

Visual Design and Access Statement

2901 C001P9

08 12 2025

PROPOSED NEW HOUSING AT

LAND REAR OF LANGLEY COMMON AND
SOUTH OF SCHOOL ROAD, BARKHAM,
RG40 4TS



HivesArchitects.com
RIBA CHARTERED PRACTICE

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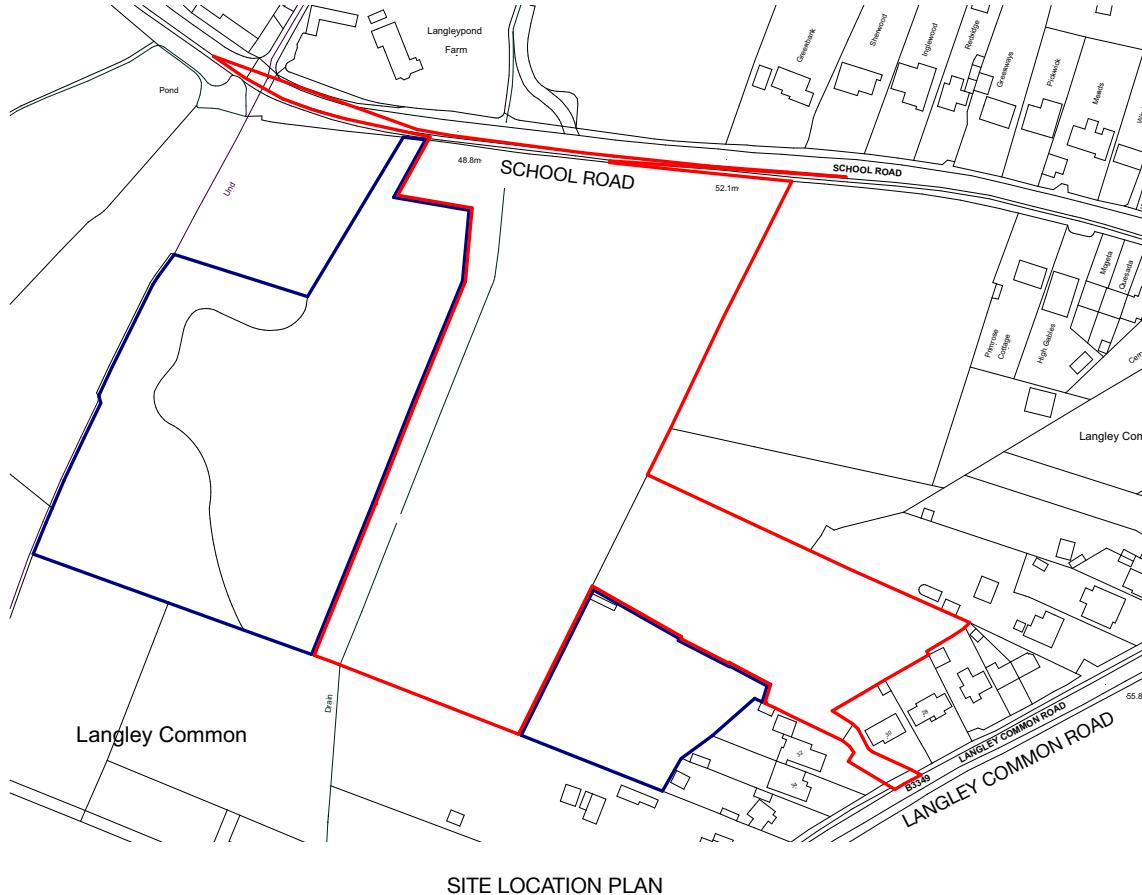
DOCUMENT INTRODUCTION

This report is prepared to support the application for an outline planning application for development of residential use.

This report should be read in conjunction with the planning statement prepared by ETP. Their statement deals with planning policy and comments on the other documentation submitted with the application..

This document focuses on the visual aspects of the design, in particular site context, constraints and opportunities and the proposal's design development and final proposals.

This document is intended to serve as a largely visual guide to provide easy reference to other documents and to explain the design process and decisions, and to present the scheme in support of the drawings submitted.



SITE LOCATION PLAN

EXISTING SITE - LOCATION PLAN AND DOCUMENT DESCRIPTION

2901 | Land Rear of Langley Common and South of School Road

PROJECT INTRODUCTION

Hives Architects LLP have been appointed by the client Mr Wenman to prepare a masterplan for the site.

