



## 7.2 LANGLEY GATEWAY

The **Langley Gateway** character area will form the main entrance to the proposed development.

This area will comprise a mix of detached and semi detached housing that is set back from Langley Common Road and overlooks the entrance gateway.

Distinctive characteristics and features include:

- Attractive and verdant gateway, set back from Langley Common Road and new roundabout junction
- A mix of 2 and 2.5 storey detached and semi-detached housing
- High quality frontages bring a positive contribution to Langley Common Road
- Proposed hedgerow and buffer/screening planting softens the new development edge
- Entrance road, set within a wide green corridor that integrates active travel routes and connects new and existing residents



Houses set back with space for buffer/screening planting



Consistent frontage



Tree lined avenue



Buffer/screening planting



| DESIGN FEATURE                 | APPROACH*                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indicative Density             | Medium                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Heights                        | 2 - 2.5 storey                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Building Types                 | Mostly semi-detached, with occasional detached and terraced                                                                                                                                                                                                                                                                                                                                                                                        |
| Frontage Types                 | A strong and consistent frontage, addressing new gateway from Langley Common Road                                                                                                                                                                                                                                                                                                                                                                  |
| Corner/marker buildings        | Bespoke finishes, opportunity to increase height, active building faces to address key movement routes and open space                                                                                                                                                                                                                                                                                                                              |
| Consistency of building design | A consistency of design features within this area with subtle differences to materials and building details                                                                                                                                                                                                                                                                                                                                        |
| Details                        | A varied mix of roof forms including hipped, gable and dormer to match vernacular style. A mix of simple casements with single bars and more detailed windows with multiple window bars. Occasional use of bay windows to create variety and interest and a mix of flat, pitched and hipped porch forms to re-enforce the rural tone                                                                                                               |
| Materials                      | Grey, red/brown roof tiles to dwellings to give variation and variety, multi- tonal red brick with projected brick work features in the same or contrasting brick as an accentuating feature, painted render could also be a feature of this area, matching materials on Langley Common Rd. Grey uPVC windows. Front doors from the same 'family', with subtle differences in features to match overall character of house with harmonious colours |
| Urban Grain                    | Informal edge                                                                                                                                                                                                                                                                                                                                                                                                                                      |



Grey window and door with flat roof porch



Flat roof dormer



Red/brown roof tiles



## 7.2 LANGLEY GATEWAY



Figure 41. Langley Gateway Artist Impression





## 7.3 COMMUNITY GREENWAY

The **Community Greenway** loops through the central 'heart' of the development and links with all other character areas.

It is the largest character area and creates a positive street frontage, encompassing community spaces and extra care, and serves as an active travel route for all users.

Distinctive characteristics and features include:

- Properties addressing the street with formal boundary treatments to create positive frontages
- Predominantly terraced and semi detached housing with some apartments and extra care, creating a defined edge to the street
- Similar materials with slight variations to houses and apartments throughout, creating a cohesive street palette
- The use of key marker buildings at suitable locations along the street, helping with placemaking and wayfinding
- Footpaths separated from the road by avenues of street trees and visitor parking set within grassed verges



Tree lined avenue and defensible planting



Clear pedestrian routes with wayfinding



Semi-detached houses



Apartments



| DESIGN FEATURE                 | APPROACH*                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indicative Density             | High                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Heights                        | 2 - 3 storey                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Building Types                 | Extra care, apartments, terraced, semi detached with the occasional detached at key vistas                                                                                                                                                                                                                                                                                                                                              |
| Frontage Types                 | A continuous frontage along secondary street, creating active frontage for pedestrian routes and a strong avenue with tree planting to soften built form with robust defensible planting                                                                                                                                                                                                                                                |
| Corner/marker buildings        | Bespoke finishes, opportunity to increase height, active building faces to address movement route, areas of open space and to bookmark key views                                                                                                                                                                                                                                                                                        |
| Consistency of building design | A consistency of design features within this area with subtle differences to materials and building details to create continuous street scene                                                                                                                                                                                                                                                                                           |
| Details                        | A varied mix of roof forms including hipped, gable and dormer to match vernacular style. A mix of simple casements with single bars and more detailed windows with multiple window bars. Occasional use of bay windows and a mix of flat, pitched and hipped porch forms to create variety and interest                                                                                                                                 |
| Materials                      | Grey, red/brown roof tiles to dwellings to give variation and variety, multi-tonal red brick with projected brick work features in the same or contrasting brick as an accentuating feature, painted render and dark timber cladding to be used a feature of this area. Grey or white uPVC windows. Front doors from the same 'family', with subtle differences in features to match overall character of house with harmonious colours |
| Urban Grain                    | Formal                                                                                                                                                                                                                                                                                                                                                                                                                                  |



Grey roof tiles with integrated solar panels



Timber cladding



Projected brick work feature



## 7.3 COMMUNITY GREENWAY



Figure 42. Community Greenway Artist Impression





## 7.4 KIDGEM COPSE

The **Kidgem Copse** character area is influenced by its proximity to the existing Barkham Street 'Area of Special Character', existing landscape features and proposed SANG.

