

SITE CHALLENGES, OPPORTUNITIES & DESIGN PROPOSAL

Existing Site Challenges

The site has a number of on-site and peripheral challenges and constraints which the proposed layout will seek to positively address. These broadly consist of:

- Existing trees and hedgerows lines and associated Root Protection Areas (RPAs)
- Sloping topography; in particular the steeply sloping section to the south
- Surface Water Flood Risk
- Interface with the existing PRow
- Integration with the approved access arrangement
- Interface with school boundary

Key

-  Root Protection Area
-  Tree Removal
-  Category B Trees
-  Category C Trees
-  Category U Trees
-  Species Rich Hedgerows (With 5m Buffer)
-  Category C Hedgerows
-  Public Right of Way
-  Grade II Listed Building
-  Hazleton Copse Ancient Woodland
-  Conservation Area
-  TPO Trees
-  Flood Zone 2
-  Flood Zone 3
-  Surface Water Flood Risk 1 in 30 years
-  Surface Water Flood Risk 1 in 100 years



The Vision

The proposal for the site will deliver a sensitive and well connected new neighbourhood on the north-western edge of Arborfield Cross

To achieve our vision, through careful development of the reserved matters design, we seek to preserve the aspirations, and deliver the design philosophy intent established by the outline approval. The key elements of the scheme are as follows:

- Deliver diverse, high quality homes across a tenure blind development providing much needed affordable and private homes
- A permeable layout of walk-able streets providing increased connectivity for pedestrians and cyclists to the immediate and wider context
- Rich and vibrant landscape buffers and green open spaces knitting the neighbourhood together whilst visually connecting with the wider context
- Creation of a visually attractive Central Green open spaces at the heart of the neighbourhood for all to use and enjoy
- Utilising existing tree lines and strengthen existing buffers with new trees and planting to provide screening, yet filtering, of views towards the development from the surrounding edges
- A scheme layout that sensitively considers the placement of building mass, heights, housing typologies and landscape treatments to inform character
- A carefully crafted design aesthetic that acknowledges and embeds the best of the local traditional vernacular into the design of the new homes

Site-wide Design Opportunities and Framework

The site has a number of on-site and peripheral challenges which the proposed layout will seek to positively utilise, respect and where possible, seamlessly embed into the development. These are described on the following pages.



Key
Approved Access Point

Proposed Land Uses and Approved Access



The Following is of note:

- The Approved Access agreed at outline
- The site benefits from existing vegetation on the boundaries, forming a green border around the development
- Sloping levels create opportunities for SuDS to the north; located at the lowest point
- Green Open Space located centrally for the neighbourhood

Key

- Approved Access Point
- Green Infrastructure
- Existing Retained Vegetation
- Built Area
- Drainage Feature
- Green Open Space (Central)

Site Views



The Following is of note:

- Opportunities for gateway views are created from the PRoW access to the west of site, as well as to announce neighbourhood whilst approaching from the approved access to the south-east
- The form of the built area allows for views to the existing vegetation buffers, to the central green space and through the site to the wider context greenery

