

LAND EAST OF LODGE
ROAD, HURST,
WOKINGHAM

DESIGN & ACCESS STATEMENT
JULY 2024





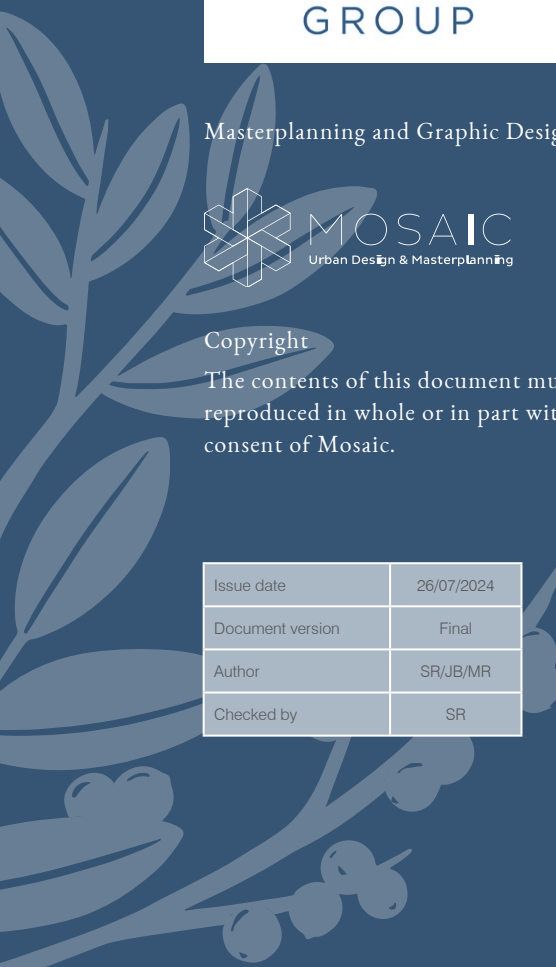
MAC MIC GROUP

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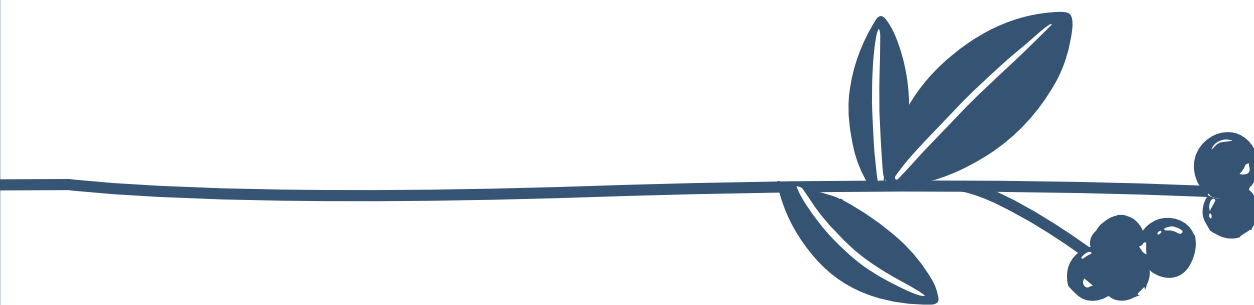


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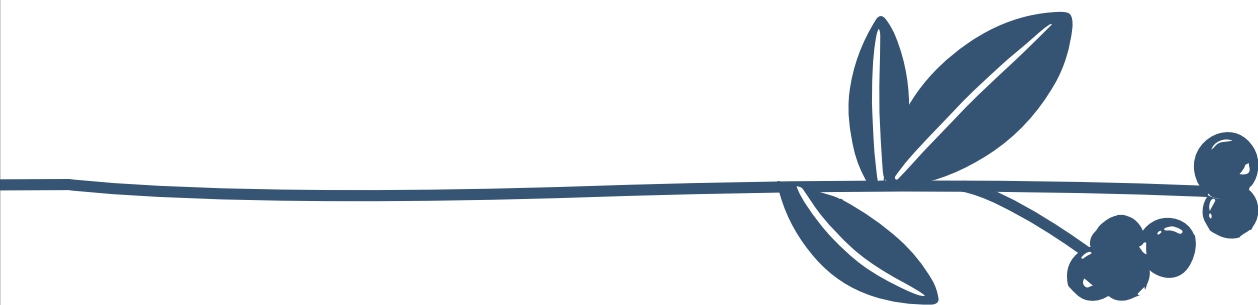
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01

INTRODUCTION

INTRODUCTION

This Design and Access Statement has been prepared on behalf of Mactaggart and Mickel Strategic Land (Mac Mic) regarding the proposed development of Land east of Lodge Road, Hurst (“the site”).

DESCRIPTION OF DEVELOPMENT

Outline application for up to 99 new homes, green infrastructure, open space, pedestrian and cycle links, recreational facilities and other associated infrastructure and access points on Lodge Road and Tape Lane with required improvements (all matters reserved except access).

FUTURE RESERVED MATTERS APPLICATIONS

Matters relating to layout, scale, appearance and landscaping will be the subject of future Reserved Matters Applications.

PARAMETER PLANS

This Outline Planning Application is based on development parameters rather than a fixed masterplan. The accompanying illustrative material serves as one example of how the development could be implemented, but it is not the only way, in accordance with the development parameters.

This document is accompanied by a Parameter Plan (drawing ref. 002C Parameter Plan)

ROLE OF THE DESIGN & ACCESS STATEMENT

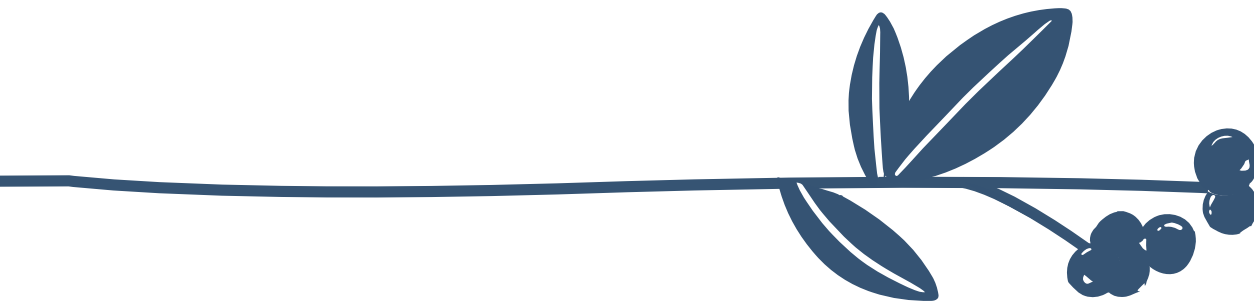
A Design and Access Statement is a report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application.

A Design and Access Statement must:

- explain the design principles and concepts that have been applied to the proposed development; and
- demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.



Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues and how the outcome of this consultation has informed the Proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

The sections of this document follow the Design Council CABE guidance 'Design & Access Statements: How to write, read and use them':

- Assessment
- Involvement
- Evaluation
- Design

APPLICANT: MACTAGGART & MICKEL STRATEGIC LAND

Mac Mic Group, a family-owned property and land company established in 1925, is driven by core family values. We focus on delivering thoughtfully planned, high-quality community development for local residents, creating places where people thrive.

With nearly a century of experience, we've earned numerous accolades for quality, customer service, health & safety, and community contributions. These include The Queen's Award for Enterprise and a consistent 5-Star Customer Satisfaction rating during our homebuilding days.

We take a holistic approach to health and wellness in every project, exceeding targets for biodiversity and decarbonisation. We believe a healthy life starts at home and our communities are designed to be landscape and green infrastructure-led, protecting and enriching the environment by fostering wildlife habitats.



Keynsham development by Mac Mic



SITE CONTEXT

Land east of Lodge Road is located in Hurst, a village 2.4 km south of Twyford. The village of Hurst is within the jurisdiction of Wokingham Borough Council for planning matters and is part of the civil parish of St Nicholas Hurst.

The village has a shop, bakery, and post office to meet the day-to-day needs of residents. It is well-served by the extensive facilities and services situated in Twyford and Reading, both of which can be accessed within a short cycle or bus journey. Twyford railway station provides direct and convenient access to Reading, Wokingham, and London.

APPLICATION AREA

The site is 10.68 hectares (26.39 acres) in size and consists of two field parcels currently used for pasture. Mature trees and hedgerow line the boundaries, providing a sense of enclosure within the site, with glimpsed views of the surroundings. The site is bounded:

- to the north by field parcels and a residential property.
- to the east by properties that overlook Tape Lane.
- to the south by Tape Lane Allotments as well as the rear of properties associated with Martineau Lane.
- to the west by an existing residential dwelling, established mature vegetation, and B3030 Lodge Road.