Distinctive characteristics and features include:

- Predominantly private drives with medium, reducing to low density towards the proposed development edge
- A range of larger detached and semi-detached houses along the eastern boundary addressing the green corridor and proposed SANG
- High quality frontages along the eastern boundary with parking between housing, reducing car dominated streets and brings a positive contribution to the development edge
- Houses set back from the boundary, with native buffer planting integrated with existing retained vegetation, softens the proposed development edge
- Informally set out houses, staggered frontages and larger private spaces allows for more naturalistic landscape treatments to front gardens



Houses with defensible planting and private drive overlooking open space



Detached house



Houses overlooking SuDS pond



Houses fronting open space, creating active frontage on pedestrian route with private drive and defensible planting



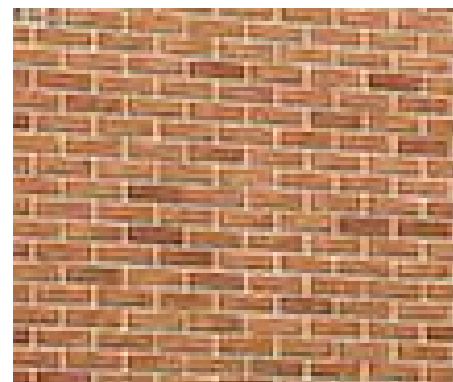
| DESIGN FEATURE                 | APPROACH*                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indicative Density             | Medium - low                                                                                                                                                                                                                                                                                                                                                                                                      |
| Heights                        | 2 - 2.5 storey                                                                                                                                                                                                                                                                                                                                                                                                    |
| Building Types                 | Semi-detached and detached                                                                                                                                                                                                                                                                                                                                                                                        |
| Frontage Types                 | A loose and varied frontage, with more generous spacing between properties to allow for garages and front gardens where possible. Fan-shaped orientation to houses along development edge                                                                                                                                                                                                                         |
| Corner/marker buildings        | Bespoke finishes, opportunity to increase height, active building faces to address movement route, areas of open space and to bookmark key views                                                                                                                                                                                                                                                                  |
| Consistency of building design | A range of styles to create a rural feel to the edge of the development                                                                                                                                                                                                                                                                                                                                           |
| Details                        | A varied mix of roof forms including hipped, gable and dormer to match vernacular style. A mix of simple casements with single bars and more detailed windows with multiple window bars. Occasional use of bay windows and a mix of flat, pitched and hipped porch forms to create variety and interest                                                                                                           |
| Materials                      | Grey, red/brown roof tiles to dwellings to give variation and variety, multi-tonal red brick with projected brick work features in the same or contrasting brick as an accentuating feature and painted render to be used a feature in this area. Grey or white uPVC windows. Front doors from the same 'family', with subtle differences in features to match overall character of house with harmonious colours |
| Urban Grain                    | Informal, loose grain                                                                                                                                                                                                                                                                                                                                                                                             |



Attached garage with gable roof



Gable roof feature



Multi tonal red brick



## 7.4 KIDGEM COPSE



Figure 43. Kidgem Copse Artist Impression





## 7.5 PARKLAND VIEW

The **Parkland View** character area encompasses part of the central green spine. Houses here will be orientated to face the green corridor, creating a positive frontage whilst benefiting from verdant views and a more open informal character.

Distinct characteristics and features include:

- Forms a distinctive edge to the proposed green corridor, with a more formal arrangement to signify the transition in to the heart of the development
- Properties overlooking play area and green corridor to create a positive frontage
- Houses fronting the play space will have appropriate boundary treatments to buffer against public spaces whilst also allowing for natural surveillance
- Easy, direct access to play, open space and active travel routes



Semi-detached houses



Timber play equipment



Houses overlooking play area



Corner aspect house to create active frontages to movement routes and open space



| DESIGN FEATURE                 | APPROACH*                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indicative Density             | Medium                                                                                                                                                                                                                                                                                                                                                                                                            |
| Heights                        | 2 - 3 storey                                                                                                                                                                                                                                                                                                                                                                                                      |
| Building Types                 | Semi-detached, detached and occasional terrace                                                                                                                                                                                                                                                                                                                                                                    |
| Frontage Types                 | A strong and consistent frontage, addressing open space                                                                                                                                                                                                                                                                                                                                                           |
| Corner/marker buildings        | Bespoke finishes, opportunity to increase height, active building faces to address movement route, areas of open space and to bookmark key views                                                                                                                                                                                                                                                                  |
| Consistency of building design | A consistency of design features within this area with subtle differences to materials and building details                                                                                                                                                                                                                                                                                                       |
| Details                        | A varied mix of roof forms including hipped, gable and dormer to match vernacular style. A mix of simple casements with single bars and more detailed windows with multiple window bars. Occasional use of bay windows and a mix of flat, pitched and hipped porch forms to create variety and interest                                                                                                           |
| Materials                      | Grey, red/brown roof tiles to dwellings to give variation and variety, multi-tonal red brick with projected brick work features in the same or contrasting brick as an accentuating feature and painted render to be used a feature in this area. Grey or white uPVC windows. Front doors from the same 'family', with subtle differences in features to match overall character of house with harmonious colours |
| Urban Grain                    | Formal, loose grain                                                                                                                                                                                                                                                                                                                                                                                               |



