

03 Character Area Codes

3.1 This section of the Design Code provides detailed instructions for each Character Area that build upon the strategies set out earlier in this Code. The instructions for each character area are summarised in a table. This provides a comprehensive overview in relation to the key components, allowing easy comparison between, and understanding of, the essence of each area.

3.2 The following elements are coded within this section with supporting plans, diagrams and imagery:

- Urban Form;
- Building Typology;
- Building Lines;
- Roof Line;
- Elevational composition;
- Openings/ Window Configuration;
- Articulation;
- Building Material;
- Boundary Treatments;
- Parking





'The Parkside Contemporary Character Area will blend traditional forms with contemporary treatments, a limited palette of materials and increased building heights to create a distinct character to the strong parkside landscape setting'



Illustrative View of Parkside Contemporary Character Area

South Wokingham

Image: AAP Architecture

Phase 2b Design Code

CA1(1) PARKSIDE CONTEMPORARY

Key Characteristics:

- ‘Contemporary’ treatments, traditional forms
- ‘Front door’ to strategic development area south of the railway
- Limited palette of materials
- Strong parkland landscape setting
- Predominantly 2.5/ 3 storey semi-detached townhouses and apartments
- Single sided development
- Fronting private drives and shared surface lanes

Consistency with the SPD

Consistency between the character of the Parkside Contemporary Character Area and the Urban Residential Character Area envisaged in the SPD is evident in buildings positively fronting onto the SWDR and associated landscape. Buildings create well enclosed spaces with a variety of building types, taller heights and consistency and continuity of frontage.

The evolution of the masterplan from the SPD has resulted in often large area of open space between the built edge and the SWDR east of Easthampstead Road with a consequent less urban feel than originally anticipated.

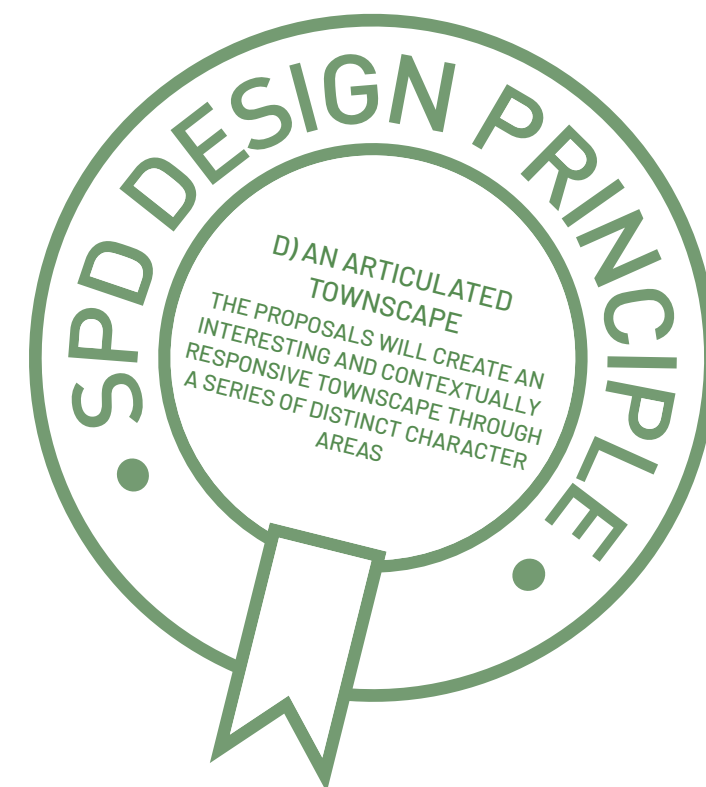
	Criteria	Code Principles
1	Building Typology	• Predominantly semi-detached (linked) dwellings and apartments • Occasional terraces
2	Building Lines (Building Set-backs/ Layering)	• Formal • Building Line: Consistent building line parallel to the street/ open space • Typical set-back: 1-3 m
3	Height/ Enclosure	• Predominantly 2.5 and 3 storey • Occasional 2 storey and 4 storey permitted • Typically linked dwellings with accommodation over car port
4	Roof Form	• Simple front to back pitch with typically consistent roof line. Strong gables
5	Elevational Composition	• Typically formally arranged elevational compositions
6	Windows	• Contemporary style casement windows in white with a low level or mid level division bar
7	Articulation	• Eaves – Black/ anthracite grey fascias, soffits and rainwater goods Boxed eaves, flush gables (no bargeboards) • Heads and Cills – No window head detail and a plain cill • Doors – Contemporary style front doors • Canopies – Flat canopy or similar • Dormers – Flat top dormers with grey cheeks • Chimneys – None
8	Building Material	• Walls: Light red facing brick (consistent hue); Black/ anthracite grey weatherboarding down to GF window head Roof: Predominantly grey plain style tiles; occasional red plain style tiles
9	Boundary Treatments	• Hedging; Estate Railings to key plots.
10	Parking	• On plot, behind the building line, including within garages or car ports • Occasional rear parking courts. No frontage parking



