

illustrative layout principles & concepts

"The design principles and concepts that have been applied to the proposed development"

The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(a)



memorable, legible illustrative masterplan

- ... which has characterful, well-defined, legible streetscapes
- ... which incorporates landscape features, trees and amenity planting
- ... which has clearly delineated private realm
- ... which has sufficient cycle & vehicle parking
- ... and which provides a range of accessible new homes





A Memorable [Layout] Character

Creating a place with a distinctive character inspired by Arborfield and the immediate neighbourhood.

Responding to Arborfield's inspiring characteristics

- ☛ The site has been designed to account for the views towards the Grade II Listed church spire to the north east of the site: the eastern part of the development consists of green space to maintain this view corridor.

Structural landscaping to reinforce the memorable character & promote the social life of the new neighbourhood:

- ☛ Offering the spaces and facilities which allow activity to happen and to bring places to life:
 - ☛ Segregated pedestrian routes which link up to roadside routes...
 - ☛ ...Enhancing connectivity and routes from Reading Road with a central greenspace...
 - ☛ ...With pedestrian routes linking to the eastern POS...
 - ☛ ...All with the right degree of passive surveillance.
- ☛ Retaining existing mature trees and landscaping in the western part of the site as an integral part of the memorable greenspace character.
- ☛ Retaining the existing freestanding mature tree in the eastern edge of the site as focal point of this new greenspace.

Grain and townscape which respond to the neighbourhood:

- ☛ The illustrative masterplan demonstrates the potential to design the built form in an equivalent urban grain format to the wider neighbourhood:
 - ☛ Sense and feel of a lower density development - avoiding "Urban Walls" to boundaries and providing more detached and semi-detached properties on the peripheries...
 - ☛ and perhaps with wider streets which might incorporate landscaping and front gardens - with safe, legible, straight routes for pedestrians, cycles and vehicles.
- ☛ Building forms which have a local resonance:
 - ☛ Compositions of buildings within each streetscape creating memorable, cohesive building groupings is achievable for the scheme - rather than predetermined housetypes.



ref.14:

The Memorable
Illustrative
Masterplan





Well Defined Streets & Spaces

...which are connected and well overlooked - a strong framework of clearly defined perimeter blocks.

Enclosing and defining spaces:



Using buildings.



Using street trees.



Using structural open space landscaping.



Using water.

Perimeter blocks with clearly defined public fronts and private backs:



Clear structure of perimeter blocks.



Active frontages - front doors and habitable room windows that face streets and public spaces.



Buildings at corners which positively address both streets with habitable room windows.



Well resolved internal vistas.

Cohesive building compositions and building lines:



Strong continuous building line creating a linear frontage.



Informal more spacious building line creating a more organic frontage.



ref.15:

Framework of
Perimeter Blocks,
Streets & Spaces





Easy to Find Your Way Around

...with legible features to help people navigate around and through the new neighbourhood.

Straight, direct, connected streets:



A simple street pattern based on a relaxed grid.



Straight and direct streets with a destination in view.



Curved streets which continuously open up new views as they are travelled along.

Clear differentiation by design and character to help people to find their way around:



Primary street through the body of the site - verges, street trees and separate footways.



Secondary street - pedestrian- and cycle-friendly, a more organic street form.



Informal shared surface lanes mostly alongside the development edge.

Helping people create a 'mental map' of the new neighbourhood:



Vista and keynote buildings as landmarks.



Vista trees and greenspace as landmarks.



ref.16:

Legible,
Accessible
Movement





Healthy Streets

...which balance the need for people to move along and cross streets alongside the need to accommodate vehicle movement.

...which encourage walking, cycling, outdoor play, social interaction and street life.

"Streets for people" - with safe and inclusive pedestrian and cycle provision:



Designed for low vehicle speeds (20mph or less) for pedestrians and cyclists to feel safe.



Carriageway widths minimised (less than 6m where possible).



Continuing pavements and cycleways across side streets - for pedestrian and cycle priority at each junction.



Cycle provision along segregated paths on routes where vehicles will be faster and more frequent.



Cycle provision along shared carriageways on routes where vehicles will be slower and less frequent.

