



Land at Park Lane, Charvil

Design & Access Statement
November 2025

Methodology

The structure and detail of this document follows guidance set out by the National Design Guide (NDG) and the ten characteristics of well designed places that it sets out. This document also follows the National Planning Policy Framework (NPPF), adopted in December 2024. This document provides the following guidance on Design & Access Statements:

What is a Design and Access Statement?

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal. The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

What should be included in a Design and Access Statement accompanying an application for planning permission?

A Design and Access Statement must:

(a) Explain the design principles and concepts that have been applied to the proposed development;

(b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly. Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been considered. They must detail any consultation undertaken and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

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Introduction

Description of Proposal

“Application for approval of Reserved Matters pursuant to Outline planning permission 232704. Reserved Matters comprise details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered.”

Charvil is a suburban village and civil parish in Berkshire, under the jurisdiction of Wokingham Borough Council. The village is situated between Reading and Maidenhead in Thames Valley, 5 miles east of Reading and closely linked to neighbouring communities of Twyford and Sonning. Charvil’s close proximity to the A4 and Twyford railway station, allows convenient and efficient connections to several major cities including London and Oxford.

The Site is located west of Park Lane, in the southern region of Charvil. The Site offers a logical extension of Charvil’s settlement edge and connects to the existing infrastructure network due to access to roads, schools, retail and services in the local area.

A Local Plan Update is currently under preparation, setting out an updated planning strategy for the Borough to 2040, and intended to replace both the Core Strategy and Managing Development Delivery once adopted. In developing this application, due consideration has been given to the emerging Local Plan Update, the adopted Charvil Neighbourhood Plan, NPPF and the above mentioned Core Strategy and Managing Development Delivery. These documents collectively provide the policy context and background information relevant to assessing development proposals at the local level.

A series of detailed parameter, site masterplans and supporting information has been prepared to establish the principles of the planning permission being sought. This has been submitted to demonstrate the type and scale of development which could be suitably accommodated on the site.

Sustainability Principles

Well-designed and sustainable homes and communities are essential building blocks in society.

They add economic, social and environmental value to the UK. Bellway can play a role in supporting the housing sector to both deliver more sustainable homes and places, and by building them using sustainable methods of construction.

The adjacent principles set out objectives for how the site can be delivered sustainably at each of the three levels.

Environmental

- Deliver a truly walk-able neighbourhood, offering new dwellings with easy and direct access to community, commercial and educational amenities within Charvil, structured around a network of pedestrian, cycle and sustainable transport routes.
- Support healthy lifestyles by encouraging walking and cycling and providing easy access to green space.
- Protect and enhance existing landscape features.
- Provide a considerable amount of space for conserving ecology and delivering biodiversity net gain.
- Seek to minimise carbon emissions by delivering environmentally-friendly homes incorporating low-carbon technologies where possible.

Social

- Curate spaces for social interaction, be that in public open spaces, or between residents’ front gardens, engendering a feeling of familiarity and security.
- Create a distinct character that references the location’s heritage, whilst embracing new approaches to design.

Economic

- Create jobs through the construction and build process.
- Provide financial contributions to support local community infrastructure and sustainable transport.
- Promote well-connected routes through Charvil and surrounding public transport nodes, service centres and villages through a range of travel choices, increasing footfall to existing retail and businesses within Charvil and surrounding areas.



Figure 1: Render of proposed development
Source: Finc Architects

Foreword

This Design Statement has been prepared by FINC Architects on behalf of Bellway Homes Limited (Thames Valley) and sets out the design and parameters for the Site 'Land at Park Lane, Charvil', hereafter referred to as 'the Site'.

Bellway began as a small family business in 1946 with a passion for building exceptional quality homes in carefully selected locations, inspired by the needs of real families.

In March 2022 Bellway launched 'Better with Bellway' demonstrating a commitment to building homes that make a positive impact on society as a whole, local communities and the planet. Bellway's strategy has the vision of putting people and the planet first, an approach that underpins how they operate and build for the future.

Bellway is proud to maintain a 5 star Home Builders Federation (HBF) rating across build quality, design, sales and customer care. This means that over 90% of their customers who completed the survey, would recommend Bellway to a friend.

At the Housebuilder Awards earlier in the year, Bellway won 'Large Housebuilder of the Year 2025'. This is the second time in three years that Bellway has achieved this honour. At the same Awards Ceremony, Bellway also won the award for the 'Best Sustainability Initiative 2025' on account of their commitment to a greener future. This accolade highlights pioneering projects such as:

Future Hub in Bolton - a training centre sharing low-carbon solutions with the wider industry, including SME housebuilders.

Future Home - a test house inside The University of Salford's Energy House 2.0 climate chamber, helping Bellway understand and deliver technologies that enable the transition away from fossil fuels.

These initiatives have already influenced all Bellway divisions and enabled the delivery of more than 700 all-electric homes in the year to 31 July 2025.



