

Visual Design and Access Statement

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16 12 2025

PROPOSED NEW HOUSING AT
LAND AT COOKS HILL COTTAGE AND THE
NISSEN HUTS, WOODLAND FARM, KILN
GREEN, BATH ROAD, RG10 9UP

PROPOSAL TO PROVIDE:

- NEW HOUSING AND INFRASTRUCTURE



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RIBA CHARTERED PRACTICE

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2778 | Land at Cooks Hill
Cottage and the Nissen Huts,
Woodland Farm, Kiln Green,
Bath Road, RG10 9UP

HIVES ARCHITECTS
SINCE 1936

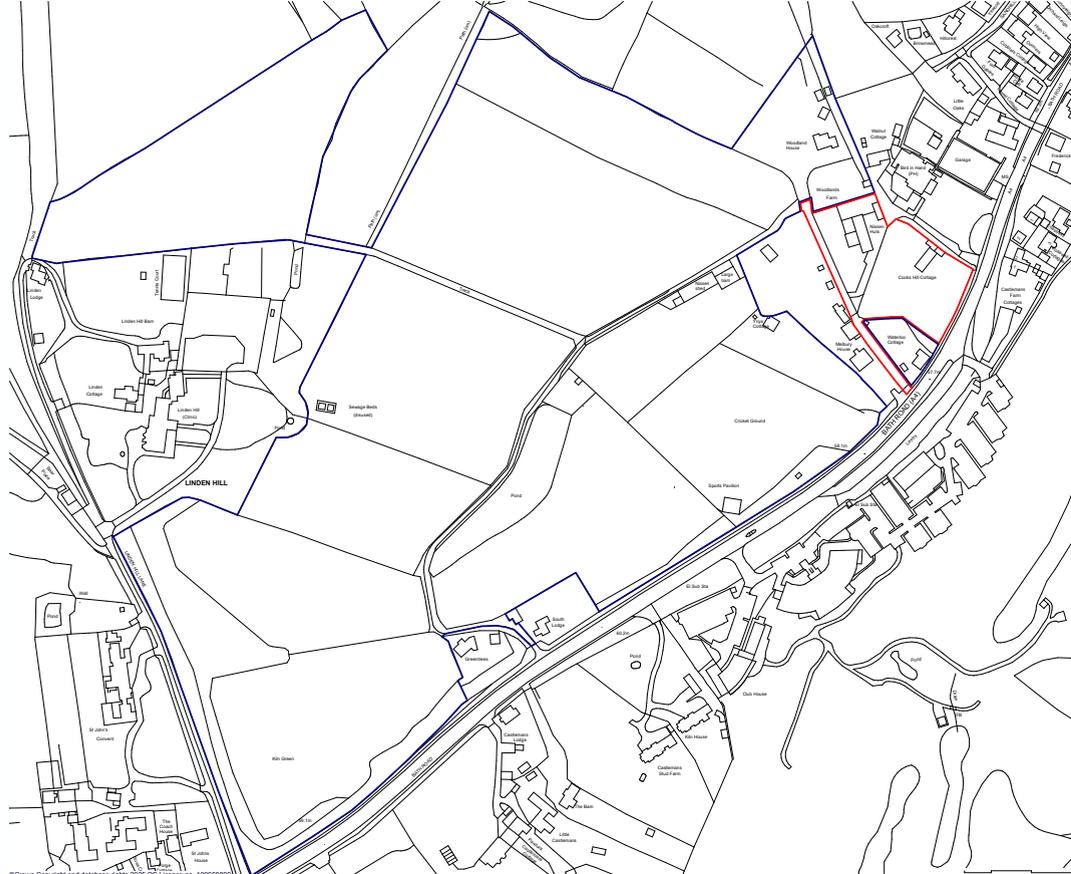
DOCUMENT INTRODUCTION

This report is prepared to support a planning in principle (PIP) application for a 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.



LOCATION PLAN

Hives Architects LLP have been appointed by the client Mr Sats Ahluwalia to prepare a potential layout 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, landscape and transportation specialists, to fit within the local context.