Key

- View to Focal Vegetation/Green Space
- Gateway View

Green and Blue Infrastructure



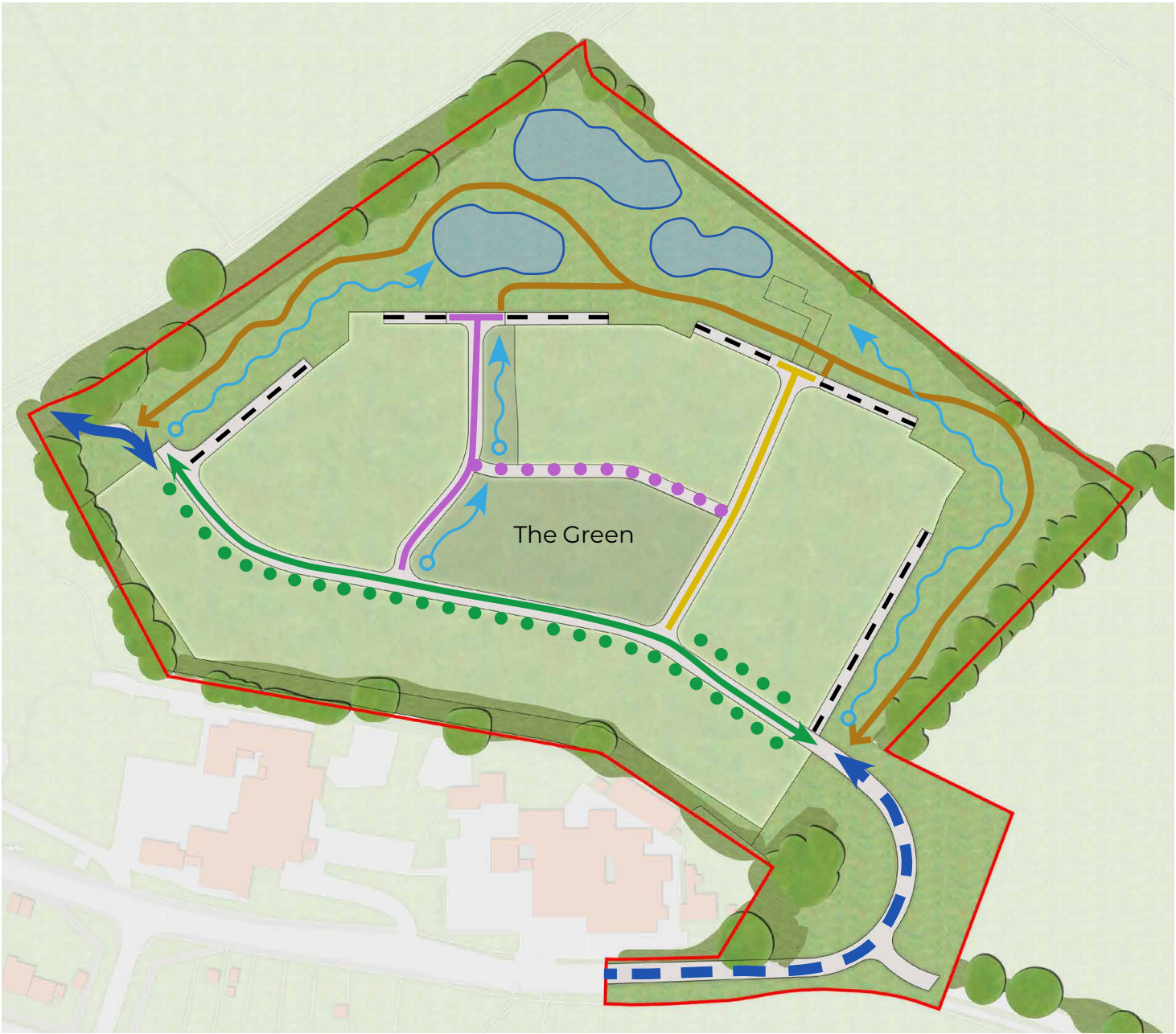
The Following is of note:

- The large SuDS basin from outline layout has been split 3 separate basins to provide visual and ecological variety
- Swales integrated into the design to the east, west and centrally moving with the topography to the basins
- Green connectivity between PRow and approved access strengthened and emphasised with tree lined Connector Street

Key

- ➡ Approved Access
- ➡ Proposed Pedestrian Connection
- ➡ Tree Lined Connector Street
- ➡ Swale
- SuDS Basin

Connections



The Following is of note:

- Tree lined Connector Street leads to Streets, Lanes and Private Drives, as the connection network for pedestrians, cyclist and vehicles
- A Leisure Route adjacent to the landscape buffers to the east, north and west weaves through the proposed landscape and SuDS basins

Key

- ➡ Tree Lined Connector Street
- ➡ Leisure Route
- ➡ Street
- ➡ Lane
- Shared Surface
- Private Drive

