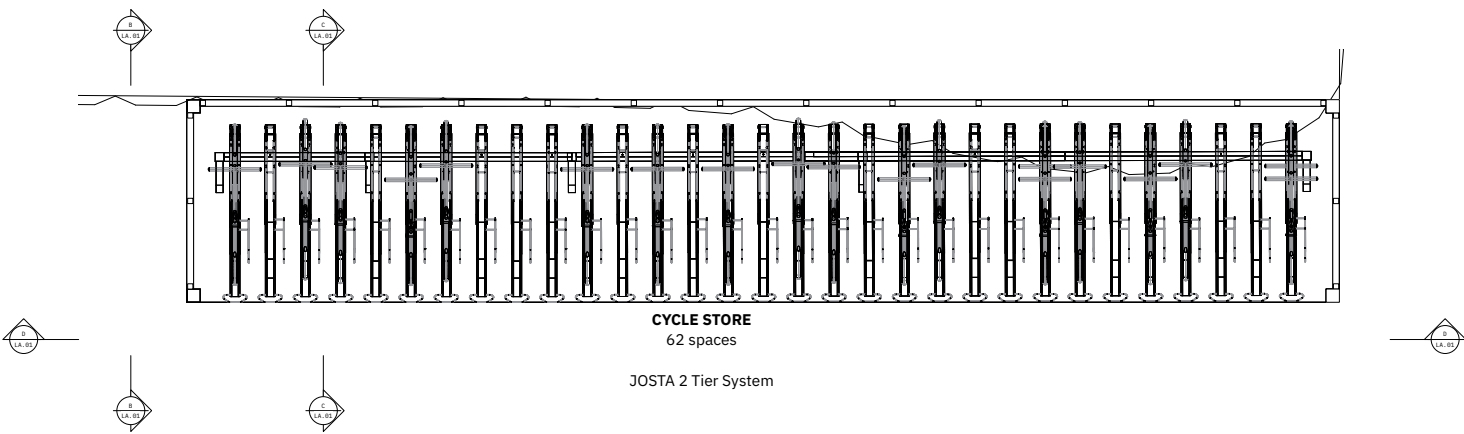


6.0 DESIGN PROPOSAL

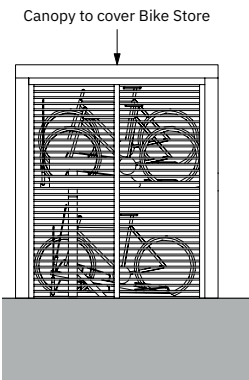
6.10 CYCLE STORE

Cycle storage is located on the western edge of the site. The provision of 62 cycle spaces (long stay) will be accommodated within the development serving both existing and the proposed apartments.

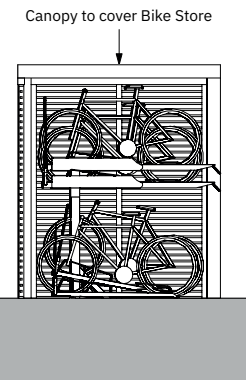
The requirement is to provide 2 long stay spaces per residential unit.



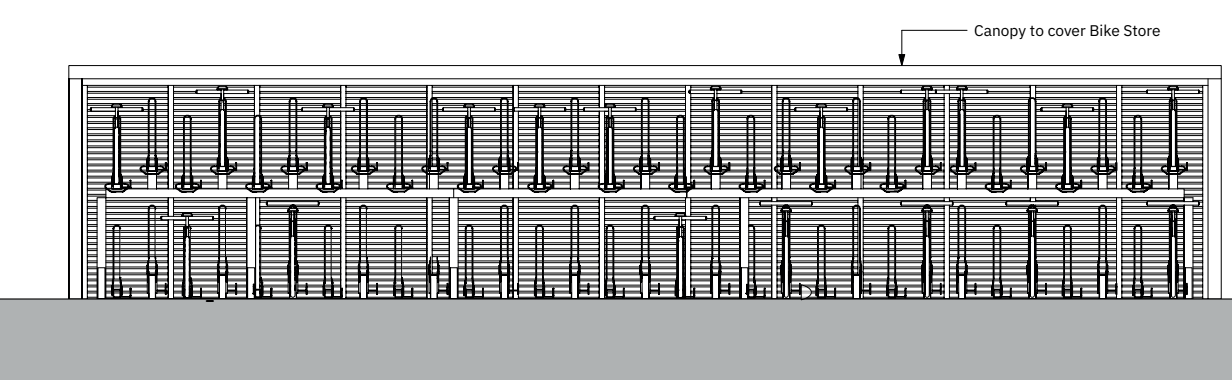
CYCLE STORE - PLAN



CYCLE STORE ELEVATION



CYCLE STORE SHORT SECTION



CYCLE STORE SHORT SECTION

6.0 DESIGN PROPOSAL

6.11 PROPOSED SECTIONS - OVERLOOKING

The design of Ascot House has been informed by a functional need to reduce overlooking and overbearing impacts to neighbouring properties.