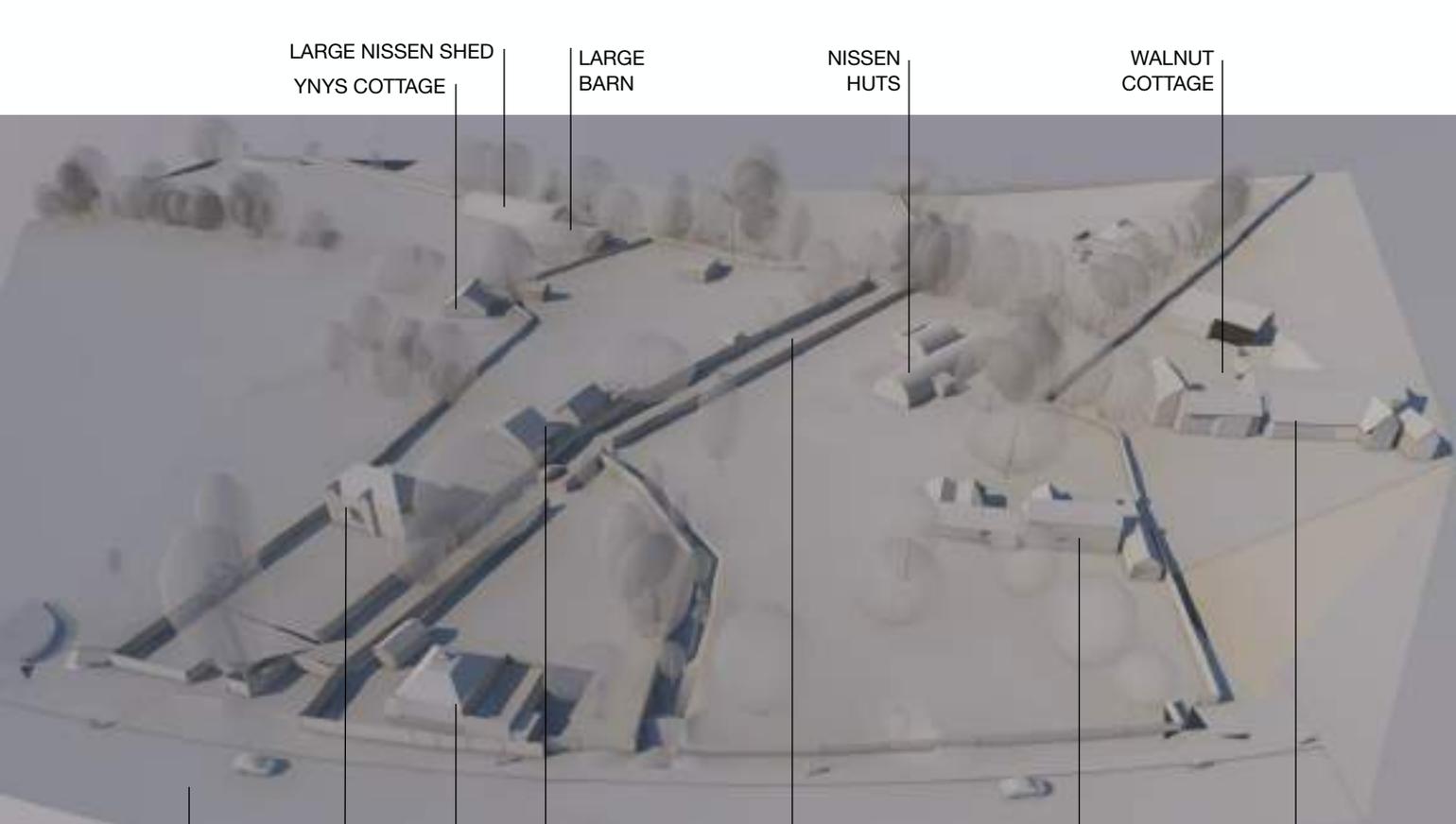
The proposal would provide a 5 new dwellings with generous gardens whilst retaining almost all trees.

