

7.0 KEY DESIGN CRITERIA

7.3 THE VILLAGE CHARACTER AREA

7.3.2 DESIGN APPROACH

- 7.3.2.1 Village public space to be informal in form with an organic shape and greenery within the space, such as grass and trees.
- 7.3.2.2 Village Square to be surrounded by a variety of building types such as small terraces and detached houses to underline the informality.
- 7.3.2.3 Overall scale of the Village to be smaller than that of the more urban northern part of the site, built predominantly with two and two and a half storey buildings.
- 7.3.2.4 A “converted” barn building type, recognisable as fitting with a rural setting, to be used in this character area only.
- 7.3.2.5 The road layout to be fluid with an organic feel in contrast to more geometric layout of the Urban Edge part of the development.
- 7.3.2.6 The edge of the Village to be surrounded with trees and shrubs to create a soft transition from the built-up areas to the countryside.



FIGURES 81, 82, 83, 84 & 85: VILLAGE PRECEDENT PHOTOGRAPHS

7.0 KEY DESIGN CRITERIA

7.3 THE VILLAGE CHARACTER AREA

7.3.3 BARNs

7.3.3.1 A new building type, based on the local vernacular and designed to look like a “converted” barn would be introduced for Village Character Area only, to underline its rural setting of the tie it closely with the immediate surroundings

7.3.3.2 The scale of a barn building should appear to be larger than surrounding buildings and contrast in materials and form.

7.3.3.3 Garages are to be an integral part of structure.

7.3.3.4 Usually made up of a number of smaller residential units, the design of a barn should appear as one large structure under a single roof.

7.3.3.5 It may also be flats. Very simple detailing to be used reminiscent of a barn or farm building.

7.3.3.6 DETAIL CRITERIA

1. Location

- a) To achieve maximum impact, barn type buildings are located so that at least one façade is on a street frontage.

2. Massing

- a) Barns to be two or three storeys.
- b) Eaves height to vary.

3. Walls

- a) Majority could be horizontal timber boarded, either on the whole of the building or on the upper storeys only, painted black or brown.
- b) Barns shall have either painted brick walls or natural bricks in orange-red.

4. Entrances & Doors

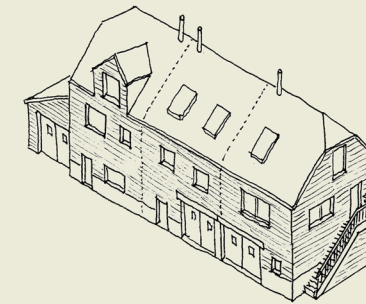
- a) No porches or canopies of any type to be provided to doors.
- b) Barns to have vertical boarded doors without

-  Zone for Building
-  100% built up street frontage
-  Building line to be 100% built up with 1.8 metre high brick wall where no building is proposed

Figure 86: illustrative plan of a barn type building
Figure 87: (above) illustrative barn vignette



Figures 88 & 89: local barn precedent photographs



vision panels or have vertical boarded stable doors.

5. Windows & Dormers

- a) Windows to vary in size and scale. Elevation designs along long sides of building shall be asymmetrical.
- b) No dormers to be used in barn buildings except as a single feature such as was used as an entrance to a hayloft. Roof windows in line with the pitch of the roof (Velux type) are acceptable.
- c) All openings in brickwork visible from the street to have arches or lintels - no soldier courses allowed.

6. Roofs & Chimneys

- a) Barn Buildings shall have either gable ends or half-hipped roofs, with rafter ends showing at eaves level
- b) Barns to have plain tile type roofs
- c) Barn buildings to have no chimneys; where one is required a metal flue should be used.

7. Garages

- a) All garages to be provided as an integral part of the façade design.
- b) Where there are two garages these must be grouped together to appear as one large opening or group of openings.
- c) Garage doors are to be designed to appear to be swinging and side-hinged, with vertical boarding, no horizontal boarding permitted.

8. Details

- a) Barns to have no railings, garden or fence in front. They are to open directly onto hard paved yard. If paved yard is private and not part of courtyard lane, it is to be walled and gated.
- b) All doors to garages, rainwater goods, front doors, painted handrails, balustrades etc to be in identical colour across ownership boundaries within each barn structure.

