

Visual Design and Access Statement

2778 B C001P3

16 12 2025

PROPOSED NEW HOUSING AT
SITE WEST OF MELBURY HOUSE,
WOODLAND FARM, KILN GREEN, BATH
ROAD, RG10 9UP

PROPOSAL TO PROVIDE:

- NEW HOUSING AND INFRASTRUCTURE



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RIBA CHARTERED PRACTICE

Hives Architects LLP is a Limited Liability Partnership, registered in England and Wales No. OC356830.

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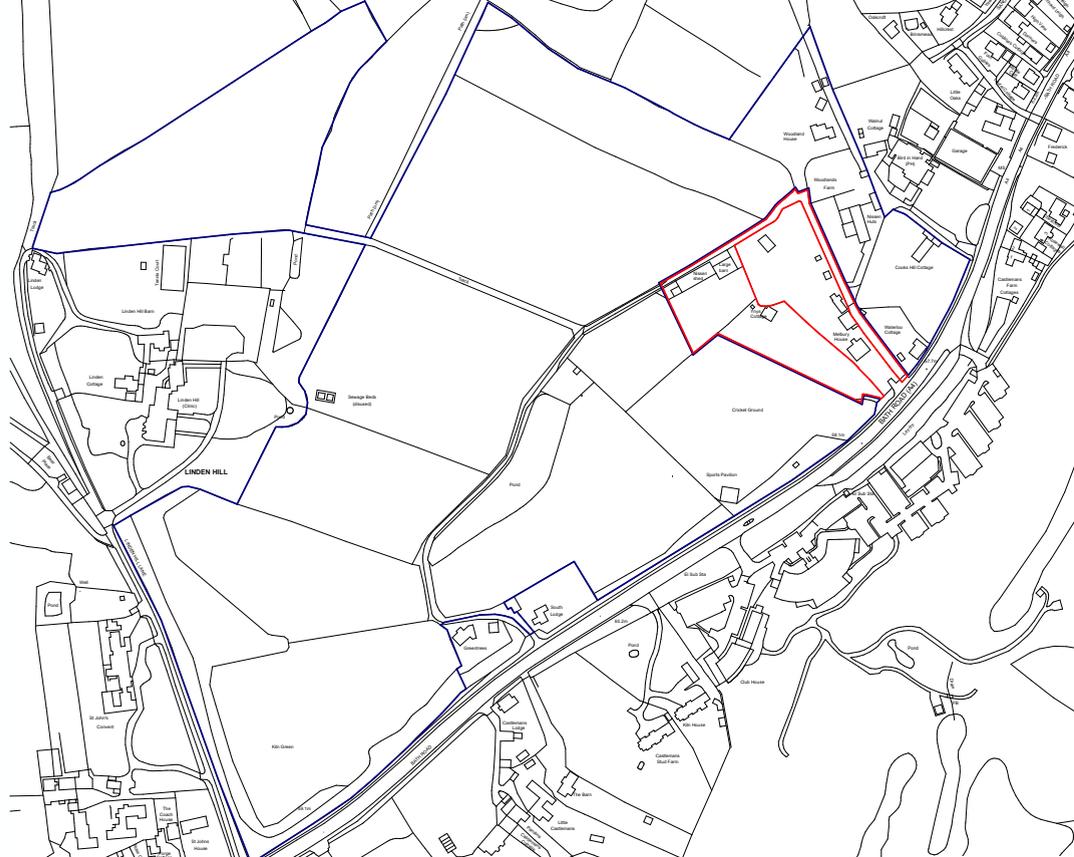
DOCUMENT INTRODUCTION

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.