The buildings were designed to follow a similar line of development to existing whilst maximising views and creating a welcoming neighbourhood.

The site was confirmed to meet 'grey belt' requirements to allow development within national and local planning policy.



SATELLITE VIEW



LARGE NISSEN SHED
YNYYS COTTAGE

LARGE
BARN

NISSEN
HUTS

WALNUT
COTTAGE

BATH
ROAD

MELBURY
HOUSE

WATERLOO
COTTAGE

MELBURY HOUSE
ANCILLARY DWELLING

PRIVATE
ROAD

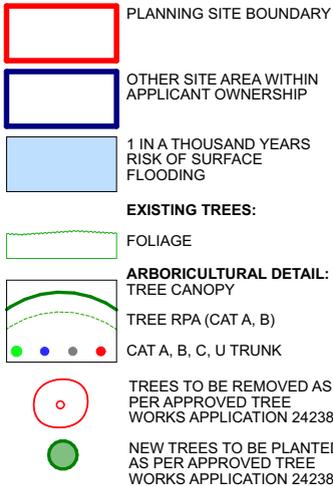
COOKS HILL
COTTAGE

BIRD IN HAND
PUBLIC HOUSE

EXISTING SITE BIRDSEYE VIEW

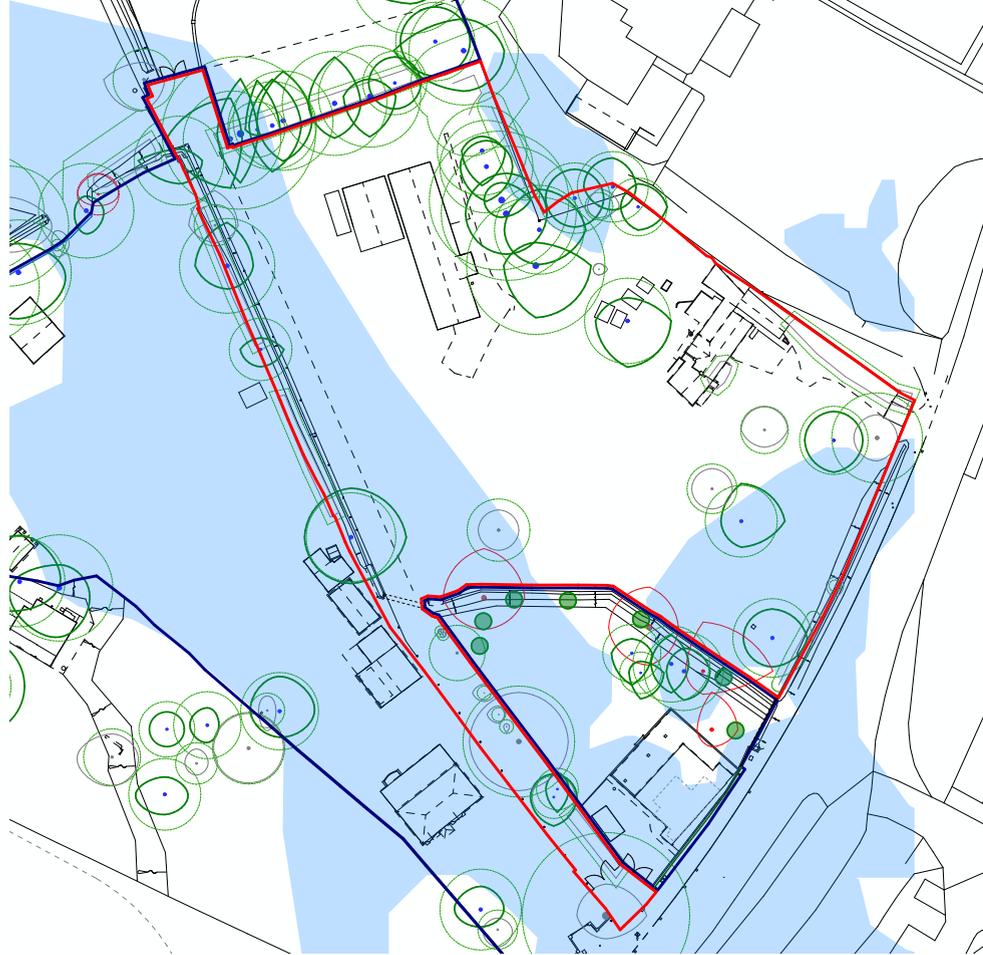
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The existing site is surrounded on all sides with trees. The trees are protected by tree preservation order (TPO). Wooded areas with more intense tree and vegetation cover are located along the north-western and southern boundaries, and these areas would be less suitable to development to reduce impact on trees and ecology.