Figure 2: Example image of client projects
Source: Bellway Homes Limited Thames Valley



Figure 3: Example image of client projects
Source: Bellway Homes Limited Thames Valley



Figure 4: Example image of client projects
Source: Bellway Homes Limited Thames Valley

Design Team

FINC ARCHITECTS

FINC Architects is a medium-sized architectural and landscape practice with offices in Essex and Surrey. FINC's team consists of highly experienced Architects, Landscape Architects, Designers and Technicians. We marry exceptional design and graphic skills, with extensive industry experience to provide quality projects that exceed our client's expectations. We focus on Residential, Urban Design, Landscape, Commercial, Retail, Sports & Leisure, Interior Design & Healthcare.

FINC Architects have undertaken the architectural design, research and representation of the proposal. FINC Architects have prepared a site layout plan (shown later in the this document) as well as the housetype pack, accommodation schedule, parameter plans, demonstrating and addressing key conditions for approval. FINC Architects have also prepared CGI's and street scenes for presentation purposes, aiding in the visualisation and realisation of the proposal. FINC has been constantly liaising with various parties of the design team to ensure a compliant well thought out design.

The FINC Architects' Landscape Team have prepared a landscape masterplan. Emphasising on respecting the existing landscape features such as: ancient woodlands, tree preservation orders, veteran trees, flood zones and enhancing the site with native planting. This and creating pathways connections across the site, equipping sustainable SuDS basins with planting to support drainage, biodiversity and local ecology. Landscape sensitive design ensures the scheme is well integrated within its surroundings.



Simpson Associates Consulting Engineers - Drainage Consultants

Simpson TWS are a successful civil & structural engineering consultancy established in 1969 with offices in Henley-on-Thames, Gloucester and London.

Simpson TWS role in this scheme is to provide expert advice and technical support on flood risk, drainage and levels design to accompany planning submission. Our Flood Risk Assessments provide detailed analysis of any flood risks, along with comprehensive advice on how to mitigate any risk, maximise safe development potential, and ensure the safety and value of development is protected, whilst meeting necessary planning guidelines.



Boyer - Planning Consultants

Boyer is a leading national, multi-skilled planning consultancy renowned for providing sound professional advice and helping clients achieve successful developments. We advise on all aspects of planning, masterplanning and urban design, architecture and environmental assessments.

Boyer has extensive experience of managing residential, commercial, educational and mixed use developments and appreciates the issues which are associated with them. We understand the importance of thorough research and integration of the planning policy to identify opportunities and to maximise development potential. We also understand the importance of local knowledge and experience.



Cass Allen - Environmental Consultants

Cass Allen is a medium-sized independent consultancy that is large enough to handle the most complex projects, yet small enough to respond flexibly to client needs and allows our clients the reassurance of knowing the consultants working on their projects.

We work in a wide variety of sectors but are primarily known for our work related to residential, commercial and entertainment industries. We work throughout the UK and occasionally further afield.



i-Transport - Highways Consultants

i-Transport is a specialist transport planning consultancy, providing advice to the development sector for both private and public-sector clients. Our commitment to deliver high quality, effective transport and highways advice underpins everything we do. At i-Transport, we are always monitoring future mobility trends alongside innovative and sustainable approaches to enable us to advise our clients of the most appropriate ways to decarbonise transport and reduce transport carbon emissions across all forms of development.

We have a team of over 80 professionals, based across five offices, comprising transport planners, Chartered Engineers and transport modellers plus a support team. We are proud of our talented employees and believe that they are the driving force of the Partnership. Our breadth of experience and cross-practice collaborative approach and knowledge sharing, enables us to respond to new environmental and social challenges facing the development and transport markets.



Site Context

Background

Public Response

Physical Context

Urban Context

Social Context

Heritage & Historical Context

Listed Buildings & Historical Maps

Opportunities & Constraints

This section of the document outlines the key characteristics of the existing site and its immediate context, describing how the environment has influenced the form and character of the proposals.

Background

Wokingham Borough Core Strategy Development Plan 2010

The adopted Core Strategy sets out the long term spatial vision and strategic planning framework for the borough up to 2026. It forms a key element of Wokingham Borough's Local Development Framework and establishes principles for guiding sustainable growth, housing delivery, infrastructure provision and environmental protection across Wokingham.

Wokingham Borough Managing Development Delivery Local Plan (MDD) 2014

The MDD builds on the strategic framework set out in the Core Strategy, providing policies and site specific guidance necessary to manage development across the borough up to 2026. The MDD ensures new development is sustainable, well-designed and appropriately located within the four Strategic Development Locations.

Emerging Local Plan Update 2023-2040

A Local Plan Update is in preparation which will provide a new planning strategy for the period to 2040. Once adopted the new local plan will replace the current Core Strategy and Managing Development Delivery local plans. The examination hearing sessions have commenced in November 2025. The emerging Local Plan Update has not been adopted and therefore carries no weight.

Emerging Neighbourhood Plan for Charvil 2024-2040

The Charvil Neighbourhood Plan will set out a future vision for the village and surrounding countryside, providing a strategy and land-use planning framework to guide development within the neighbourhood for the next 15 years. The emerging Neighbourhood Plan has not been adopted and therefore carries no weight.