Promoting activity in the street - a balance of placemaking, meeting, play and enjoyment functions, and vehicle movement:



Places to socialise.



Active frontages and front doors - providing activity and surveillance to the street.



Trees and street landscaping that add sensory richness - visual, scent and sound..



Pedestrian and cycle desire lines.



ref.17:

Streets as Places:
Personal & Traffic
Connections





Walking, Cycling & Public Transport

...being the attractive choices for short trips
- improving physical health and the local
environment, reducing congestion, pollution and
carbon emissions.

Short, straight and direct walking and cycling connections:

-  To public transport stops along Reading Road connecting the site to Reading, Winnersh & Shinfield
-  To public transport stops along Reading Road connecting the site to Wokingham, Finchampstead & Bracknell.
-  To the western public open space and wider countryside.
-  To local centre in Arborfield Cross.
-  Segregated green route adjacent to the southern edge of the site.

Ensuring walking and cycling routes are safe and attractive:

-  Street space shared fairly between pedestrians, cyclists and motor vehicles.
-  Pedestrian and cycle priority at side junctions.
-  Tight corner radii (3m where possible) at street junctions and side streets - controlling vehicle speed.
-  Carriageways at the minimum width to allow for pedestrian and cycle accessibility alongside vehicle passing.
-  All streets and routes pass in front of people's homes creating a well overlooked public realm.
-  20mph design speeds, designations and traffic calming.
-  Allowing for waste collection vehicles without compromising pedestrians, cycles, or street character.



ref.18:
Access for All



Form & Scale

The legible, characterful layout is reinforced by the carefully managed height and scale of prominent and keynote buildings:



Single storey

- garages, subservient extensions, substation



2-2½ storeys

- domestic-scale houses, some with "loft conversions"

ref.19:

Clearly-Defined
Scale & Building
Heights



environment & landscape

- ... which has a range of landscape features creating a multifunctional landscape supporting drainage, ecology and connectivity
- ... which will add community value through the introduction of open space and play features for the existing and new residents
- ... which seeks to integrate the built form into the existing character
- ... which delivers green infrastructure connectivity throughout the scheme and to the wider landscape



A connected and accessible network of public open spaces and paths to encourage physical activity and social interaction:

- ✎ Well-overlooked public open spaces with good levels of natural surveillance.
- ✎ The function and character of each space is clear and identifiable through its design and layout.
- ✎ Each landscaped area offers public, private and/or biodiversity value.

Opportunities to interact with nature on a day-to-day basis:

- Day-to-day interaction along pedestrian routes throughout the development with walking routes aligning swales and routes through POS.
- Recreational interaction in the play area and general open space.

Creative surface water management:

- Watercourse, swales and ephemeral ponds are closely integrated into the design.
- Capturing water as close as possible to where it falls and transporting it through the site.

Reinforcing and reintroducing habitats and species:

- The landscape has been developed to maximise BNG.
- Movement corridors for wildlife enhancing existing green infrastructure and creating additional green links throughout the development.
- A mix of mown and long species rich grassland as well as wet grassland and tussocky grassland will create a range of habitats

Management and long-term stewardship:

- Robust well-considered management arrangements.



ref.20:

Accessible Network of Public Open Spaces





Natural [Green] Connections

...which integrate the new neighbourhood into the site and connect it with its wider natural and built surroundings.

Connecting existing and new habitats:

-  Safeguarding the existing ecology corridors along the site boundaries and within the site where possible.
-  Creating new movement corridors where boundary hedgerows have been lost.
-  Safeguarding existing hedgerows as key elements of the public realm and providing enhancements.
-  Retaining existing blue infrastructure within the site
-  Creating sustainable new blue infrastructure providing additional habitat and biodiversity within the site



ref.21:

Network of
Green Corridors
& Open Spaces





Back of Pavement, Front of Home

Private spaces clearly delineated by characterful boundary treatments - minimising visual clutter from services and utilities.

Each space with a clear public or private function:

- Each public greenspace of sufficient size to be attractively landscaped, and visited and enjoyed by residents.
- Front gardens sufficiently deep to allow for clear delineation from the public realm, defensible planting and maintenance and personalisation by residents.