7.0 KEY DESIGN CRITERIA

7.3 THE VILLAGE CHARACTER AREA



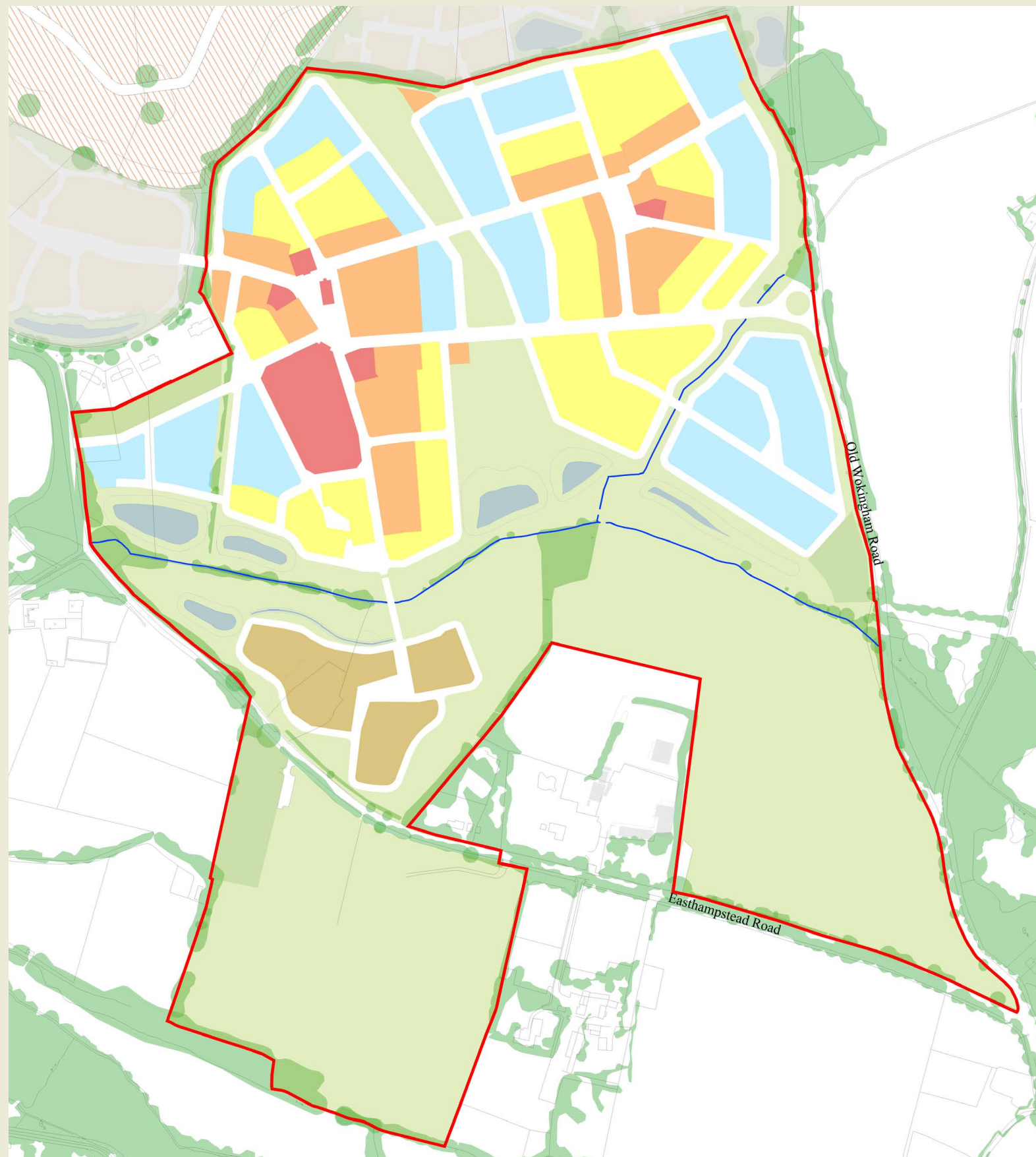
Figure 90: illustrative aerial view of what the Village Character area could look like

