

Street Scenes

The following street scenes show the different built forms, materiality and characteristics of some of the key areas of the new neighbourhood. These include the Northern Greenway, Central Green and the School Edge Character Areas.



Street Scene A-A



Street Scene B-B



Street Scene C-C



Street Scene C-C (continued)



Street Scenes



Street Scene D-D



Street Scene D-D (continued)



Street Scene E-E



Street Scene F-F

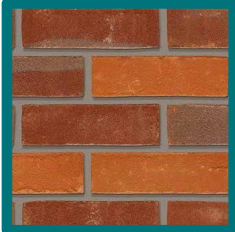


School Edge Materiality

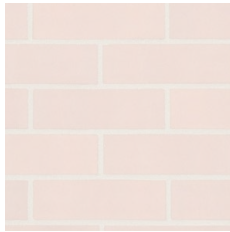
Facing Materials



Red Multi



Red Orange Multi



Red Feature



Red Tile



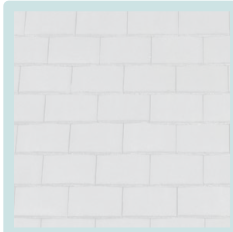
Grey Feature



Dark Feature



Flemish Bond



Dark Grey Tile

Surface Materials



Asphalt



Block Paving



Block Paving



Hoggin

Ornamental Shrubs (Or Similar)



Stipa
arundinacea



Hydrangea
arborescens



Liriope
muscari

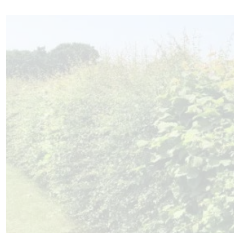


Santolina
chamaecyparissus

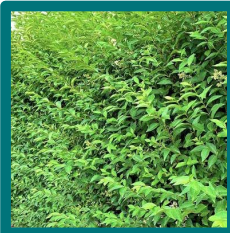
Boundary Treatments and Frontages



Guard Rail



Native Mix
Hedge



Ornamental
Hedge



Amenity Grass



Eastacombe
Canopy



Flush
Quoining



All Bar
Windows



Voussoir
Headers



Maple Style
Door



Local Character Precedent

Located to the South West of site on School Road, this precedent utilises flush dark brick banding, All Bar Windows, Cottage style doors and gable fronted roofs. Within the school edge these geometries and material palettes have looked to be created in a similar style to this.

Central Green Materiality

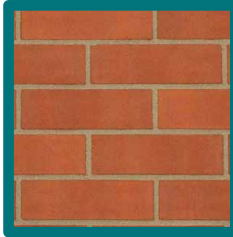
Facing Materials



Red Multi



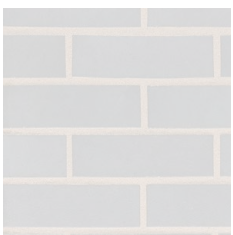
Red Orange Multi



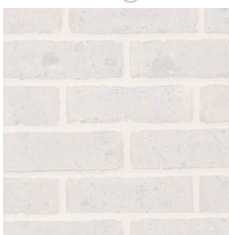
Red Feature



Red Tile



Grey Feature



Dark Feature



Flemish Bond



Dark Grey Tile

Surface Materials



Asphalt



Block Paving



Block Paving



Hoggin

Ornamental Shrubs (Or Similar)