The aim of the project is to provide much needed housing for Wokingham Borough Council that complements the existing character of the area whilst offering a high quality living environment for the new residents.

The proposed scheme has been designed carefully, with the help of a large number of consultants including tree, ecology and landscape specialists, to fit within the local context.

The proposal would provide a variety of new dwellings, including affordable housing, whilst retaining almost all trees and whilst providing generous amenity green space which would benefit the wider community.

The houses are grouped in small clusters to break up the built form on site and to create small communities with views towards nature, whilst respecting the existing features of the site.



SATELLITE VIEW



SITE AS SEEN FROM SCHOOL ROAD LOOKING SOUTH: THE SITE BOUNDARY IS WELL DEFINED WITH TREES WITH GAPS BETWEEN TREES ALONG THE ROAD, AND A MORE DENSELY TREE LINED AND OVERGROWN EDGES AROUND MOST OF THE SITE



THE SITE IS WELL DEFINED BY PERIMETER TREES ALONG THE SITE BOUNDARY AND BEYOND ON THE SMALL WOODLAND AREA WHICH IS EXCLUDED FROM THE PLANNING SITE



SITE BOUNDARY ALONG SCHOOL ROAD LOOKING WEST TOWARDS THE STREAM, SHOWING THE EXISTING SITE ENTRANCE WHICH WOULD NO LONGER BE USED



SITE BOUNDARY ALONG SCHOOL ROAD LOOKING WEST TOWARDS THE WESTERN BOUNDARY, JUST BEYOND THE STREAM, THIS AREA WOULD NOT BE DEVELOPED FOR HOUSING BUT PRESENT OPPORTUNITY TO CREATE SOME COMMUNITY USE PARKING.



BOUNDARY WITH ADJOINING RESIDENTIAL GARDEN TO THE SOUTH OF THE SITE, THE GARDEN OF 38 LANGLEY COMMON ROAD



VIEW OF THE STREAM AT THE REAR OF THE SITE, LOOKING TOWARDS THE NORTH

SITE BOUNDARIES AND CENTRAL STREAM



VIEW OF THE SITE LOOKING EAST TOWARDS SCHOOL ROAD AND ACROSS THE STREAM



STREAM, SOUTHERN BOUNDARY AND TREES

2901 | Land Rear of Langley Common and South of School Road

HIVES ARCHITECTS
SINCE 1934

BUILDING CHARACTER AND MATERIALS ON SCHOOL ROAD AND LANGLEY COMMON ROAD

The buildings located along School and Langley Common roads are mostly dwellings, apart from a few buildings in commercial use. The styles and massing of these properties varies greatly. They range between 1-2.5 storeys in height. The roofs of the properties are mostly quite steeply pitched and gabled, with a variety of dormers and some hipped roofs. The roofing material is mostly plain clay tile or slate, with a variety in colour and textures

Walls to the houses are commonly white render or brick, with brick being patterned, yellow, red or painted. The gaps between the dwellings are limited as the properties are linear and face the road, forming a relatively strong building line.

Most of the dwellings are detached, but there are also some semi-detached and terraced properties. The windows vary in scale, with mostly white frames and some dark grey and brown options.



DWELLINGS ALONG LANGLEY COMMON ROAD



DWELLINGS ALONG SCHOOL ROAD



GREENBANK, SHERWOOD, INGLEWOOD (LEFT TO RIGHT) NEIGHBOURING BUILDINGS ON SCHOOL ROAD, AS SEEN FROM THE SITE LOOKING NORTHEAST.



REAR VIEWS OF NEIGHBOURING HOUSING ALONG LANGLEY COMMON ROAD VIEWED FROM THE SITE (HOUSE NUMBERS IN WHITE)

The properties most visible from the site are largely modern in character and largely detached dwellings, with dark tiled hipped and gabled roofs and a number of dormers. The materials range from red and yellow brick to cream and white render. There is a great variation of styles and heights of buildings near the site.