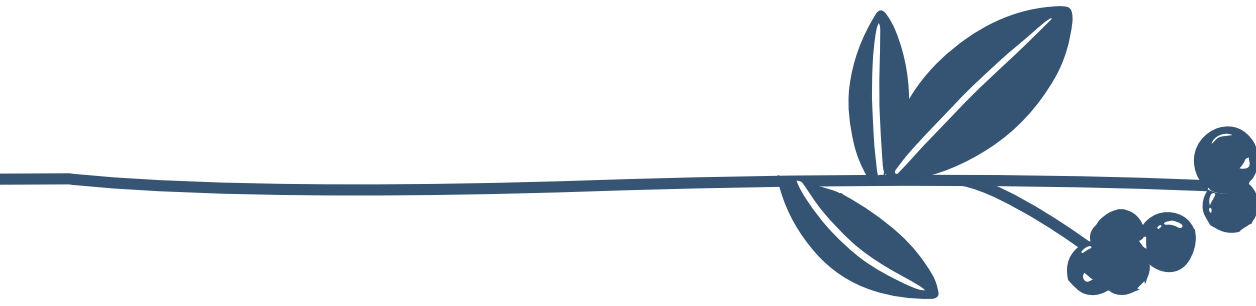
Strategic location plan. Not to scale



Site location plan. Not to scale. Aerial photograph: ©Google Earth

SITE PHOTOGRAPHS





Field from Lodge Road



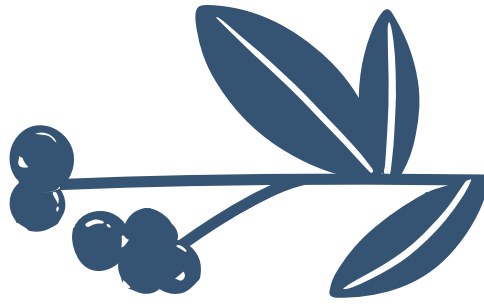
View looking south on Tape Lane



View looking across the site from Tape Lane towards the northern boundary



View looking across the site towards the western boundary

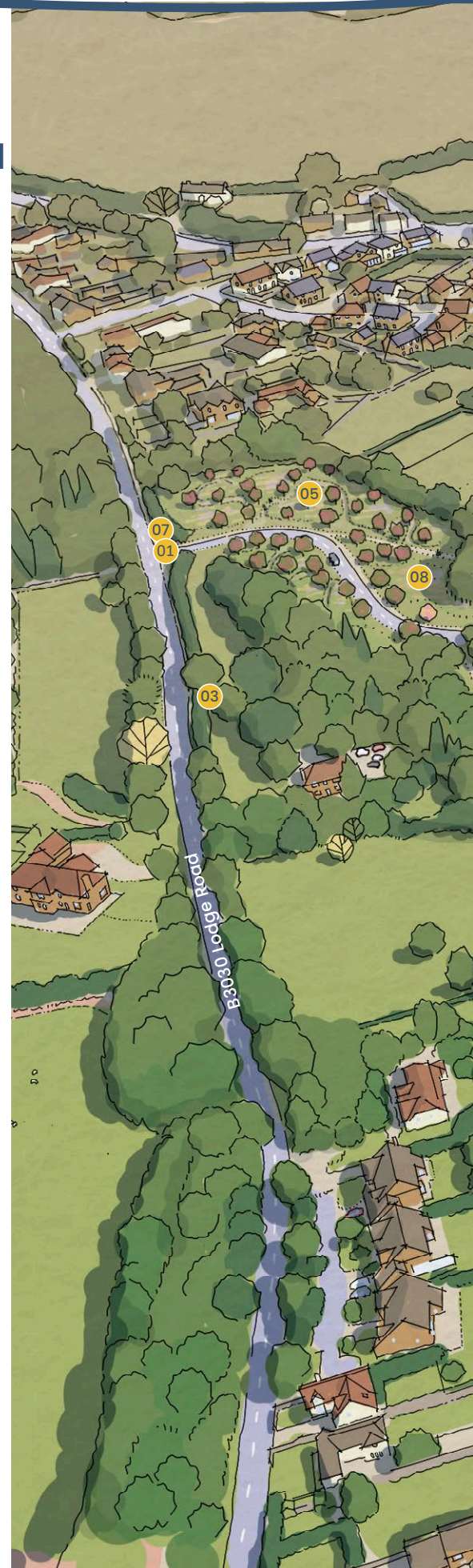


ILLUSTRATIVE MASTERPLAN

The vision for the Land east of Lodge Road is to create a diverse mix of up to 99 beautifully and sustainably designed homes that seamlessly integrate with and reflect the unique character of Hurst.

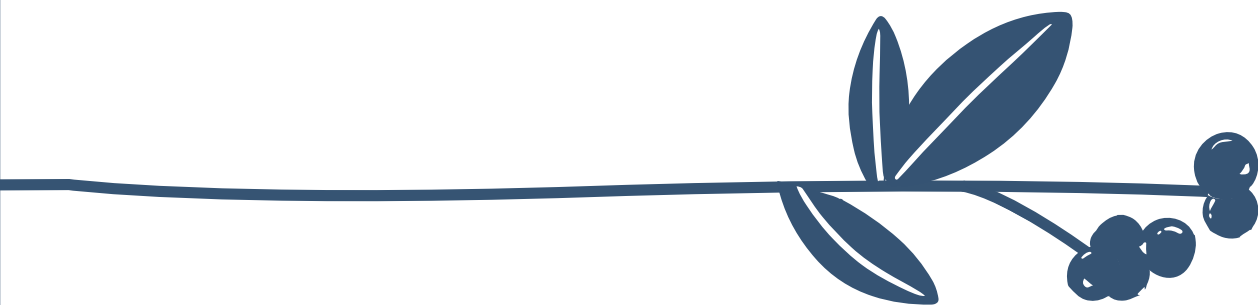
The development aims to maintain a sense of openness between Lodge Road and Tape Lane by delivering a stunning environment of biodiverse and publicly accessible landscapes, including a naturalistic common complete with a pond and a community orchard. Additionally, the design of the new neighborhood emphasises active and sustainable travel by providing a mobility hub, bus route and stop, and a network of off-road pedestrian and cycle routes.

- | | |
|---|--|
| 01 Primary vehicular access point | 10 Car club parking space |
| 02 Emergency, bus and pedestrian cycle access only | 11 Shared pedestrian and cycle footpath |
| 03 Retained and enhanced vegetation | 12 Children's play space |
| 04 Primary access road and bus route | 13 Extension to Tape Lane Allotments |
| 05 Community orchard | ★ Mobility hub, including short-stay cycle parking, a bike repair/cycle maintenance area, a bus stop and parcel drop-off/pick-up lockers |
| 06 Sustainable drainage system including swales | |
| 07 Pedestrian and cycle connection point | |
| 08 Meadow planting and species-rich landscapes | |
| 09 Pedestrian/cyclist, bus and emergency vehicle access link onto Tape Lane | |









02

CONTEXTUAL ASSESSMENT



PLANNING POLICY CONTEXT

DEVELOPMENT PLAN POLICIES

Wokingham Borough Council's (WBC) Development Plan documents comprise the following:

- Core Strategy (2010)
- Managing Development Delivery Plan (2014)
- Joint Minerals and Waste Plan (2023)

The relevant Supplementary Planning Documents (SPDs) include:

- Infrastructure Delivery and Contributions SPD
- Sustainable Design and Construction SPD
- Affordable Housing SPD
- A Design for Hurst SPD

The adopted plan is noted as out of date. According to Paragraph 33 of the NPPF, local planning authorities (LPAs) are required to review their Local Plan at least once every five years.

EMERGING LOCAL PLAN

WBC have commenced the process of working on a new Local Plan. The new Local Plan will replace the current Core Strategy and Managing Development Delivery Plan.

The Draft Regulation 18 Local Plan was submitted for consultation during the period from February to April 2020.

A Revised Growth Strategy Consultation took place between November 2021 and January 2022. This consultation focused on determining the location of new housing and the designation of Local Green Space.

The Regulation 19 Local Plan was originally timetabled to be issued in November 2023. However, progress the new Local Plan was paused when the Government announced a review of national planning policy in 2023. Following the Government's publication of an updated NPPF in December 2023, WBC announced they are

evaluating the changes and considering their approach for the New Local Plan. As of the current writing, WBC has not publicly advanced their plan any further in the past 7 months.

A revised Local Development Scheme is to be published and whilst the next stage of engagement was advertised for Summer 2024, at the time of writing, no further updates have been provided by WBC.

SITE PLANNING HISTORY:

The Site's planning history is comprised of the following applications.

- F/1999/70600 | Proposed Erection of Building For Use As Farm Shop And Equipment Store And Siting Of One Mobile Home. Refused December 1999
- F/2001/3149 | Proposed erection of an agricultural building incorporating farm shop, parking and access. Refused and Appeal dismissed September 2002
- CLE/2004/1099 | Application for certificate of existing lawful use of field for keeping of horses. Approved April 2004
- F/2007/2154 | Proposed erection of stables and barn to form equine treatment centre with manège, access and horse walkers. Storage building for tree nursery. Refused October 2007
- F/2008/1748 | Proposed siting of a mobile home. Refused and Appeal dismissed February 2009.
- F/2008/1017 | Proposed erection of stables and barn to form equine treatment centre with manège, access and horse walkers. Refused and Appeal dismissed February 2009.
- 220458 | Outline application for the proposed development of approximately 200 homes, open space, pedestrian and cycle links, recreational facilities (Use Class E) and other associated

infrastructure and primary vehicular access via the existing Lodge Road gated access with required improvements (all matters reserved except for access). Land East of Lodge Road, Hurst. Refused 22/06/2022

There is a historic appeal related to the Site. The Appeal, in 1986, relates to a proposed outline application for a residential development, including accommodation for the elderly and shops and medical centre. The Appeal was dismissed, however it is judged that due to the significant period of time that has passed, the Appeal is not relevant to the current time, as the national and local policy position has changed considerably.