CA1(1) PARKSIDE CONTEMPORARY – MATERIALS DIAGRAM



Character Area Location Plan



Linked dwellings with accommodation over car port



Simple front to back pitch



Strong gables



Contemporary style windows



Flat glass canopy porch



Illustrative Street Scene 'Parkside Contemporary



HOLME PARK SANG - APPROVED WITHIN FULL
APPLICATION PLANNING REFERENCE: 210104

Miller Homes

Kier Venture Ltd



Illustrative View of Ludgrove Contemporary Urban Character Area

South Wokingham

Image: AAP Architecture

Phase 2b Design Code

CA1(2) LUDGROVE CONTEMPORARY URBAN

Key Characteristics:

- ‘Contemporary’ treatments, traditional forms
- Adjacent to Local Centre and strong relationship to SWDR
- Limited palette of materials
- Predominantly 2.5/ 3 storey semi-detached townhouses and apartments
- Development to both sides of street
- Fronting private drives and shared surface lanes

Consistency with the SPD

Similar to the Parkside Contemporary Character Area, the Ludgrove Contemporary Urban Character Area has commonality with the Urban Residential Character Area principles envisaged in the SPD. In many ways, this character area is closer to the principles originally envisaged by virtue of the Ludgrove Contemporary Character Area framing the SWDR more closely and creating a well defined urban street. A variety of building types, taller heights and consistency and continuity of frontage also make a meaningful contribution.

	Criteria	Code Principles
1	Building Typology	• Predominantly semi-detached (linked) dwellings and apartments • Occasional terraces
2	Building Lines (Building Set-backs/ Layering)	• Formal • Building Line: Consistent building line parallel to the street/ open space • Typical set-back: 1-3 m
3	Height/ Enclosure	• Predominantly 2.5 and 3 storey • Occasional 2 storey and 4 storey permitted. • Typically linked dwellings with accommodation over car port
4	Roof Form	• Simple front to back pitch with typically consistent roof line. Strong gables
5	Elevational Composition	• Typically formally arranged elevational compositions
6	Windows	• Contemporary style casement windows in white with a low level or mid level division bar
7	Articulation	• Eaves – Black fascias, soffits and rainwater goods. Boxed eaves, flush gables (no bargeboards) • Heads and Cills – No window head detail and a plain cill • Doors – Contemporary style front doors • Canopies – Flat canopy or similar • Dormers – Flat top dormers with grey cheeks • Chimneys – None
8	Building Material	• Walls: Light red facing brick (consistent hue); White weatherboarding down to GF window head. • Roof: Grey plain style tiles; occasional red plain style tiles
9	Boundary Treatments	• Hedging; Estate Railings to key plots.
10	Parking	• On plot, behind the building line, including within garages or car ports • Occasional rear parking courts. No frontage parking