GREENBANK (NORTHEAST OF THE SITE ACROSS SCHOOL ROAD)



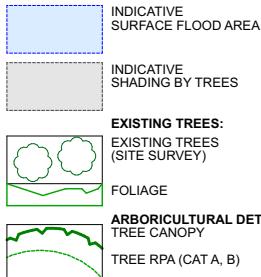
INGLEWOOD (LEFT), REDRIDGE (RIGHT), NORTHEAST OF THE SITE ACROSS SCHOOL ROAD



LANGLEY POND FARM, NEIGHBOURING BUILDING NORTH OF THE SITE ACROSS SCHOOL ROAD



32 LANGLEY COMMON ROAD, NEIGHBOURING BUILDING AND ASSOCIATED OUTBUILDINGS AS SEEN FROM THE SITE LOOKING SOUTH



SITE CONSTRAINTS

The existing site is surrounded on all sides with trees and the stream that flows through the middle. The trees are protected by tree preservation order TPO, and the stream falls within a surface water flooding risk area which covers a significant part of the site, but would allow development along the east boundary and on the field accessed from Langley Common Road.

Wooded areas with more intense tree and vegetation cover are located along the southern boundaries and these areas would be less suitable to development to reduce impact on trees and ecology.



SITE CHARACTER - URBAN GRAIN

There is some variation in building line, although the settlement clearly follows linear patterns of development along roads mostly.

The dwellings are mostly detached, with some semi-detached and terraced properties locally.

The dwellings are mostly parallel to the road, with some properties set at around 30-45 degree angles with the road facing east.

There is a notable variation in density and plot sizes, and in character of gaps between dwellings.

The plots are mostly narrow and elongated, some with generous front gardens and significant variation to rear garden sizes.



KEY

EXISTING DEVELOPMENT

AREA A DPH - 13.4

AREA A1: 4,085 m²
DWELLINGS: 5
AREA A2: 2,732 m²
DWELLINGS: 3
AREA A3: 2,897 m²
DWELLINGS: 5
TOTAL AREA: 9,714m²
TOTAL DWELLINGS: 13