Red/brown roof tiles



Painted render with soldier course brick feature around window



Flat roof dormer



## 7.5 PARKLAND VIEW



Figure 44. Parkland View Artist Impression





## 7.6 ARBORFIELD RISE

The **Arborfield Rise** character area runs adjacent to the Arborfield Green development with existing trees and woodland forming a mature buffer between the existing and proposed developments, allowing for active travel links between the two.

Distinctive characteristics and features include:

- Close proximity to existing trees and woodland creates a strong parkland character
- Semi-detached and detached housing along private drives creates an informal edge fronting key areas of open space
- Medium to low density detached properties with parking between, reducing the appearance of a car dominant street scene along the edges



Mix of roof and porch roof types to create interest and variety



Houses overlooking SuDS pond



Detached property overlooking open space



Houses fronting existing planting, creating active frontage on pedestrian route with defensible planting



| DESIGN FEATURE                 | APPROACH*                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indicative Density             | Medium - low                                                                                                                                                                                                                                                                                                                                                                                                       |
| Heights                        | 2 - 2.5 storey                                                                                                                                                                                                                                                                                                                                                                                                     |
| Building Types                 | Semi-detached and detached                                                                                                                                                                                                                                                                                                                                                                                         |
| Frontage Types                 | A loose and more varied frontage, with more generous spacing between properties to allow for garages and front gardens where possible. Fan-shaped orientation to houses along development edge                                                                                                                                                                                                                     |
| Corner/marker buildings        | Bespoke finishes, opportunity to increase height, active building faces to address movement routes areas of open space and to bookmark key views                                                                                                                                                                                                                                                                   |
| Consistency of building design | A range of styles to create a rural feel to the edge of the development                                                                                                                                                                                                                                                                                                                                            |
| Details                        | A varied mix of roof forms including hipped, gable and dormer to match vernacular style. A mix of simple casements with single bars and more detailed windows with multiple window bars. Occasional use of bay windows and a mix of flat, pitched and hipped porch forms to create variety and interest                                                                                                            |
| Materials                      | Grey, red/brown roof tiles to dwellings to give variation and variety, multi- tonal red brick with projected brick work features in the same or contrasting brick as an accentuating feature and painted render to be used a feature in this area. Grey or white uPVC windows. Front doors from the same 'family', with subtle differences in features to match overall character of house with harmonious colours |
| Urban Grain                    | Informal                                                                                                                                                                                                                                                                                                                                                                                                           |



Grey uPVC window with bay feature



Gable roof porch



Contrasting colour brick feature



## 7.6 ARBORFIELD RISE



Figure 45. Arborfield Rise Artist Impression





# 8

## Access, Parking & Services

- 8.1      Sustainable Travel**
- 8.2      Site Access Arrangements**
- 8.3      Car & Cycle Parking**
- 8.4      Refuse & Emergency Vehicle Access**
- 8.5      Street Hierarchy**
- 8.6      Secure By Design**



## 8. ACCESS, PARKING & SERVICES

### 8.1 SUSTAINABLE TRAVEL

The Site is well located to enable journeys to be undertaken by sustainable modes of travel. There will be a walking and cycling connection to the Site boundary, allowing connection through the Site and to Arborfield Green to the south, providing permeability between the sites and facilitating access to a range of facilities and services within walking and cycling distance.

There is also a well-used network of public rights of way (PRoW) to the north, west and east of the Site that the proposed masterplan looks to connect into. These proposed pedestrian/cycle networks offer alternative routes from the existing Langley Common Road and Commonfield Lane and connect further to the wider area, including The Coombes to the north, Rook's Nest Wood Country Park to the east, California Country Park to the south east and Hazebrouck Meadows to the south.

The bus route for Arborfield Green will include two bus stops, located in proximity of the Site to the south. These stops will be within a short walk from the Site and will provide access to key local destinations including Reading, Wokingham and Bracknell.

Wokingham railway station is also accessible by bus and within cycling distance, facilitating longer distance journeys to Reading and London Paddington.

As part of the OPA, a comprehensive assessment of the local transport network will be undertaken in liaison with Wokingham Borough Council.