Bergenia
Bressingham



Carex
oshimensis



Choisya x
dewitteana

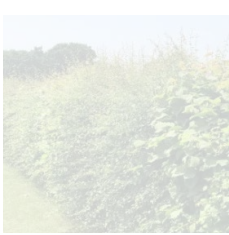


Hydrangea
arborescens

Boundary Treatments and Frontages



Guard Rail



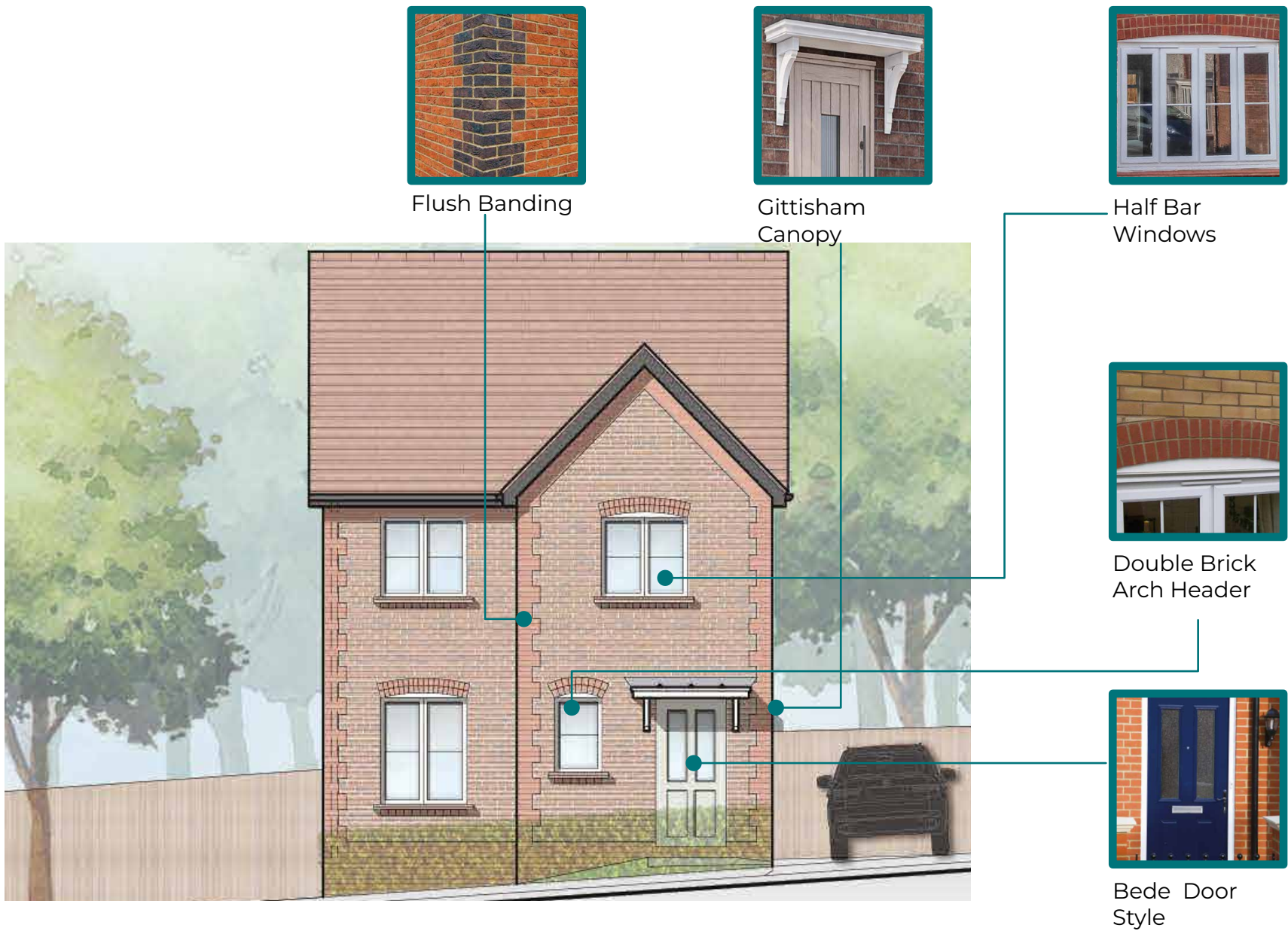
Native Mix
Hedge



Ornamental
Hedge



Amenity Grass



Local Character Precedent

Located in Arborfield Green, this precedent has utilised quoining, gable features, clay roof tiles and half bar windows. Which we have looked to replicate within the central green character area, to match the local village style housing.