Application reference 220458, for the outline application for 200 homes was appealed by the applicant, reference APP/X0360/W/22/3309202. The Appeal was dismissed in March 2023, in which the Inspector focused on the main following reasons. In the absence of a 5-YHLS in Wokingham and out-dated planning policies, the Inspector applied the 'tilted balance' in their decision, as set out in paragraph 11 of the National Planning Policy Framework (NPPF).

- Sustainable Location and Highways
- Views / Landscape Harm

Other Reasons

Other reasons that factored into the Inspectors decision include;

- Consistency with the development plan, and policy weight.
- Loss of Best and Most Versatile Agricultural Land (BMV)
- The effect on trees and hedgerows.
- The effect of the proposed development on highway safety.
- Failure to agree the planning obligations.

LOCAL PLANNING HISTORY

There have been several planning applications of note within Hurst, including the following.

- 153431 | Full application for the proposed erection of 12no dwellings, garages and creation of new vehicular access off lodge road. Land at Lodge Road, Hurst. Refused May 2016
- 172894 | Full application for the proposed erection of 5 no. new dwellings and garages with creation of a new vehicular and pedestrian access to Lodge Road and footway provision. Land at Lodge Road, Hurst. Refused December 2017
- 162219 | Full planning application for the proposed erection of 16no. dwellings with garages and parking spaces with new access to Whistley Green following demolition of derelict greenhouses. Valley Nurseries, Whistley Green. Refused December 2016, Appeal allowed June 2017.
- 230074 | Land adjacent to School Road and Orchard Road, Hurst, Reading Proposal: Outline planning application for the proposed erection of 23 dwellings with associated access and 15 carparking spaces for the local Primary school. Access only to be considered (with Appearance, Landscaping, Layout and Scale to be reserved). Land adjacent to School Road and Orchard Road, Hurst. Refused February 2024, currently at Appeal, Hearing set for September 2024.
- 240583 | Outline application for the proposed erection of 9No dwellings and associated access, (with Landscaping, Layout, scale and Appearance reserved) and only Access to be considered. Revised plans and information received to provide biodiversity net gain, details of bat surveys, landscape information, highways information, road safety audit, pedestrian improvements inside and outside of the site, street scene visuals and sustainability measures. Land north-west of Hogmoor Lane, Hurst. Awaiting determination.



DESIGN POLICY CONTEXT

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and has received subsequent updates with the latest revisions being published on 20 December 2023.

The National Planning Policy Framework states developments should take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

Building Better, Building Beautiful Commission

The Building Better, Building Beautiful Commission (BBBBC) is an independent body that advises Government on how to promote and increase the use of high quality design for new build homes and neighbourhoods.

The Commission recommends practical measures to help ensure new housing developments meet the needs and expectations of communities, making them more likely to be welcomed, rather than resisted, by existing communities.

The Commission published its final report, 'Living with Beauty', on 30 January 2020. This report proposes a new development and planning framework that will:

- Ask for Beauty
- Refuse Ugliness
- Promote Stewardship

Those three aims must be embedded in the planning system and in the culture of development in such a way as to incentivise beauty and deter ugliness at every point where the choice arises.

In particular, the BBBBC promotes the following two principles that are particularly relevant to the place making principles of **Land East of Lodge Farm**.

Neighbourhoods: create places not just houses. Develop homes within mixed-use real places at 'gentle density', thereby creating streets, squares and blocks with clear backs and fronts.

Nature: re-green our towns and cities. Urban development should be part of the wider ecology. Green spaces, waterways and wildlife habitats should be seen as integral to the urban fabric. Create new community orchards. This is both right and aligned with the Government's aim to eradicate the UK's net carbon contribution by 2050. Green spaces should be enclosed and either safely private or clearly public.



National Design Guide

The National Design Guide (NDG) sets out the Government's priorities for well-designed places in the form of 10 characteristics. The 10 characteristics are based upon Chapter 12: Achieving well-designed places of the NPPF. They are as follows: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Well-designed places have individual characteristics that work together to create their physical character. The 10 characteristics help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

National Model Design Code

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the 10 characteristics of good design set out in the National Design Guide which reflects the Government's priorities and provides a common overarching framework for design.

The chart shown below illustrates how the principles of the NDG have been embedded in the vision for Land East of Lodge Farm from the outset.

A well designed place	How the principles of the NDG have been embedded within this DAS
Context	Refer to pages 08 to 11 and 22 to 51 for an understanding of the site and its immediate surrounding and to pages 62 to 67 and 110 to 117 to on how the proposals are shaped by an understanding of the local context.
Identity	Refer to pages 26 to 45 for an overview of local identity. Pages 110 to 117 explains how the proposals respond to character and identity.
Built form	Refer to pages 62 to 69 and 94 to 109 to understand how the proposals have a coherent pattern of development.
Movement	Refer to movement strategy on pages 88 to 93.
Nature	Refer to landscape strategy on pages 76 to 87.
Public spaces	Refer to landscape strategy on pages 76 to 87.
Uses	Refer to pages 74 to 75. The character areas on pages 94 to 109 give an indication how the proposals integrate a mix of housing tenures and types to suit people at all stages of life and socially inclusive principles
Homes & buildings	The application is seeking an Outline Planning Permission, with appearance and detailed architecture being part of a future reserved matter. Therefore the application is based on parameters which are described on pages 74 and 75 and within the parameters plan drawing that support this application.
Resources	Our approach to sustainability is set out on page 22 to 25 and 88 to 93.
Lifespan	Edible landscapes and open spaces are places for the local community to come together. Management and stewardship strategies are being prepared at later stages.

LOCAL DESIGN GUIDANCE

The following local design guidance has been used to guide the site's principles for development.

- Adopted Core Strategy Development Plan Document January 2010 (WDPD)
- Adopted Managing Development Delivery Local Plan February 2014 (MDD)
- Emerging Wokingham Borough Local Plan consultation draft February 2020 (WDLP)
- Wokingham Borough Design Guide Supplementary Planning Document June 2012 (WBDG),
- A Design for Hurst SPD

A DESIGN FOR HURST SUPPLEMENTARY PLANNING DOCUMENT (SPD)

The 'A Design for Hurst SPD' provides context for new development within the parish. The document identifies and analyses local character and encourages enhanced developmental design in the area.

A Design for Hurst aims to define what gives the village and its surrounding countryside its distinctive character. Based on this definition, the document establishes a series of objectives and specific guidelines for designing future developments within the Parish, with the intention of preserving and enhancing that character. This document provides guidance to anyone considering development within the Parish, whether they are individuals planning a small house extension or developers proposing major planning applications.



It will also be used by local planning authorities and the Parish Council to assess the impact of proposed developments on the Parish.

Appendix A of this document sets out how the design and planning of Land east of Lodge Road, Hurst align with the objectives of the SPD

WOKINGHAM BOROUGH DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT JUNE 2012

The overall aim of the WBDG is to enhance the quality of development and make sure proposals are of the highest quality of design. That means inclusive, safe, harmonious, welcoming, sustainable places that are well-related to the surroundings.

The key objectives of this design guide are:

- To promote good design through the development process.
- To create attractive, harmonious and well used places.
- To ensure that all developments improve the character and quality of the area.
- To encourage vibrant communities where people feel safe.
- To create places that provide ease of movement and are accessible to all.
- To respect and be sympathetic to the character of the area in which the development is situated.
- To minimise overlooking, loss of privacy, loss of amenity or over-dominance.
- To take full account of the mass and height of development in relation to adjacent development and surrounding spaces.
- To ensure that new development meets the needs of its users.

WOKINGHAM BOROUGH DESIGN GUIDE KEY OBJECTIVES



Do the proposals respond positively to their site and the local context, including topography and orientation, existing natural and landscape features, heritage assets and their settings, the local settlement pattern and route network and neighbouring properties? Is there an appraisal of the site in its context that demonstrates the applicant's understanding and shows how the proposals respond appropriately?



Do the proposals create a sense of place that contributes positively and appropriately towards local character in terms of urban design, architecture, landscape and public realm qualities? Is there an assessment of local character that demonstrates the applicant's understanding and shows how the proposals retain or enhance it?



Do the proposals create or add to a connected network for movement that is easy to navigate and comfortable to use, for all modes of transport, particularly promoting walking and cycling, and public transport where possible?