Boundary treatments that add ecological value and reinforce distinctive local characteristics:

- Boundary treatments such as hedgerows and timber fencing which reinforce the character of the street environments....
- ...and which reinforce the private space of the front gardens - encouraging people to personalise the front of their homes.

Front gardens which avoid visual clutter from services and utilities:

- Integrating services, waste storage and utilities cabinets at detailed design stage to minimise clutter.
- Planned and integrated refuse and recycling to avoid frontal bin storage (detailed in the following chapter).

Providing open air spaces for apartment residents - for relaxing, drying clothes, container gardening, and enlivening and surveilling the street:

- Balconies/terraces for most appartments and shared communal space.
- Semi-private amenity spaces to ground floor apartments.





Cycle & Car Parking

Making walking and cycling the attractive choices for short trips - improving physical health and the local environment, reducing congestion and pollution.

Sufficient cycle parking to meet Wokingham Borough Council's standards:

- 1-bed dwelling: 1 bay
- 2-bed dwelling: 1 - 2 bays
- 3+bed dwelling: 2 bays

...in garages or secure garden stores - so that cycles are as appropriate to choose as a car for short trips.

Sufficient vehicle parking to meet Wokingham Borough Council standards ('village' classification):

- | | | | |
|-----------------|----------------|-----------------|----------------|
| 1-bed dwelling: | 1.2 - 1.4 bays | 3-bed dwelling: | 1.5 - 2.2 bays |
| 2-bed dwelling: | 1.2 - 1.4 bays | 4+bed dwelling: | 2.0 - 2.4 bays |

Visitor parking: 0.2 bays per dwelling

Total required: **estimated 195-250 bays**
(subject to detailed layout & mix)

These bays are shown illustratively to the right.

Electric vehicle charging facilities will be provided to every dwelling.



Integrating parking as part of the holistic townscape & streetscape design:

Maisonettes: small well-overlooked courts serving a few dwellings

Lower-density housing: on-plot bays alongside the dwelling.

Terraced streets: in front of the dwelling, as one element of the streetscape character

Visitor bays: integrated into the street environments as part of their holistic design along with generous landscaping relief.

Preventing indiscriminate/anti-social parking: limiting stretches of roadway available by using junctions and lay-bys.



ref.22:

Parking, Refuse & Emergency Provision



Emergency operatives must be able to access the furthest point within every dwelling, from 45m of their vehicle. Reversing is limited to 20m. [Re. Building Regulations Approved Documents H [\[LINK\]](#) and B [\[LINK\]](#) and Section 6.7 of Manual for Streets [\[LINK\]](#)].

Refuse storage must be in accordance with Wokingham Borough Council's Guidance Note for Developers (2021):

- For each dwelling, moved by residents on collection day from gardens to individual or communal kerbside collection points:
 - Refuse: 90-litre bag.
 - Recycling: 2 x 60-litre bags.

Residents must be able to carry refuse to their bins within the 30m allowed. House residents must be able to wheel their bins to their collection point within the 25m allowed [Re. Building Regulations Approved Document H6 [\[LINK\]](#)].

Refuse operatives must be able to visit every collection point within the allowed distance from the collection vehicle (15m for wheelie bins, 10m for eurobins) [Re. British Standard BS5906:2005 [\[LINK\]](#)].

a range of dwelling types

The **illustrative** disposition of dwellings is indicated right, showing that a range of dwellings can be delivered by the development at Reserved Matters stage.

- 5-bed house
- 4-bed house
- 3-bed house
- 2-bed house/coach house
- 2-bed maisonette
- 1-bed maisonette



mixed & integrated dwelling tenures

The **illustrative** disposition of tenures is indicated right, showing that the affordable dwellings can be delivered in small tenure-blind groups by the development at Reserved Matters stage.

- Affordable Homes
- Open Market Homes

Affordable Homes are provided for people whose needs are not met by the private market, according to the government's eligibility criteria, and these homes are usually managed by a Housing Association or Local Council.



