

# Housing Tenure Plan

The proposal provides a balanced mix of housing tenures, including open market units, shared ownership/affordable dwellings and first homes, distribution in line with Wokingham Borough Council's housing tenure standards. The proposed dwellings, ranging in size and catering to a diverse inhabitant demographic, offer spacious family accommodation within throughout the Site and frame the Site entrance. The affordable/shared ownership units are primarily located along the main road spine, providing a strong street presence, integration within the scheme and convenient access to public routes. These homes are designed to the same high architectural quality, space standards and material palette as the open market housing units. This ensures visual cohesion, social integration and a well balanced community across the development.

**KEY**

AFFORDABLE UNITS

- Affordable/Shared Ownership
- First Homes

SALE UNITS

- Private



Figure 35: Housing Tenure Parameter Plan  
Source: FINC Architects

# Accommodation Schedule

## Housing Mix

The adjacent accommodation schedule for this 75-unit scheme applies Wokingham Borough Council's housing mix policy and national policy guidance set out in the NPPF.

The proposed site layout has been carefully designed to deliver the required housing mix, providing an appropriate range of dwelling sizes across both open market and affordable tenures. The exact house types and design are provided in the supporting drawing pack as part of this reserved matters application.

Section 106 states an affordable housing mix as follows:

| Dwelling Size    | Percentage of Affordable Housing Dwellings of each Size | Number of Affordable Housing Dwellings (30 in total) |
|------------------|---------------------------------------------------------|------------------------------------------------------|
| 2 bedroom houses | 33.33%                                                  | 10                                                   |
| 3 bedroom houses | 40%                                                     | 12                                                   |
| 4 bedroom houses | 20%                                                     | 6                                                    |
| 5 bedroom houses | 6.66%                                                   | 2                                                    |

| Social Rented Housing | First Homes | Shared Ownership |
|-----------------------|-------------|------------------|
| 21 Dwellings          | 7 Dwellings | 2 Dwellings      |

Open Market Units: (65%)

## House Type Summary

| Affordable                  |          |       |
|-----------------------------|----------|-------|
| House Type                  | Bedrooms | Units |
| The Baker - M4(2)           | 2        | 3     |
| The Potter                  | 2        | 7     |
| The Tillman - M4(2)         | 3        | 11    |
| The Ploughwright - M4(2)    | 3        | 1     |
| The Cartographer - M4(2)    | 4        | 3     |
| The Cartographer V2 - M4(2) | 4        | 3     |
| The Walker                  | 5        | 2     |
| Totals                      |          | 30    |

| Sales           |          |       |
|-----------------|----------|-------|
| House Type      | Bedrooms | Units |
| The Scrivener   | 4        | 7     |
| The Bowyer      | 4        | 1     |
| The Philosopher | 4        | 8     |
| The Weaver      | 4        | 10    |
| The Watchmaker  | 5        | 5     |
| The Draper      | 5        | 14    |

Figure 36: Accommodation Schedule  
Source: FINC Architects

| Affordable |        |      |
|------------|--------|------|
| Bedrooms   | Number | %    |
| 2          | 10     | 33%  |
| 3          | 12     | 40%  |
| 4          | 6      | 20%  |
| 5          | 2      | 7%   |
| Total      | 30     | 100% |

| Sales    |        |      |
|----------|--------|------|
| Bedrooms | Number | %    |
| 2        | 0      | 0%   |
| 3        | 0      | 0%   |
| 4        | 26     | 58%  |
| 5        | 19     | 42%  |
| Total    | 45     | 100% |

|             |    |  |
|-------------|----|--|
| Grand Total | 75 |  |
|-------------|----|--|

|              |  |       |
|--------------|--|-------|
| Affordable % |  | 40.0% |
|--------------|--|-------|

## Proposed Design In Context



The street scenes illustrate how the proposed residential development will appear once built. This section focuses on the built form, scale, materiality and character.

The street scenes highlight the scheme's key design principles, including a balanced mix of open-market, shared ownership/first home tenures, alongside a variety of house sizes and typologies.

The architectural character has been carefully informed by the surrounding local character of Charvil, as previously mentioned, with the use of light red brick and multi red brick providing continuity with nearby residence. The palette reinforces a cohesive local identity while allowing subtle variation across the streetscape.

Figure 37: Street Scenes  
Source: FINC Architects

## Proposed Design In Context



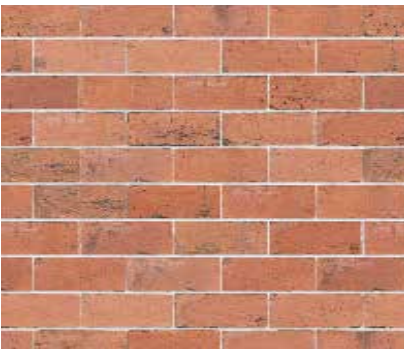
Figure 38: Street Scenes  
Source: FINC Architects

# Materiality

The proposed street scenes demonstrate a sensitive response to the surrounding village context, integrating design language from the established local landscape and built form. The proposed form, scale, roof profile and material palette visualises a harmonious relationship between new and existing developments, ensuring consistent design principles and cohesive streetscape.

The local character has been carefully examined to compose a respectful and sensitive proposal, building upon the established character of the area. The ancient woodland along the southern boundary of the site is reflected through the colour palette, scale of proposal and region of open space allowing for sprawl and landscape integration. With time the proposed trees and vegetation will develop to enhance the ancient woodland, reinforcing the lush biodiverse surroundings of the site.

## Indicative Material Palette:



Light Red Brick



Red Multi Brick



Red Roof Tiles



Red Multi Roof Tiles



Figure 39: Street Scenes  
Source: FINC Architects

# Materials Plan

The material palette across the Site has been thoughtfully designed to reflect and compliment the local vernacular, reinforcing the established village character. Although the Site occupies a southern edge of the village, it's materiality draws inspiration from the surrounding context, ensuring a strong visual and contextual connection to the wider area. The chosen materials, textures, and tones have been selected to create a coherent and visually appealing development, referencing traditional forms and finishes found locally, while introducing a refined, modern interpretation that provides subtle variation and architectural interest. The use of high quality brickwork and tile has been guided by principles of durability, sustainability and longevity, promoting a harmonious streetscape that will mature gracefully over time. Fenestration and detailing have also been designed to balance character with functionality, contributing to a cohesive and distinctive architectural language throughout the Site.

KEY

BOUNDARY TREATMENTS

Site Boundary

\*

Affordable Housing

\*

First Homes

Roof Tiles

R1: Red Tile

R2: Red Multi Tile

Bricks

B1: Light Red Brick

B2: Red Multi Brick



Figure 40: Materials Parameter Plan  
Source: FINC Architects

# Indicative Boundary Treatments Plan

Boundary treatments across the Site have been designed to compliment the overall character of the development and define a clear transition between public and private spaces. The majority of plots feature high quality timber fencing, providing privacy and a consistent, natural appearance throughout the scheme. In more publicly visible or accessible areas, brick walls have been introduced to create a robust and visually coherent edge, enhancing the sense of enclosure and contributing to the overall streetscape quality. This approach ensures both functional separation and a unified design language across the development.

## KEY

### BOUNDARY TREATMENTS

- BRICK BOUNDARY WALL (1.8m HIGH)  
Brick used in specific locations to match the proposed brick on to the adjacent dwellings. Please refer to Materials Plan.
- INTERMEDIATE TIMBER FENCE (1.8m HIGH)



Figure 41: Boundary Treatments Parameter Plan  
Source: FINC Architects