

4.0 PROPOSAL



NATIVE HEDGE PALETTE



- Key
- 1 ACER CAMPESTRE (FIELD MAPLE)
 - 2 CARPINUS BETULUS (HORNBEAM)
 - 3 CORYLUS AVELLANA (HAZEL)
 - 4 CRATAEGUS MONOGYNA (HAWTHORN)
 - 5 EUONYMUS EUROPAEUS (SPINDLE)
 - 6 MALUS SYLVESTRIS (CRAB APPLE)
 - 7 PRUNUS PADUS (BIRD CHERRY)
 - 8 PRUNUS SPINOSA (BLACKTHORN)

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ORNAMENTAL STREET AND FEATURE TREES



- Key
- 1 ACER CAMPESTRE 'STREETWISE'
 - 2 AMELANCHIER LAMARCKII
 - 3 CORNUS KOUSA
 - 4 CRATAEGUS LAEVIGATA 'PAUL'S SCARLET'
 - 5 MAGNOLIA X SOULANGEANA
 - 6 MALUS 'EVERESTE'
 - 7 MALUS 'RED SENTINEL'
 - 8 PRUNUS 'ACCOLADE'
 - 9 PRUNUS 'SPIRE'
 - 10 PYRUS CALLERYANA 'CHANTICLEER'
 - 11 SORBUS AUCUPARIA
 - 12 TILIA CORDATA 'GREENSPIRE'

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ORNAMENTAL SHRUB AND HERBACEOUS PLANING FOR PRIVATE FRONTAGES



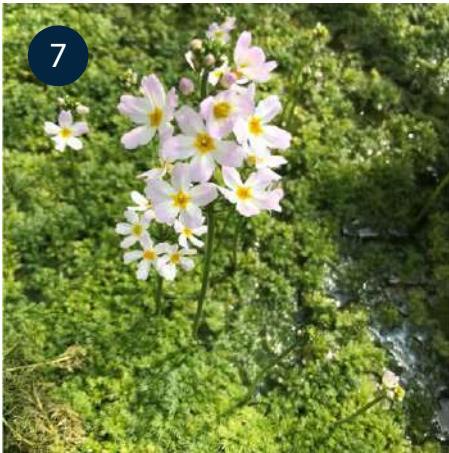
The selection of ornamental shrub, herbaceous and bulb planting are carefully selected to provide seasonal interest, diverse structures and forms, and valuable habitats. Particular emphasis will be placed on maximizing the inclusion of plants that support pollinating insects, enhancing both ecological and visual benefits. Examples of plants species are proposed for the scheme include:

- Lavandula angustifolia_English Lavender
- Hydrangea macrophylla 'White'
- Lonicera periclymenum
- Philadelphus 'Manteau d'Hermine'
- Potentilla fruticosa 'Goldfinger'
- Salvia confertiflora Veronica 'White Spritzer'
- Allium 'Mount Everest'
- Helleborus foetidus
- Osmanthus x burkwoodii
- Jasminum nudiflorum
- Echinops ritro
- Mahonia x media 'Winter Sun'

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REED PLANTING MIX



- Key
- 1 ANGELICA SYLVESTRIS
 - 2 CAREX OTRUBAE
 - 3 CERATOPHYLLUM DEMERSUM
 - 4 FILIPENDULA ULMARIA
 - 5 GEUM RIVALE
 - 6 GLYCERIA MAXIMA
 - 7 HOTTONIA PALUSTRIS
 - 8 HYDROCHARIS MORSUS-RANAE
 - 9 IRIS PSEUDACORUS
 - 10 MENTHA AQUATICA
 - 11 POTAMOGETON NATANS
 - 12 RANUNCULUS AQUATILIS
 - 13 VERONICA BECCABUNGA

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RAIN GARDEN MIX PLANTING



- Key
- 1 CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
 - 2 EUPHORBIA CHARACIAS WULFENII
 - 3 HELLEBORUS ARGUTIFOLIUS
 - 4 LIGULARIA STENOCEPHALA 'THE ROCKET'
 - 5 LUZULA NIVEA
 - 6 PERSICARIA AFFINIS 'DARJEELING RED'
 - 7 SEDUM ACRE
 - 8 SPIRAEA JAPONICA 'ANTHONY WATERER'
 - 9 VERBENA BONARIENSIS
 - 10 VINCA MAJOR 'VARIEGATA'