Where new streets are proposed, have they been designed through a collaborative process, to contribute to both 'link' and 'place' functions appropriately, with responsibility for their long term management and maintenance identified?



Where public spaces are proposed, is their role and function clearly defined and appropriate?



Does the scheme meet technical requirements for road layout without these becoming dominant in the design?



Do the proposals connect places together, in particular providing pedestrian and cycle links between residential areas, community facilities and services open spaces and local employment?



Do the proposals create an attractive and safe public realm that is accessible to all?



Are parking and servicing areas appropriate in size and location, laid out and designed satisfactorily for their users, and with a positive character, so that they create a high quality setting for development, while minimising any impact on the safety of the public realm?



Do the proposals provide high quality, functional, accessible, secure and adaptable buildings and environments for their users?



Is the building's height, bulk and massing, and roof form, designed to relate well to the local context?



Is the approach to materials and details one of high quality, good design, simplicity and appropriateness to context?



Particularly in centres, do the proposals incorporate a mix of uses, arranged either vertically or horizontally in an appropriate manner, which are compatible with one another so that they contribute towards local vitality?



Does the design of the proposals minimise their environmental impact and, where necessary, design in mitigation as a positive feature of the scheme?



Do the layout and design of the proposals contribute towards climate change mitigation, in particular by minimising energy and water consumption?



Have neighbours, the local community and other stakeholders been engaged with the process of preparing the proposals and does the scheme respond to the issues raised?



For larger-scale developments that will be built over time or by a number of developers, is there a masterplan to coordinate the implementation of the overall proposals?

A SUSTAINABLE LOCATION

The site is inherently sustainable due to its proximity to a range of social infrastructure within the village and Twyford, all accessible within a 20-minute walk, cycle, or bus ride.



Does the site align with the principles established by Building for a Healthy Life?

Building for a Healthy Life (BHL) is a tool to assess and compare the quality of proposed neighbourhoods. It has been written by Design for Homes in partnership with Homes England, NHS England and NHS Improvement. Whilst BHL is usually awarded to completed schemes, the site selection criteria have been applied to Land east of Lodge Road to demonstrate the sustainability of the site as a location for future development and whether any additional facilities should be provided.

Building for a Healthy Life principles advise places should ‘offer social, leisure and recreational opportunities a short walk or cycle from their homes’ and that developments should ‘provide community facilities, such as shops, schools, workplaces, health facilities, co-working spaces, parks, play spaces, cafés and other meeting places that respond to local community needs’.

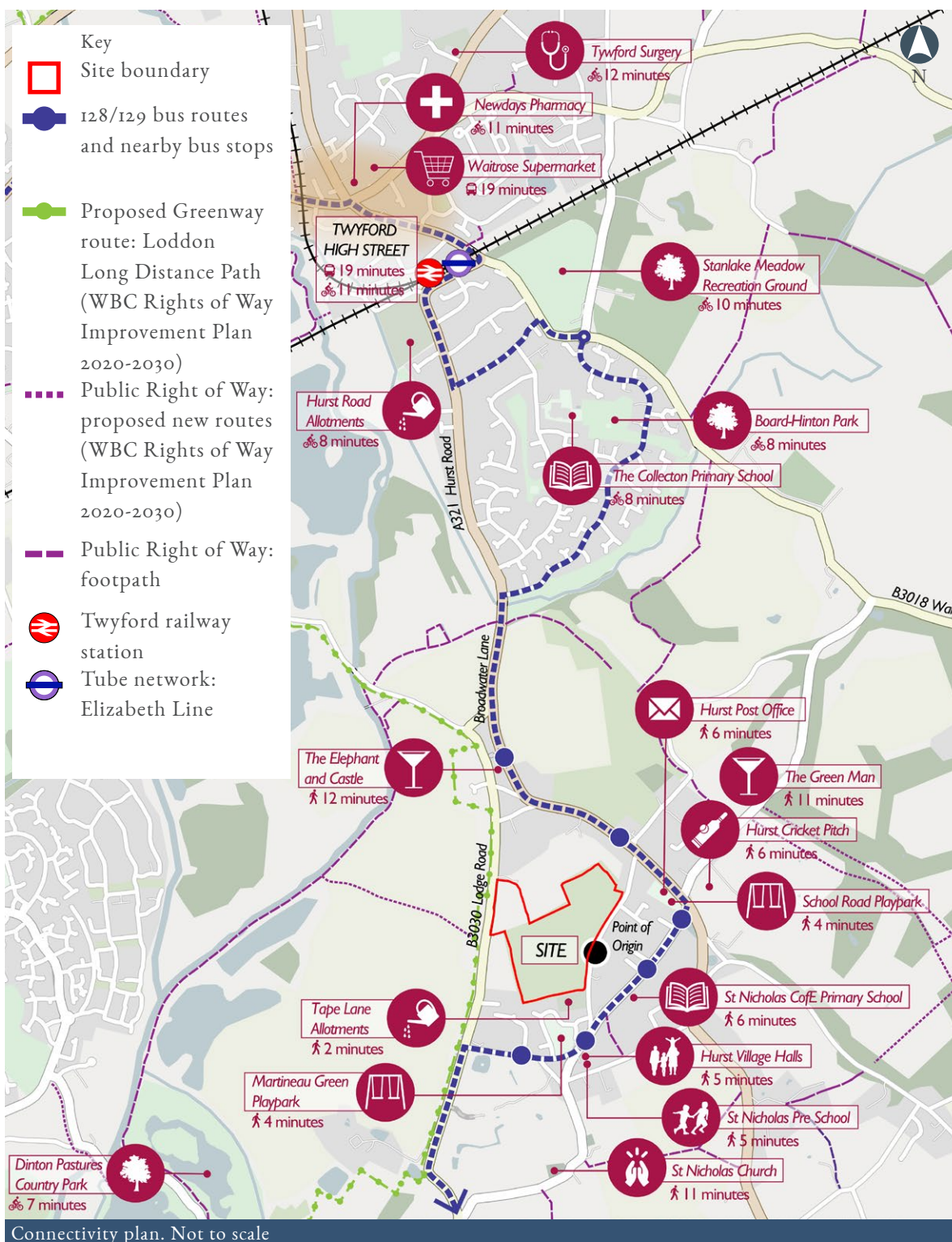
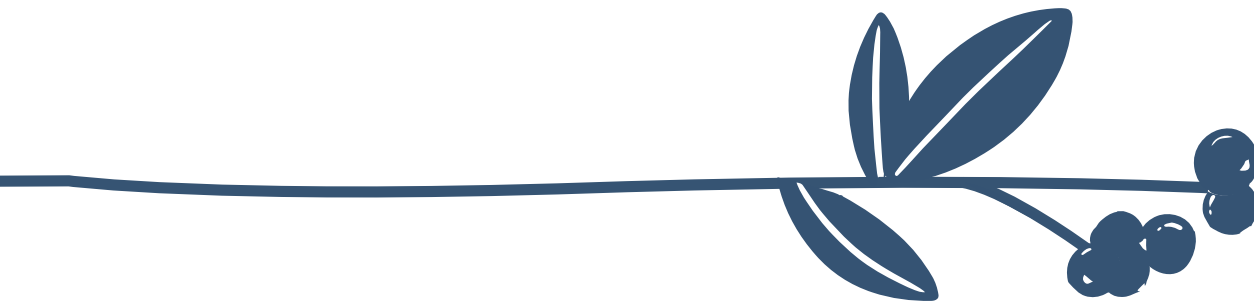


Does the site align with the principles established by 20-minute neighbourhoods?

20-minute neighbourhoods are complete, compact and connected places where people can meet their everyday needs within a short walk, cycle or bus ride. The idea of the 20-minute neighbourhood presents multiple benefits including boosting local economies, improving people’s health and wellbeing, increasing social connections in communities and tackling climate change.

SUMMARY

The diagram on the opposite page and the analysis on the following pages demonstrate that the site is a sustainable location for new homes, fully meeting the Building for Healthy Life principles and the characteristics of a 20-minute neighbourhood through its proximity to existing local facilities.



Social infrastructure

The site is located in a highly sustainable area due to its proximity to Twyford town centre and the facilities and amenities of Hurst. As a result, it enjoys good access to a wide range of facilities, amenities, employment opportunities, and leisure and recreation options.

- Children's play areas
- Tape Lane Allotments
- A Post Office
- St Nicholas C.of E Primary School
- St Nicholas C.of E Pre-School
- A convenience store
- Hurst Cricket Club
- Hurst Village Hall
- The Elephant & Castle Public House
- The Green Man Public House
- The Castle Inn Public House

Additional facilities within Twyford can be accessed via a short cycle or bus journey. As part of the proposals, there is an opportunity to enhance connectivity between Twyford and Hurst through improved public transport and active travel strategies, including the provision of a new mobility hub, cycle routes, and public transport routes, thereby enhancing the overall liveability of Hurst.