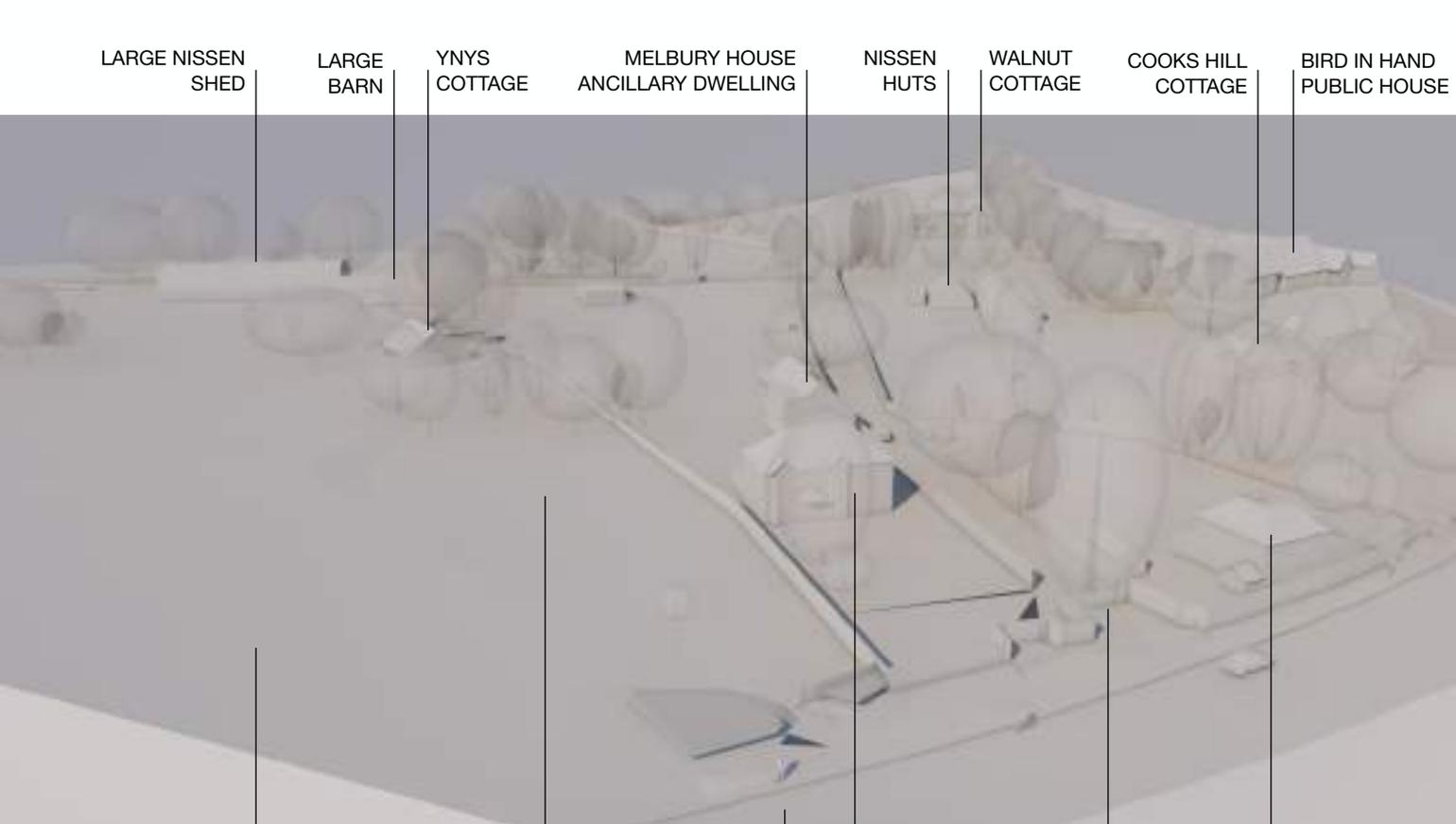
The proposal would provide a 3 new and 1 replacement dwellings with generous gardens whilst retaining almost all trees.