CA1(2) LUDGROVE CONTEMPORARY URBAN – MATERIALS DIAGRAM



Character Area Location Plan



Linked dwellings with accommodation over car port



Simple front to back pitch



Strong gables



Contemporary style windows



Flat glass canopy porch



Illustrative Street Scene Ludgrove Contemporary Urban





Image: AAP Architecture

Illustrative View of Waterloo Edge Character Area

South Wokingham

Phase 2b Design Code

CA2(1) WATERLOO EDGE

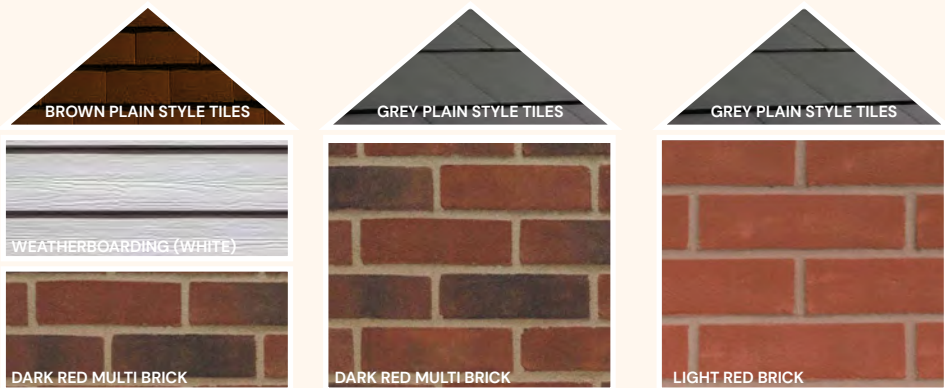
Key Characteristics:

- North facing edge to linear open space and allotments
- Strong linear layout
- Variety of forms, materials, heights inspired by the juxtaposition found in the heart of settlements –evolution over time
- Medium density with degree of enclosure to public spaces
- Typically 2 storey, semi detached and terraced forms, with occasional variation to heights and forms
- Single sided development

Consistency with the SPD

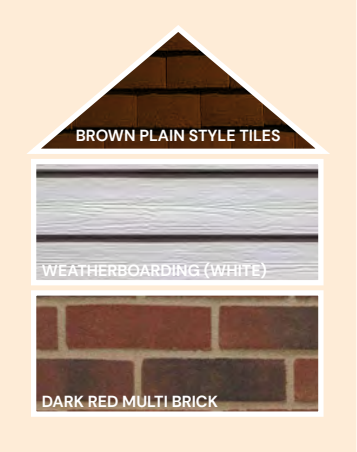
The Waterloo Edge Character Area forms part of the General Residential Character Area defined in the SPD. It has been defined in its own right by virtue of the clear and distinct relationship to the linear open space to the north facing the railway line. Consistency with the original principles from the SPD can be found in the approach to building heights, dwelling types, set-backs allowing for small front gardens, predominantly on plot parking, and a building layout parallel to the street.

	Criteria	Code Principles
1	Building Typology	• Predominantly Semi-detached and Terraces • Occasional Detached. • Occasional Apartments
2	Building Lines (Building Set-backs/ Layering)	• Typically parallel building lines to the linear park edge • Frequent gaps between buildings frontages • Typically 1-3m setbacks • Occasional greater set-backs permissible
3	Height/ Enclosure	• Typically 2 storey • Occasional increased heights of 3-4 storey to key buildings and nodes
4	Roof Form	• Mix of simple front to back pitched roofs and hipped roofs
5	Elevational Composition	• Typically formally arranged elevational compositions
6	Windows	• Casement style windows with a mid-bar and white frames
7	Articulation	• Eaves – White fascias and soffits. Rainwater goods to be black. Boxed eaves with bargeboards. • Heads and Cills – Arched brick head detail (feature brick) and stone cills. Head detail changes to soldier course below boarding. • Doors – Cottage style front doors • Canopies – Gable fronted (enclosed) or lean-to canopies • Dormers – Gable fronted • Chimneys – None
8	Building Material	• Walls: Dark red multi facing brick (main); Light red facing brick; White weatherboarding (down to GF window head) • Roof: Predominantly brown plain style tiles; occasional grey plain style tiles.
9	Boundary Treatments	• Predominantly clipped hedges and shrub planting
10	Parking	• On plot, behind the building line; occasional perpendicular frontage parking; off plot within rear courts and front courts • Perpendicular and parallel visitor parking