- Application Site boundary
- Footpath
- Pedestrian/cycle network
- Main roads
- Existing & proposed bus routes
- Existing & proposed bus stops
- District centre

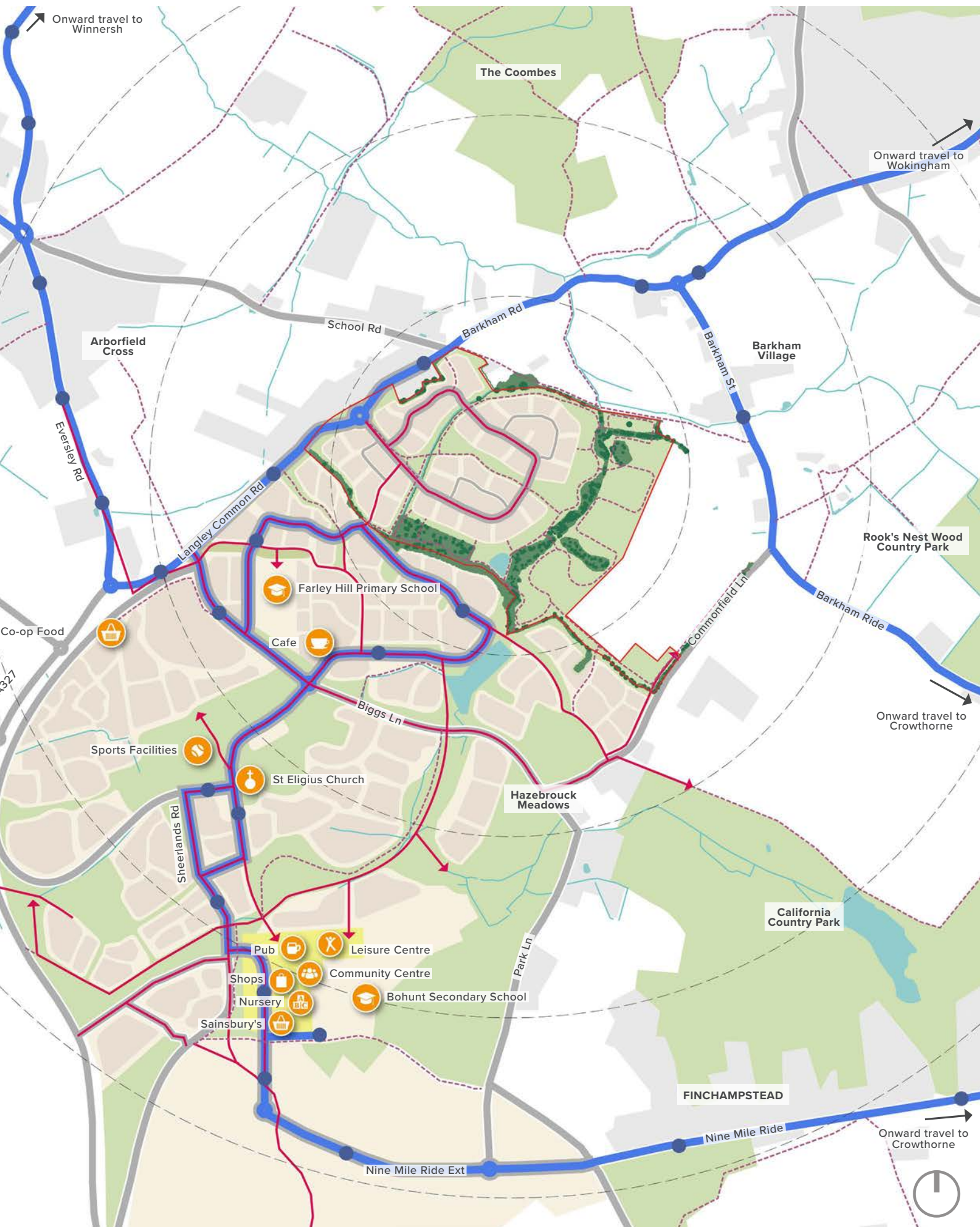


Figure 46. Sustainable Travel Plan

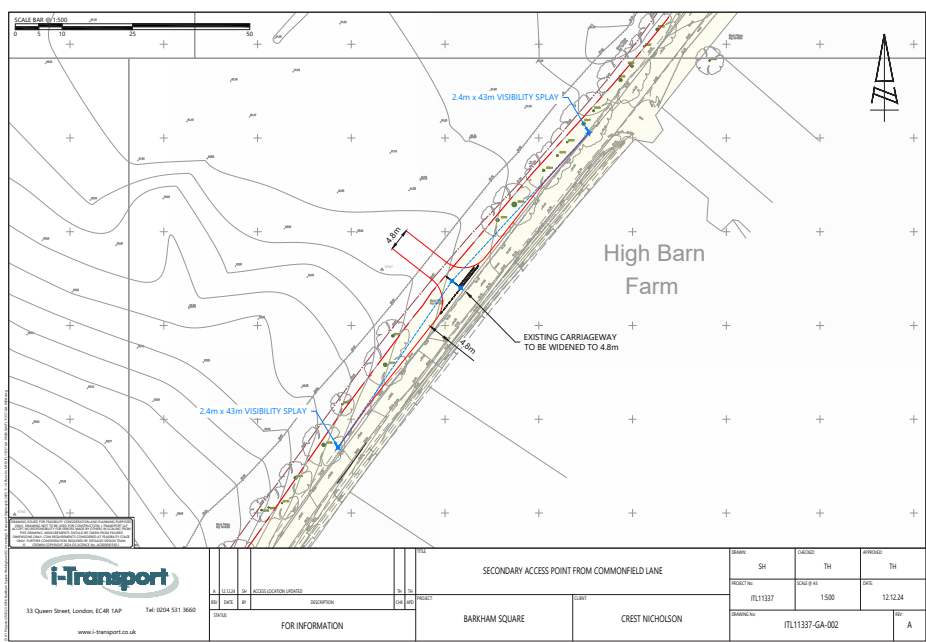
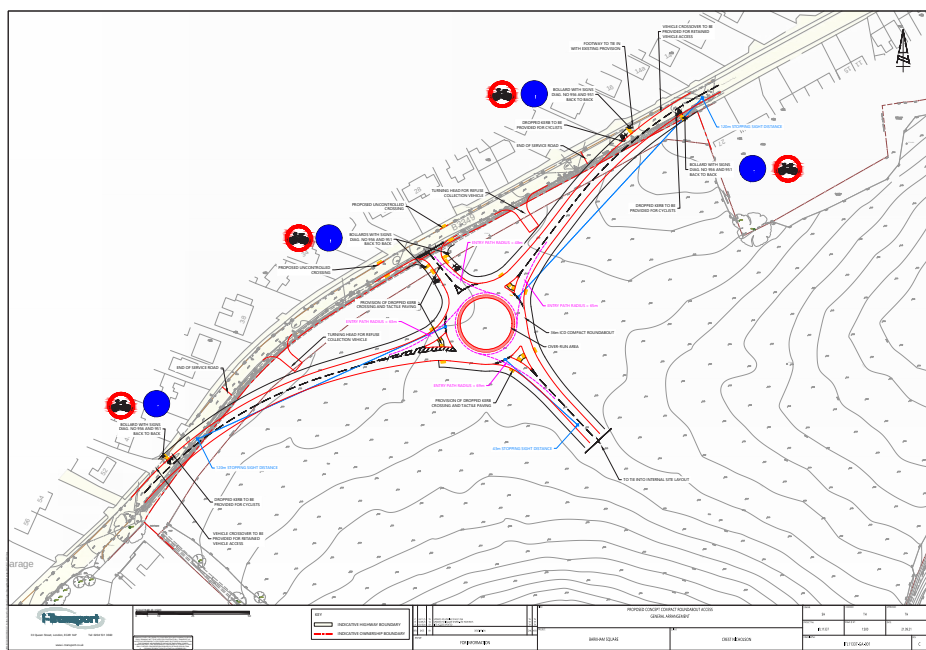


## 8.2 SITE ACCESS ARRANGEMENTS

The main access to the Site is proposed from a new four-arm roundabout on Langley Common Road. A separate vehicle access is proposed from Commonfield Lane to access the allotments.

The proposed roundabout will be able to suitably serve the development. The roundabout will also create a speed remediation feature on Langley Common Road providing a break in the long straight section encouraging lower vehicle speeds and realistic opportunity to reduce the speed limit.

Access to the properties to the north of Langley Common Road will be retained via a service road accessed from the roundabout. Turning heads will be provided to enable vehicles to turn.