Illustrative Mix of Dwelling Types			
AFFORDABLE HOMES (39.6%)		PRIVATE HOMES (60.4%)	
1-bed maisonette	8	1-bed maisonette	-
2-bed maisonette	8	2-bed maisonette	-
2-bed coach house	1	2-bed coach house	-
2-bed house	12	2-bed house	6
3-bed house	9	3-bed house	26
4-bed house	6	4-bed house	27
5-bed house	-	5-bed house	8
Total	44	Total	67
Total New Homes		111	



Homes for Everyone

A range of homes, tenures and typologies that meet local community needs.

The right range of dwelling types and sizes:

- ☞ The development is capable of providing homes for first time buyers, for families, and for those downsizing.

The right levels of amenity space for each dwelling:

- ☞ The development is capable of providing private outdoor space for all residents - for recreation, sitting out, drying clothes, and mental health and wellbeing.

The right community composition:

- ☞ The development is capable of providing:
 - Homes and streets where it is difficult to determine the tenure of the properties through architecture, landscape or layout,
 - Tenures distributed across the development in small integrated clusters.
 - Public space and facilities without restriction or demarcation by tenure.



illustrative architectural principles & concepts

*"The design principles and concepts that have been applied to
the proposed development"*

*The Town and Country Planning (Development Management Procedure) (England)
Order 2015 para.9.(3)(a)*



memorable, characterful architectural vision



A Memorable [Built] Character

Creating a place with a distinctive character inspired by Arborfield and the wider neighbourhood.

The application site and the illustrative masterplan described in this Design and Access Statement create exciting opportunities for design character, materials and details at Reserved Matters stage, which are inspired by Arborfield's distinctive characteristics.

The illustrations in this chapter suggest some approaches which could be taken - utilising traditional patterns and materials to create townscape which feel established in this neighbourhood, with variety and interest in each street scene.

Utilising a range of building forms, proportions, types, sizes and internal configurations for each individual dwelling can reinforce this mixed, organic feel.

Compositions of buildings within each streetscape creating memorable, cohesive building groupings is a particular objective - rather than using predetermined housetypes.



For the primary avenue through the site, the suggested approach illustrated above offers a rhythm of gables to articulate the roofscape along the street, traditional materials including feature tile hanging, and some traditional brick detailing including quoins and brick headers.





ref.23:

Distinctive, Locally Inspired Architecture



For the more intimate streets, the suggested approach illustrated above offers a similar materials palette, with a slightly more limited mixture of forms and details, creating a more cohesive character to frame the shared space.



delivering our vision

We are therefore proud to present this development for your consideration, providing up to 111 new homes of which up to 44 will be affordable. The development has been planned positively in order to embody high quality and inclusive design, following a considered appraisal of the identity of Arborfield and the site's setting, and seeks to provide a lower density neighbourhood which is landscape led in this sensitive location.

Throughout the preparation of this application the development team has strived to take the opportunities available for improving the character and quality of Arborfield and the way it functions:

As prestigious developers in the south of England, Dandara Southern Ltd and Elstree Land aspire to create attractive places that will stand the test of time - places which make a positive contribution to their setting - places in which their future occupants are able to integrate into the wider community.

- ✎ Following the principles of best practice in urban design, landscape, movement and sustainability.
- ✎ Contributing to overcoming the region's significant shortfall in housing land supply in a situation where there is very considerable housing need.
- ✎ Offering a mix of open space, recreation, play and housing opportunities, responding to local need.
- ✎ Ensuring a good residential environment, with the creation of significant areas of public open space, and
- ✎ the retention of existing high quality mature trees within the managed landscape and public realm.
- ✎ Integrating with the neighbouring pattern of residential development, and successfully preserving and enhancing long views views of St Bartholomew's Church spire.
- ✎ Benefiting from the good public transport links as well as the services and facilities of Arborfield.
- ✎ Creating a logical extension to Arborfield, creating a defined settlement boundary.

The development offers a sensitively designed, high quality built environment, meeting local and national aspirations for sustainability and character.

Our Vision:

“Complementing the proposed Loddon Garden Village allocation and providing a clearly defined settlement boundary”



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DHA Architecture Ltd is a specialist practice in the field of residential architecture, delivering projects for all of the major housebuilders, as well as regional developers and Housing Associations:

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