AREA B DPH - 5.3

AREA B: 13,331 m²
DWELLINGS: 7

AREA C DPH - 10

AREA C1: 10,102 m²
DWELLINGS: 9
AREA C2: 3,903 m²
DWELLINGS: 5
TOTAL AREA: 14,005m²
TOTAL DWELLINGS: 14

AREA D DPH - 1.5

AREA D: 6,479 m²
DWELLINGS: 1

AREA E DPH - 8.2

AREA E: 7,315 m²
DWELLINGS: 6

AREA F DPH - 18.6

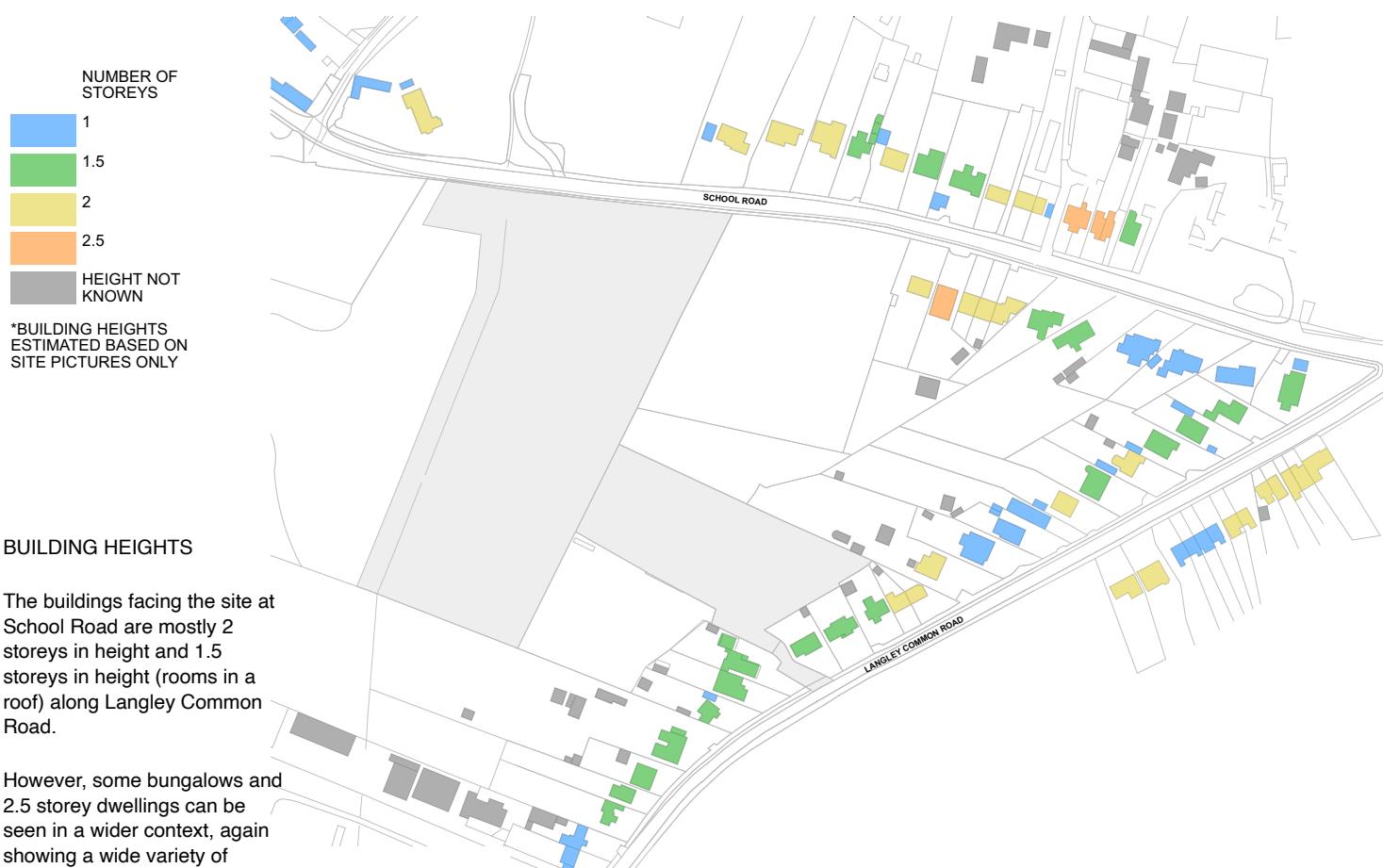
AREA F1: 683 m²
DWELLINGS: 2
AREA F2: 1,328 m²
DWELLINGS: 2
AREA F3: 670 m²
DWELLINGS: 1
TOTAL AREA: 2,681m²
TOTAL DWELLINGS: 5

*DENSITY PER HECTARE (DPH) =
NUMBER OF DWELLINGS / SITE AREA IN HECTA

**EXISTING DEVELOPMENT GROUPED BASED ON
PLOT SIZES

***EXISTING PLOT AREA MEASURED UP TO THE
MIDDLE OF THE ROAD





PLANNING HISTORY

A previous planning proposal for 70 new dwellings on site was refused in 2017.

Since this application a new consultant team has been put together and this scheme has served to inspire a much more elegant and sympathetic design for the current proposal, which is for up to 27 dwellings.

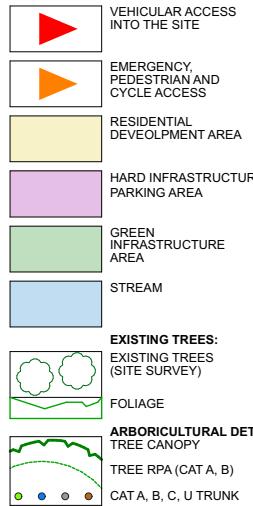
Development has been located only on two of the four fields, and is concentrated near existing built up areas around the site. Green space has been retained where possible, increasing BNG value and providing valuable amenity to the neighbourhood.

New housing has been set back from the stream, protecting its value for wildlife.

The number of properties proposed has been reduced, thus reducing site density to be in keeping with the local character.



YEAR AND DECISION	ADDRESS	DESCRIPTION
2017 REFUSED	Oakwood View School Road Wokingham RG40 4TS	Outline Planning Application for the erection of 70 Dwellings



The development area was defined by the site constraints and a desire to provide an increased communal green space to residents.

A setback from the existing tree root protection areas and away from the stream has also reduced the developable area.

A separate overflow parking can be provided away from the main development.



PROPOSED SITE ANALYSIS - SITE PARAMETER PLAN

2901 | Land Rear of Langley
Common and South of School Road

HIVES ARCHITECTS
SINCE 1934

KEY

PROPOSED DEVELOPMENT

■ AREA 1 DPH - 9.7

■ AREA 2 DPH - 10.9

*DENSITY PER HECTARE (DPH) =
NUMBER OF DWELLINGS / SITE AREA IN HECTARES

Proposed dwellings per hectare fall within a median point of surrounding housing at Langley Common and School roads at 9.7 and 10.9 dph.