### 8.3 CAR & CYCLE PARKING

Details of the car and cycle parking will be addressed as part of future RMAs. The design and level of provision will accord with the standards set out in the '**Wokingham Borough Council Parking Standards Study Report**'. The Wokingham Borough parking calculator spreadsheet will also be used to ensure the most appropriate level of parking is provided.



### 8.4 REFUSE & EMERGENCY VEHICLE ACCESS

The road network within the Site will be carefully designed so as to accommodate refuse, emergency service and other servicing vehicles whilst ensuring roads are not over-engineered and will not hamper pedestrian and cyclist movement across the Site.





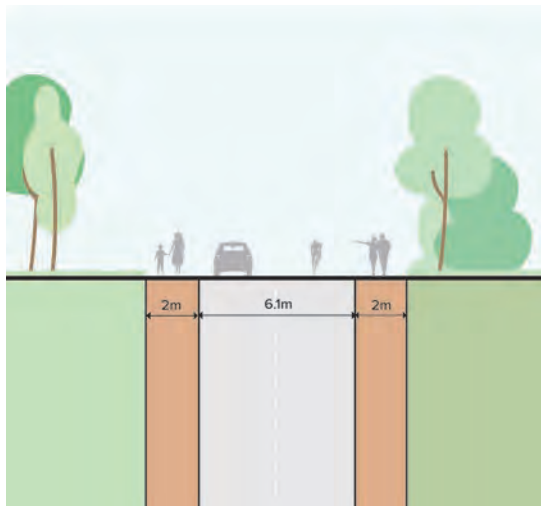
## 8.5 STREET HIERARCHY

The movement strategy for the Proposed Development creates a dynamic street hierarchy, that evolves as users move deeper into the heart of the Site. Private vehicles will be restricted from cutting through the development, ensuring that traffic is limited to those with the specific intention of accessing the residential areas.