National Planning Policy Framework (NPPF)

The NPPF, most recently updated in 2024, provides the overarching national planning policy for England. It promotes sustainable development through a balanced approach to economic, social, and environmental objectives. Core principles include the efficient use of land, design quality, the protection of natural and historic environments, and the delivery of homes in sustainable locations.

National Design Guide (NDG)

The National Design Guide, first published in 2019 and updated in 2021, illustrates how well-designed places can be achieved in practice. It sets out characteristics of good design — such as context, identity, built form, movement, nature, and resources — and provides a common framework for evaluating the quality of development proposals. The guide sits alongside the NPPF and the National Model Design Code, forming part of the Government's suite of planning practice guidance on design.



Figure 5: NPPF, Wokingham Borough Core Strategy 2010, Wokingham Borough Managing Development Delivery 2014 & National Design Guide Extract
Source: Ministry of Housing

Outline Planning Response

An Outline Planning Application was submitted to, and approved, by Wokingham Borough Council on 12th May 2025. This approval is subject to discharge of various conditions specified within the notification of approval decision notice.

The local planning authority's conclusion to their Planning Decision Notice and Officer Report states:

"Overall, whilst subject to future change to address the objectives of national design guidance (such as providing active edges), the proposed indicative layout is of high quality design and appropriate for the site's location bordering a limited development location. Accordingly, the quantum of development is shown to be deliverable on site without constituting over-development, with no detriment to the character of the area, nor the amenities of existing/ future occupiers. In this respect, the indicative layout would comply with CP1 and CP3 of the Core Strategy and the recommendations of the Borough Design Guide."

KEY:

	EXISTING THICK BERRIES		NATIVE SPECIES PRESS PLANTING		2 BEDROOM - 23 sq
	HEAVY GRASS		SHRUB PLANTING		2 BEDROOM - 11 sq
	MULCHER MEADOW		SUN ATTENUATOR POOL		
	PROPOSED MATURE SPECIES TREE		PERMANENT WOOD PLANTING		
	EXISTING TREE RETAINED		PROPOSED MATURE SPECIES TREE		
	2 BEDROOM - 11 sq		WETLAND RECEPTION AREA		
	2 BEDROOM - 23 sq		OFF SITE TREE NOT SURVEYED WITHIN LOCATIONS ONLY		



Figure 6: Public Consultation Masterplan
Figure 7: Source: Fine Architects

Physical Context

Site Description

The Site is situated to the west of Park Lane, on the southern fridge of Charvil’s established built-up area. The Site falls within the jurisdiction of Wokingham Borough Council, in the county of Berkshire.

Park Lane provides direct access to Charvil village centre and offers onwards connections to Bath Road. Bath road links westward to Reading and eastward to Twyford and Hare Hatch. Twyford train station is located approximately 1.5 miles from the Site.

The Site comprises an irregularly shaped area of rough grassland, enclosed by residential development and mature trees/vegetation that form a well defined boundary which includes an ancient woodland south of the site. The south part of the site is largely designated as Flood zone 1 with parts of the southernmost area of the Site falling within Flood Zone 2 and 3, denoting a medium flood risk.

Immediate Surroundings

North of the Site is a suburban residential network of neighbourhoods, which has recently been extended, just north East of the Site, projecting a parcel into land that used to make up a complete field with The Site.

The photos below provide a glimpse into the existing characteristics of the Site, its boundaries and its immediate context.



Figure 8: Satellite Image of Site
Source: Finc Architects



Figure 9: Site Context Photos With Site Map
Source: Finc Architects



Figure 10: Site Context Photos With Site Map
Source: Finc Architects



Figure 11: Site Context Photos With Site Map
Source: Finc Architects



Figure 12: Site Context Photos With Site Map
Source: Finc Architects

Urban Context

Local Vernacular Analysis

The 2021 Census data identifies Charvil as having a population of 3,158. The village comprises primarily of residential development, with some associated employment, services and amenities. The village hall is approximately a 7 minute walk away from the Site, with services including a post office, schools, shops and multiple recreational grounds nearby and more amenities in the nearby villages and towns.

It is important to consider the character of the surrounding residential development, as outlined below:

- Nature of Streets – characterised by an organic layout, with gently curving roads that respond to the existing pattern/ urban grain.
- Building Heights – predominantly 2 storey buildings, interspersed with 2.5 storey buildings
- Building Lines – generally linear and uniform with frontages following road curvature. Garages are both detached and integrated.
- Roofscapes – largely gable ends, with some examples of hipped styles.
- Plot Characteristics – Mixture of detached, semi-detached and some terrace plots, with front, rear and side gardens. Mixture of densities depending on the road.
- Boundary Treatments – hedgerows, some trees and vegetation common in older developments. Newer developments feature timber fences or low walls.



