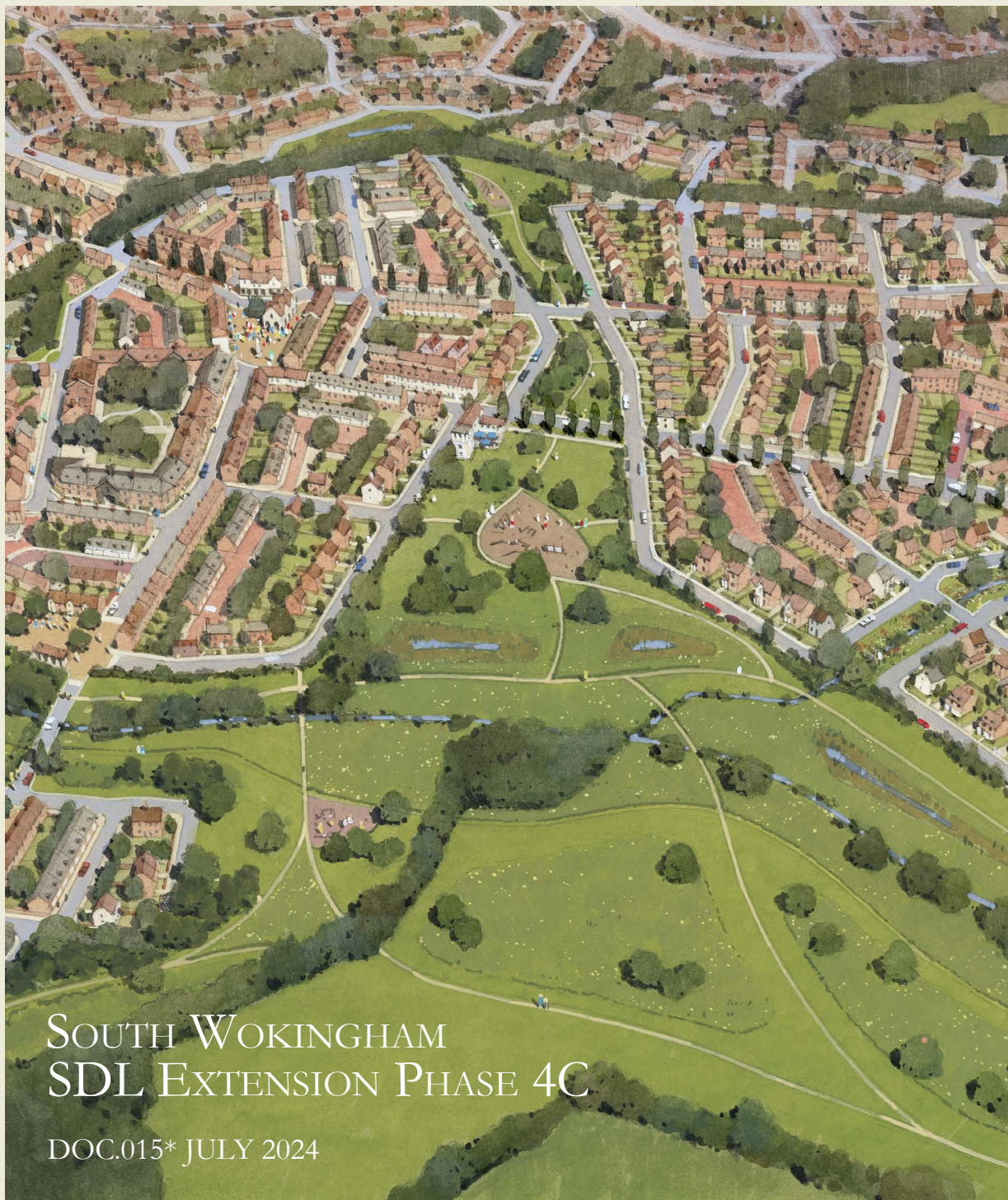


# DESIGN & ACCESS STATEMENT



SOUTH WOKINGHAM  
SDL EXTENSION PHASE 4C

DOC.015\* JULY 2024

John Simpson Architects Ltd

# CONTENTS

|     |                                                                    |    |      |                                                |     |
|-----|--------------------------------------------------------------------|----|------|------------------------------------------------|-----|
| 1.0 | VISION FOR SOUTH WOKINGHAM                                         | 3  | 8.0  | DESIGN OF EXAMPLE PLOT                         |     |
| 2.0 | INTRODUCTION                                                       |    | 8.1  | Key Factors to Consider                        | 79  |
| 2.1 | Background and Planning Context                                    | 5  | 8.2  | Car Parking                                    | 80  |
| 2.2 | Purpose of this Statement                                          |    | 8.3  | Refuse and Recycling & Access                  | 81  |
| 2.3 | Site Location                                                      | 7  | 8.4  | Secured by Design                              | 82  |
| 3.0 | SITE APPRAISAL                                                     |    | 9.0  | DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS |     |
| 3.1 | Historic Development of the Site                                   | 9  | 9.1  | Market Square                                  | 85  |
| 3.2 | Land Use & Classification                                          | 11 | 9.2  | Community Centre                               | 89  |
| 3.3 | Site Character                                                     | 13 | 9.3  | Southern Landmark                              | 90  |
| 3.4 | Context & Connectivity                                             | 15 | 9.4  | Northern Landmark                              | 91  |
| 3.5 | Ecological Context                                                 | 17 | 9.5  | North West Landmark                            | 92  |
| 3.6 | Site Constraints                                                   | 19 | 9.6  | Fountain                                       | 93  |
| 4.0 | CONSULTATION                                                       |    | 9.7  | Collegiate Building                            | 94  |
| 4.1 | Pre- Application Engagement with the Council                       | 21 | 9.8  | Eastern Square                                 | 95  |
| 4.2 | Public Consultation                                                | 22 | 9.9  | Southern Square                                | 99  |
| 5.0 | OPPORTUNITIES                                                      | 23 | 9.10 | Covered Seating Area                           | 99  |
| 6.0 | URBAN DESIGN                                                       |    | 9.11 | Small Square                                   | 103 |
| 6.1 | Illustrative Masterplan Development with Landmarks & Local Centres | 29 | 9.12 | Entrance Square                                | 104 |
| 6.2 | Public Spaces Hierarchy                                            | 33 | 9.13 | Village Green                                  | 105 |
| 6.3 | Road Hierarchy & Cycling Provision                                 | 41 | 9.14 | Belvedere Corner                               | 107 |
| 7.0 | KEY DESIGN CRITERIA                                                |    | 9.15 | Roundabout                                     | 108 |
| 7.1 | Character Areas                                                    | 43 | 10.0 | DESIGN OF KEY LANDSCAPE AREAS                  |     |
| 7.2 | Wokingham Urban Edge                                               | 45 | 10.1 | Central Corridor Linear Park                   | 109 |
| 7.3 | The Village Character Area                                         | 53 | 10.2 | Central Watercourse                            | 111 |
| 7.4 | Organic Growth Zones                                               | 61 | 10.3 | SANG                                           | 113 |
| 7.5 | Design Codes                                                       | 73 | 10.4 | Northern Drainage Corridor                     | 115 |
| 7.6 | Building Types                                                     | 75 | 11.0 | PALETTE OF MATERIALS                           |     |
|     |                                                                    |    | 11.1 | Boundary Treatments                            | 117 |
|     |                                                                    |    | 11.2 | Finishes                                       | 119 |
|     |                                                                    |    | 12.0 | TREES/HEDGES                                   | 121 |

# 1.0 VISION FOR SOUTH WOKINGHAM

*The new Masterplan for the SDL Extension is conceived as a place that is beautiful, pleasant and convenient for people to live. It draws on the heritage and character unique to Wokingham and its surroundings, that derives from historic links with the silk trade and gives it an identity to make it belong and be part of the locality.*

*It is organised as a series of neighbourhoods each recognisable and distinct with their own square and landmark buildings. These are planned around a common centre where the Community Hall, a market square and a mix of commercial and other facilities such as cafes, shops and possibly a creche and pharmacy might be located. In addition to this, an allocation of houses capable of accommodating the growing requirement for people to work from home will make for a more lively and active place. This will provide the main square for the community which is easily accessible where everyone is no more than a ten minutes' walk away from the main market square.*

