

Layout - Scale

The scale of the development varies from 1 storey garages to a small number of 3 storey buildings. The surrounding residential areas are predominantly 2 and 2.5 storeys with Orchard House in the centre of the site being a 2.5 storey building with a straight mansard roof.

Higher density taller buildings are proposed at the centre of the development opposite Orchard House to respond to the scale of the context and to enhance the character of these areas.

The remainder of the site is predominantly 2 storey buildings with some 2.5 storey dwellings to create visual interest and ensure a wide range of housing sizes to meet local needs.

To ensure that the development is sensitive to its natural surroundings, lower density development is proposed to front onto the open spaces of the scheme.

Drawing Key

	1 Storey
	1.5 Storey
	2 Storey
	2.5 Storey
	3 Storey



Layout - Amenity Provision

The proposed development prioritises high-quality amenity provision, ensuring that every dwelling has access to green space tailored to the needs of its residents. All houses are provided with either a private garden or communal garden, designed to enhance outdoor living and provide a comfortable, versatile environment.

For the apartment blocks, communal gardens are provided exclusively for the use of residents. Additionally, the homestead area includes a shared garden space with raised planting beds and seating areas, creating an inviting setting for social interaction and relaxation.

Private gardens are a minimum of 47m², with a variety of sizes available to suit different household needs. Most gardens have an 11-metre depth, in line with policy, and where this depth is not achieved, additional width compensates to maintain a generous, usable area.

In support of sustainable development, all gardens will be equipped with a water butt and compost bin. This thoughtful approach to amenity provision ensures residents benefit from outdoor spaces that promote well-being and community interaction, contributing positively to the overall character of the scheme.

Full details of amenity provision including dimensions and areas can be found on the submitted Amenity Layout (DES-703-111-1).

Drawing Key

- Compost Bin
- Water Butt



Layout - Highways Details

The highways design for the proposed development has been thoughtfully designed in alignment with the Wokingham Highways Design Guide to ensure functionality, safety, and adherence to local standards.

Key parameters, including radii, road widths, and service margins, meet the specific requirements outlined in the design guide, supporting a well-structured and efficient road network.

Tracking analysis has also been conducted to confirm compliance with these guidelines, ensuring suitable access and manoeuvrability throughout the site.

The layout includes raised tables for traffic calming, encouraging slower speeds and safer conditions within residential areas. While indicative pedestrian crossing points are illustrated, their exact details will be refined further in the technical design stage to optimise safety and accessibility.

All roads within the development will be constructed to adoptable standards, ensuring they are suitable for use by the local community. However, only the main primary road and the secondary loop are intended for adoption, with other roads maintained privately. This approach balances the need for accessible, durable infrastructure with the character and functionality of the site, contributing to a cohesive and well-integrated highways strategy.

Full details can be seen on the submitted Highways Layout (DES-703-109-2), Tracking Layout (DES-703-114-1), Highways Management Layout (DES-703-115-1) and Visibility Splays Layout (DES-703-116-1).

Drawing Key

-  Adoptable Extent
-  Dimensions and Radii
-  Road Dimensions
-  Raised Tables



Design and Access Summary

Amount Overall the site is 12.31Ha. 200 dwellings are proposed on a net development area of 6.99Ha. This gives a density of 29 dwellings per hectare.	Painted brick and tile hanging with a variety of bays and entrance porches, set under a mix of plain tile and slate roofs.	Can be found in the Supporting Statements (DES-703-402) document which is submitted in support of this application.
Layout The layout has been formulated with the best design principles in mind. Street frontage and public spaces are overlooked by dwellings to create a safe public realm with private gardens to the rear of houses. Key buildings have been positioned in prominent locations or to terminate vistas within the development. A total of 445 parking spaces are proposed, of which 40 are visitor spaces.	Roof pitches will range from 30 to 50 degrees dependant on location. Sustainable Development The layout will take advantage of passive solar design where practical. The dwellings are dual aspect with open-able windows to capitalize on daylight and allow natural, through ventilation. All dwellings will comply with extant Building Regulations and it is anticipated that the type of renewable energy will primarily be through improved fabric efficiency coupled with the use of Photovoltaic panels mounted on the roofs of properties where required. Croudace are part of the Considerate Constructors scheme and during construction will implement a site waste management program ensuring the development has as little impact on the environment as possible. As a new development in the area, the resultant building works and additional families will benefit the wider community through the patronage of local services.	Security and Crime Prevention Measures The proposed development is designed with security in mind, with the majority of houses and principle living accommodation orientated to overlook the public realm and car parking areas to provide natural surveillance. All houses will have PIR front door lights. Simple boundary treatments, have been designed to provide a good level of security without creating a cramped layout within the private realm.
Scale The proposed dwellings vary from two to three storey to respond to individual street character. This is further detailed in the Character Proposal Section of the Design Code.		
Appearance The proposals will incorporate the best of local architecture styles and features found within the areas of Twyford. It has been proposed following a thorough character appraisal of the local area. The proposed palette of materials will include red facing brickwork, contrasting brick features, render, white weatherboard, cream	The development will generate monies through the unilateral undertaking contributions which will be used to benefit the wider community. All plots will be provided with a water butt and compost bin to promote sustainable living. Further details of the sustainability approach	