CA2(1) WATERLOO EDGE MATERIALS DIAGRAM

KEY BUILDING





Character Area Location Plan

Typically 2 Storey building height



Occasional hipped roofs



Casement style windows



Gable fronted dormers



Gable fronted porches or lean-to porch canopies



Illustrative Street Scene Waterloo Edge





Image: AAP Architecture

Illustrative View of Neighbourhood Residential Character Area

South Wokingham

Phase 2b Design Code

CA2(2) NEIGHBOURHOOD RESIDENTIAL

Key Characteristics:

- ‘Transition’ between urban and rural character areas
- Heart of development
- Variety of forms, materials, heights inspired by the juxtaposition found in the heart of settlements –evolution over time
- Medium density with degree of enclosure to public spaces
- Range of 2/ 2.5 storey, predominantly semi detached and terraced forms
- Development to both sides of streets
- Fronting high order streets, including tree lined Secondary Street

Consistency with the SPD

There is a good degree of consistency between the Neighbourhood Residential Character Area and the General Residential Character Area envisaged in the SPD. A mix of building typologies, typically 2 storey dwellings, modest set-backs, and predominantly on plot parking all perpetuate the original design ethos. The Wokingham requirement for limited use of rear parking courts has typically reduced the prevalence of continuous frontages relative to that envisaged in the SPD.

	Criteria	Code Principles
1	Building Typology	• Predominantly Semi-detached and Terraces • Occasional Detached. • Occasional Apartments
2	Building Lines (Building Set-backs/ Layering)	• Typically subtle variations in building lines • Variety of continuous and broken frontages • Typically 1-3m setbacks • Occasional greater set-backs permissible
3	Height/ Enclosure	• Typically 2 storey • Occasional increased heights of 2.5 storey to key buildings and around key nodes
4	Roof Form	• Mix of simple front to back pitched roofs and occasional hipped roofs
5	Elevational Composition	• Typically formally arranged elevational compositions
6	Windows	• Plain Casement windows with white frames
7	Articulation	• Eaves – White fascias and soffits. Rainwater goods to be black. Boxed eaves with bargeboards. • Heads and Cills – Soldier brick head detail and canted brick cills. • Doors – 6-panel with 2 or 4 glazed panels • Canopies – Flat canopies on occasional brackets • Dormers – Flat roof dormers • Chimneys – None
8	Building Material	• Walls: light and dark red facing brick (main); Off white render (down to GF window head) • Roof: Mix of red plain style tiles; brown plain style tiles, and grey plain style tiles.
9	Boundary Treatments	• Predominantly clipped hedges and shrub planting
10	Parking	• On plot, behind the building line; occasional perpendicular frontage parking; off plot within rear courts and front courts • Perpendicular and parallel visitor parking



CA2(2) NEIGHBOURHOOD RESIDENTIAL MATERIALS DIAGRAM



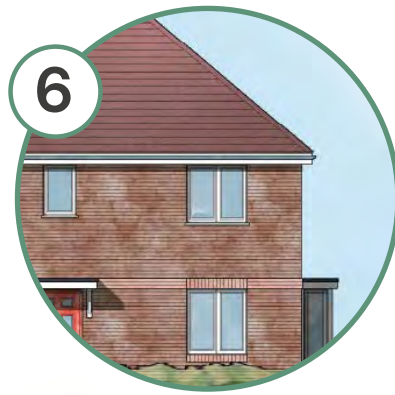
Typically 2 Storey building height



Occasional hipped roofs



Casement style windows



Flat roof dormers



Flat canopies on occasional brackets



Illustrative Street Scene Neighbourhood Residential



'The Rural Edge will have a traditional aesthetic, inspired by the character of rural buildings and groupings. An earthy palette of materials, predominantly detached, lower density and informally arranged housing will characterise this edge'