The introduced design mitigation features include:

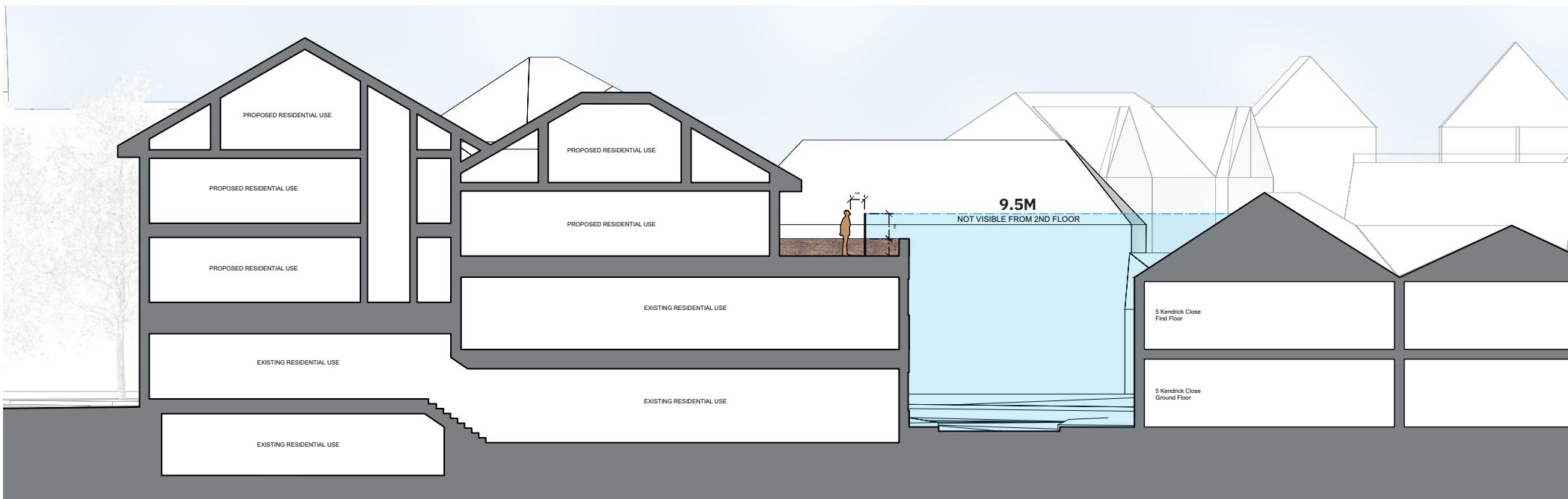
- Second and third floor setback, recessed balconies to increase visual separation distance to prevent overlooking.
- Flank wall protrusion to prevent overlooking.
- Introduction of the 1.5m privacy screens to prevent overlooking.
- Reduced scale where it borders the Kendrick Close 2 storey form.

KENDRICK CLOSE

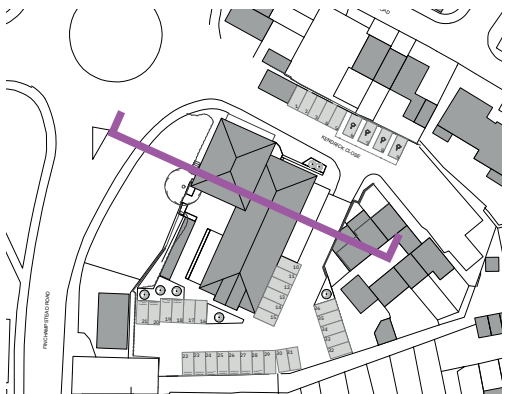
Where the separation distances are not met, the above design features have been introduced to mitigate any further overlooking. Wokingham council considers that as an acceptable mitigation please refer to Section A below.

