follow key principles of the Housing Design Standard of the London Plan (2023).

Sustainability

Sustainability has been at the forefront of the design process with a fabric first design limiting energy use; with a green energy supply such as Air Source Heat Pumps (ASHPs) for heating and hot water; and renewable energy sources such as PVs.

Landscape Design

A landscape strategy has been designed for the site providing a high quality green outlook and setting for the proposed scheme. This includes the tree-lined frontage to Wellington Road and a communal public space to the front of the development which focuses on a tree given the breathing space to reach maturity and to act as a linchpin of the development.

Access

Vehicular access has been maintained off Park Road although the road has been enhanced and the pedestrian experience improved. This includes new pavements along Park Road and the mentioned public space to the top of the site.

Refuse

An integrated bin store has been located on ground floor adjacent Park Road, ensuring refuse is not an ad-hoc feature and is sensitively included.

Cycle Parking

The scheme provides 22 long-stay, secure and integrated cycle parking spaces on GF for the 21 homes. 2 short stay cycles spaces have also been shown within the public realm to the north of the site.