Wayfinding and Transitions



The Following is of note:

- Gateway homes are strategically located to announce the neighbourhood when accessing via the curving approved access or when entering from the PRow to Cole Lane
- Focal homes are located at key corner turning plots, whilst vista stoppers terminate views along streets with the site
- Transition plots seek to frame view or act as subtle corner turners within a character area

Key

- View to Focal Vegetation/Green Space
- Gateway View
- Gateway
- Focal
- Vista Stopper
- Transition

Frontages



The Following is of note:

- It is the intent to have strong and regular frontage to the homes located along the school boundary to strengthen connectivity along the tree lined route and to frame the central open space
- The frontage arrangement to the remaining parcels are naturalistic and organic in their arrangement with slightly more structure to the framing of the central open space

Key

- View to Focal Vegetation/Green Space
- Gateway View
- Primary Frontage
- Focal Facade / Corner Turn
- Vista Stopper
- Gateway

Proposed Site Layout

This page illustrates our proposed site layout with the following pages describing the various design strategies that underpin the functionality of the family focussed neighbourhood we seek to create.



Routes and Connections

The layout has been arranged to focussed on ease of pedestrian movement and access. Pedestrian connectivity allows for direct walking routes through the site. A meandering leisure route, that weavesthroughtheblueandgreeninfrastructure, creating a Greenway with informal opportunities for play along this route.

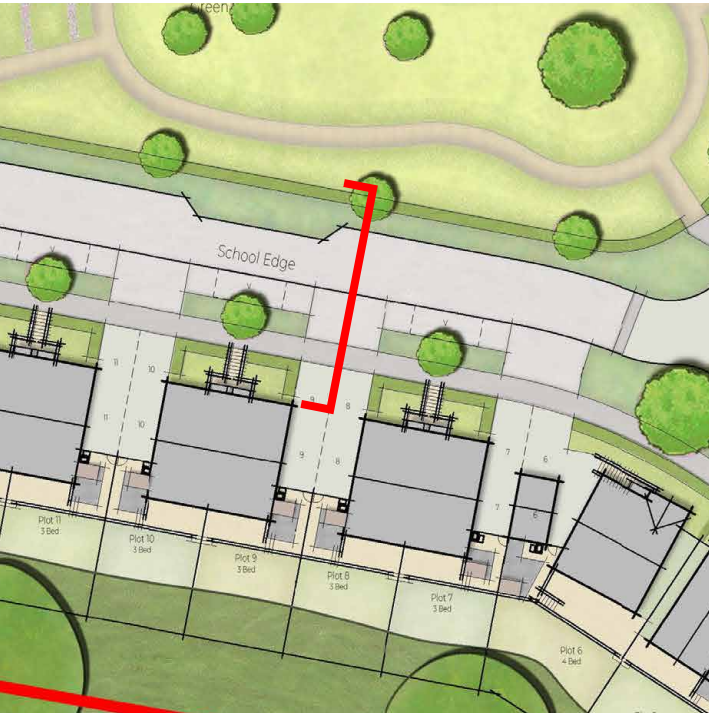
The central green space forms the heart of the neighbourhood and is provided with pedestrian connectivityintoandthroughthespaceincluding access the central play space

The tree lined Connector Street links the wider route network of access streets, lanes, shared surfaces and quieter private drives which are positioned on the edges of the development.