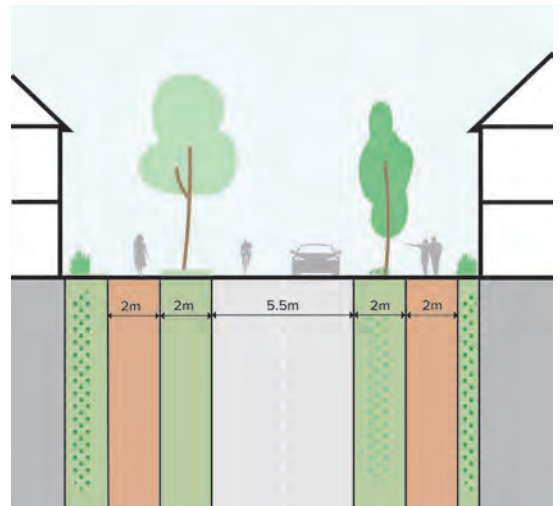
The Site will feature a diverse range of street typologies. The main access route will incorporate an off-street cycleway, with carefully designed crossing points to prioritise the safety of all users. Secondary streets, tertiary streets, and private drives will provide access to the residential parcels. The expected lower traffic volumes on the private drives will allow for a larger shared surface area, accommodating pedestrians, cyclists and vehicles more comfortably.

The following sections outline the potential street hierarchies that could be implemented within this development.