*Buildings are arranged along a network of streets, lanes and squares in the traditional manner to create a pleasant and varied environment with a legible hierarchy for people to walk and find their way around. There are avenues and green open spaces and the masterplan takes advantage of being on the edge of Wokingham to incorporate a park and draw in the countryside. The plan also incorporates an enhanced riverine corridor with pond and wetland habitats, a suitable alternative natural greenspace (SANG) which together, integrate part of the development, as a small rural village into the landscape provide places of varying character for people to live.*

*The masterplan connects into the network of surrounding roads, footpaths and cycleways. It is designed to be a walkable community encouraging active travel in an environment that will contribute to their wellbeing and enjoyment of life. It provides the infrastructure for people of all ages so that a new community can develop and thrive.*



Figure 1: aerial view of the illustrative masterplan

# 2.0 INTRODUCTION

## 2.1 BACKGROUND AND PLANNING CONTEXT

2.1.1 The site represents the extension of land within the South Wokingham Strategic Development Location, where outline planning applications have been approved.

2.1.2 The site, will ‘plug-in’ to new connections and infrastructure already being delivered but will also deliver its own infrastructure. David Lock’s Strategic Viability Assessment for Wokingham Borough Council demonstrates that there are no ‘risk’ matters for the Local Plan examination process to deal with.

2.1.3 The existing site is approximately 56Ha in area and is agricultural, the proposed application (A) is the hybrid application for outline planning permission for up to 850 homes and community facilities including a neighbourhood centre and a full application for SANG land and associated facilities.

2.1.4 A parallel application (B) for outline planning permission for up to 180 units is being made by Nicholas King Homes on adjacent land to the west for the second parcel of land comprising the South Wokingham SDL Extension.

2.1.5 Application C a full planning application to provide a vehicular crossing of Byway 30 to allow access for two parcels of land comprising the South Wokingham SDL Extension, and active travel connections to the byway to the north from Application A, as well as the vehicular connection between the development proposed in Applications A and B.

2.1.6 For futher information, please refer to the Planning Statement

## 2.2 PURPOSE OF THE STATEMENT

2.2.1 The purpose of this statement is to explain how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

2.2.2 The site’s constraints and opportunities have been considered so that a comprehensive high quality design relates to its existing surroundings.



Figure 2: Aerial plan showing site boundary outlines with the South Wokingham Strategic Development Location shown hatched in blue and the 2022 extension shown with the blue cross hatch

# 2.0 INTRODUCTION

## 2.3 SITE LOCATION

2.3.1 The site is located just over a mile south east of Wokingham and is largely agricultural. It is divided by the existing Easthampstead Road with a smaller parcel to the south and a larger parcel to the north.

2.3.2 The northern parcel is further split by the existing watercourse running east west and then running north east towards Old Wokingham Road. Around the perimeter of the site are mainly trees and hedges along the highways and an existing Byway. The Ancient Woodland at the very north east of the site is on its perimeter, which in turn is bisected by Old Wokingham Road. There are also gardens to the small houses along Holme Green Lane and an outdoor menage near the junction with Redlake Lane parallel to Easthampstead Road. The existing site is mainly pasture with trees around the banks to the watercourse and a small copse in the northern parcel.

2.3.3 There are a few existing buildings on the site and these are mainly agricultural, they are located at the southern edge of the northern parcel with access from Easthampstead Road and in the southern parcel on the northern side of the site also accessed from Easthampstead Road. There are some surrounding buildings within the vicinity including a few scattered Listed Buildings, these are shown on the Constraints diagrams. The existing buildings at Prior's Farm are excluded from the application boundary but form the edge of the northern parcel of land.

2.3.4 The boundary along Old Wokingham Road is more open than that on Easthampstead Road and the existing Byway, with a low perimeter fence interspersed



with mature trees. At the northern end of Old Wokingham Road the hedge becomes more dense and trees thicker as it meets the Ancient Woodland. The boundary to the north is a mix of hedges and trees abutting the existing farm and its associated land.

2.3.5 There are three public rights of way (PROWs) located on the site, all three of which connect to Easthampstead Road, one in the northern parcel and two in the southern parcel.