- Key
- Approved Access
 - Proposed Pedestrian Connection
 - Tree Lined Connector Street (Access Road)
 - Swale
 - SuDS Basin
 - Leisure Route
 - Central Green Access Circulation
 - Street Access
 - Lane
 - Shared Surface
 - Private Drive
 - Pedestrian Route to Swan Bus Stop
 - Pedestrian Route to Wokingham Station
 - Cole Lane PROW



Street Typologies



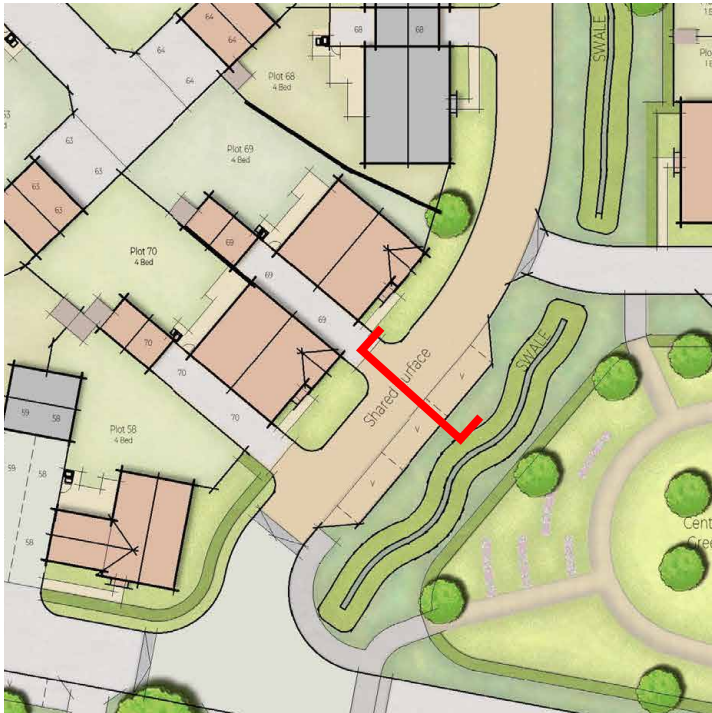
Connector Street

Location	NAME	DESCRIPTION
	Location	Southern boundary
Street Design	Character	School edge
	Footpaths	2m
	Carriageway	5.5m
	Verge Width	5m (some with visitor parking)
	Street Trees	Yes
	Surface Finish	Tarmac (with block paving traffic calming)
	Adoptable	To be offered



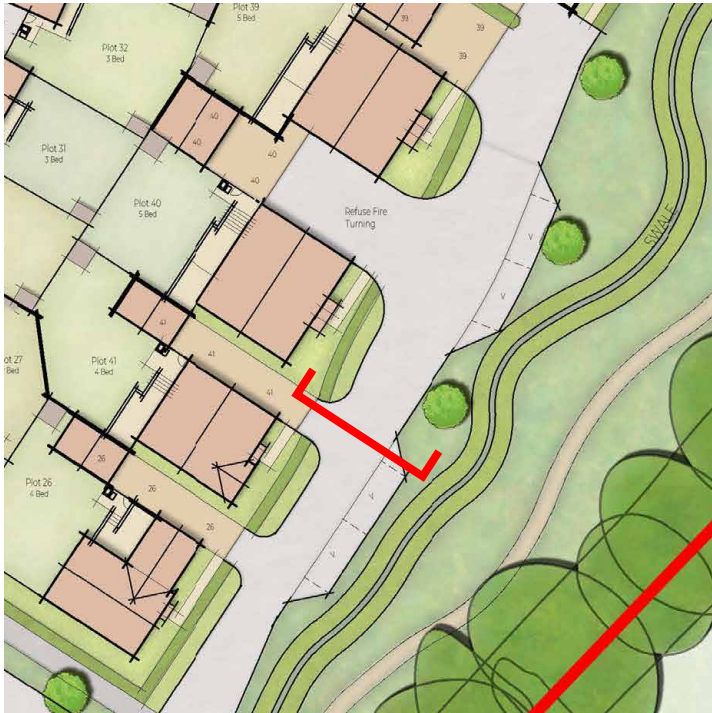
Access Street

Location	NAME	DESCRIPTION
	Location	East of green open space
Street Design	Character	Central green
	Footpaths	2m
	Carriageway	5.5m
	Verge Width	As service margin
	Street Trees	Where space permits
	Surface Finish	Tarmac
	Adoptable	Constructed to adoptable standards