Northern Greenway Materiality

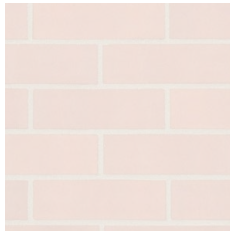
Facing Materials



Red Multi



Red Orange Multi



Red Feature



Red Tile



Grey Feature



Dark Feature



Flemish Bond



Dark Grey Tile

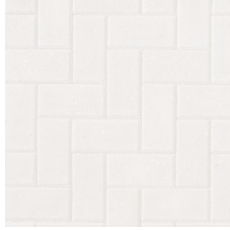
Surface Materials



Asphalt



Block Paving



Block Paving



Hoggin

Ornamental Shrubs (Or Similar)



Ceanothus
thrysiflorus



Lavandula
angustifolia

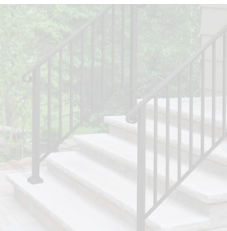


Rosmarinus
officinalis



Skimmia x
confusa

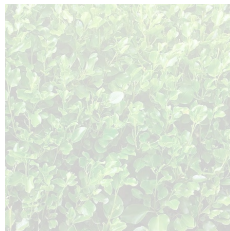
Boundary Treatments and Frontages



Guard Rail



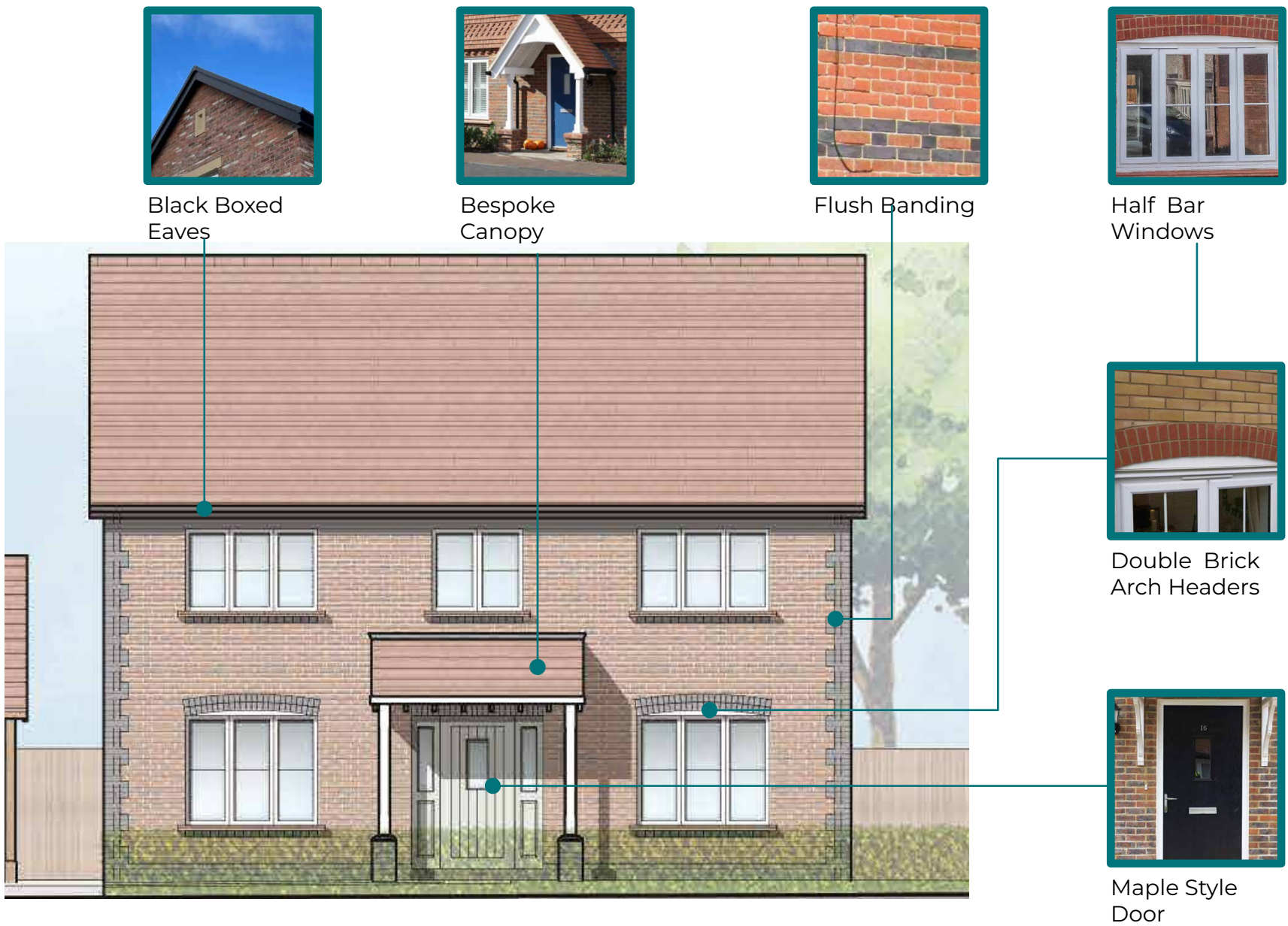
Native Mix
Hedge



Ornamental
Hedge



Amenity Grass



Local Character Precedent

Located on Eversley Road, to the south of the site within Arborfield Cross, this precedent has been replicated through the use of brick geometry banding aligning with cills and windows, as well as bespoke canopies and red multi tone roof tiles.

Perspective Views - Gateway Entrance



Perspective Views - School Edge



Perspective Views - Greenway Edge



Secured By Design

The following section of this Design and Access statement sets out the schemes compliance and consideration of Secured By Design for residential development.

Roads and Footpaths

Roads have been designed to provide safe and overlooked permeability throughout the scheme. The main access roads are 5.5m wide (some with verges) and 2m footways providing safe access for vehicles and pedestrians. Routes through the development are lit with lighting columns.

The scheme proposes a clear street hierarchy to contribute to the safety of the new neighbourhood as well as reflect the architectural character of the area. Shared surfaces have natural surveillance from frontages to homes which overlook footways and routes.

Communal Areas and Play Spaces

The scheme incorporates a LEAP within the central green open space. Details of the play strategy are set out as part of the landscape package submission.

The open space of the development, including the play space is fronted and framed by multiple dwellings with active frontages for natural surveillance.