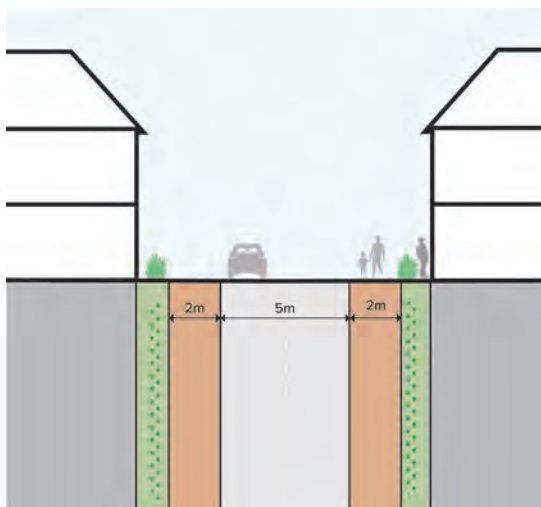
**Main Access Road**



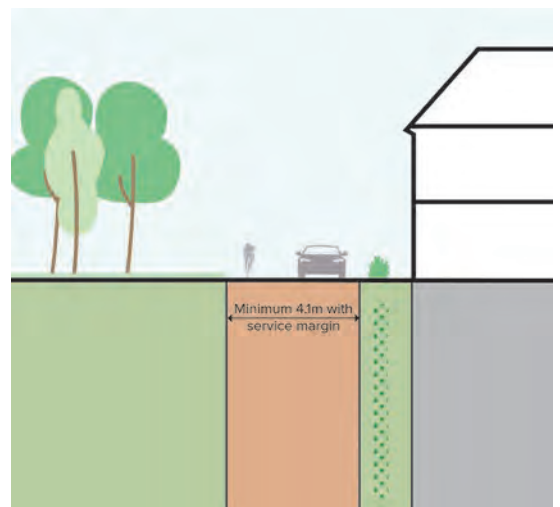
**Secondary Streets**



**Tertiary Streets**



**Private Drives**



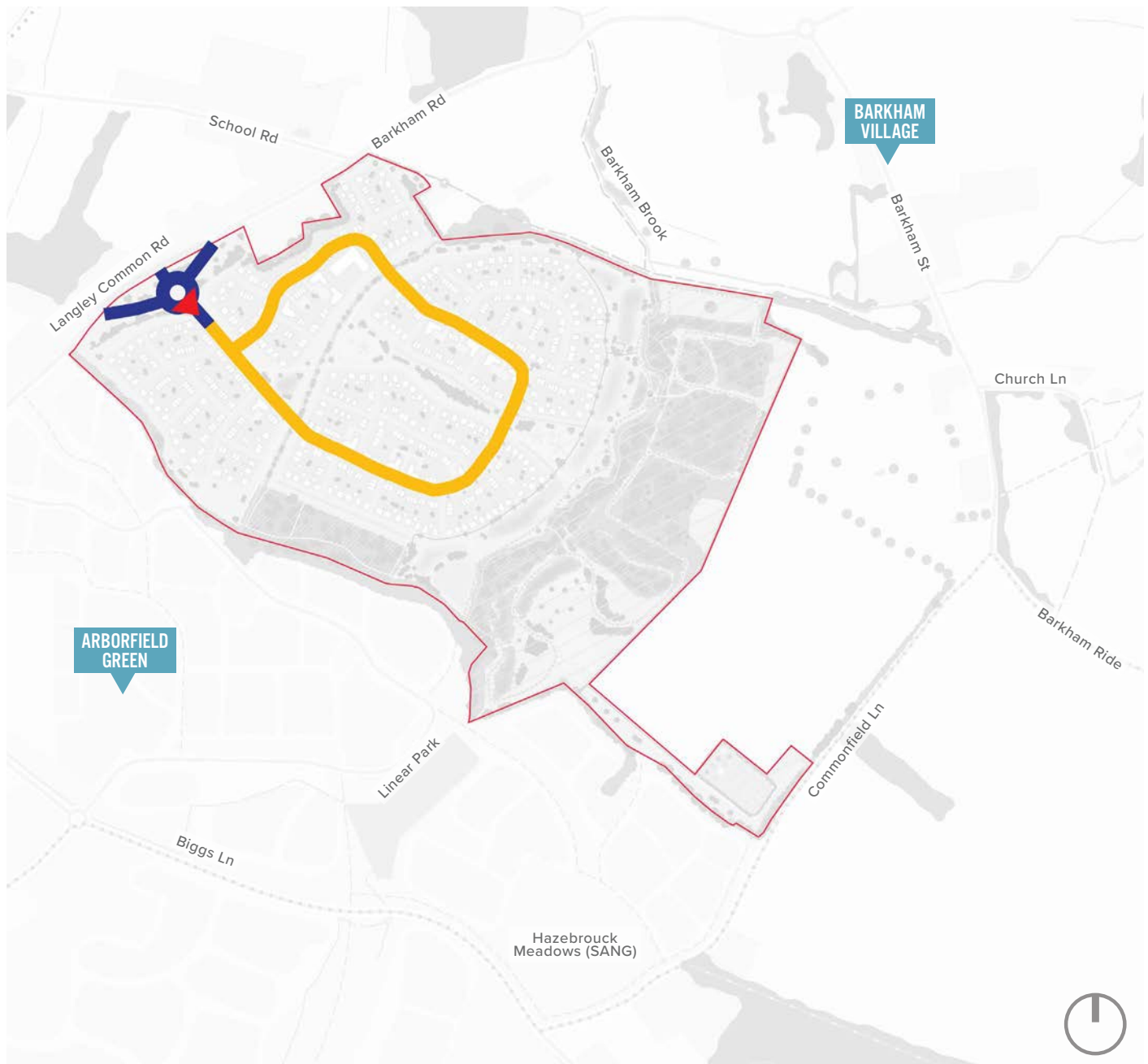


**Figure 47. Vehicular Access Plan**

- Application Site Boundary
- Proposed indicative location of main access road
- Proposed indicative location of secondary street with verge
- ▲ Proposed main access



## 8.6 SECURE BY DESIGN

A well designed public realm can contribute significantly to the quality of the built environment and play a key role in the creation of sustainable, inclusive mixed communities.

The public realm will be designed to maximise accessibility for all, with paved level access directly off the pedestrian streets. The external environment will be easy to move around for users of all ages, abilities and for wheelchairs, prams or bicycles. Main pedestrian circulation routes will be generous and uncluttered. The use of a limited palette of surface treatments and street furniture will present a coherent and legible design. Any cycle routes through pedestrian areas will be clearly defined and mindful of disabled users.

Adequate space will be created between any seating and associated footpath, to create suitable distance when walking past and all seating will be located where there will be natural surveillance. Any benches will be designed to assist those with mobility issues.

Play areas are located centrally to the development, in areas that allow for supervision from nearby dwellings, with safe routes for all users to come and go and careful selection of plant species and on going maintenance is key to ensure natural surveillance.

Public, communal and private spaces will be clearly defined. Public areas are open space with designated footpaths, overlooked by surrounding development. Communal spaces are semi-private areas to be shared with the new residents of the development, such as parking areas, courtyards, lobbies etc. These spaces are demarcated with a change of material and a strong sense of enclosure, often defined by landscaping, defensible planting or by the built form that also provides natural surveillance. Private spaces such as front gardens, back gardens and terraces will have strong boundaries, defined by landscaping, defensible planting and built form. Frontages to private dwellings will have privacy strips or front gardens, which are defined by a mixture of walls, fencing, hedges and/or defensible planting. Back-to-back development parcels adds to the sense of security and ensures that the back of dwellings and private gardens are not exposed and access is restricted via the dwelling, side gate and/or garage.





# 9

## Sustainability





## 9. SUSTAINABILITY

### 9.1 SUSTAINABLE DEVELOPMENT

The Site lies in an accessible location and is capable of being integrated with existing pedestrian and cycling infrastructure, facilitating healthy, low carbon transport to local facilities. Crest Nicholson is committed to delivering new homes that minimise carbon emissions in line with the Future Homes Standard 2025, reducing carbon emissions by 70- 80% compared to current standards. This will be considered in detail at the 'reserved matters' planning stage, having regard to the building regulations in place at that time.