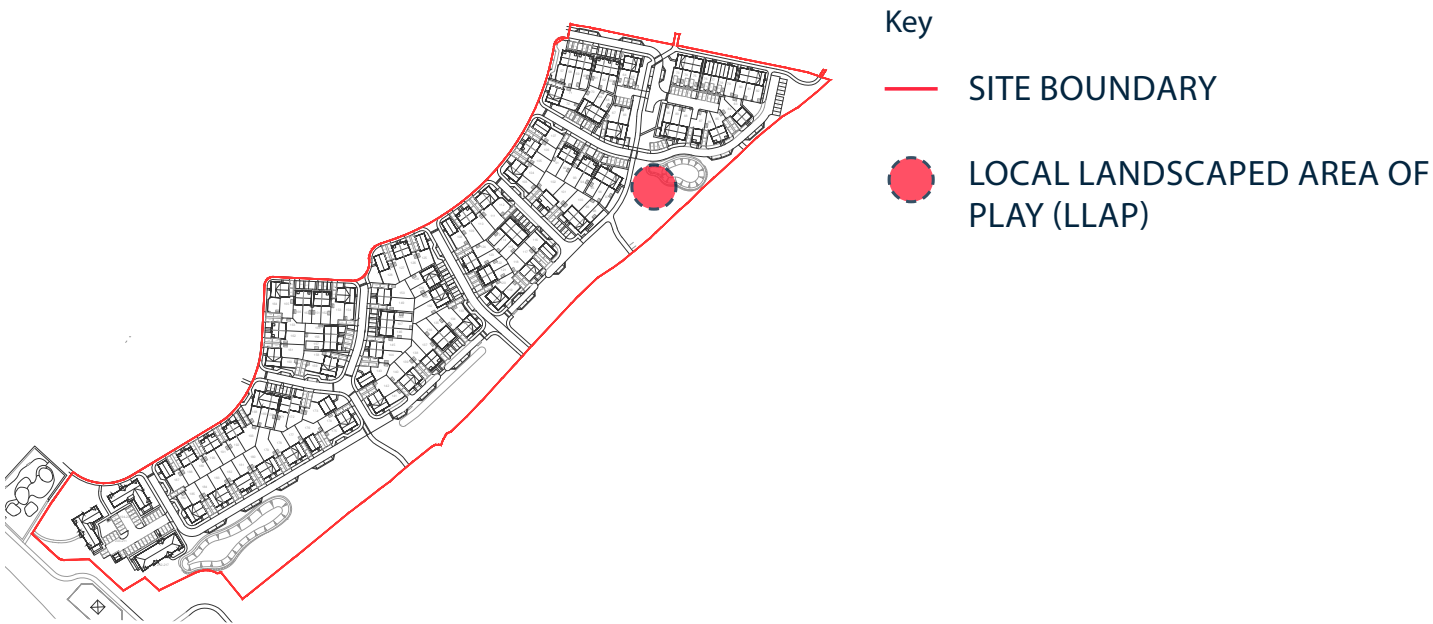
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4.17 PLAY STRATEGY

A Local Landscaped Area of Play (LLAP) has been provided with the aim of creating play spaces that are integrated in the landscape to increase play opportunities for children. A series of connected spaces provide for physical activity and social interaction.

Proposed natural play features, including tree trunks, boulders and stepping logs have been designed to integrate with the informal paths and the attenuation basin within the open space. The aim is to encourage children to have a less prescribed experience of play and a closer interaction with nature and biodiversity. Larger pieces of timber play features such as balance beams, rope bridge and stepping poles have been selected for encouraging strength and fitness.



Play Strategy Diagram
Source: Finc Architects



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4.18 AFFORDABLE HOUSING

There is a considerable need for affordable housing within Wokingham Borough Council. During the design development of the proposed scheme, the amount and mix of affordable housing has been discussed with Wokingham Borough Council’s Housing Needs team. The proposed scheme provides 56 affordable dwellings in accordance with the parameters set as part of the Outline Planning Permission / S106 Agreement, which is supported by Wokingham Borough Council and will help meet the housing needs of the local community.