The buildings were designed to follow the line of the road as well as overlooking the existing cricket pitch and the landscape. They would 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

LARGE
BARN

YNYS
COTTAGE

MELBURY HOUSE
ANCILLARY DWELLING

NISSEN
HUTS

WALNUT
COTTAGE

COOKS HILL
COTTAGE

BIRD IN HAND
PUBLIC HOUSE

CRICKET CLUB PITCH WITHIN
CLIENT OWNERSHIP LEASED TO
KNOWL HILL CRICKET CLUB FOR
PEPPERCORN RENT

EXISTING
SITE

BATH
ROAD

MELBURY
HOUSE

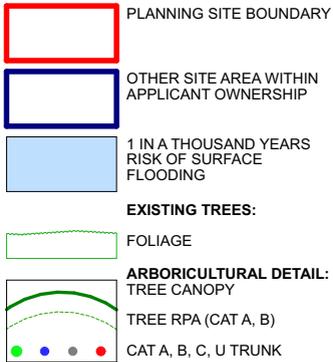
PRIVATE
ROAD

WATERLOO
COTTAGE

EXISTING SITE BIRDSEYE VIEW

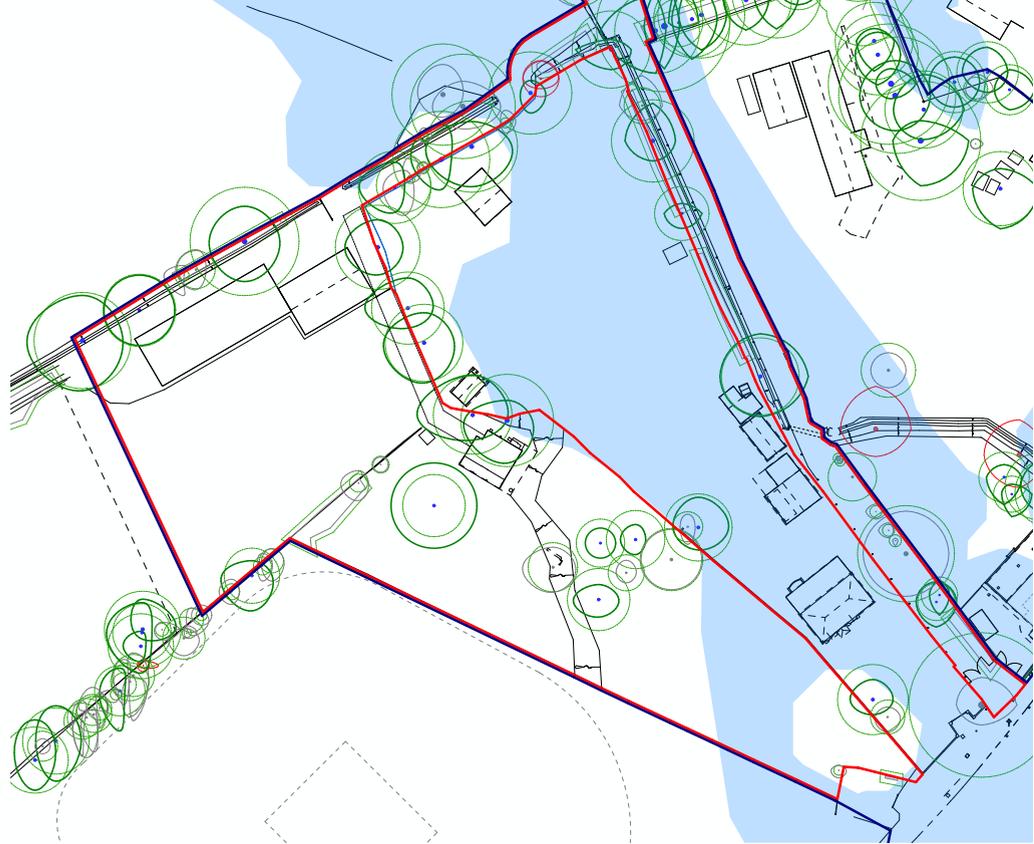
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The existing site is enclosed by trees on north and east, whilst being relatively open to the countryside on south and west. The trees are protected by a tree preservation order (TPO). Wooded areas with more intense tree and vegetation cover are located along the north and eastern boundaries, as well as middle of the site along Ynys Cottage. These areas would be less suitable to development to reduce impact on trees and ecology, except in areas where development is already present.