2.3.6 The site is in close proximity to a number existing amenities including local schools and demonstrated in the diagram above.

Figure 3: site boundary outlined in red with surrounding context

# 3.0 SITE APPRAISAL

## 3.1 HISTORIC DEVELOPMENT OF THE SITE

3.1.1 Like the rest of Wokingham, the site was originally in a band of agricultural land on the western edge of Windsor Forest.

3.1.2 It is adjacent to Easthampstead Park, an estate with records dating back to the 7th Century, where a Royal Hunting Lodge was built in 1350. Norden’s map of Windsor Forest, produced in 1607, shows that Easthampstead Walk, indicated on the map with letter “C”, included the main Park with the Lodge, the parish and some neighbouring parishes.

3.1.3 The area of the park at this time was 265 acres of “very mean land, well-timbered,

stocked with between 200 and 300 fallow deer, in the walk were about 60 red deer” and it most likely included the site.

3.1.4 The site is largely agricultural land and the historic Ordnance Survey plans show that it has remained in agricultural use and relatively unchanged for a long time. This is further evidenced by now listed domestic and farm buildings dating back to 15th- 17<sup>th</sup>C in the case of Pearce’s Farm where the old hall house, a barn and granary remain; and early 18<sup>th</sup>C in the case of Lock’s house and barn, located in close proximity to the site.