The entire scheme will be constructed to ensure a high quality, community-led and tenure blind development and accompanied by a large green space to benefit all residents and visitors of the site.

The 56 affordable dwellings will be split between affordable rent, social rent and shared ownership. 6 dwellings will be affordable rent as 2-bedroom apartments, and 30 dwellings will be social rented in a mixture of 2, 3 and 4 bedroom dwelling sizes. There will also be 20 shared ownership dwellings in a mixture of 2, 3 and 4 bedroom dwellings.



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4.19 USE & AMOUNT

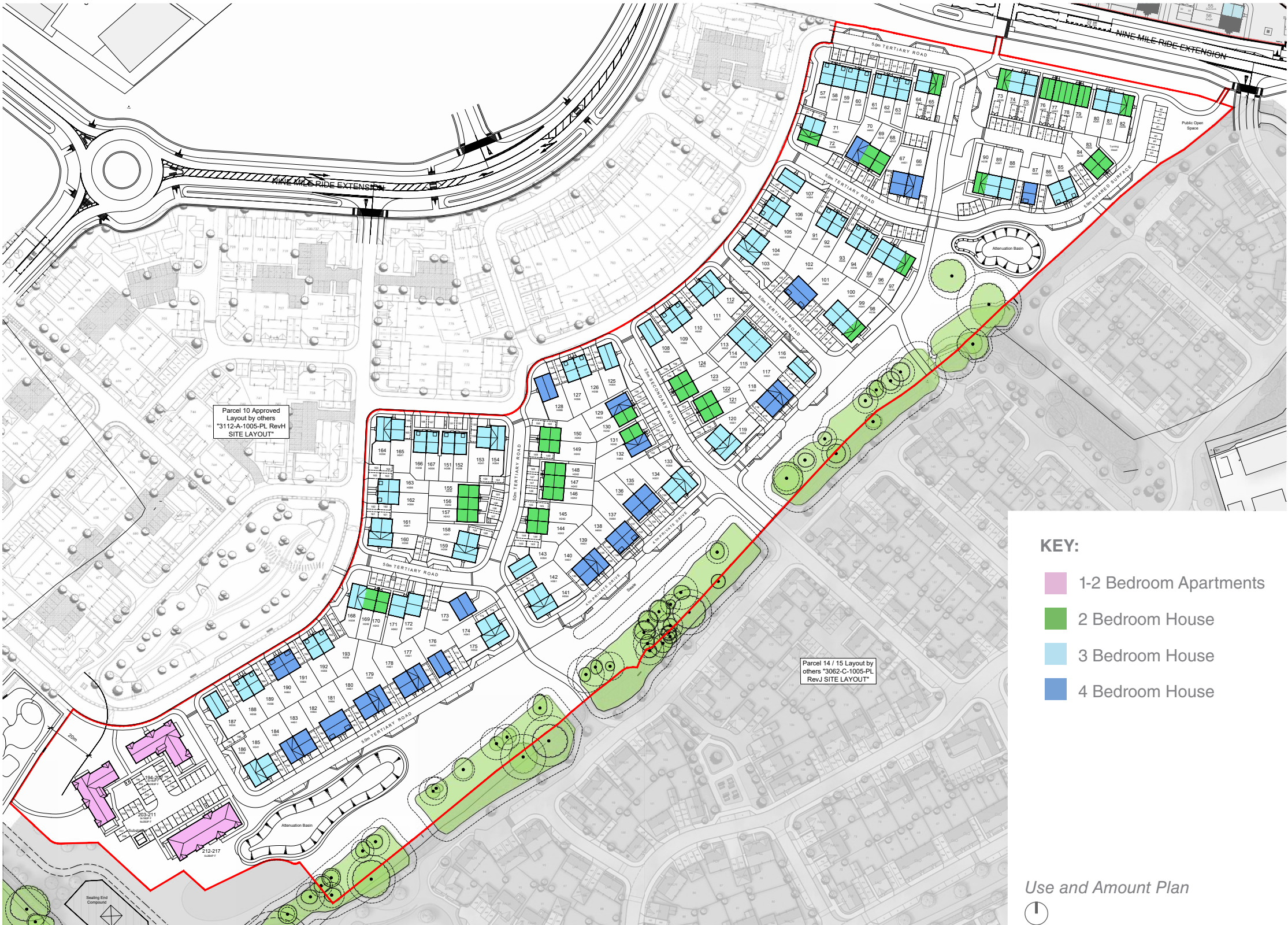
The proposed site layout for Parcel 11 & 12 provides 161no. dwellings and has been carefully considered to accommodate a range of sizes, types and tenures to respond to the local housing needs.