Based on existing data there is also an existing surface water flooding risk of 1 in 1000 years, which mostly covers south of the site, but would allow development throughout the rest 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. To avoid any impact on flood risk, new housing will be proposed to be accessed through existing road at the north of the site.



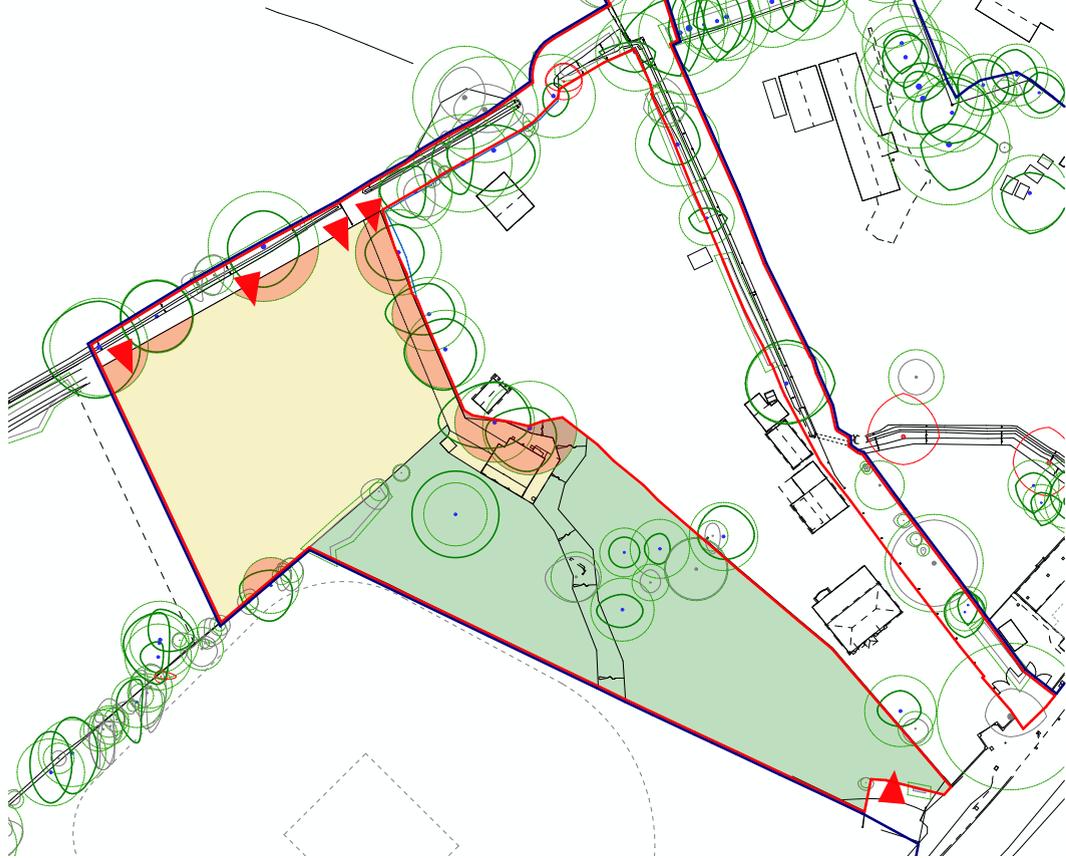
KEY

-  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
-  ARBORICULTURAL DETAIL: TREE CANOPY
-  TREE RPA (CAT A, B)
-  CAT A, B, C, U TRUNK

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

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

The existing access points are retained, main site access is to be through the existing path on north edge.