FINCHAMPSTED ROAD AND CAREY ROAD

There are no clear principal elevations on the proposed dual aspect flats, in Ascot House, by virtue of internal entrances and therefore back to flank separation distance can be applied, which is 15m. The separation distance between the proposal and the existing residential blocks on Norton Road is 25.3m - refer to sections B and C.

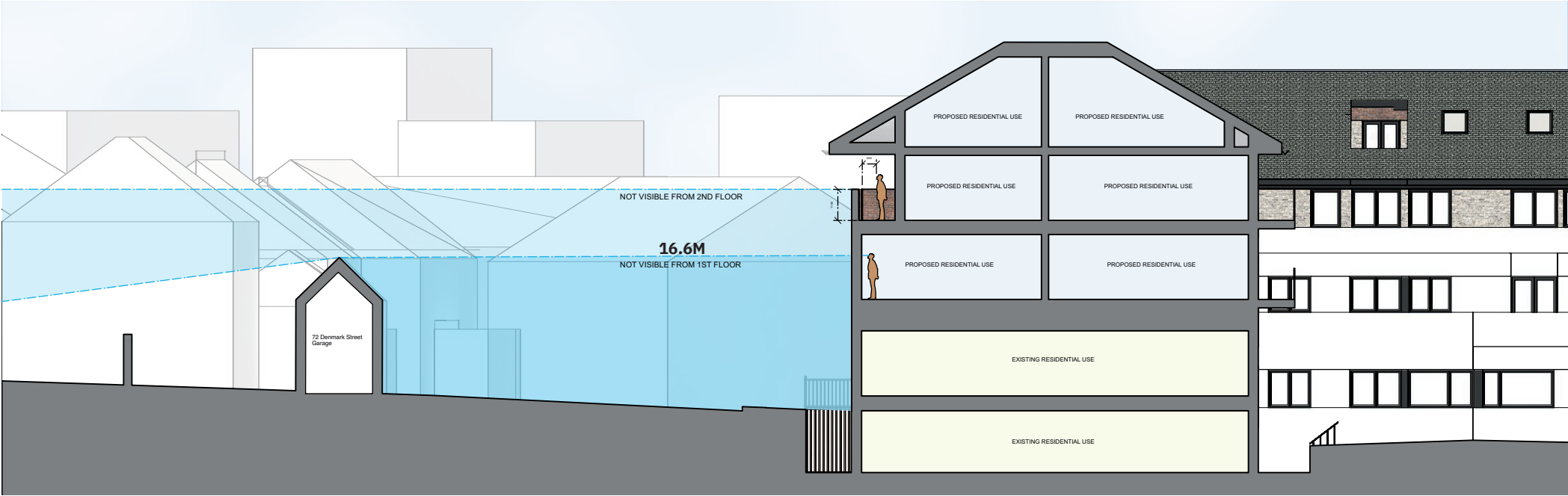


SECTION A - OVERLOOKING

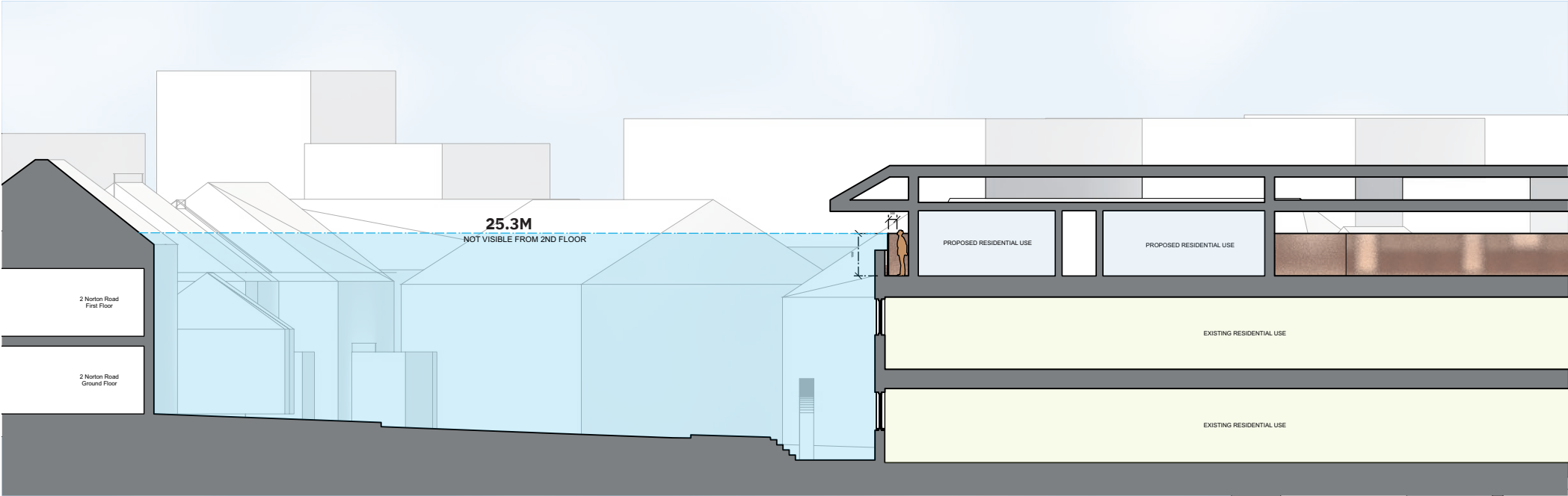


6.0 DESIGN PROPOSAL

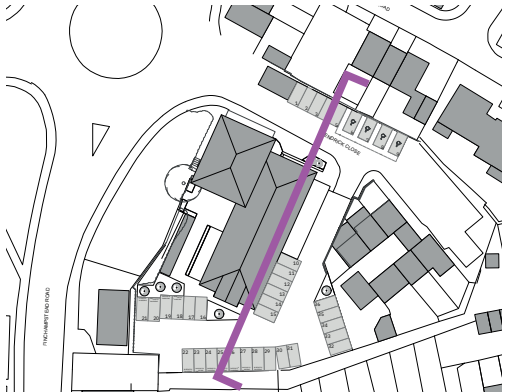
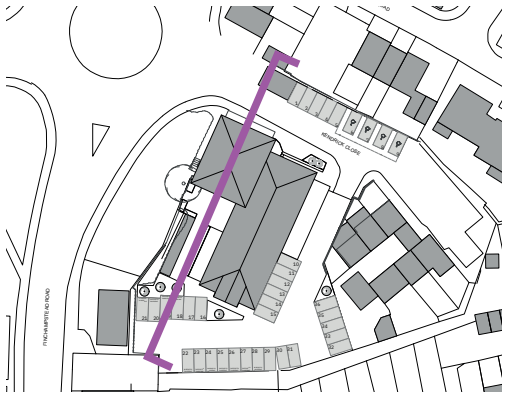
6.11 PROPOSED SECTIONS - OVERLOOKING