Figure 14: Photograph of Neighbouring Buildings
Source: Google



Figure 15: Photograph of Neighbouring Buildings
Source: Google



Figure 16: Photograph of Neighbouring Buildings
Source: Google



Figure 17: Photograph of Neighbouring Buildings
Source: Google



Figure 18: Photograph of Neighbouring Buildings
Source: Google



Figure 19: Photograph of Neighbouring Buildings
Source: Google



Figure 13: Photograph of Neighbouring Buildings
Source: Google



Figure 20: Photograph of Neighbouring Buildings
Source: Google



Figure 21: Photograph of Neighbouring Buildings
Source: Google



Figure 22: Photograph of Neighbouring Buildings
Source: Google

Social Context

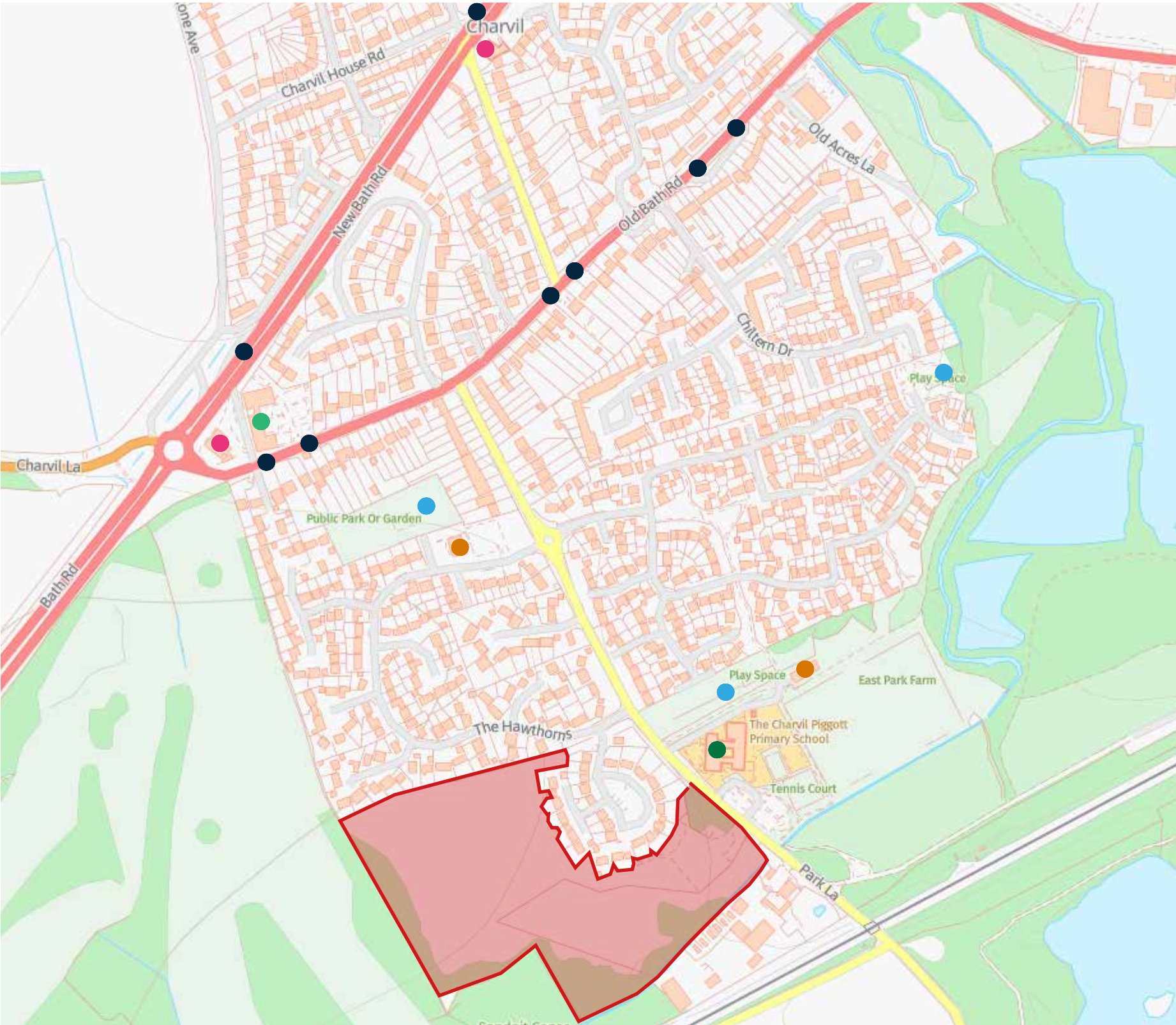


Figure 23: Indicative Map of Local Amenities
Source: Finc Architects

Walking, Cycling & Connectivity

The site benefits from immediate proximity to natural amenities such as the Charvil Meadows and Charvil Country Park, connected to the site via Public Right of Way (PRoW) from Park Lane.

Transport

The site is served with regular bus services running along Old Bath Road, connecting Charvil to Twyford, Reading and surrounding communities. The nearby A4 and A3032 Old Bath Road provide direct road access to the wider road network including the M4. Pedestrian and cycle routes include a short cycle path north of New Bath Road and PRoW from Park Lane to Charvil Country Park. The nearest train station is Twyford, east of the site.