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 natural permeability throughout the scheme. Primary routes are 5.5M wide with 2M verges and 2M foot-ways, providing safe access for vehicles and pedestrians.

Primary 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 properties and foot-ways are overlooked by active functions within homes and apartments.

The development incorporates dedicated pedestrian routes and cycleways for safe and clear navigation of the scheme. Dwellings and streets have been designed to provide a strong sense of place and aid natural way-finding. Foot-ways are provided to the front of dwellings, are well lit and oriented to create straight and direct routes for cyclists and pedestrians.

Communal Areas and Play Spaces

The scheme incorporates a NEAP within the 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 by multiple dwellings with active frontages for safe natural surveillance.

Amenity spaces within the development are accessed via foot and cycleways, and are located to discourage vehicular access.

Dwelling Boundaries

All dwellings are bound by a minimum of 1.8M high enclosures. Fences, brick screen walls or hedges backed with fencing provide secure boundaries to all dwellings within the scheme. Rear gates at 1.8M high will be provided to all dwellings.

Some dwelling frontages are enclosed with low level hedging or walls depending on their character and location within the development.

Planted areas are provided to the frontages of dwellings to provide informal boundaries between public and private space.

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.

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.

Boundary walls, storage areas and street furniture have been designed with consideration for climbing aids to private properties.

Parking

Wherever possible all dwellings are served with private driveways with hard standing and incorporate a carport or secure garage for safe vehicle parking.

Parking has been designed wherever possible to be adjacent to or in front of dwellings. Where required, rear hard standing courts provide gated and well lit parking areas for up to 5 dwellings. Parking courts are overlooked by dwellings and active frontages where designs allowed for this.

Cycle Storage

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

Lighting

All adopted roads incorporate street lighting through lamp columns at 30m intervals. Shared surfaces and private roads are lit with lighting bollards.

Walkways between apartment buildings incorporate wall mounted lights for safe access. Parking courts incorporate lighting bollards and wall mounted lights for safety.

Building for A Healthy Life

The scheme for the development aligns strongly with the principles of Building for a Healthy Life, supporting healthy lifestyles, sustainability, and a strong sense of community.

The following section sets out how the scheme has been designed with Building for a Healthy Life.

It clearly describes the characteristics of the development and how these respond positively to the requirements of Building for a Healthy Life.

Walking, Cycling, and Public Transport

The site’s strategic location within walking distance of Twyford station and multiple bus routes to High Wycombe and Reading promotes easy access to public transport, encouraging reduced car use.

The layout incorporates walkable, cycle-friendly streets, designed to promote sustainable travel, with cycle parking provided in private gardens and visitor spaces for apartments. Streets are designated 20mph zones, enhancing safety for pedestrians and cyclists.

Facilities and Services

The design promotes active frontages and uses corner units with multiple active elevations to create safe, engaging public spaces.

A network of well-integrated public squares and amenity areas offers various scales and formats to foster a sense of place and community.

Seating and information boards throughout these spaces enhance usability and engagement with the landscape.

Homes for Everyone

To address local housing needs, 40% of the scheme is affordable housing, including a mix of First Homes, shared ownership, and affordable rent properties.

A diverse selection of housing types—from apartments and maisonettes to coach houses and traditional houses—ensures inclusivity. All homes have access to private or communal

gardens, contributing to residents’ well-being.

Making the Most of What’s There

The design respects the site’s natural context, particularly the setting of the River Loddon, incorporating blue and green links that frame and enhance the layout.

The architecture complements the local scale, notably respecting Orchard House, while ecological considerations are embedded throughout, ensuring protection and biodiversity.