It is anticipated that the new homes will include:

- Low carbon heating and hot water systems such as air source heat pumps or ground source heat pumps.
- Improved insulation levels, enhanced airtightness and thermal bridge reduction.
- Solar panels
- Electric vehicle charging points, or the necessary cabling to allow them to be installed in future.
- Energy efficient ventilation, without compromising the building's air tightness.

Crest Nicholson is the first UK house builder to have its net-zero targets validated by the Science Based Targets Initiative (SBTi). The SBTi helps businesses align their targets in reducing emissions with latest climate science, and is focused on enabling companies to halve emissions before 2030 and each net-zero emissions by 2050. The validation of these targets demonstrates Crest's commitment to reducing greenhouse gas (GHG) emissions.







# 10

## Conclusion

- 10.1 Development Framework Plan**
- 10.2 Summary of Benefits**



# 10. CONCLUSION

## 10.1 DEVELOPMENT FRAMEWORK PLAN

This Development Framework Plan captures the design intent for Barkham Square, illustrating how the future development will create a highly sustainable and distinctive sense of place.

The detailed technical understanding of the Site, coupled with the consultation process with Wokingham Borough Council and other key stakeholders, has produced a coherent and effective masterplan that meets the overall vision and objectives, integrates a high quality development that is enriched by landscape led design principles.

|                 |                                                                                        |  |                                                      |
|-----------------|----------------------------------------------------------------------------------------|--|------------------------------------------------------|
|                 | Application Site boundary                                                              |  | Indicative SuDS                                      |
| <b>EXISTING</b> |                                                                                        |  | Primary road & access                                |
|                 | Public footpath                                                                        |  | Secondary road                                       |
|                 | Public bridleway                                                                       |  | Tertiary road                                        |
|                 | Public footpath upgrade to public bridleway                                            |  | Indicative vehicle, pedestrian & cycle access points |
|                 | New public bridleway                                                                   |  | Indicative non vehicular access points               |
|                 | Byway open to all traffic                                                              |  | Indicative allotment access point                    |
|                 | Round Berkshire cycle route                                                            |  | Access route for maintenance vehicles                |
|                 | Vegetation                                                                             |  | SANG circular route                                  |
|                 | Key trees/groups                                                                       |  | Pedestrian routes                                    |
|                 | Ancient Woodland                                                                       |  | Elderly care accommodation                           |
|                 | Hedgerow                                                                               |  | Residential development                              |
|                 | Water bodies                                                                           |  | Residential frontages                                |
|                 | Watercourse                                                                            |  | Corner/focal building                                |
| <b>PROPOSED</b> |                                                                                        |  | Community green                                      |
|                 | Indicative location of foul water pumping station                                      |  | Productive landscape                                 |
|                 | Native hedgerow and fence to SANG boundary (where not adjacent to existing vegetation) |  | Car park                                             |
|                 | Parkland tree planting                                                                 |  | Neighbourhood Equipped Areas of Play (NEAP)          |
|                 | Hazel coppice and woodland planting                                                    |  | Local Equipped Areas of Play (LEAP)                  |
|                 | Grassland planting                                                                     |  | Local Landscaped Areas of Play (LLAP)                |
|                 | Suitable Alternative Natural Greenspace (SANG)                                         |  | Local Areas of Play (LAP)                            |





Figure 48. Development Framework Plan



## 10.2 SUMMARY OF BENEFITS



### UP TO 660 NEW HOMES

A sustainable new neighbourhood,  
forming part of the Arborfield Green  
development



### BIODIVERSITY ENHANCEMENT

At least 10% Biodiversity Net Gain,  
including improvements to Barkham  
Brook and Ancient Woodland



### POLICY COMPLIANT AFFORDABLE HOMES

A mix of house sizes and tenures  
including affordable housing to meet  
and identified local need



### ELDERLY CARE HOMES

New elderly care homes to respond to  
local need



### DELIVERY OF NEW SANG

Approx. 13ha of Suitable Alternative  
Natural Greenspace to provide a new  
public open space with walking and  
cycling routes



### SUSTAINABLE DEVELOPMENT

Delivery of new homes that minimise  
carbon emissions in line with the Future  
Homes Standard 2025



### **SUSTAINABLE DRAINAGE SYSTEM**

Attractive interventions within the landscape, providing practical solutions to urban drainage



### **OVER 50% GREEN INFRASTRUCTURE**

Comprehensive landscaping which will provide play areas, leisure routes and promote healthy active living and wellbeing



### **PEDESTRIAN & CYCLE PATHS**

Prioritising accessible green spaces with cycle paths and walkways into local services and amenities



### **COMMUNITY ALLOTMENTS**

High quality productive allotments, with the opportunities for community engagement and pride



### **NEW PLAY AREAS**

Creation of 2 new play areas to cater for children of all ages



### **NEW GREEN CORRIDORS**

Creation of new multifunctional Green Infrastructure corridors that provide open space and connections for people and wildlife



EST. 1963

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