Connectivity audit

Public transport

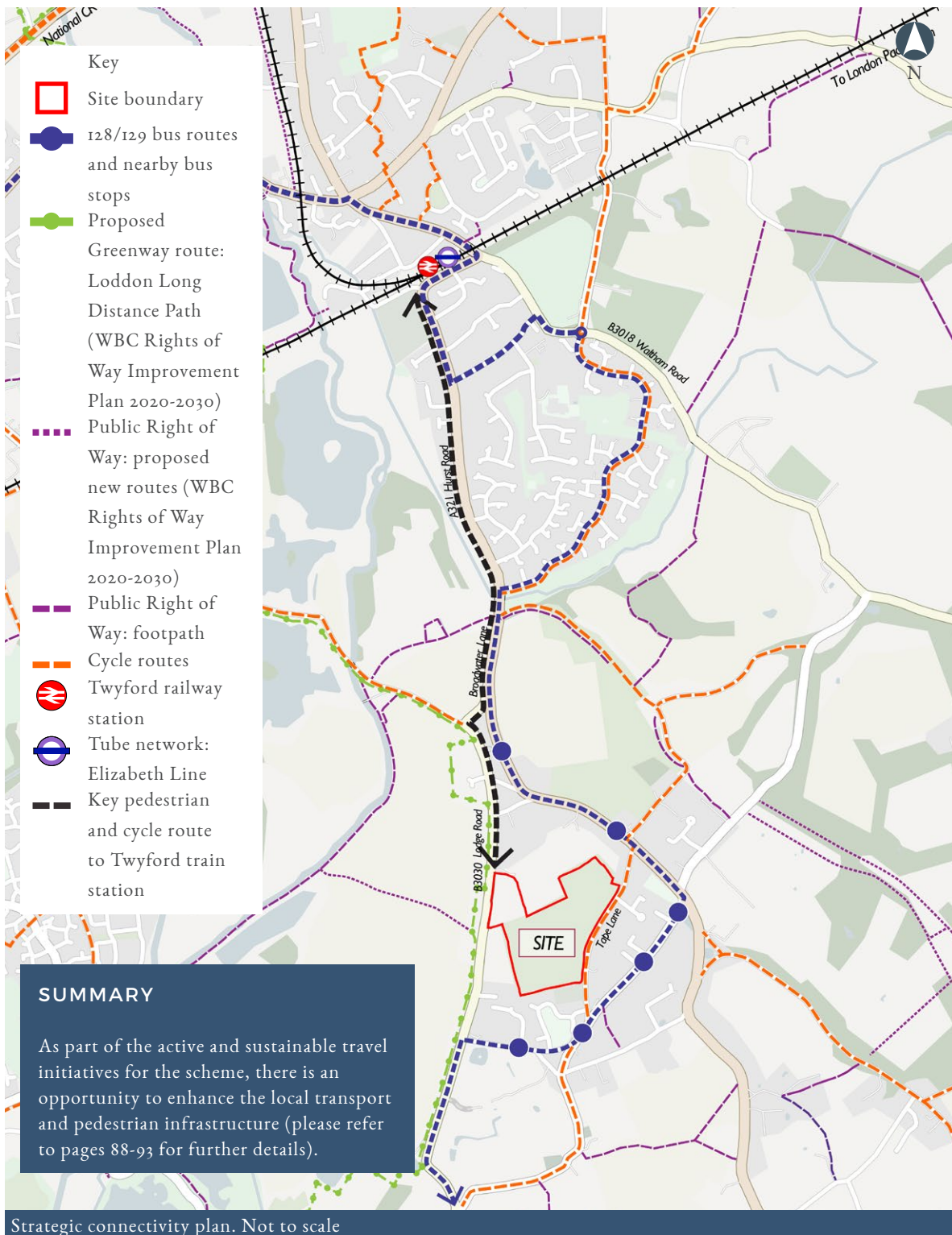
The nearest bus stops are located within a short walk of the site, providing access to services 128/129, which connect to Twyford, Reading, Wokingham, and Charvil. These bus services also connect to Twyford railway station and the Elizabeth Line, offering convenient access to Reading and London.

Pedestrian/cycle network

The connectivity plan opposite shows that the site is well-connected to an extensive network of footways, pedestrian routes, cycleways, and bridleways, linking it with the rest of the village and surrounding areas. The Loddon Long Distance path, situated west of the site, provides direct access to Twyford. Additionally, the Wokingham Borough Council Rights of Way Improvement Plan 2020-2030 includes 'Proposed new routes,' further enhancing active forms of travel within the local area.

Road network

The site benefits from excellent access to the local and strategic road network. The A321 runs through Hurst, providing connections to Twyford to the north and the A404(M) via the A4, enabling broader strategic connections to London and the Midlands.



Strategic connectivity plan. Not to scale



CHARACTER CONTEXT

At the beginning of the design process, it is crucial to understand the unique characteristics of the location.

This knowledge includes appreciating the area's history, settlement patterns, landscape, building vernacular, materials, and townscape. By doing so, it greatly informs a meaningful placemaking approach in the creation of a new sustainable neighbourhood at Land east of Lodge Road, Hurst that seamlessly integrates with its surroundings. This analytical approach to local character is supported by 'A Design for Hurst', an adopted Supplementary Planning Document (SPD) that 'sets out to define what gives the village and its surrounding countryside its distinctive character'.

To ensure that the design proposals for the site are integrated and share characteristics with the surrounding village, a step-by-step analytical design process has been developed, as illustrated in the flow diagram below. This process demonstrates an understanding of the immediate context and how the design proposals have incorporated local character. The analysis and design process includes several key steps.

The step by step analysis and design process:

1. Appreciating historical evolution

Understanding of Hurst's historic evolution.

2. Overview of Hurst's settlement character

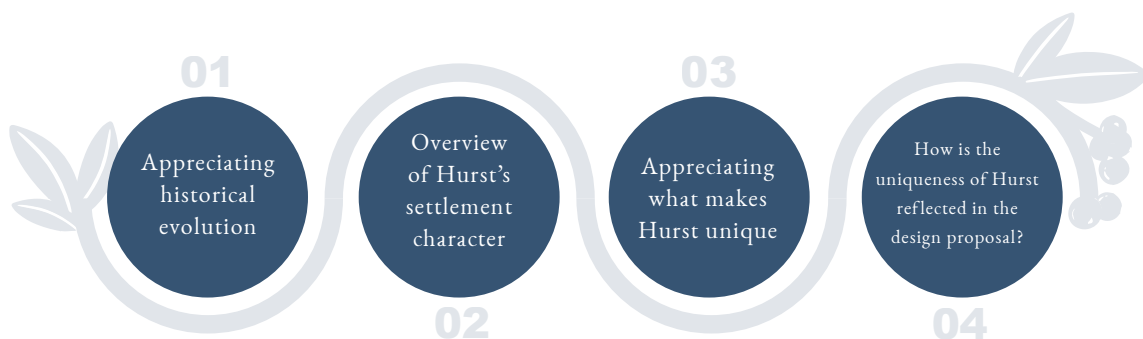
Brief overview of immediate Hurst's settlement character, both good and bad.

3. Appreciating what makes Hurst unique

This step identifies and appreciates what is unique about the character of Hurst and sets out what placemaking lessons have been learnt.

4. How is the uniqueness of Hurst reflected in the design proposal?

Demonstrating how the design proposals have drawn upon the positive and unique character of Hurst. This can be found in the latter part of this document.





A design for Hurst SPD

The 'A Design for Hurst' SPD notes that the "village today, in the 21st Century, contains a multitude of differing building types and styles, but the two-storey, detached private house predominates." Furthermore, most of the buildings in the village display a sense of unity with:

- Sufficient buildings of similar age and style.
- Materials that reflect the local vernacular, such as mellow soft red bricks in lime mortar, often Flemish bond patterned brickwork sometimes with contrasting blue headers, or with banding and window reveals of white brickwork and arched brick lintels over openings.
- Windows and doors that are well proportioned in themselves and within their elevation; generally, the color of the joinery contrasts with that of the walls.
- Steeper pitched gabled roofs (over 45 degrees) of plain clay tiles with chimneys.

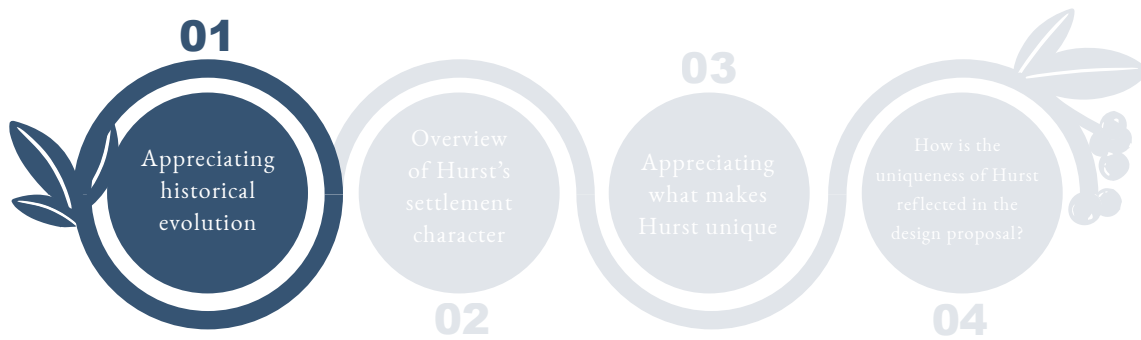
The SPD notes that "recent estate or individual house developments, particularly of the last decade, have shown some sympathy for these elements." At the developments of Bill Hill and South View (see below), this includes the use of materials and detailing, such as brick patterning and the use of architectural elements such as bay windows.