Image: AAP Architecture

Illustrative View of Rural Edge Character Area

South Wokingham

Phase 2b Design Code

CA3 RURAL EDGE

Key Characteristics:

- ‘Traditional’, inspired by the character of rural buildings and groupings
- ‘Earthy’ palette of materials
- Lower density with strong landscape setting
- Predominantly detached houses, with a maximum 2 storey height
- Single sided development
- Fronting private drives and shared surface lanes

Consistency with the SPD

There is a high degree of consistency between the character of the Rural Interface envisaged in the SPD and the instructions within this Code. Making efficient use of land within the density parameters prescribed dictate that the indicative block configuration shown as part of the Detailed Masterplan is not quite as loose as illustrated in the SPD. Matters relating to general layout, built form, density, parking, boundary treatment and emphasis on informal, soft landscape treatments that reference the rural context are all consistent.

	Criteria	Code Principles
1	Building Typology	• Detached. • Semi-detached
2	Building Lines (Building Set-backs/ Layering)	• Informal • Building Line: Varied relationship to the street. Broken building line • Set-back: 2-5m
3	Height/ Enclosure	• Maximum 2 storey
4	Roof Form	• Predominantly Mix of simple front to back and hipped roofs
5	Elevational Composition	• Typically formally arranged elevational compositions, with strong symmetry
6	Windows	• White framed cottage style windows with a cross-bar
7	Articulation	• Eaves – White fascias and soffits. Rainwater goods to be black. Boxed eaves with bargeboards. • Heads and Cills – Arched brick head detail (feature brick) and stone cills. Head detail changes to soldier course below tile hanging. • Doors – Cottage style front doors • Canopies – Gable fronted (open) or hipped canopies • Dormers – Hipped dormers. • Chimneys – To feature plots
8	Building Material	• Walls: Light red multi facing brick (main); Dark red facing brick; Black/ anthracite grey weatherboarding down to plinth band’; • tile hanging (red tiles) to first floor • Roof: Predominantly brown plain style tiles; occasional red plain style tiles.
9	Boundary Treatments	• Planting adjacent to house with grassed aprons; Rustic timber post and rail fencing to key plots
10	Parking	• On plot, behind the building line, often within garages or car ports • Visitor parking on street in parallel bays



CA3) RURAL EDGE MATERIALS DIAGRAM





Maximum 2 Storey building height



Predominantly hipped roofs



Cottage style windows



Chimneys to feature plots



Gable fronted (open) or hipped porch canopies



Illustrative Street Scene Rural Edge



04 Implementation

- 4.1

Design Codes are acknowledged as a powerful tool in delivering high quality development. The production of design codes in themselves, however, are only part of a process that needs to focus on quality in order to ensure the outcomes demanded by the NPPF. Central to delivering this quality is the extent to which the Code is understood and followed by designers working on reserved matters applications, and the extent to which the proposals are assessed against the content of the Code.
- 4.2

The role of the Design Code is not to be overly prescriptive. As such there is no substitute for designers working up reserved matters applications to take inspiration from the policy and physical context to reinforce sense of place. Equally, the Local Planning Authority must be robust in their decision making process to ensure the high quality design all parties aspire to is delivered.
- 4.3

It is recognized that there is a need to monitor and review the Code as development proceeds on this site. It is recommended that an opportunity for formal review of the Code should take place every 3 years after the submission of the first reserved matters application. This provides a number of formal reviews of the Code during the development and allows for lessons learned during the implementation of the Code during initial reserved matters applications to inform the preparation of reserved matters for subsequent phases.
- 4.4

Outside of the formal review mechanism, there may be circumstances where a designer, working up proposals in accordance with the Code, feels that a building or group of buildings could better contribute to the quality and identity of the development by localised deviation from the Code. In these circumstances a strong rationale and justification for the approach being proposed is recommended in conjunction with early discussions with Wokingham Borough Council.

Monitoring and Review



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