



Finchwood Park, Finchampstead

Design & Access Addendum | March 2025

Introduction

This Design Statement Addendum document has been prepared on behalf of the applicants, Barratt and Wilson Southern Counties for the proposed residential development at Finchwood Park, Finchampstead, Berkshire, Parcel 8.

The report has been produced in response to comments received from Wokingham Borough Council and provides further information to the submitted scheme.

The following pages identifies the changes to the submitted scheme.



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Revised Layout

Design Changes

1 and 15

The private apartment block has been redesigned to maximise its frontage on the main spine road (Wheat Street) through Finchwood Park, Finchampstead. As part of this, it has been agreed with the Council to rotate the apartment block so it now sits partly within the Play Area Fields in Trust buffer. This has been agreed on the principle that no habitable windows will overlook onto the Play Area and it provides a significantly improved parking courtyard and appearance of the building. The rotation has allowed for each balcony/courtyard area to have a larger offset from the roads, providing a greater amount of privacy for the users alongside greater landscaping.

2 and 3

The loss of 1.no dwelling to the north of the Parcel's entrance road has allowed the road alignment from the set entrance to shift northwards. This has provided more space for the apartments to the south and created a greater landscaping buffer either side of the road. It has also allowed the parking for Plots 84 and 85 to shift to the rear of the plots, removing the road at the front and improving the outlook onto Wheat Street with a large landscaped buffer provided.

4 and 5

Plots 4 and 5 have developed significantly, amended from 2.no detached houses to 2.no detached coach-houses. The amendment has allowed for a redistribution of parking and a significant change in layout design both to the rear and front of the dwelling(s). The dwellings themselves have also been redesigned, introducing dark cladding with gable fronted roofs to appropriately address the space and the entrance between. The redesign of this area has allowed for the greater introduction of landscaping around the dwellings, reduced any potential overlooking concerns and has provided plots with appropriate storage for cycle parking and bins.

6 and 7

The two apartment blocks have remained but have been shifted slightly southwards and eastwards. This has allowed for the introduction of a greater landscape buffer between the two blocks and the footpath to the north. This has allowed for the introduction of a number of trees to the north and a larger native hedgerow to sufficiently buffer the buildings.

8, 9 and 16

A 2m footpath has been provided along the northern edge to provide ease of access to the eastern boundary and to ensure there is sufficient room for the laying of services.

10

A native hedgerow buffer interspaced with native trees has been proposed along the eastern boundary with a single connection point through. This will be carefully managed by the appointed managing agent and/or Wokingham Borough Council and will ensure a soft buffer between the housing and road and the Open Space whilst still providing ease of connection throughout.

11

Previously proposed pedestrian link removed.

12 and 13

Two sets of semi-detached units have been created from a previous set of terraced and a detached unit. This has allowed the parking to be rearranged and gardens to be redesigned to provide more amenity space for the residents. The parking is now significantly simpler, with less hard-standing and a greater landscape buffer to the south of the corner-turning unit and the bridleway. A connection is still provided to the south, to allow residents ease of access to the Play Area and Open Space PG1.

14 and 16

2.no dwellings have been lost to reduce the overall scheme down from 40.no dwellings to 37.no dwellings. The loss of these two dwellings and subsequent rotation of the retained two dwellings (Plots 74 and 75) has allowed for a greater landscaping buffer to the southern edge of the road and removal of the hard-standing parking area.

17

New pedestrian link created leading to open space.



Appearance

There have been ongoing proactive discussions with the Planning Officer relating to house and apartment design with a principal focus on the two principal apartment blocks facing northwards, overlooking the Nine Mile Ride Extension.

The original proposed drawings were met with some concern over their traditional features, principally the Georgian window designs and door surrounds which were viewed as not in keeping with the surrounding development. Taking these comments on board, Thrive proposed a number of different sketched 'options' for the Local Planning Authority to view and provide comment on. The Local Planning Authority provided the following observations:

- Preference for apartments to be principally brick with no large areas of render due to concerns over long-term appearance and maintenance;
- Preference for a balanced contemporary style (removal of Georgian windows and door surrounds and replaced with more contemporary features, although no preference was mentioned);
- Apartment window sills to be reviewed;
- Use of brick detailing, potentially in the form of blue or black bricks, to be further considered and utilised;
- Balconies with traditional railings would not be deemed acceptable;
- Design of the apartments to set the principle for the remainder of the Parcel.

The submitted house type and apartment designs address these comments, providing a balanced contemporary design that represents a modern interpretation of the surrounding delivered and approved dwellings.





Slate Roof

Grey Tile Hanging

Red Tile Roof



Tile Hanging



Blue Brick Detail

Red Brick



Red Tile Roof

Red Tile Roof



Tile Hanging

Slate Roof



Weatherboarding



Red Brick

Blue Brick Detail



Red Tile Roof





Street Scene A-A



Street Scene B-B



Street Scene C-C



Street Scene D-D



Street Scene E-E



Key Plan



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