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# NMA DESIGN COMPARISON STATEMENT

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ARBORFIELD GREEN DISTRICT CENTRE

PURPOSE OF DOCUMENT

This document has been prepared by Pegasus Group on behalf of Taylor Wimpey West London to support a Non-Material Amendment Application (NMA) to the Arborfield Green District Centre Reserved Matters approval (ref. 230872).’ and ‘...Parcel ‘RE’ which are located within the eastern part of the District Centre parcel.

This NMA focuses on areas ‘Eastern Residential parcel’ and ‘Parcel RE’ to the eastern side of the site.

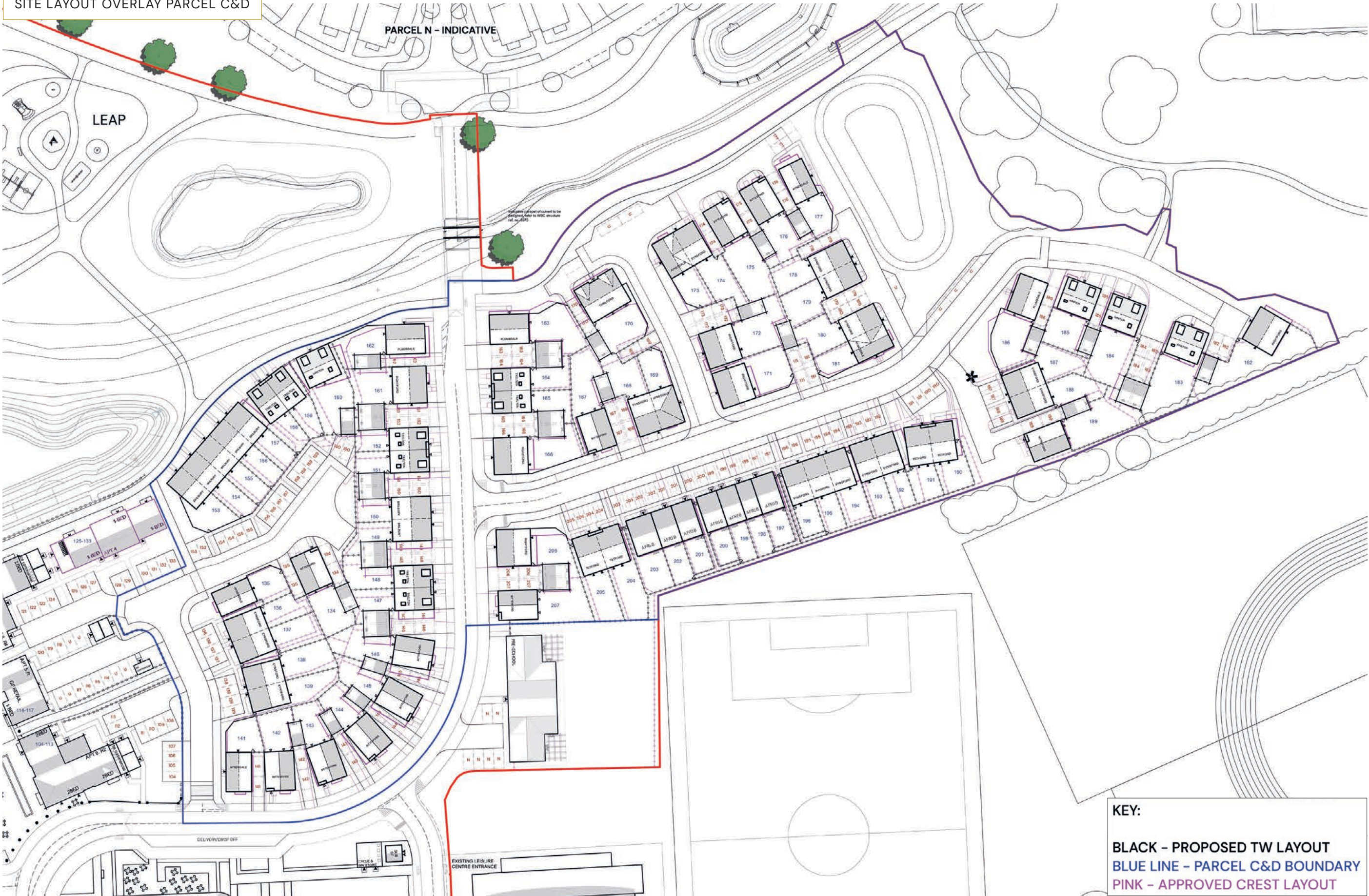
The aim of this document is to clearly highlight where the submitted NMA plans propose change compared to the previously approved NMA (application no. 252225 – approved October 2025).



CONTENTS

- Site Layout Overlay Plan.
- Side by side comparison of approved Site Layout (October 2025) and proposed NMA Site layout.
- Side by side comparison between previously submitted streetscenes and proposed NMA streetscenes.