Development at South View



Development at Bill Hill



Appreciating historical evolution

The settlement envelope of Hurst has developed slowly over the years, with some of the oldest buildings dating back to the 17th century or earlier.

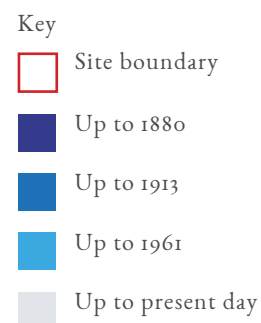
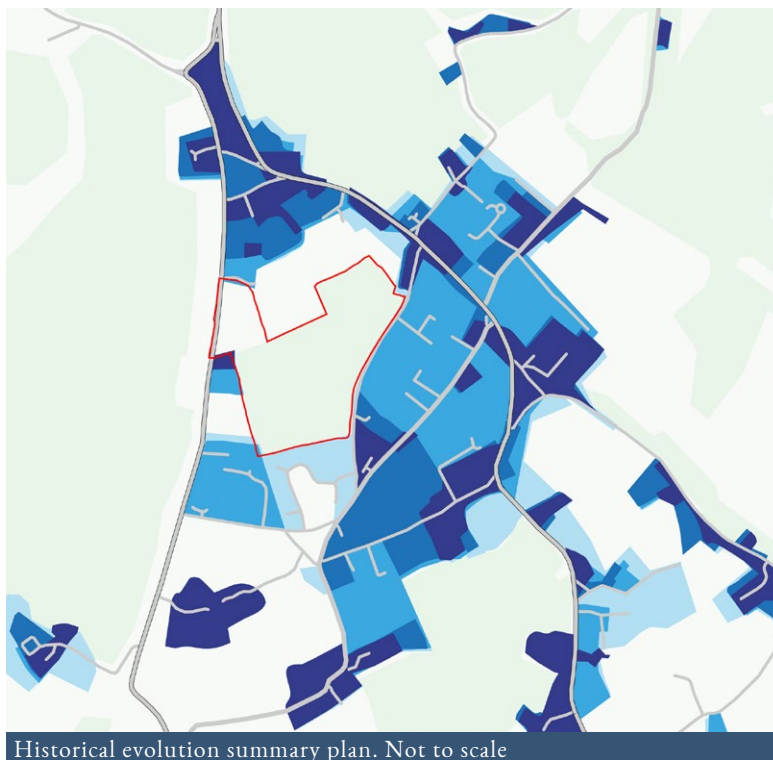
Following the dissolution of the monasteries, the new secular owners built houses on the land. By the early 17th century there was a small building boom, with smaller cottages being constructed for servants and farm workers. This established the settlement pattern of isolated small groups of buildings. The largely agricultural nature of the parish continued until the second half of the 20th century.

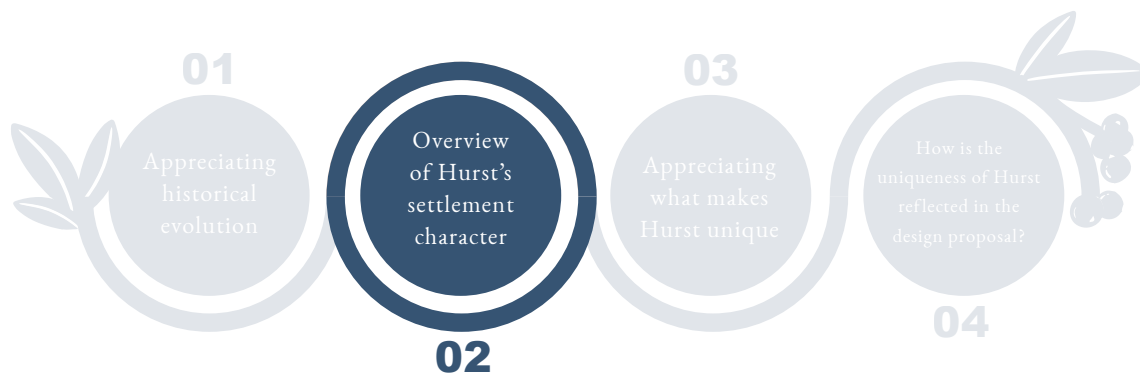
Today, remnants of this pattern are still evident within the village, with older buildings situated along the main roads, and some 20th-century redevelopment occurring. Infill schemes behind the plots fronting these

historic roads have created intimate, rural cul-de-sacs, contributing to the current “reversed C” pattern of the village. This pattern is sharply defined, with buildings ending abruptly and open fields beginning, especially noticeable to the north, east, and west.

DESIGN LESSON:

The design proposal for the Land east of Lodge Road should respect the prevailing historic characteristics of Hurst by maintaining a sense of openness and connection to the countryside. It should retain a sense of the existing settlement pattern, particularly the “reversed C”, and ensure that the village edge is sharply defined where the development meets open space.





Appreciating local settlement character

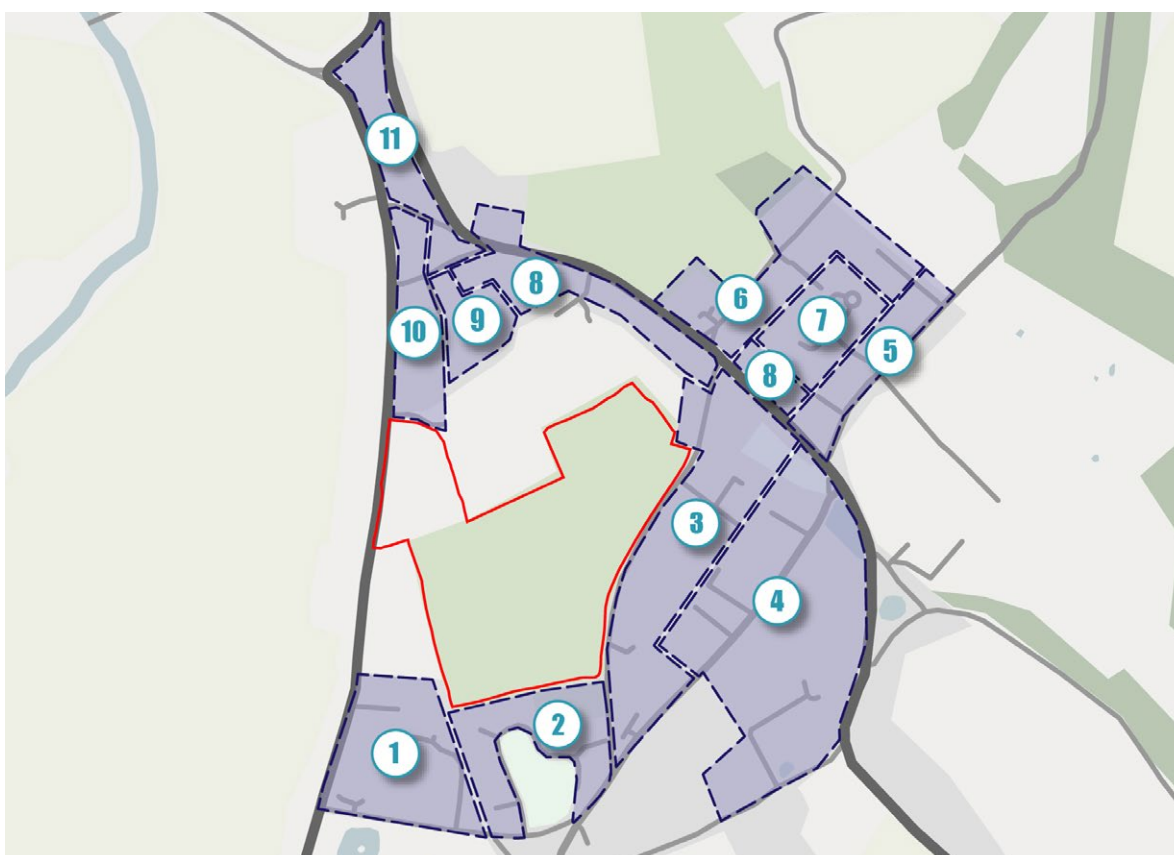
The historic evolution of the immediate local context has resulted in an immensely varied character with no single architectural style or period dominant overall. Neighbourhoods or areas of differing building typology and style are predominantly defined by their era of design. Whilst there are examples of 17th century housing within the village, most of the buildings are from the 19th or early 20th century.