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 perpendicular to the road, closely mimicking existing site development in orientation and footprints.

The dwellings are proposed to be in a group of 3, except for a replacement dwelling at Ynys cottage. The dwellings along the northern boundary were recessed further than existing development to provide additional space to tree root protection areas. The orientation was rotated south to provide views of the cricket pitch and landscape.

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

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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 - 5.9
AREA: 6,830 m²
DWELLINGS: 4

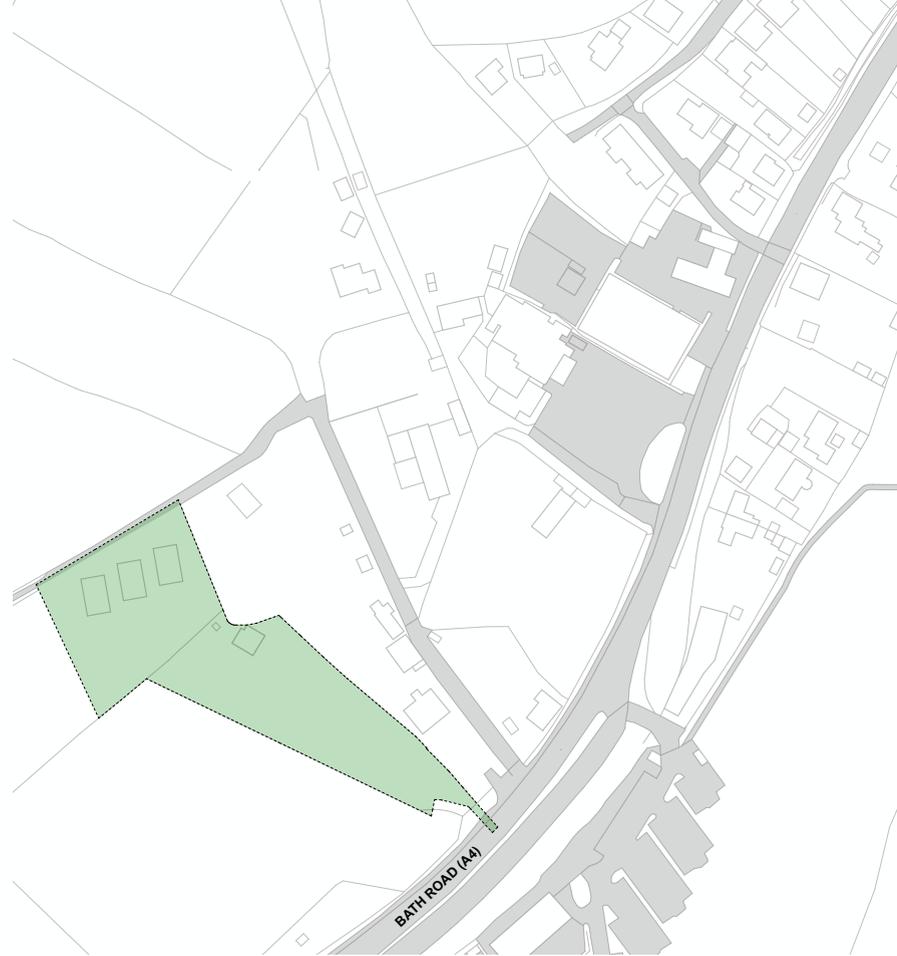
*DENSITY PER HECTARE (DPH)
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** PLOT AREA MEASURED UP
TO THE MIDDLE OF THE ROAD

***EXISTING DEVELOPMENT
GROUPED BASED ON PLOT
SIZES

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

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





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 aim was to utilise existing developed areas and roads and to limit impact on existing vegetation. Orientation was considered to maximise countryside views whilst retaining the existing site character. A dwelling that was initially considered at the front of Bath Road was eventually rejected, as main access, although existing, would be within a flood zone.

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

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 4 dwellings (including rebuilding of Ynys 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.

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



CONCLUSIONS

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