Based on existing data there is also an existing surface water flooding risk of 1 in 1000 years, which covers a significant part of the site, but would allow development mostly around the centre of the site. Some of the risk would now be reduced, as new ditches and drainage were provided to the main access road and along Waterloo Cottage boundary.



SITE CONSTRAINTS

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KEY

-  PLANNING SITE BOUNDARY
-  OTHER SITE AREA WITHIN APPLICANT OWNERSHIP
-  VEHICULAR ACCESS INTO THE SITE
-  DEVELOPABLE AREA
-  NON-DEVELOPABLE AREA
-  NO-DIG ZONE (ROOT PROTECTION, NO-EXCAVATION DRIVES)
- EXISTING TREES:**
-  FOLIAGE
- ARBORCULTURAL DETAIL:**
-  TREE CANOPY
-  TREE RPA (CAT A, B)
-  CAT A, B, C, U TRUNK
-  TREES TO BE REMOVED AS PER APPROVED TREE WORKS APPLICATION 242387
-  NEW TREES TO BE PLANTED AS PER APPROVED TREE WORKS APPLICATION 242387

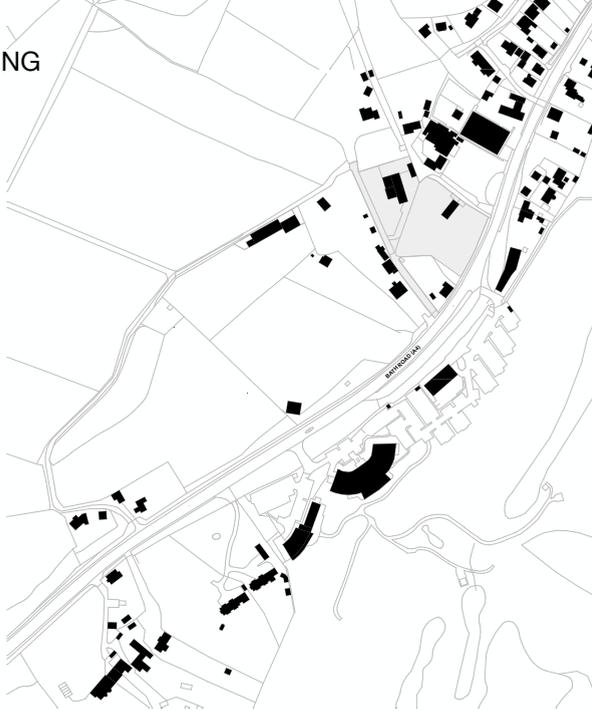


The development area was defined by the site constraints and other site features.

Tree root protection areas were considered, and no dwellings and only no-dig drives are proposed within these areas.

The existing access points are retained, where Cooks Hill Cottage access is used to provide access to one dwelling and the main site access for the remaining properties is through the existing agricultural path.

EXISTING



There is some variation in building line, although the settlement mostly follows a linear pattern of development along road, with some local clusters / cul-de-sacs.

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

The dwellings are regularly intercepted with industrial, leisure and sports facilities, which are much larger in scale and do not follow typical scale, shape or massing of the general area.

PROPOSED



The dwellings are mostly parallel to the road, although their footprints and orientation varies. There is a notable variation in density and plot sizes, and in character of gaps between dwellings.