SECTION B - OVERLOOKING



SECTION C - OVERLOOKING



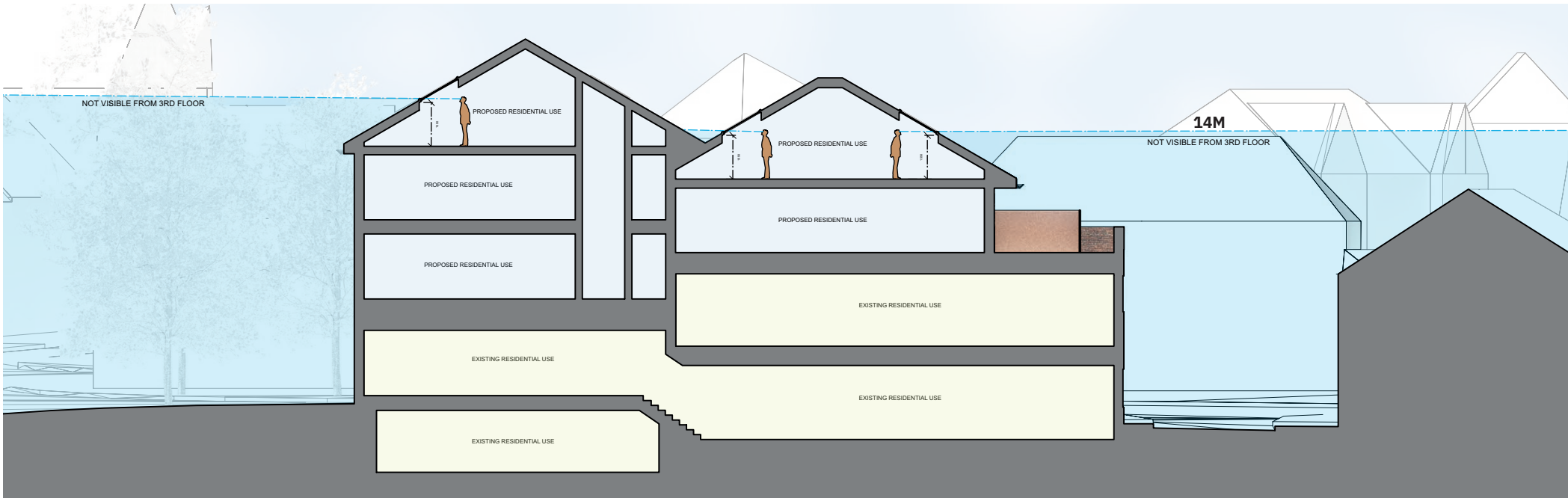
6.0 DESIGN PROPOSAL

6.11 PROPOSED SECTIONS - OVERLOOKING

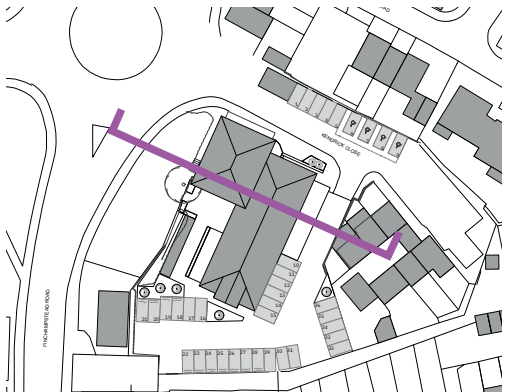
VELUX STYLE WINDOWS

The second floor duplex apartments have recessed velux style windows, one of which fails to meet the blank to flank separation distances between the proposed mass and the existing residential units on Kendrick Close.

Following the assessment of the overlooking aspect from level 3 velux windows, the surrounding properties will not be visible from the proposed residential units.



SECTION D - OVERLOOKING



6.0 DESIGN PROPOSAL

6.12 PROPOSED SITE PLANS - OVERLOOKING



GROUND FLOOR PLAN WITH SEPARATION DISTANCES

6.0 DESIGN PROPOSAL

6.12 PROPOSED SITE PLANS - OVERLOOKING



FIRST FLOOR PLAN WITH SEPARATION DISTANCES

6.0 DESIGN PROPOSAL

6.12 PROPOSED SITE PLANS - OVERLOOKING

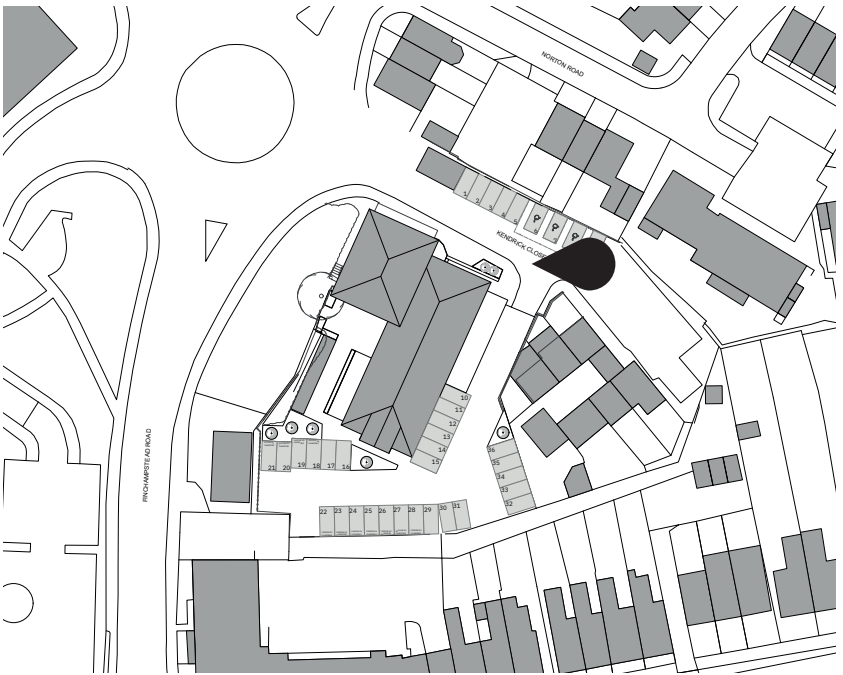


6.0 DESIGN PROPOSAL

6.13 PROPOSED VIEWS



ACCURATE VISUAL PROPOSED REPRESENTATION FROM KENDRICK CLOSE
Accurate Visual Representations illustrating the form and massing of the proposal on completion of construction.



ACCURATE VISUAL EXISTING REPRESENTATION FROM KENDRICK CLOSE