Community

Charvil has a community centre and pavilion adjacent to the site which actively host community groups and events including sports clubs, social organisations and parish-led initiatives

Education

Charvil has Piggott Primary school directly east of the Site, providing great connectivity for proposed families of the Site. The nearest Secondary Schools can be found in Sonning and Ruscombe.

Retail

Charvil has a limited range of local retail facilities, primarily small convenience stores and local services. For a wider choice of shops, supermarkets or restaurants, residents travel to Twyford, Woodley or Reading.

Health

Charvil doesn't have it's own GP surgery or medical centre, however residents are nearby to facilities in Twyford, Woodley and Reading.

Key:

- | | |
|--|--|
|  Play Space |  Bus Stops |
|  Local retail |  Public House |
|  Community centre |  Schools |

Opportunities & Constraints

This opportunities & constraints plan (adjacent) was designed for the Outline Planning Application mentioned previously in this document.

The opportunities and constraints plan outlines the challenges within the site which inform the design of the proposal as well as the opportunities where we can incorporate features, such as drainage ponds, public open spaces and areas for recreation as well as colonnades of street trees, and an improvement to the footpath network for the betterment of health and well-being of local residents.

This drawing is not an approved document. While it identifies some initial design approaches that have informed and been refined within the current proposal, it also contains concepts that were subsequently deemed unsuitable or unsustainable following detailed contextual assessments. These assessments have guided the development of a well-considered, policy-responsive, and deliverable scheme.

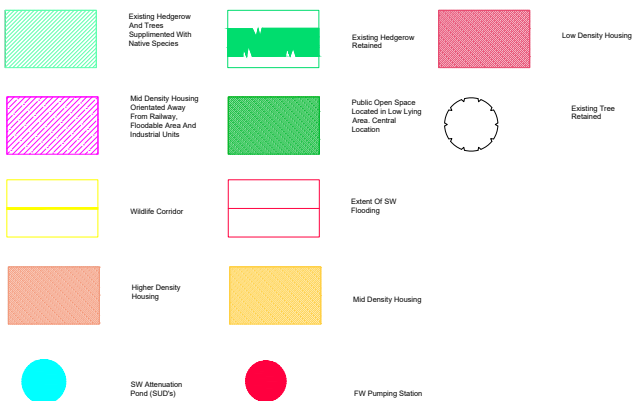


Figure 24: Opportunities & Constraints Plan
Source: Wokingham Borough Council

Design

Process & Engagement

Design Evolution

Proposed Site Layout

Building Forms

Accommodation Schedule

Proposed Design In Context

This section of the document outlines the key characteristics of the proposal, describing the identity, form and character of the proposal, in line with the local vernacular.

Process & Engagement

The NDG states that well-designed places with high quality buildings and attractive spaces have:

- “– a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, how we live today and how we are likely to live in the future;
- are visually attractive, to delight their occupants and other users”

Throughout the consultation process, which formed part of the Outline Application, active engagement has been prioritised with a range of stakeholders and presentations in order to achieve a cohesive identity within the existing setting. We have also taken into account a character analysis of the local area which can be seen earlier in this Design & Access Statement.

Design Evolution

The following plans show how the design concepts looked before and during the outline planning stage. The first plan shows an illustrative site analysis plan, produced for the Site, to outline the areas where new homes could feasibly be built, taking into consideration the local constraints including (but not limited to) the topography and ancient woodland buffer. This illustrative parameter plan was used to inform the following site layouts which illustrate the design principles and the proposals relationship with the existing landscape, connections/transport infrastructure and nearby residential development.

Following the outline planning permission, within which only the red line boundary and the access arrangements were approved, Finc Architects worked closely with a range of specialist consultants to develop a robust and fully compliant detailed layout. This process involved translating the outline conditions into a refined scheme through the careful mitigation of ecological, arboricultural, topographical, and geographical constraints, resulting in well-considered solutions for surface water management, site access, woodland protection, and sustainable design

The site layout has evolved to provide more meaningful public open space, reorienting the built form and providing an area of green open space in the centre of the site to provide most of the dwellings with a green outlook. These changes also drastically improve the secure by design aspect of the proposal, ensuring public spaces are overlooked and creating more defined zones for play, drainage/attenuation and woodland protection.