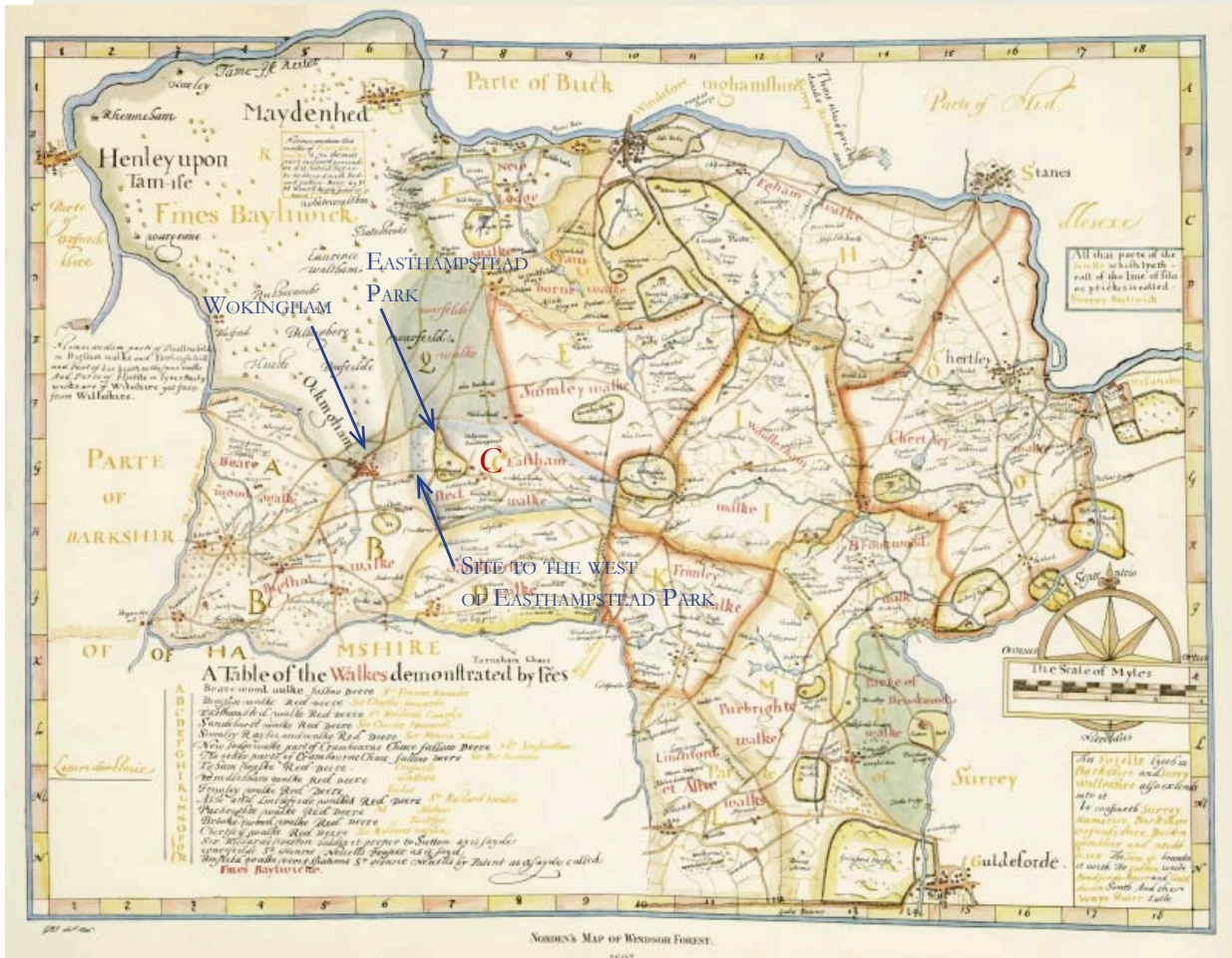


Figure 4: 1607 - Norden’s map of Windsor Forest 1607

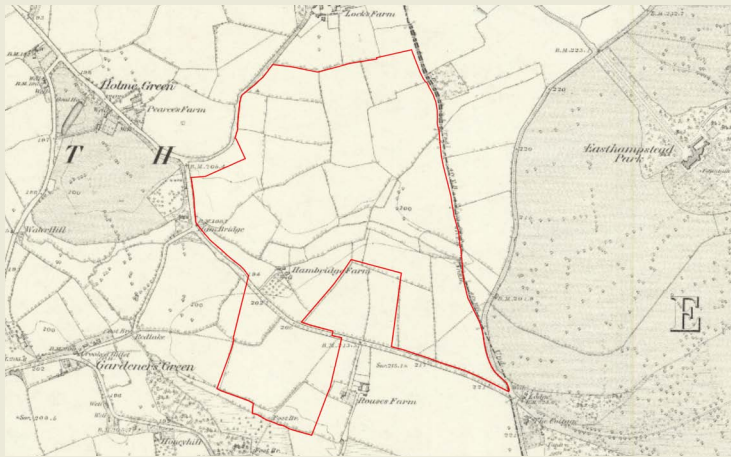


Figure 5: 1871



Figure 6: 1899