The proposed dwellings aim to follow similar line of housing along the bath road and along the existing private road to the west of site.

The scale of the dwellings follows larger estates around the area in terms of plot size and building footprint.

KEY

EXISTING DEVELOPMENT

	AREA A DPH - 1.6 AREA A: 6,114 m ² DWELLINGS 1
	AREA B DPH - 5.3 AREA B: 1,888 m ² DWELLINGS: 1
	AREA C DPH - 2.2 AREA C: 4,645 m ² DWELLINGS 1
	AREA D DPH - 3.2 AREA D: 3,141 m ² DWELLINGS 1
	AREA E DPH - 7.1 AREA E: 5,595 m ² DWELLINGS 4
	AREA F DPH - 11.7 AREA F: 8,556 m ² DWELLINGS 10

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

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

***EXISTING DEVELOPMENT
GROUPED BASED ON PLOT
SIZES

The housing areas were assessed based on data available for full plots. They were grouped to identify similarly dense clusters and outlier larger plots, to group typical areas.

There is a significant variation of densities along the Bath Road. Outliers such as areas A and F range from 1.6 dwellings to 11.7 dwellings per hectare (dph), but most of the housing falls between 2 and 7 dph.

The area to the west of site has much lower density than the area to north east, where Knowl Hill Village centre is, thus the site provides an opportunity to create a transition between the two zones.



KEY

PROPOSED DEVELOPMENT

 DPH - 6.5
AREA: 7,698 m²
DWELLINGS: 5

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

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

***EXISTING DEVELOPMENT
GROUPED BASED ON PLOT
SIZES

Proposed dwellings per
hectare fall within a median
point of surrounding
housing at Bath Road at
6.5 dph.

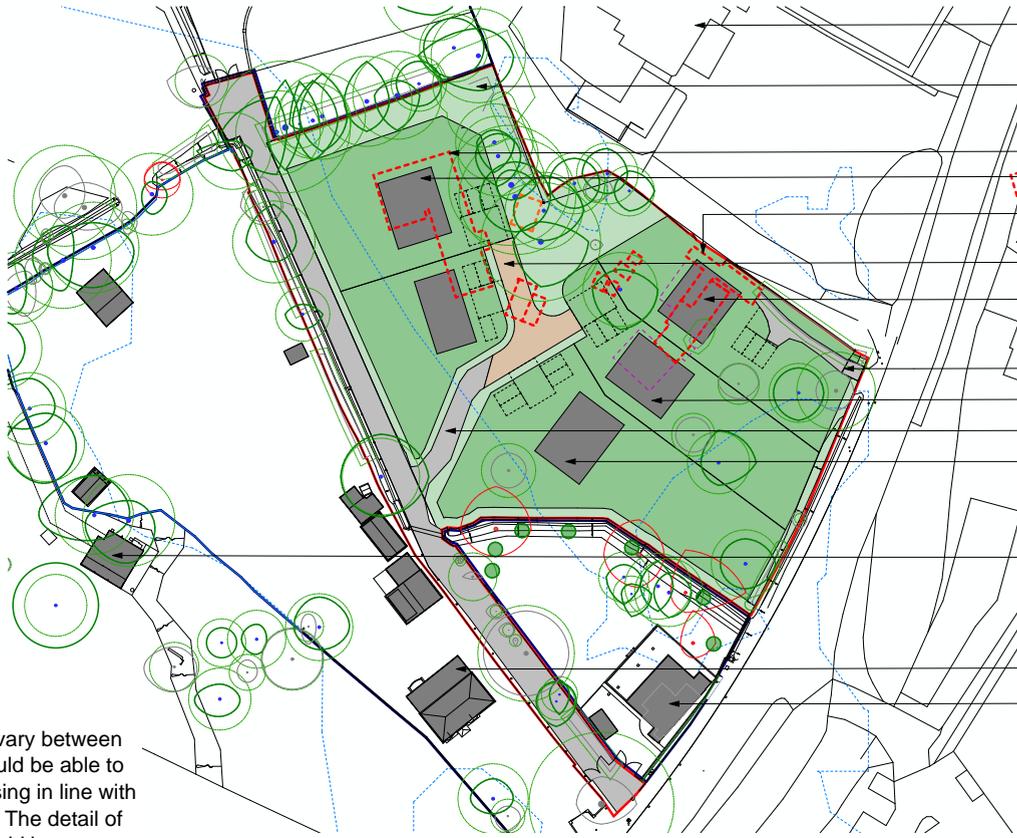
The aim is to provide
comfortable plot sizes that
would fit well within the
existing settlement pattern
and scale.