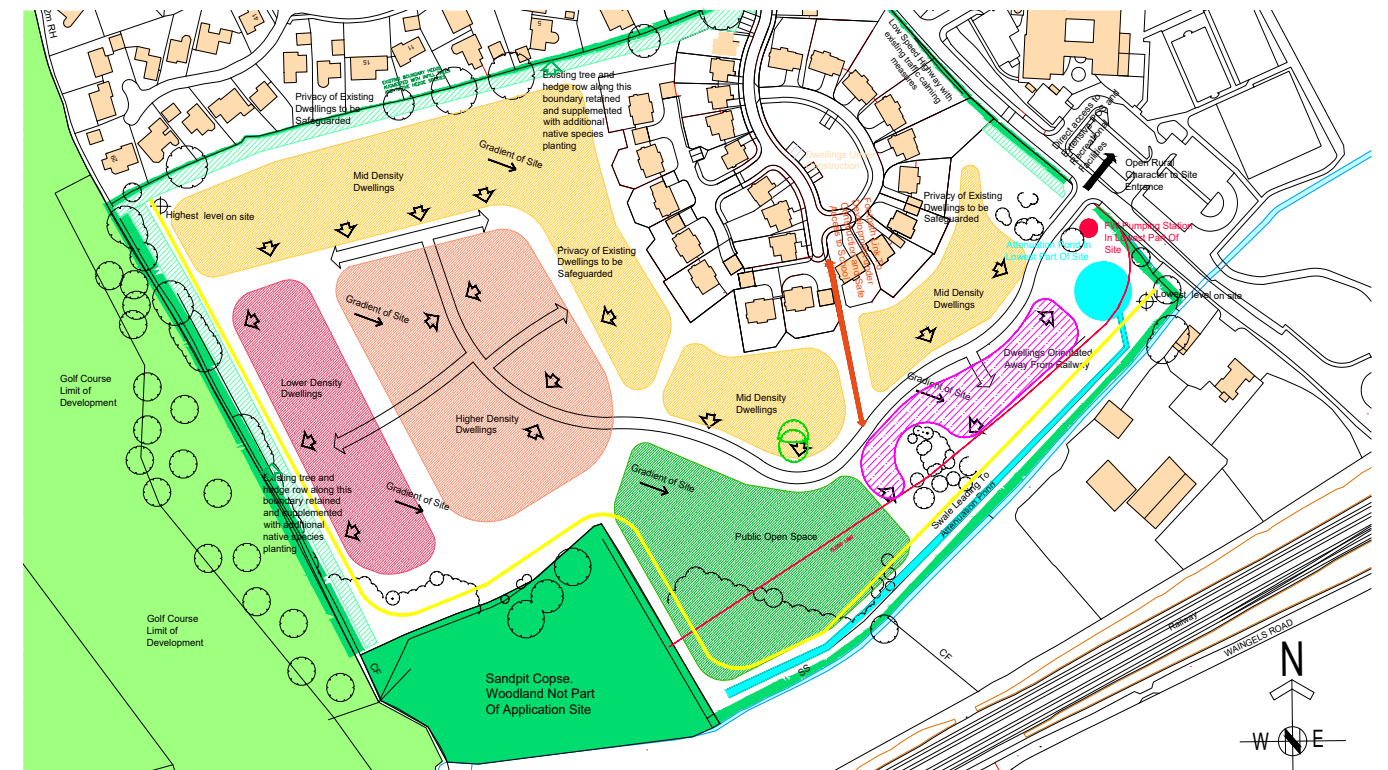


Figure 25: Landscape Framework Plan
Source: Finc Architects



Figure 26: Illustrative Layout at Public Consultation
Source: Finc Architects

Proposed Site Layout

The landscape-led layout has evolved alongside our consultants reports and illustrates the collaborative nature of the project.

The proposed scheme adjacent comprises 75 units with a mix of tenures and dwelling sizes that will suit a range of prospective home owners' needs. The Site measures 6.97 hectares gross, utilising the built area efficiently whilst providing ample public open space, attenuation, play spaces and protection and careful consideration of the ancient woodland south of the site. The development has been designed to sensitively blend the existing residential edge of Charvil into the countryside with the density decreasing as it approaches the open countryside and the ancient woodland.

This proposal has been carefully designed to improve the walk-ability of the site, maximise the quality of the green open space and maintain the ancient woodland. This has all been designed for the benefit of new and existing residents of Charvil, with the deep understanding of the profound benefits of these amenities.



Road Hierarchy Plan

The proposed development adopts a clear and legible road hierarchy, consistent with Wokingham Borough Council’s design guidance. The primary route provides the main point of access into the Site and facilitates movement to and from the wider local network. Secondary streets branch from the primary spine, serving key residential parcels and supporting local connectivity. Tertiary roads complete the hierarchy, offering direct access to small clusters of plots and ensuring low vehicle speeds within the residential area. This structure promotes safe, efficient circulation while enhancing the character and permeability of the Site.

KEY

Primary Road

Secondary Road

Tertiary Road



Figure 27: Road Hierarchy Parameter Plan
Source: FINC Architects

Storey Heights Plan

The proposed development comprises a consistent two storey building height across all residential dwellings, creating a cohesive and human scaled streetscape, in keeping with the surrounding suburban context. Garages are designed as single storey elements, ensuring they remain subordinate to the main buildings and help reduce visual massing within the development. This uniform height arrangement contributes to a balanced roovescape and compliments the existing character of Charvil.