SITE LAYOUT OVERLAY PARCEL C&D



KEY:

BLACK - PROPOSED TW LAYOUT  
BLUE LINE - PARCEL C&D BOUNDARY  
PINK - APPROVED CREST LAYOUT

## APPROVED SITE LAYOUT



**A.** The highway network remains unchanged from the approved scheme, with no alterations to road hierarchy, access points, or movement patterns.

**B.** The development continues to present a strong and active primary frontage onto the principal streets, consistent with the spatial structure and urban form established within the approved layout.

**C.** The quantum and distribution of affordable housing remains identical to the approved scheme, with no changes to location, clustering, or integration across the site.

**D.** Primary frontages at the gateway treatment to Parcel N is retained as approved, with two dwellings positioned to define and reinforce the entrance, maintaining the established sense of arrival and spatial enclosure.

**E.** A clear and consistent boundary strategy is maintained throughout the scheme. This includes high-quality brick boundary walls along the spine road and fronting key areas of open space, alongside high close-boarded fencing where plots interface with the leisure facilities to the south of Parcels C and D.

**F.** Feature tree planting is retained in the same locations as approved, positioned along the spine road and within parking courts to reinforce streetscape quality, legibility, and landscape structure.

**G.** Parking provision and distribution remain fully consistent with the approved layout, with on-plot and courtyard parking located to the front, rear, and side of dwellings in identical positions to those previously approved.

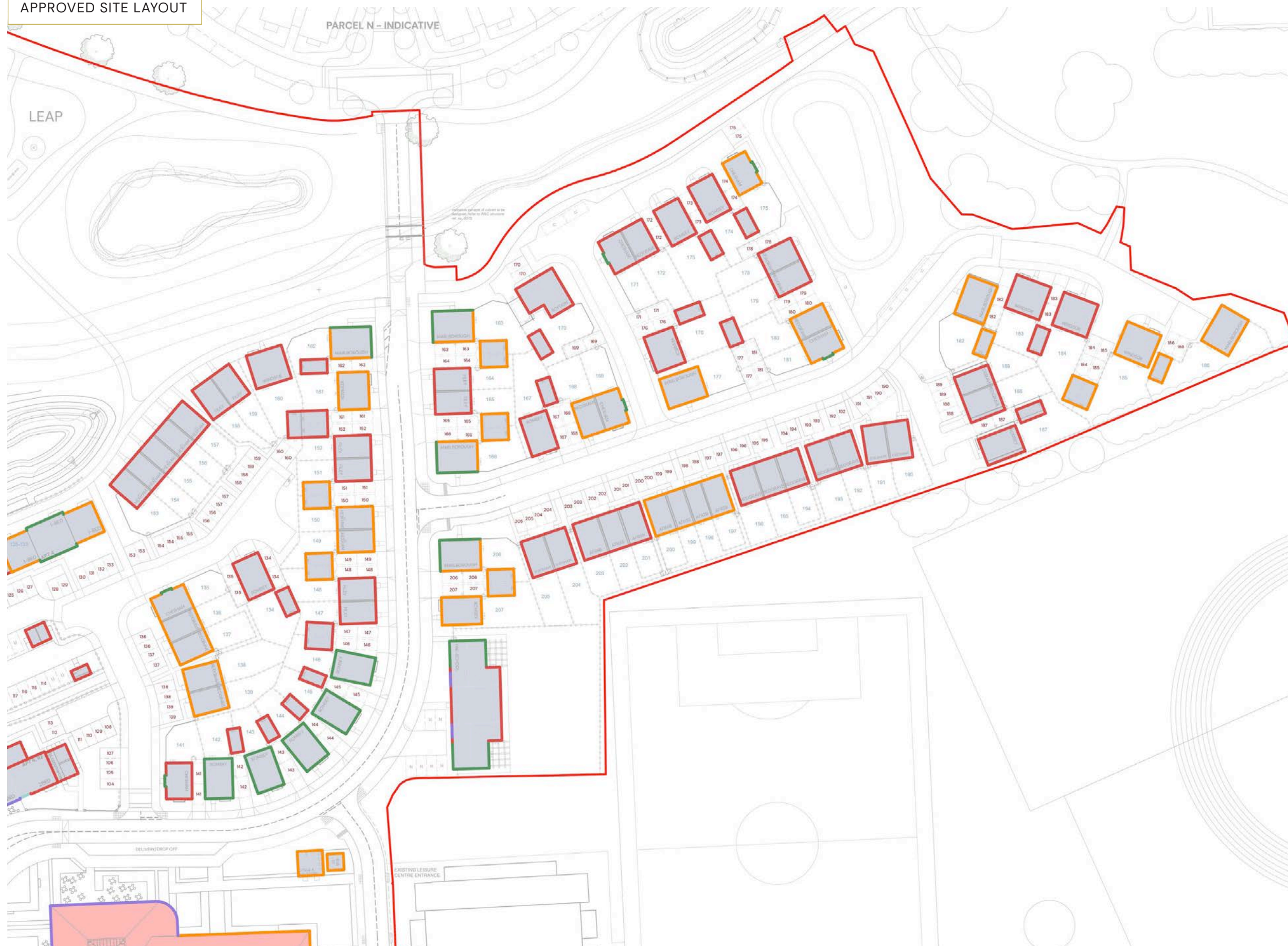
**H.** Frontages addressing the Village Green retain the established character and design language approved previously, ensuring continuity in built form, scale, and architectural expression.