The aim is to provide comfortable plot sizes that would fit well within the existing settlement pattern and scale.



URBAN GRAIN

The proposed urban grain would follow a linear pattern of development along the proposed roads in keeping with the existing character.

The housing would vary in size and shape, to reflect dwellings in the surrounding area.



PROPOSED URBAN GRAIN

2901 | Land Rear of Langley
Common and South of School Road

HIVES ARCHITECTS
SINCE 1934

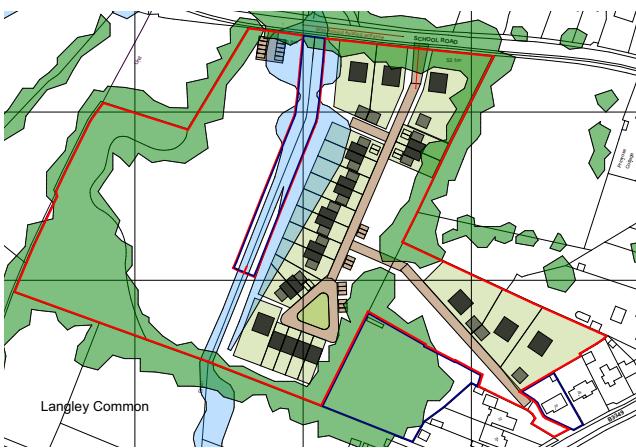
SUSTAINABLE DESIGN

In line with Policies CC04 and CC05, the energy efficiency of the proposed development could be achieved by a highly efficient building fabric and efficient artificial lighting. The fabric of the buildings could be designed to high standards of thermal performance and air tightness ensuring that energy for heating is minimised.

The scheme can be designed and built to the standards of Lifetime Homes and Code for Sustainable Homes (Level 4), which will enable properties to be sufficiently flexible to support independent living for people of all ages, irrespective of disability or age. In addition, although a matter for the detailed design stage, the scheme will aim to meet internal potable water consumption targets of 105 litres or less per person per day (as part of the requirement to meet full Code for Sustainable Homes Level 4).

In addition, in line with the planning policy requirements, it is proposed that the scheme could reduce its carbon dioxide emissions by at least 10% relative to the Building Regulations. This could be achieved through a combination of measures to reduce energy demand, energy efficient design and the incorporation of photovoltaic units.

Priority can be given to reducing the need for energy and using energy efficiently before looking at the incorporation of low carbon or renewable technologies. Passive design utilises daylight, solar energy, shading and stack or wind driven ventilation to illuminate, heat, shade where necessary and ventilate the building, thus requiring less energy to achieve the performance standards for health and well-being of the occupants.



DESIGN DEVELOPMENT

Based on the existing site constraints, the design process started by establishing the best areas to develop, and to research access opportunities that would allow minimum impact on trees. The flood risk area was avoided for access and dwellings.

The road layout developed to limit the amount of work required to trees, and a linear development form was quickly decided on. At early stages the aim was to provide 30+ dwellings but after the community consultation this was reduced to 27 units to respond better to site constraints and neighbour input. This allowed for terraced housing to be replaced with semi-detached properties and reduced pressure on the site.

The current proposal responds to the site constraints and input from all consultants in particular on access, trees and ecology, and landscape impact.



CONSULTATION PLAN



DESIGN DEVELOPMENT

Soft landscaping was carefully considered to include native hedgerow, new tree planting and other elements to soften the development and to make it feel to be naturally nested into the landscape.

The final proposal includes significant additional planting on the site, including additional trees to make up for the small number of trees lost to allow entrance into and between the sites.



HOUSING SIZE AND AFFORDABLE HOUSING PROVISION

The proposed housing is carefully designed to provide a large variety of units to meet the requirements in local policy. A variety of sizes is provided ranging from 1-bed to 5-bed properties.

This variety reflects local character as there is a variety of sizes and types of accommodation on adjacent roads. The design also reflects the inclusion of dormers and a variety of roof scapes, although the layout at this point is indicative only, it is demonstrated to be able to comply whilst respecting the site constraints.