MARKET	1 BED	2 BED	3 BED	4 BED
MARKET DWELLINGS	6	21	54	24

TOTAL: 105

AFFORDABLE	1 BED	2 BED	3 BED	4 BED
SOCIAL RENTED	0	17	11	2
AFFORDABLE RENTED	0	6	0	0
SHARED OWNERSHIP	0	7	10	3
TOTAL	0	30	21	5

TOTAL: 56



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4.20 ACCESSIBILITY

The proposed site layout for Parcel 11 and 12 provides 6 affordable dwellings which meet M4(2) standards equating to 10% of the total affordable dwellings. 11 open market dwellings which meet M4(2) standards are provided, equating to 10% of the total open market dwellings.

KEY:

- Private - Part M4(2) Dwelling 11no. (10%)
- Affordable - Part M4(2) Dwelling 6no. (10%)
- Part M4(2) Parking space with future provision to 3.3m width



Accessibility Plan



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4.21 PRIVATE AMENITY

The proposed site layout provides private amenity space to each dwelling following the guidance within the WBC Design Guide. 92% (148) of houses in Parcel 11 and 12 have a garden length of 11m or over. There is one occasion of a garden length at 9.5m (Plot 128) with all others being between 10m-11m. The back-to-back separation distance between Plot 61 and 70 is the only occasion where the guidance distance is not adhered to, in all other situations minimum separation distances are either met or exceeded, as is illustrated on the adjacent diagram.

The rear gardens are independently accessible and provide access for refuse and cycle storage. All private rear gardens are contained within blocks to protect the security and privacy of residents in line with the recommendations of Secured by Design.

All ground floor apartments have direct access to an amenity space at least 2m deep. All upper floor apartments are provided with a balcony at least 2m deep and 3m wide. None of these spaces are wholly north facing.

Separation distances to maintain privacy and limit sense of enclosure		
No. Storeys	Type of separation	Min. distance (metres)
1 to 2 storeys (height measured to eaves)	flank to boundary	1
	front to front elevation	10
	back to back elevation*	22
	back to flank	12
Over 2 storeys (height measured to eaves)	flank to boundary	2
	front to front elevation	15
	back to back elevation (houses to houses)*	26
	back to back elevation (flats to houses)*	30
	back to back elevation (upper floor living room on a house above gd. fl.)*	30
	back to back elevation (flats to flats)*	30
	back to flank	15

Source: Design SPD, February 2012, Appendix 13, Page 46



KEY

Garden length 11m or over

Garden length 10m - 11m

Garden length 9.5m

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4.22 RENEWABLE ENERGY RESOURCES

It is essential to reduce energy demands as far as possible, in-line with the energy hierarchy, before considering the introduction of energy generation and supply technologies; adopting a 'fabric first' approach.

There are several key design elements that have been applied at high level through the development of the detailed site layout:

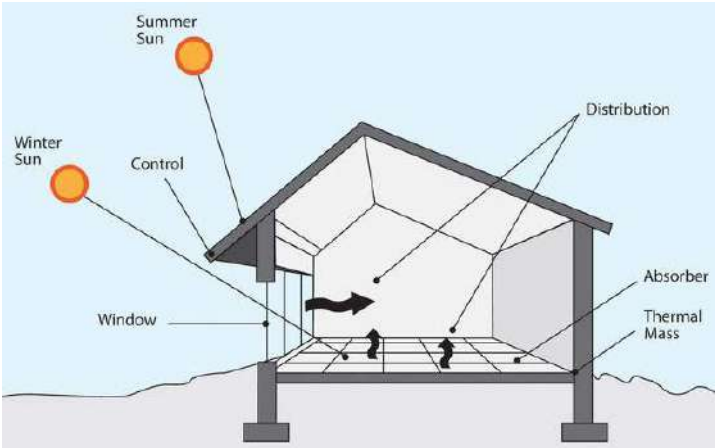
- Passive solar design principles - with dwellings have been oriented to benefit from a southerly or westerly orientation where possible and appropriate to the Site Plan, with internal room layouts configured to provide appropriate aspects to main living rooms;
- Daylighting – the properties will benefit from good levels of natural daylighting because the development will be built at a density that ensures appropriate spaces around dwellings, including appropriately sized front and rear gardens;
- Building fabric – a highly energy efficient building envelope will minimise energy demand, heat loss and, carbon emissions;
- Air tight structure - the air tightness of a building is important in minimising heat loss, but also in the prevention of draughts that can make homes feel uncomfortably cold;
- By integrating the principles outlined above, the proposed development will become a very attractive and sustainable place to live.

4.23 WASTE AND RECYCLING

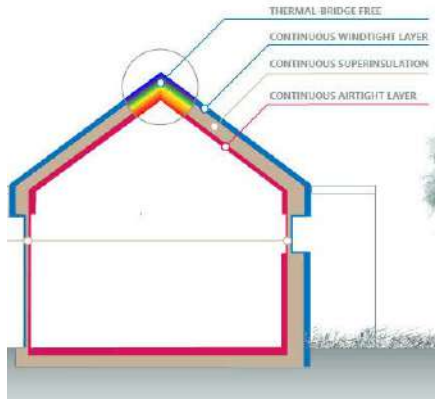
The approach to waste management within the scheme, concerning the generation, storage, treatment and disposal of waste will be through the active use of the Waste Hierarchy which lists the prevention of waste as the top priority.

There will be several measures in place to facilitate high levels of reuse and recycling throughout this period, including but not limited to the development of a Site Waste Management Plan at the construction stage. The Site Waste Management Plan will:

- Identify all waste streams and plan for their management through the construction process;
- Set targets for waste reduction in building;
- Identify a specific person responsible for the Plan oversight and implementation;
- Require all site contractors to be aware of the importance and requirements of the Site Waste Management Plan;
- Designate areas for waste management and sorting with colour coded skips and other receptacles provided;
- Designated areas for safe and secure storage of materials prior to use;
- Re-use materials on site wherever possible, such as timber.



Fabric First - Thermal massing diagram



Air tight structure



Recycling storage and water butts provided in rear gardens

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4.24 LIFESPAN

A mix of spaces will be provided including private gardens, public open spaces and shared public surfaces, helping to establish a sense of ownership within the site. Dwellings will face private parking and open landscaped areas to provide a natural surveillance.

A well landscaped, enhanced ecological environment will be provided that considers the biodiversity of the proposal and future benefits of the site.

A provision of 1 electric vehicle charge point per house and flat has been allocated.

Boundaries have been implemented to distinguish the public and private realm, including hedges, post and rail fencing and brick walls, providing another level of screening and privacy.

A walkable scheme is provided with pedestrian paths throughout the site linking landscaped parcels within the site and connecting them to the surrounding infrastructure and services.



EV charging points fitted to all dwellings

4.25 SUSTAINABILITY

The key sustainability objectives of the scheme can be summarised as follows:

- Consider the need to address climate change, ensuring lower water use and efficiency, creating energy efficient design and layouts;
- Manage surface water through the provision of a Sustainable Drainage Systems to reduce the risk of flooding;
- Create a place where a sense of community can be developed and where a safe and attractive environment can be created.

The proposed site will be constructed using a fabric first approach with energy-efficient building fabric and highly insulated floors, walls and roofs to prevent heat loss and reduce energy demand, complete with high-efficiency double-glazed windows throughout. The quality of build will be confirmed by achieving good air-tightness results throughout. Efficient-building services including low carbon high-efficiency heating and ventilation systems will be installed as well as low-energy lighting throughout the buildings.