It should be noted that not all of the areas and traits identified in this overview are considered to represent positive local character. For example, there are some housing examples within the village of post-war housing that are considered to be generic to housing across

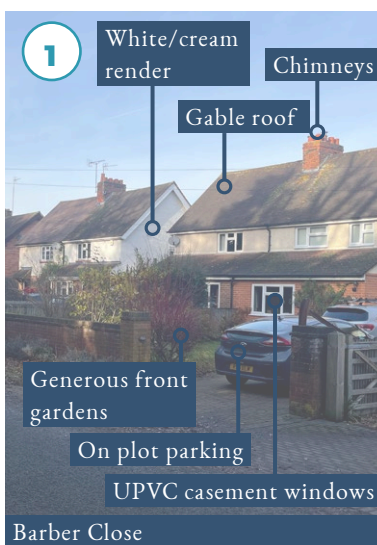
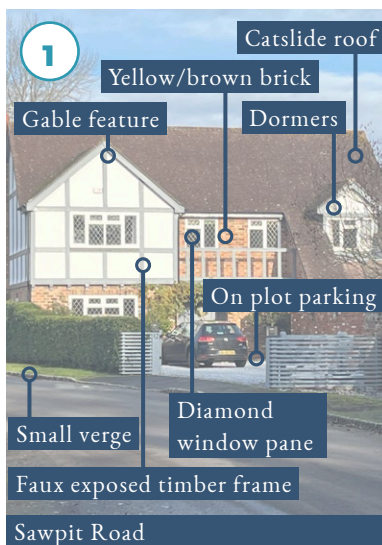
England. The houses, while notable for traits such as density and building typologies, can represent poor design generally. Often they fail to promote good placemaking principles, interpret local historic character satisfactorily or strive for design innovation.

The overview on the following pages summarise some of the character traits of Hurst.

The design ingredients that best showcase the local area's uniqueness are explored in the next section of this document, 'Appreciating what make Hurst unique'.



Overarching settlement character diagram. Not to scale.



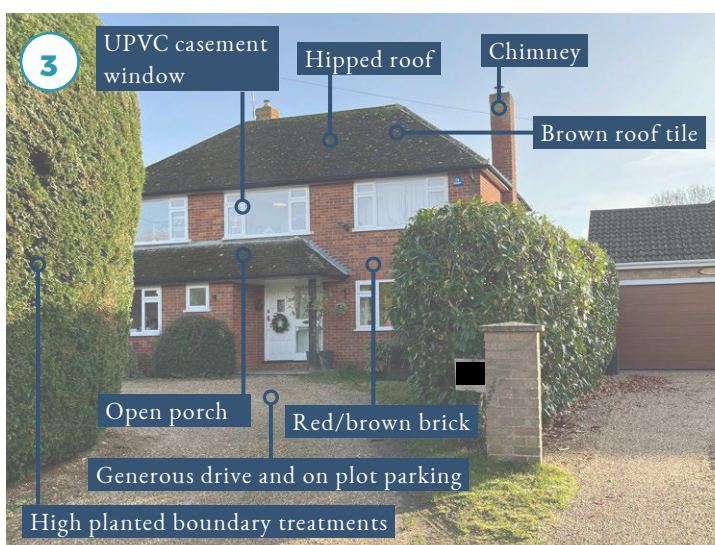
Barber Close/Sawpit Road

The layout of Barber Close and Sawpit Road mirrors the typical settlement pattern found in Hurst. Development on Sawpit Road predates the infill development in Barber Close located behind the street. This creates a varied architectural style that reflects different eras of construction, with homes comprising a mix of semi-detached and detached units.



Martineau Lane

This development showcases construction styles typical of the mid to late 20th century and maintains architectural consistency throughout. The predominant materials used in this area are red/brown bricks for the buildings and red/brown or black/grey roof tiles. Most structures are detached homes, with some terraced housing also present.



Tape Lane

Many of the homes on Tape Lane exhibit varied characteristics, varying plot by plot depending on their era of construction. The lane showcases examples of post-war construction alongside recent redevelopment that has replaced bungalows. Towards the north of Tape Lane, there is a mix of detached and semi-detached units, while the southern part features larger detached homes. Most homes along the lane boast generous driveways and front gardens.



The south east of Hurst

The area predominantly features larger detached dwellings, each exhibiting unique characteristics on a plot-by-plot basis. Homes are typically set back from the road, accompanied by planted boundaries and spacious front gardens. Additionally, there are instances of infill developments that further shape the settlement pattern of Hurst.



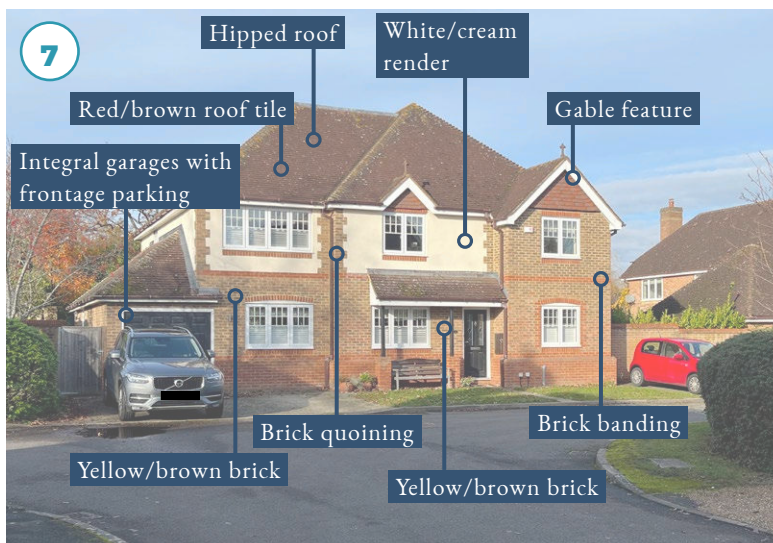
Hinton Road

Hinton Road showcases villa-style residences, comprising both detached and semi-detached homes. Parking is typically situated in front of the homes, allowing for larger front gardens. In some instances, gardens have been converted into driveways to accommodate vehicles. Boundary treatments generally feature vegetation.



Hogmoor Lane

The homes along Hogmoor Lane predominantly consist of larger detached units that exhibit a more traditional character, with some featuring farmstead redevelopments.



Dalby Close

Dalby Close exemplifies infill development that has defined the settlement pattern of Hurst. The general character of Dalby Close reflects 20th-century development and maintains architectural consistency by drawing inspiration from the local Hurst style. Homes are predominantly larger detached dwellings with parking located at the front, accompanied by integrated or detached garages to the side. Additionally, homes often feature generous front gardens.



Broadwater Lane

Broadwater Lane exhibits a varied character that reflects the era in which its buildings were constructed. It includes historic structures such as Elder Cottage, dating back to the 16th century and listed as a heritage building. The homes along the lane comprise a mix of detached, some terraced and semi-detached houses. Parking arrangements vary, with some homes having on-plot parking at the front, others having parking in more recent developments, and some relying on on-street parking, especially where terraced houses are located.



Nursery Gardens

Nursery Gardens is an example of new build development within Hurst. The scheme reflects elements of the local character seen throughout Hurst, such as decorative banding and the use of chimneys. Homes in Nursery Gardens are predominantly detached, with some terraced houses and flats also present. Gardens vary in size, and parking is typically located on the plot, either to the side or at the front of the properties.



Lodge Road

The north of Lodge Road features early 20th century development, primarily consisting of semi-detached units with decorative features on the facades. Parking is mainly located to the side of homes. In contrast, the south of Lodge Road showcases mid to late 20th century development, with some facades modernized and re-rendered to reflect 21st century aesthetics. Gardens tend to be more generous in size, and parking is typically on the plot at the front of homes.



Whistley Gardens

The area consists predominantly of detached dwellings, with some semi-detached houses. Homes are typically set back from the road with on-plot driveway parking. There is a mix of development styles, ranging primarily from early 20th century to mid-late 20th century.

DESIGN LESSON:

The overview of Hurst's character areas provides valuable insights for the design of the Land east of Lodge Road. It is evident that there is a varied character, influenced by different design eras, along with common threads and distinct features that can be integrated into the proposals. The design of the Land east of Lodge Road should incorporate elements of the local vernacular observed within the village, including architectural detailing and the use of materials. The scheme should consider building heights of up to two storeys and housing densities (see the following pages for a density analysis) that reflect the character of the village.

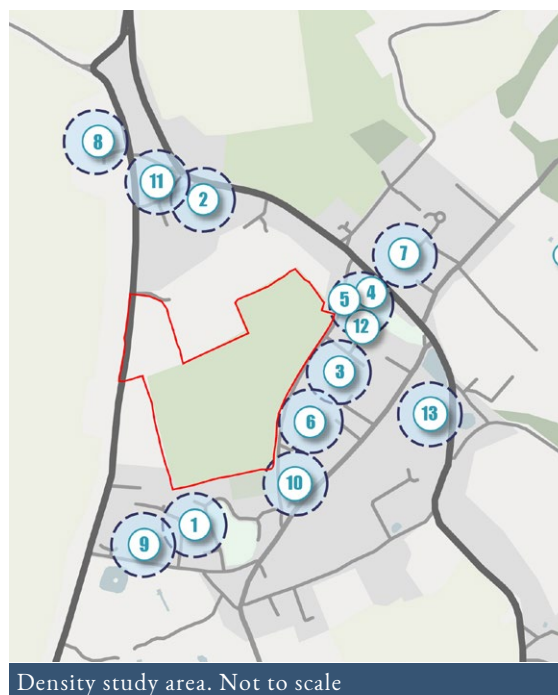
Overview of Hurst's density

This page analyses a range of the densities found in Hurst. The studies draw upon both historic and modern development.