Lane

Location	NAME	DESCRIPTION
	Location	West of green open space
Street Design	Character	Central green
	Footpaths	Shared surface
	Carriageway	4.8m
	Verge Width	As service margin
	Street Trees	Swales adjacent to carriageway
	Surface Finish	Block paving
	Adoptable	Constructed to adoptable standards



Private Drive

Location	NAME	DESCRIPTION
	Location	Northern, Eastern Greenway
Street Design	Character	Northern greenway
	Footpaths	Shared surface
	Carriageway	4.1m
	Verge Width	As service margin
	Street Trees	Swales adjacent to carriageway
	Surface Finish	Tarmac and block paving
	Adoptable	Constructed to adoptable standards

Mix of Homes

A broad mix of homes and dwelling typologies are to be provided across the neighbourhood from 1 bedroom maisonettes to 2, 3, 4 and 5 bedroom houses.

All of the homes are in close proximity to the proposed central green and greenway.



Drawing Key

- Planning Application Redline
- 1 Bedroom Home(s)
- 2 Bedroom Home
- 3 Bedroom Home
- 4 Bedroom Home
- 5 Bedroom Home

Heights and Massing

All homes across the proposed development are 2 storeys, in compliance with the 'Maximum Heights of Built Area of 9.5m', as required by the outline planing permission Parameters Plan revision F as extracted below.



Parameter Plan extract

Drawing Key

- Planning Application Redline
- 1 Storey
- 1.5 Storey
- 2 Storey
- 2.5 Storey
- 3 Storey



Housing Tenure Distribution and Amount

The neighbourhood aspires to provide high quality affordable and private homes, with the proposed affordable homes being indistinguishable visually from private sale homes with the affordable homes being evenly distributed across a mix of maisonette and housing typologies.

This Scheme is consistent with the Approved Outline, with 70 no. Homes being proposed, which are split into 42 no. (60%) Private Sale Homes and 28 no. (40%) Affordable Homes. Shared Ownership homes account for 32% (9 no.) of the Affordable Housing amount, with the remaining 68% (19 no.) being Affordable Rented which is compliant with S106 requirements.

The internal layouts of all homes have been designed to comply with Nationally Described Space Standards (NDSS) and Building Regulations Approved Document Part M4(2).

Provision of Affordable Housing		
Bedroom Sizes	No.	%*
1B Maisonettes	6	21
2B Houses	12	43
3B Houses	6	21
4B Houses	4	14
TOTAL	28	

*Rounded to nearest 1%

Bedroom Sizes	No. (%)
Affordable Rented	
1B	6 (21%)
2B	6 (21%)
3B	5 (19%)
4B	2 (7%)
TOTAL	19 (68%)
Shared Ownership	
2B	6 (21%)
3B	1 (4%)
4B	2 (7%)
TOTAL	9 (32%)
Affordable Total	28

Drawing Key

- Planning Application Redline
- Shared Ownership (Affordable)
- Rented Homes (Affordable)
- Sale Homes (Private)

Tenure	Typology	Bedroom Size	House Type No.	Total (House Type)	Total (Bedroom Size)	Total (Typology)	Total (Tenure)	Overall Total
Affordable	Maisonette	1B	A1SYCA	6	6 (9%)	6	28 (40%)	70
	House	2B	A2HAZE	6	12 (17%)	22		
	House	2B	A2HAZE	6				
	House	3B	A3LAUR	5	6 (9%)			
	House	3B	A3MAPL	1				
	House	4B	A4WILL	2	4 (6%)			
House	4B	A4WILL	2					
Private Sale Homes	House	3B	E3LODD	8	12 (17%)	42	42 (60%)	
	House	3B	E3TREN	4				
	House	4B	E4ARUN	2	22 (31%)			
	House	4B	E4CHEL	8				
	House	4B	E4SHER	8				
	House	4B	E4STOU	4				
	House	5B	E5CHER	8	8 (11%)			