**I.** The 2.5 and 3 storey buildings are retained in the same locations as approved, continuing to terminate key vistas and reinforce the established townscape hierarchy and legibility.

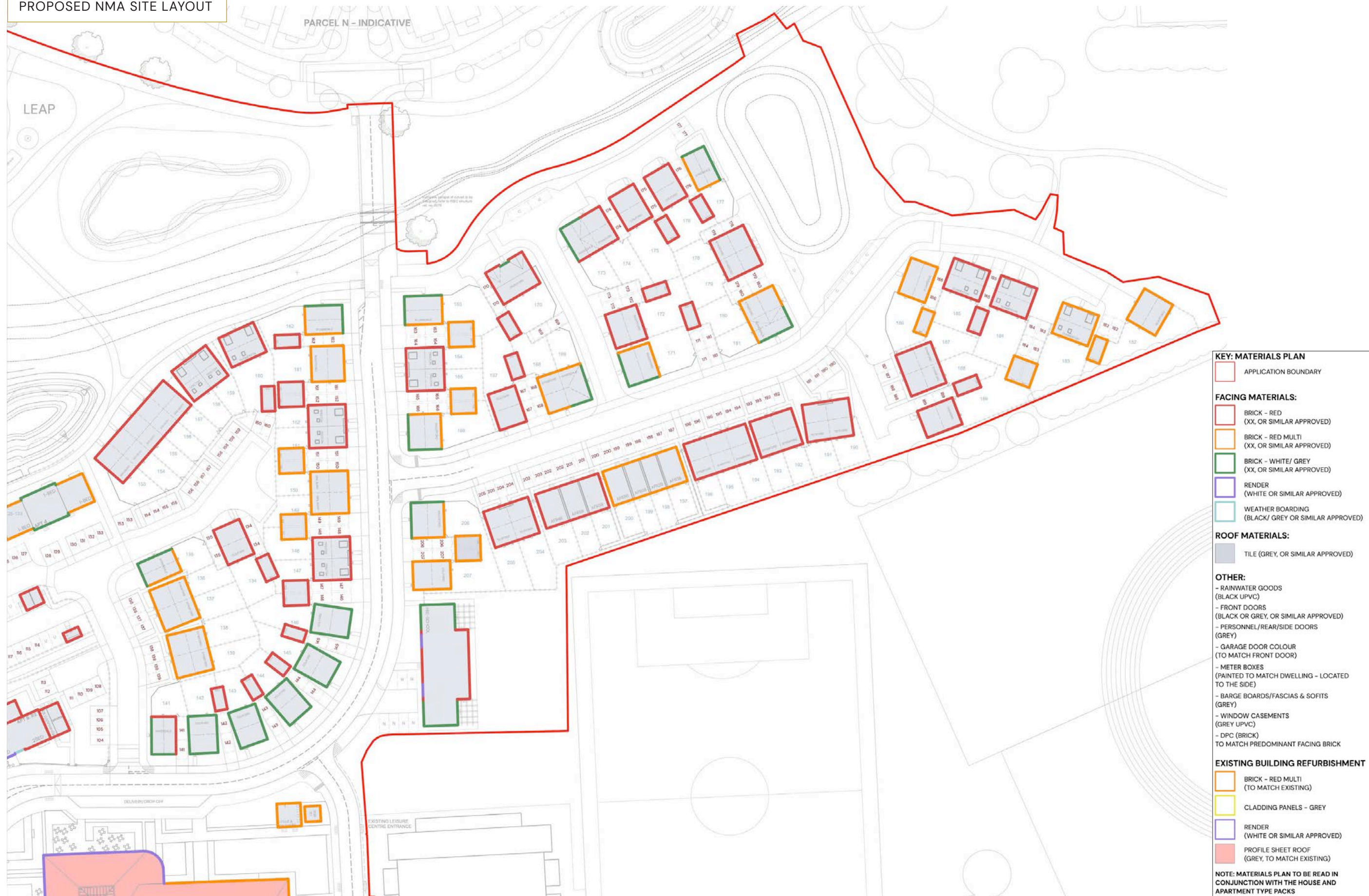
PROPOSED NMA SITE LAYOUT



# APPROVED SITE LAYOUT



PROPOSED NMA SITE LAYOUT



NMA APPROVED



CONSISTENT APPROACH TO ARCHITECTURAL  
DETAILING – EG. CONTEMPORARY  
FENESTRATION, EAVES

CORNER-TURNING BUILDINGS AT KEY  
JUNCTIONS – CHANGE OF MATERIAL TO  
BETTER DEFINE KEY CORNERS – MORE  
APPROPRIATE TO REVISED HOUSE TYPE

FEATURE GABLE ROOF FORMS

CONTINUATION OF KEY GATEWAY  
FRONTED, GREY BRICK DWEL

NMA PROPOSED



ILLUSTRATIVE COMPARISON STREETSCENES



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