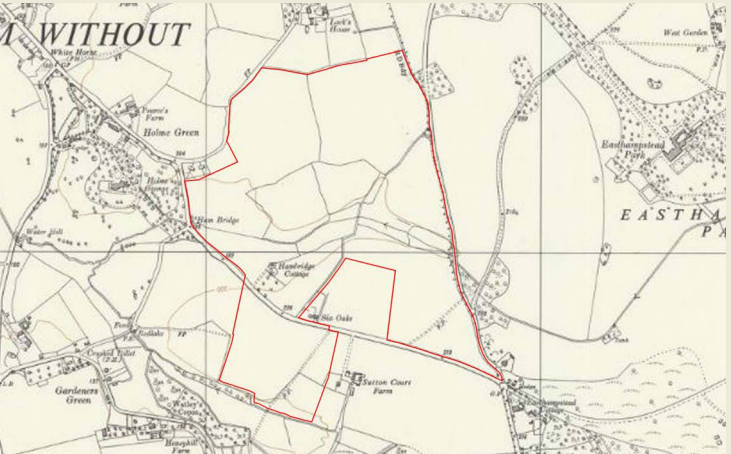


Figure 7: 1961

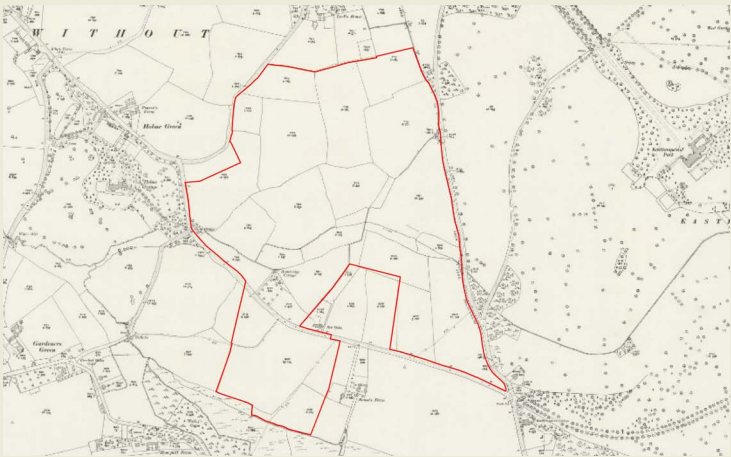


Figure 8: 1933



Figure 9: 1912

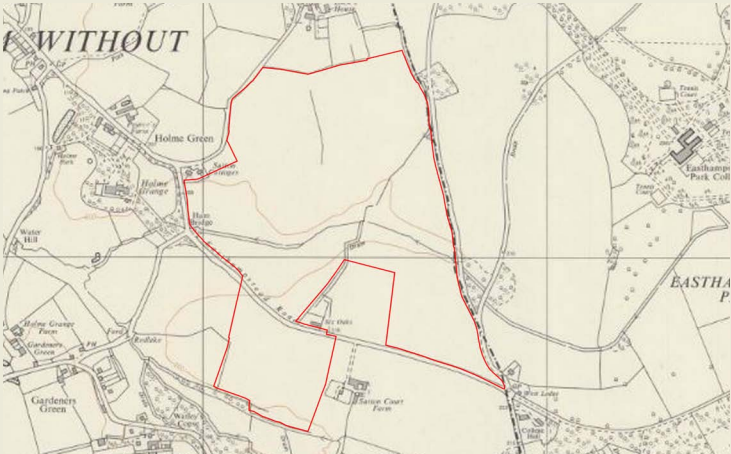