Martineau Lane

Approximately 26 dwellings per hectare



Density study area. Not to scale



Broadwater Lane (north)

Approximately 21 dwellings per hectare



Tape Lane (to Barker Court)

Approximately 28 dwellings per hectare



Broadwater Lane (central)

Approximately 33 dwellings per hectare



Tape Lane (north)

Approximately 23 dwellings per hectare



Tape Lane (south)

Approximately 7 dwellings per hectare



Dalby Close

Approximately 18 dwellings per hectare



Whistley Court Farm
Approximately 14 dwellings per hectare



Sawpit Road
Approximately 15 dwellings per hectare



School Road/Tape Lane (south)
Approximately 25 dwellings per hectare



Lodge Road (north)
Approximately 29 dwellings per hectare



Barker Court
Approximately 59 dwellings per hectare



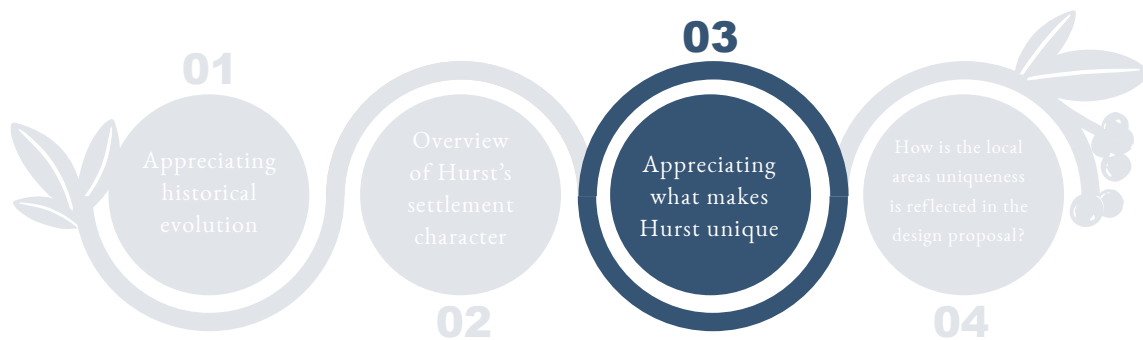
Wokingham Road
Approximately 5 dwellings per hectare

DESIGN LESSON

The study area exhibits a variety of densities immediately around the site and within the village centre, reflecting the diverse character identified throughout this document.

Higher densities can be found in certain areas within the village, such as Broadwater Lane (central), where densities reach 33 dwellings per hectare, or in locations with narrower plots, like parts of Lodge Road (north), showcasing densities of approximately 29 dwellings per hectare. While these buildings are typically older, some more modern interpretations exhibit similar densities. Larger plots allow for significantly lower density development, as seen along Wokingham Road in Hurst, where densities are as low as 5 dwellings per hectare.

In this context, an average proposed net housing density of around 25 dwellings per hectare for Land east of Lodge Road aligns with the surrounding area.



Appreciating what makes Hurst unique

The previous pages provided an overview of the built character of Hurst. However, not all of the character areas identified reflect what is special and cherished about the village.

The following pages review a selection of Hurst's characteristics in further detail. These characteristics either reflect the uniqueness of the area, raise design questions, or offer other relevant design lessons for the site.

Since the application seeks outline approval, with appearance being a reserved matter, the character analysis focuses on settlement, townscape, and landscape character, and briefly touches on architectural details within the village. Further architectural analysis to establish the final appearance of house types should be undertaken as part of future Reserved Matters Planning Applications.

Settlement pattern

Lessons learned from Hurst's settlement patterns.

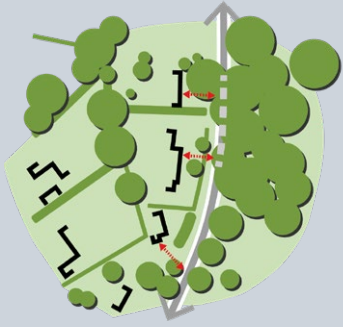
Farmsteads

There are examples of farmstead layouts within the village. These consist of converted residential homes connected in relatively long runs, incorporating agricultural references such as weatherboarding, brick, gable, and half-hip roof types.

Design lesson: The proposals should incorporate elements of the local farmstead character to enhance the rural feel of the village and emphasise the site's location at the interface between the village and the countryside.



Streets enclosed by mature vegetation



The majority of streets are well-vegetated, with generously planted and sizeable front gardens.

Design lesson: Proposals should explore the use of vegetation to delineate property boundaries. Front garden depths should vary, with deeper gardens at the edge of the design where they overlook the landscape, helping to create a transition to a rural character.

Drainage ditches



Many of Hurst's streets feature soft-planted drainage ditches within their verges. These ditches are a notable feature of Hurst's green and blue infrastructure network, which includes ponds and planted verges throughout the village.

Design lesson: Design proposals should explore the inclusion of drainage swales within some streets as part of a sustainable drainage strategy.

Water features and ponds



Hurst features permanently wet ponds, including a village pond and sizable water bodies on private properties.

Design lesson: Design proposals should explore creating a permanently wet feature pond. A pond would align with the landscape characteristic of Hurst and offer ecological benefits such as promoting biodiversity, serving as a habitat for aquatic animals, and providing opportunities for relaxation, thereby enhancing the mental well-being of residents.

Village green



Hurst benefits from a variety of public open spaces, including a recreation ground, village green, duck pond, and cricket club. These spaces help bring residents together, enjoy nature, and provide opportunities for recreation and leisure.

Design lesson: Proposals should explore the provision of a variety of landscapes to promote social cohesion, provide opportunities to enjoy nature, and promote health and wellbeing. In particular, there are opportunities to provide complementary semi-natural landscapes, as these are lacking within the village.

Green and tree planted streets



Several of Hurst's streets, such as Tape Lane and School Road, feature planted verges.

Design lesson: The proposals should explore the inclusion of tree-lined verges within the proposals to help soften street scenes and create a more attractive place to live.

Growing food



Tape Lane allotments are located immediately south of the site, offering a space for the community to grow food and learn about local food production.

Design lesson: Design proposals should consider the integration of new growing spaces such as an extension to the existing allotments, the creation of a new community orchard, and other edible landscapes. These spaces can provide many benefits, such as promoting healthy eating and physical activity, encouraging community engagement, and providing opportunities for education on sustainable gardening practices.

Play and recreation



Formal play areas within the village are centrally located, set within green spaces, and accessible to nearby homes.

Design lesson: Design proposals should enable the delivery of a play strategy that fully integrates within the scheme and aligns with policy requirements. Play space will be overlooked by nearby homes to promote natural surveillance.

Townscape

This section explores what is unique about the townscape of Hurst.

Lanes



Lanes are a prominent feature of Hurst, often lined and enclosed by planting, such as front garden hedgerows. Some lanes have no footpaths, while others have footpaths on one side.

Design lesson: Proposals should explore the inclusion of shared surfaces to reflect the intimate feel of Hurst's lanes. Where possible these should also incorporate tree planting and front gardens.

Villa's along the settlement edge



Hurst is characterised by a number of late 19th and early 20th-century villas situated at the village's edge. These villas are mainly detached or semi-detached, often featuring ordered and symmetrical facades in brick.

Design lesson: The design proposal should explore the inclusion of villa typologies at its edges to complement the existing fabric of the village.

Generous plot sizes



Apart from the village centre, the individual plots in Hurst are generally generous in size, with buildings set back from the footway. This arrangement allows for front-on-plot parking and planted front gardens.

Design lesson: Design proposals should consider varying plot sizes, incorporating larger plots and on-plot parking typologies that align with the village's characteristics.

Predominance of detached and semi-detached housetypes



The village predominantly hosts detached and semi-detached houses.

Design lesson: Proposals should reflect the prevalent semi-detached and detached housing typologies found within Hurst.

Few terraced properties



Hurst features a few examples of terraced housing, mostly located within the historic parts of the village. Modern interpretations can also be found in places such as Broadwater Lane, along Martineau Lane, and more recently at the Nursery Gardens development. These streets typically have smaller front gardens.

Design lesson: Design proposals should use terraced housing sparingly to preserve Hurst's character.

Lack of contemporary buildings



There are few examples of contemporary architecture within the village. Much of the architecture reflects the local vernacular of Hurst.

Design lesson: The design of homes should reflect the historic vernacular of the village rather than being strikingly contemporary in appearance.

Building heights



Building heights in the village are predominantly two storeys, although there are examples of bungalows, chalet bungalows, and some 2.5 storey houses.

Design lesson: Design proposals should generally adhere to a maximum height of two storeys to reflect the prevailing character of the village.