

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.

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Response	Status
The street hierarchy drawing now reflects the full extent of the access road.	Complete - Design Amended
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.	Complete - Design Amended
Street Typologies and the Street Character Plan have been updated to further detail the typologies proposed and how they relate to the street character.	Complete - Design Amended
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.	Complete - Design Amended

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

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