Figure 10: 1969

# 3.0 SITE APPRAISAL

## 3.2 LAND USE AND CLASSIFICATION

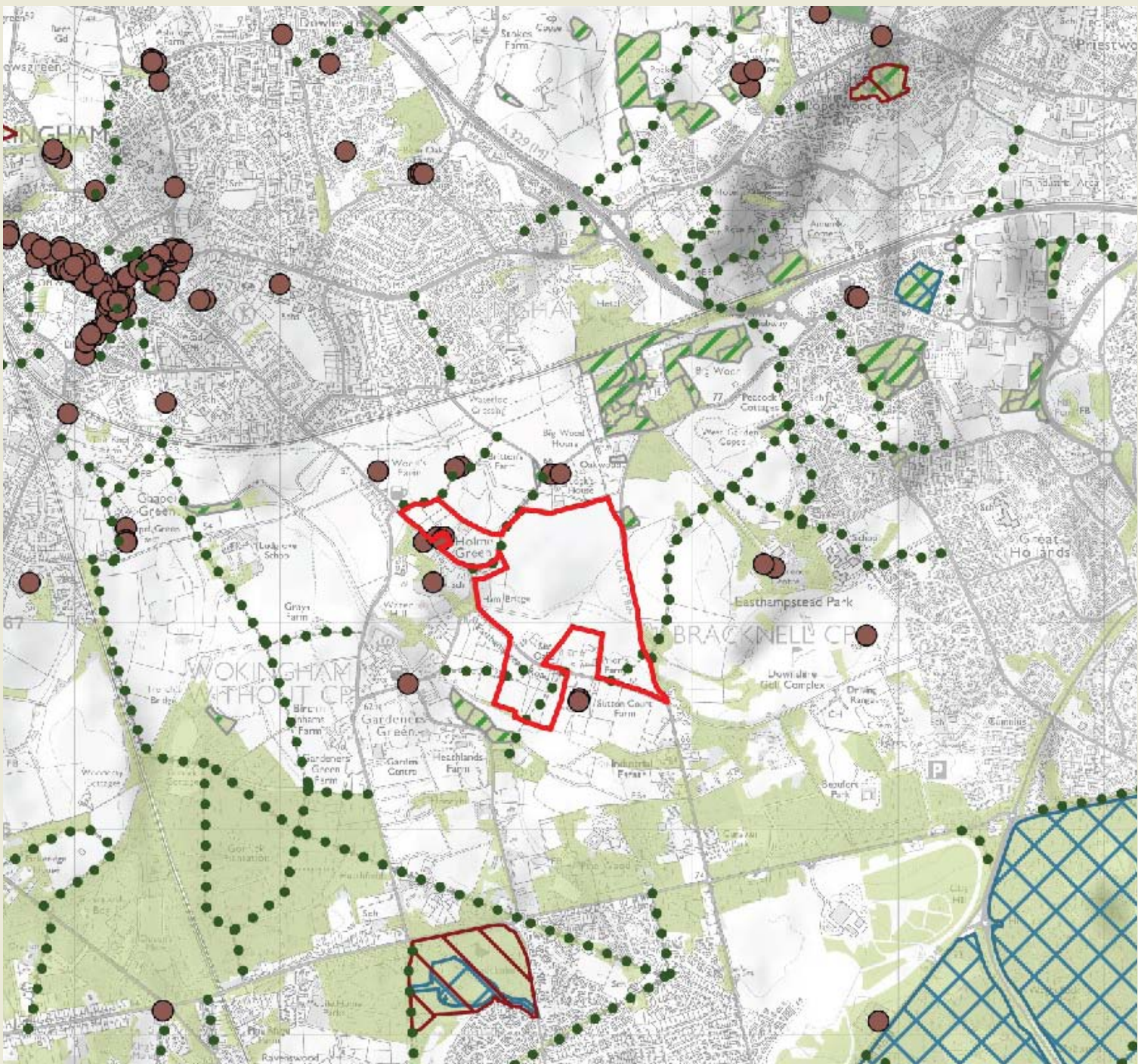
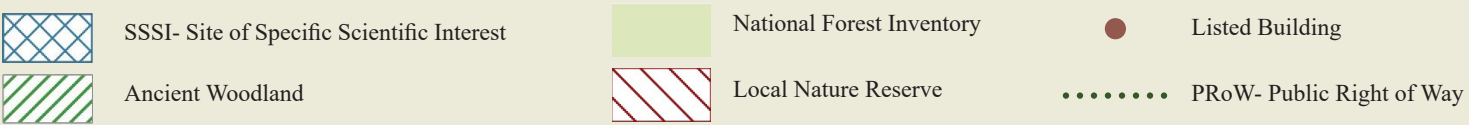