KEY

No. of Storeys

1 Storeys

2 Storeys



Figure 28: Storey Heights Parameter Plan
Source: FINC Architects

Figure 29: Storey Heights Parameter Plan
Source: FINC Architects

Architectural Language



Figure 30: Draper Facade Example
Source: FINC Architects

The adjacent image show examples of the proposed dwellings on Site, demonstrating a range of 2 - 5 bed open market and affordable dwellings. The below six points demonstrate how the architectural language integrates into Charvil aforementioned vernacular:

- **Height & Scale** - Two storeys, with ridge heights set to align with local built form; avoiding over-dominance.
- **Width & Proportion** - Mix of narrow and wide fronted plots along the Site and neighbourhood. Affordable plots are semi-detached or terraced with some detached.
- **Roofscape** - Largely gabled roofs with some hipped elements contributing to a unified street scene.
- **Materials** - Red multi brick and light red brickwork with red multi, and red roof tiles.
- **Fenestration** - Vertical emphasis with evenly spaced windows, stone headers and stone cills throughout, affordable units are indistinguishable from the open market units.
- **Detailing** - Subtle detailing including stone headers and cills, with stone features to gables and a variety of modest porches.

The architectural language and quality of design has been applied to all units, irrespective of housing tenure.

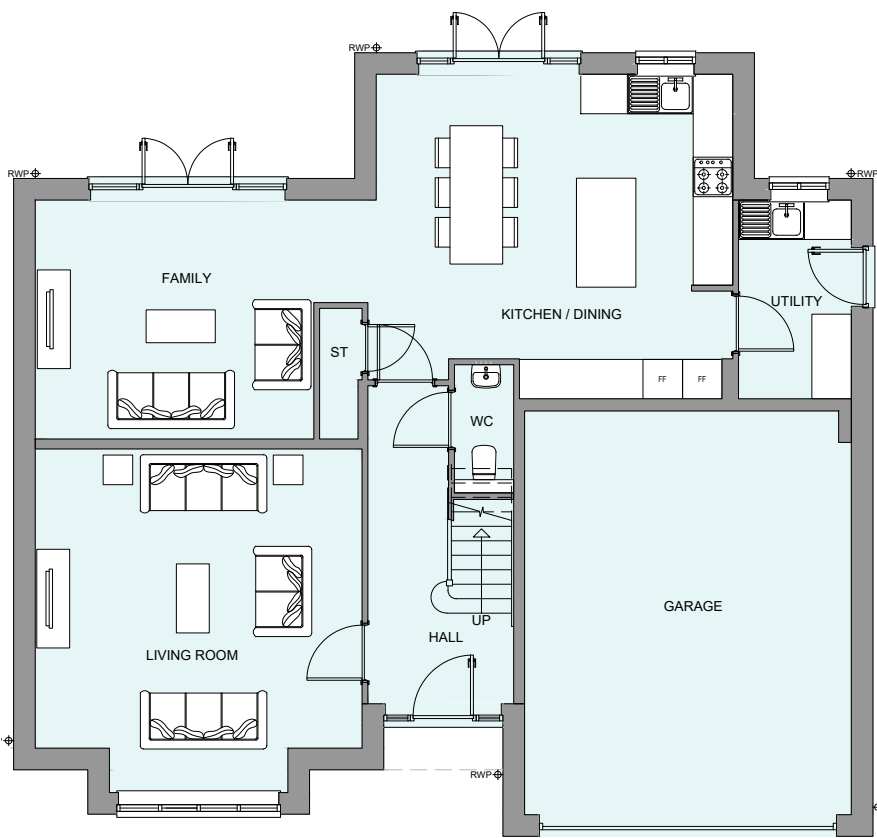


Figure 32: Ploughwright Facade Example
Source: FINC Architects

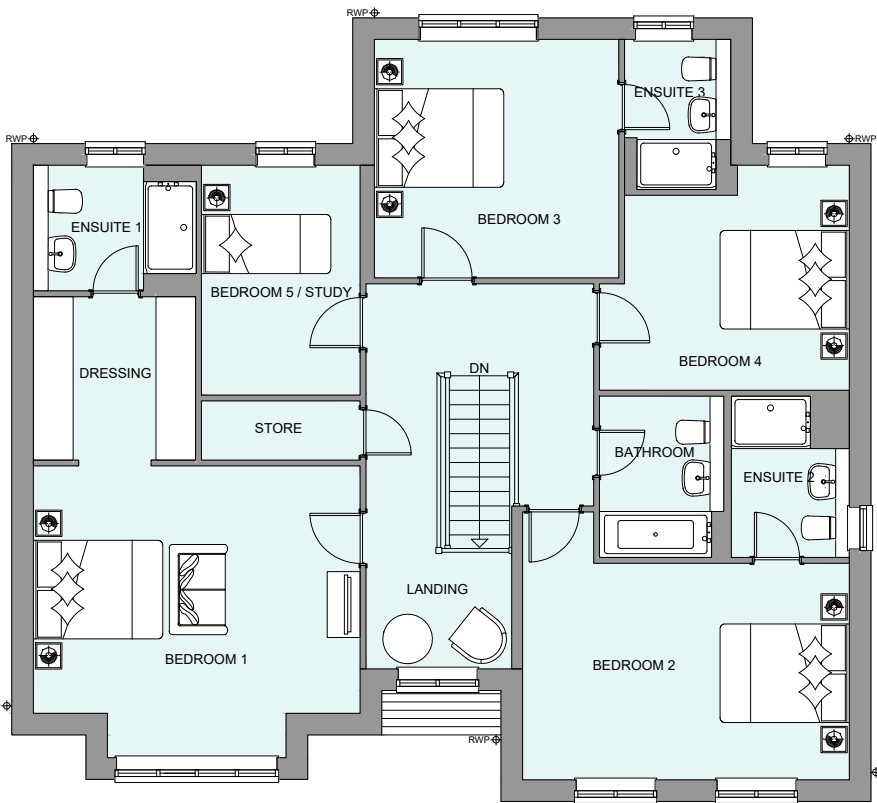


Figure 31: Walker Facade Example
Source: FINC Architects

Internal Design



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Figure 33: Draper Floor Plan Examples
Source: FINC Architects

The internal layouts of the proposed dwellings have been designed with careful reference to the Nationally Described Space Standards (NDSS). Each unit has been planned to provide well-proportioned rooms, generous circulation space, and adequate storage, ensuring that residents benefit from a high quality of living environment.

The development seeks to meet or exceed NDSS wherever possible, offering homes that are compliant with national policy and demonstrably provide a higher standard of comfort and usability. This approach underlines the Applicants commitment to delivering housing that supports long-term quality of life and adaptability for future residents.

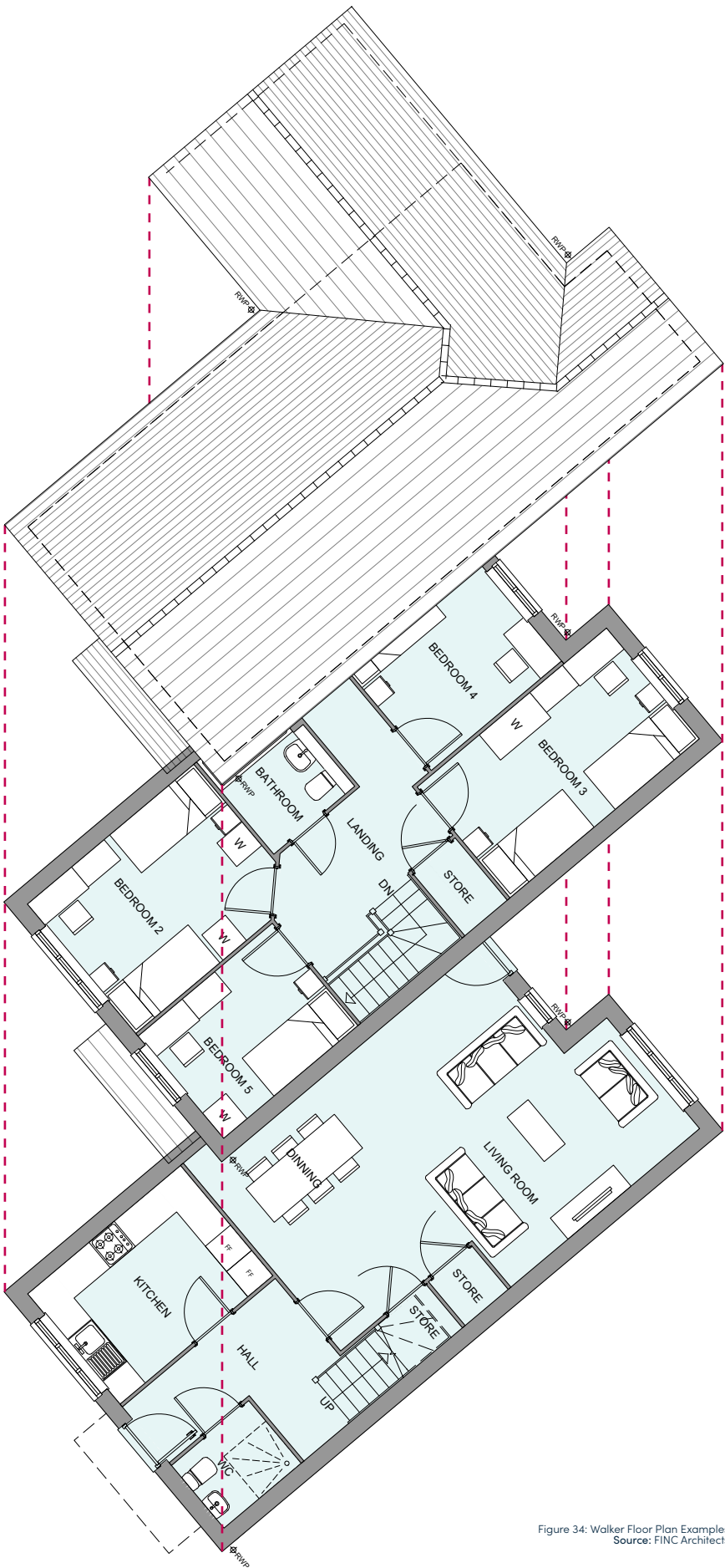


Figure 34: Walker Floor Plan Examples
Source: FINC Architects