- All homes will be fitted with 100% dedicated low energy/ LED light fittings;
- All houses will be provided with electric vehicle charging points. Water
- Water reducing bathroom appliances will be fitted and the daily water consumption per person will be less than 105 litres (excluding external water use), which is the enhanced standard required by the Building Regulations.
- Water meters will be fitted to all homes.

All construction waste will be minimised through the use of a Site Waste Management Plan and on-site water and energy use will be monitored.

Other Sustainability Matters

51. The reserved matters for each phase of the development shall include provision for all dwellings within the phase with a garden with:

- a. A water butt of an appropriate size installed to maximise rainwater collection; and
- b. Space for composting

4.26 CRIME PREVENTION

Crime prevention measures have been considered within the scheme design to achieve a development that responds to the seven key principles of ‘Secured-by-Design’.

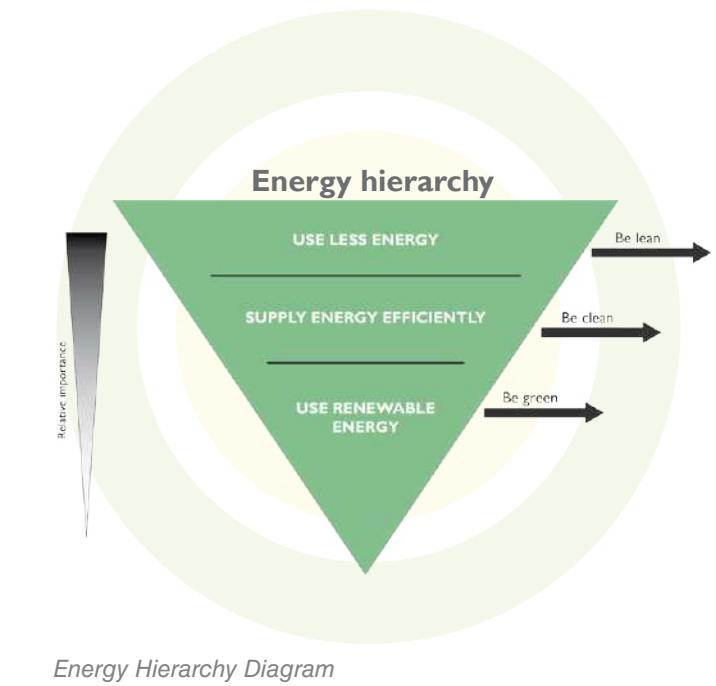
The dwellings have defensible private amenity space, creating a safe feel for residents and visitors. The main pedestrian thoroughfares through the site are also substantially overlooked by a number of dwellings. Blank walls have been avoided within the design through the use of secondary windows.

Lighting of the public realm will be to current British Standards. External lights will be provided to the communal entrances, operated by PIR sensors.

Front doors and patio doors will have laminate glass and locks to the relevant British Standard, whilst windows on all floors will have locks to the relevant British Standard.

Parking for vehicles within the development has been designed so it has natural surveillance from dwellings making residents feel safe.

Open space & landscaping is considered to be an appropriate size and will be maintained by a nominated management company in perpetuity alongside the parking areas so that it does not fall into disrepair.



Energy Hierarchy Diagram

Energy Hierarchy Diagram

5.0 PROJECT SUMMARY

5.01 PROJECT SUMMARY

5.0 PROJECT SUMMARY

5.01 PROJECT SUMMARY

The aim of the proposed scheme is to respond to its surroundings and context, integrating with the existing landscape and built form;

- Where residents can enjoy a healthy and active lifestyle being well connected to green space, in an energy efficient new home;
- Be well connected to existing local services, facilities and travel connections in Finchampstead;
- Is designed with sustainability at its core;
- Provides well-designed family-sized homes with a mix that suits local people and their requirements.
- Comprehensively redevelop the site and delivers 161 new homes with a sustainable-led design approach;
- Provide 56 affordable dwellings in a mixture of shared ownership and affordable rent to help meet local housing needs;
- Reduce the construction time, environmental impact and construction traffic during build period;
- Enhance the Nine Mile Ride and Green Edge Character Areas, whilst also retaining coherent features across the whole site;
- Seek to respond creatively to the built and cultural heritage assets within the locality.