Figure 11: site boundary outlined in red with landscape and historic designations shown



### 3.2.1 DESIGNATIONS

3.2.1.1 The site is not located within and does not contain a designated landscape. Nor is it subject to any historic or emerging local plan designation relevant to matters of landscape value. Figure 11 provides a summary of the landscape and historic designations.

3.2.1.2 The site does not contain any Listed buildings or locally listed buildings, however, there are some buildings within close proximity. Buildings and structures within 750 metres are scheduled below:

- Grade II\* Listed Lock’s House located
- Grade II Listed Lock’s Barn
- Grade II Listed Pearce’s Farmhouse
- Grade II listed Granary at Pearce’s Farm
- Grade II Listed Barn at Pearce’s Farm
- Grade II Listed Stable at Sutton Court Farm
- Grade II Listed Barn at Sutton Court Farm
- Grade II Listed Garden House
- Grade II Listed Holme Grange School
- Grade II Listed Easthampstead Park College and attached terrace with retaining wall and steps
- Grade II Listed section of wall with wrought-iron gate adjoining Easthampstead Park College on south-west corner

For further information on land use and classifications please refer to the EDP Green Infrastructure Document.



Figure 12: topography with site boundary in red

### 3.2.2 TOPOGRAPHY

3.2.2.1 The site is generally flat with a gentle fall inwards towards the water course, which runs east to west through the centre of the site.

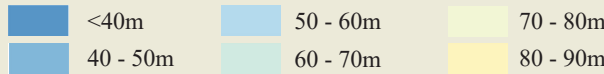


Figure 13: landscape fabric with site boundary in red

### 3.2.3 LANDSCAPE FABRIC

3.2.3.1 The site is dominated by medium sized open pastoral farming with enclosing trees and hedgerows in declining condition, and settlement edge equestrian and hobby farm use. An existing watercourse bisects the site, along which can be found scrubby vegetation.