The mix of affordable and market housing is carefully worked out to be as close as possible to the recommended mix of table 7 from policy H1 in the Local Plan Update, with sizes also following the needs in each category.

A total of just over 50% of affordable housing is proposed, which is over 10% more than the required 40%.

The mix is based on policy requirements set out in Local Plan (adopted and emerging). The site constraints define where the housing would be built.

2901 C001 DWELLING TYPES AND MIX						2901 C001 DWELLING TYPES AND MIX							
PLOT	TYPE	AFFORDABLE	MARKET	GIA(m ²)	BEDROOMS	M(4)3	PLOT	TYPE	AFFORDABLE	MARKET	GIA(m ²)	BEDROOMS	M(4)3
1	B1		1	130	3		17	H		1	115	4	
2	B1		1	130	3		18	H1		1	98	3	
3	A		1	194	5		19	H1		1	98	3	
4	B1		1	130	3		20	H		1	115	4	
5	E		1	85	2		21	C		1	124	3	
6	E		1	85	2		22	C		1	124	3	
7	D		1	56	1	Y	23	C		1	124	3	
8	D		1	56	1		24	A		1	194	5	
9	C1		1	87	2		25	A		1	194	5	
10	C1		1	87	2		26	B		1	165	5	
11	F		1	74	2		27	B		1	165	5	
12			1	74	2		TOTALS		14	13	3096	81	3
13	G		1	98	2	Y							
14	G1		1	98	2	Y							
15	G1		1	98	3								
16	G		1	98	3								

PROPOSED HOUSING MIX

TOTAL DWELLINGS	AFFORDABLE	MARKET
27	11	16 40% affordable achieved

AFFORDABLE / MARKET MIX	27	11	16 40% affordable achieved
required		10.8	16.2 40/60 split

INDICATIVE IDEAL MIX BASED ON TABLE 7

BEDS	AFFORDABLE
1	1.87
2	4.18
3	3.63
4+	1.32
	11

increased affordable housing proposal:

PROPOSED MIX	BEDS	AFFORDABLE	MARKET
	1	2	0
	2	6	2
	3	4	6
	4+	2	5
		14	

Table 7: Indicative housing mix		
Number of bedrooms	Affordable Housing	Total Market Housing
1 bedroom	17%	5%
2.08	38%	13%
7.52	33%	47%
5.76	12%	36%
16.16		

13 40% affordable required, over 50% proposed



Legend



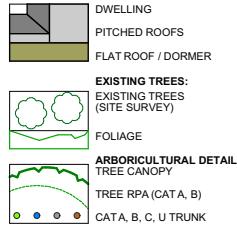
LANDSCAPE PROPOSALS

Soft landscaping has been proposed to soften the impact of the development by provision of carefully screening elements to finish gardens on the east side of the stream whilst also providing attractive areas for walks and other outdoor activities.

New hedge planting and tree planting will create well defined areas for the private gardens.



50 m²	PLANNING SITE BOUNDARY
50 m²	OTHER SITE AREA WITHIN APPLICANT OWNERSHIP
ROAD	
CROSSING / PRIVATE ROAD	
FOOTPATH	
50 m²	PUBLIC OPEN SPACE
24 50 m²	PRIVATE DWELLING PLOT NUMBER / SIZE
25 50 m²	PRIVATE SELF-CUSTOM BUILT DWELLING PLOT NUMBER / SIZE
PRIVATE PARKING SPACE	
ACCESSIBLE SPACE	
VISITOR SPACE	



SITE PROPOSAL

The project aims to provide a fitting extension to an existing built environment, where local character is preserved whilst providing much needed housing.

The local character, scale, massing, built form and the relationship between the dwellings has been assessed and reflected within the proposal.

The resulting scheme fits well within the existing site through its scale, density, housing mix and layout.



CONCLUSION

We are delighted to have been involved in design of the indicative masterplan for this site. The site lends itself well to provide much needed housing in Wokingham Borough Council.

Through careful design, in coordination and with considerable input from the other consultants, we hope to provide the first step in development of the site, to include up to 27 dwellings within a beautifully landscaped environment.

Following consultation of plans by ETP, we have responded to comments by local residents by a further reduction of the number of dwellings.

Current plan proposals could provide a very attractive living environment for generations to come, whilst protecting and enhancing wildlife habitats where possible.