7.0 KEY DESIGN CRITERIA

7.4 ORGANIC GROWTH ZONES

- 7.4.1 Within the design of the South Wokingham Extension illustrative masterplan different Organic Growth Zones are incorporated to identify different types of architecture, split by building type which will provide the new development with a sense of place. These are set out to mimic an organic growth pattern similar to that at Wokingham. This will allow for a variety of architecture to be incorporated within the new development in a manner that will be familiar and recognisable as being part of the locality. They will be used in both Character Areas.
- 7.4.2 Having a recognisable pattern rather than generating variety randomly, helps with wayfinding giving the semblance of incremental growth. This ties together the whole development making it recognisable as a settlement where, for example, you would expect to see the oldest buildings close to the centre. This is in contrast to a suburban estate which is often characterised by a random variety that follows no specific overall pattern.
- 7.4.3 There are four key architectural typologies within central Wokingham which can be drawn upon to influence and inform the architectural organic growth zones within Phase 4C, these are shown on figure 91 opposite.

7.4.4 Photographs of existing historic Wokingham architecture are shown in the next section, split into Organic Growth zone type which can be drawn upon and utilise the key elements to form the basis of the architectural elements for the development.



Key	
■	A- Pre 18th Century
■	B- Georgian
■	C- Victorian
■	D- Post Victorian
■	The Village

Figure 91: Organic Growth Zones as could be applied to Wokingham Urban Edge Character Area on the illustrative masterplan

7.0 KEY DESIGN CRITERIA

7.4 ORGANIC GROWTH ZONES



Figure 92: Organic Growth Zones as could be applied to Village Character Area.

7.0 KEY DESIGN CRITERIA

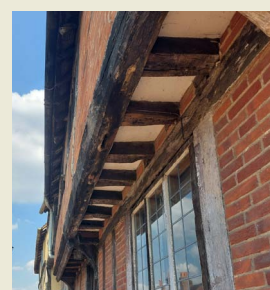
7.4.1 ZONE A-PRE 18th CENTURY GENERAL CHARACTERISTICS

7.4.1.1 General characteristics of Pre 18th Century buildings in the centre of Wokingham include:

- Two storey sometimes with dormer
- Third storey occasionally incorporated into roof with window on gable
- First floor sometimes overhangs ground floor by approximately 1 metre in terraces and occasionally this occurs at eaves level where the third storey is located in the gable
- Terraces are made up of individual buildings adjoining each other, detached houses are unusual
- Horizontally proportioned casement windows
- Brick and timber construction is sometimes rendered
- Typically, the first floor windows are smaller than the ground floor windows
- Width of windows relates to timber the structure
- Entrances typically located to one side of the building
- Access to rear court forms part of the main facade
- Pitched tiled roof between 43-48 degrees with projecting eaves overhang
- No cornice
- No fire break upstands between buildings
- Shared brick chimney on the Party Wall line on terraces
- Varying eaves and ridge heights resulting in individual gutters and downpipes



Figure 93 (above): Typical example of Zone A Pre 18th Century Building, Figures 94-101 (below): Photographs of the general characteristics of Zone A Pre 18th Century buildings and details



7.0 KEY DESIGN CRITERIA

7.4.2 ZONE B- GEORGIAN GENERAL CHARACTERISTICS

7.4.2.1 General characteristics of Georgian buildings in the centre of Wokingham include:

- Mainly three storeys
- Individual houses built next to each other sometimes forming terraces
- Generally have chimney stacks on the perimeter of the building
- Largely red brick, occasionally painted cream/white
- 1.1m Railings or hedge marking the ownership line
- Regular openings within symmetrically designed facade of individual houses
- Vertically proportioned sash windows
- Ground and first floor openings typically the same size
- Smaller openings at second floor level creating a hierarchy for the smaller attic windows.
- Entrances flush with the rest of the facade and typically located in the centre of the building.
- Doorcases incorporated into larger houses including timber entrance canopies, sheltering the entrance
- Some arched windows at ground and first floors
- Natural slate roof
- Shallow pitch roof, around 30 degrees
- Hidden gutter where the parapet wall is incorporated
- Simple decorated timber cornice at roof level incorporating gutter and fascia
- Single corbelled brickwork band/string course at junction of parapet wall and roof
- Chimneys to end walls
- Timber soffit with plain support brackets

Figure 102 (above right): Typical example of Zone B Georgian Building. Figures 103-109 (right): Photographs of the general characteristics of Zone B Georgian building details