3 DWELLINGS TO REPLACE NISSEN HUTS

- KEY**
- PLANNING SITE BOUNDARY
 - OTHER SITE AREA WITH APPLICANT OWNERSHIP*
 - PROPOSED PRIVATE ROAD
 - EXISTING PRIVATE ROAD
 - PRIVATE DWELLING PLOT
 - PRIVATE DRIVE AND PARKING
 - BUILDING FOOTPRINT
 - EXISTING BUILDING TO BE DEMOLISHED
 - BUILDINGS INTENDED FOR DEMOLITION AS PER APPLICATION 241595
 - PERMITTED DEVELOPMENT OUTLINE AS PER APPROVED APPLICATION 212557
 - EXISTING TREES:**
 - FOLIAGE
 - ARBORICULTURAL DETAIL: TREE CANOPY
 - TREE RPA (CAT A, B)
 - CAT A, B, C, U TRUNK
 - 1 IN A THOUSAND YEARS RISK OF SURFACE FLOODING
 - TREES TO BE REMOVED AS PER APPROVED TREE WORKS APPLICATION 242387
 - NEW TREES TO BE PLANTED AS PER APPROVED TREE WORKS APPLICATION 242387
- *BOUNDARY TREATMENTS OF THE PLOTS IS TO BE POST AND RAIL FENCING WITH NATIVE HEDGE PLANTING AND SCREENING LOCALLY
- ** NEW ROADS OVER TREE ROOT PROTECTION AREAS TO BE 'NO-DIG' DRIVES



- BIRD IN HAND PUBLIC HOUSE
- EXISTING HARDSTANDING BELOW TREES; AREA EXCLUDED FROM PROPOSED PRIVATE GARDENS TO ALLOW CONTINUED ACCESS AND MAINTENANCE TO BOUNDARIES, DRAINS AND TREES
- NISSEN HUTS TO BE DEMOLISHED
- NEW DWELLING
- EXISTING COOKS HILL COTTAGE AND ITS PERMITTED DEVELOPMENT OUTLINE
- EXISTING ACCESS EXTENDED INTO THE SITE WITH TURNING SPACE
- NEW DWELLING TO REPLACE COOKS HILL COTTAGE
- COOKS HILL COTTAGE ACCESS AS EXISTING TO BE RETAINED
- NEW DWELLING
- NISSEN HUT AND BARN ACCESS AS EXISTING TO BE RETAINED
- NEW DWELLING
- YNNYS COTTAGE
- MELBURY HOUSE (OUTSIDE OF OWNERSHIP)
- WATERLOO COTTAGE

SITE PROPOSAL

The resulting 5 plot sizes vary between ~ 700 to 1400m2 and should be able to provide 4-6 bedroom housing in line with the local provision nearby. The detail of layouts and bedrooms would be determined by subsequent applications.

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CONCLUSION

We are delighted to have been involved in providing an indicative layout for this site, where much needed housing is proposed 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 5 new dwellings (including replacement dwellings for Cooks Hill Cottage).

Through extensive discussions with landscape, transport and planning consultants we have developed a proposal that is responsive to local environment and character.

The proposal aims to provide new housing in already developed greybelt land, whilst minimising impact on surrounding trees and nearby properties, and following the building line of the existing development.

This should provide an attractive living environment for generations to come, with generous plot sizes and ample access to nature.