Amenity spaces within the development are accessed via foot along the leisure route, and are located and located away from vehicular accesses

Dwelling Boundaries

All dwellings are enclosed to the rear by a 1.8m minimum high fence with rear garden gates which match the height and style of

the associated fence. Fences with hedges in front provide secure boundaries to all plot boundaries that we public facing.

To distinguish between public and private spaces, dwelling frontages are primarily enclosed with low level hedging or incorporate shrub planting depending on their character and location within the development.

Dwelling Orientation

The proposed scheme is designed to discourage crime, with dwellings fronting each other to provide passive surveillance and natural deterrents to crime.

A broad range of dwelling scales, tenures and types have been included to provide greater opportunities for natural surveillance and to create an inclusive neighbourhood

All dwellings provide considered elevations, with corner plots which incorporate two active frontages to discourage anti-social behaviour.

Wherever possible footpaths to the rear of properties have been designed out.

The location of boundary fencing, storage areas and street furniture have been considered to design-out these acting as climbing aids.

Parking

Wherever possible all dwellings are served with private driveways with hard standing immediate to the relevant plot. In other instances, a carport or secure garage is provided for secure vehicle parking.

Parking has been designed wherever possible to be adjacent to or in front of dwellings. In instances where this is not possible, they are overlooked by the property or in a secure rear

location.

Cycle Storage

All dwellings are provided with secure cycle storage. Dwellings are served by either a secure cycle store in rear gardens or storage space within a garage.

Lighting

All access roads incorporate street lighting through lamp columns. A detailed lighting design is included with this reserved matters application.