A Memorable Character

This scheme was crafted through multiple design iterations, integrating urban design principles, local policies, and development needs.

A thorough character assessment of the area identified key forms, materials, and details that inform the five character areas across the site.

These areas, alongside key nodes such as the public green square and blue connectivity points, create a distinctive sense of place.

Well-Defined Streets and Spaces

The layout follows perimeter block principles with active frontages, layered with a clear street hierarchy responding to site constraints.

Corner buildings feature active elevations on all sides, while the streetscape is framed by landscaping that reflects the character of each street, with vistas that connect to green spaces and existing landscaping.

Easy to Find Your Way Around

The development is easily navigable with a distinct character and street hierarchy that naturally guides movement.

Views are thoughtfully framed towards the River Loddon, greenspaces, and key landmarks within the site, enhancing orientation and visual interest.

Healthy Streets

Streets prioritise sustainable transport with 2m-wide footways and a 3m cycle network aligned with natural desire lines.

Tree-lined streets vary in character by area, while landscapes range from hedged front gardens to ornamental plantings, creating inviting and varied streetscapes.

Cycle and Car Parking

All homes have secure cycle storage, and additional cycle parking is available in amenity areas. Visitor vehicle parking is dispersed to avoid concentration and maintains green breaks.

EV charging is available at every plot, with rear parking courts that are well-lit and overlooked for security. Parking is set back to prevent cars from dominating the streetscape.

Green and Blue Infrastructure

The scheme achieves Biodiversity Net Gain through habitat enhancement and new habitat creation, with bird and bat boxes incorporated into dwellings and trees. A landscape-led design reinforces green and blue connectivity, integrating existing

Building for A Healthy Life

vegetation and establishing new habitats where feasible.

A NEAP and MUGA are included within the open space, providing recreation for all ages.

Back of Pavement, Front of Home

Boundaries reflect street character and hierarchy, with treatments like low hedges and estate railings.

Generous front gardens promote social interaction, and direct access from rear gardens to the street encourages easy movement, fostering a welcoming community feel.



Building for a Healthy Life

A Design Toolkit for neighbourhoods, streets, homes and public spaces



Design Proposal - Site Access

Through the detailed development of the scheme, it has been identified that the secondary access, which was approved at outline, requires a review to establish its suitability.

The proposal has been discussed with the local authority and the following pages display the proposed amendment and sets out the reasons for the variation.

Whilst undertaking the detailed development of the scheme to support this RM submission, it has been identified that the secondary access is not deliverable in the location approved at Outline (LPA reference: 212720 - Approved plan - 5563.003 Rev I Proposed Access Arrangements).

This is due to a combination of technical, environmental and safety considerations, which has resulted in its relocation slightly closer towards the main access roundabout into the site. The revised location is considered to improve the design, Highways safety and functionality of the development.

The site's existing topography presents significant challenges with delivering the secondary access in its approved Outline location. Due to levels issues, the development parcels and open space distribution could not be delivered as per the Outline parameter plans and S106 plans. Such changes would disrupt the scheme's intended balance, ultimately impacting both the design quality and community amenities.

Moreover, the site already includes a secondary access to the south designated for emergency use which satisfies the necessary safety and accessibility requirements. This existing southern access point allows the scheme to maintain compliance without the need for an additional secondary road access.

It was agreed following extensive discussions with the LPA Case Officer and Highways Officer that removing the approved secondary access could be supported in principle provided that an alternative emergency access was introduced along the Bath Road, to maintain

safety standards.

The alternative secondary access proposed is located at the entrance to the existing track along the A4 Bath Road, which currently provides pedestrian and vehicular access to the site. It will therefore integrate seamlessly with the proposed site layout and require minimal adjustment to the site frontage.

The revised Access Plan also strengthens sustainable travel options. The new emergency access features a 3.7-metre-wide shared surface tarmac path, primarily serving pedestrians and cyclists while doubling as an emergency access when required.

A drop-down bollard will control emergency vehicle access, providing a robust yet flexible solution that prioritises sustainability. This pathway offers direct connectivity into the development, enhancing the overall pedestrian and cyclist experience.

The decision to relocate the secondary access is also supported by Technical and Safety considerations. From a road safety perspective, reducing the number of junctions can help prevent traffic conflicts as junctions are commonly sites of high accident concentration.

By eliminating an access point, the development avoids introducing an unnecessary hazard and reduces the potential for accidents.

The existing main northern and southern access points are fully capable of managing traffic volumes without impacting local congestion, as confirmed by the Outline

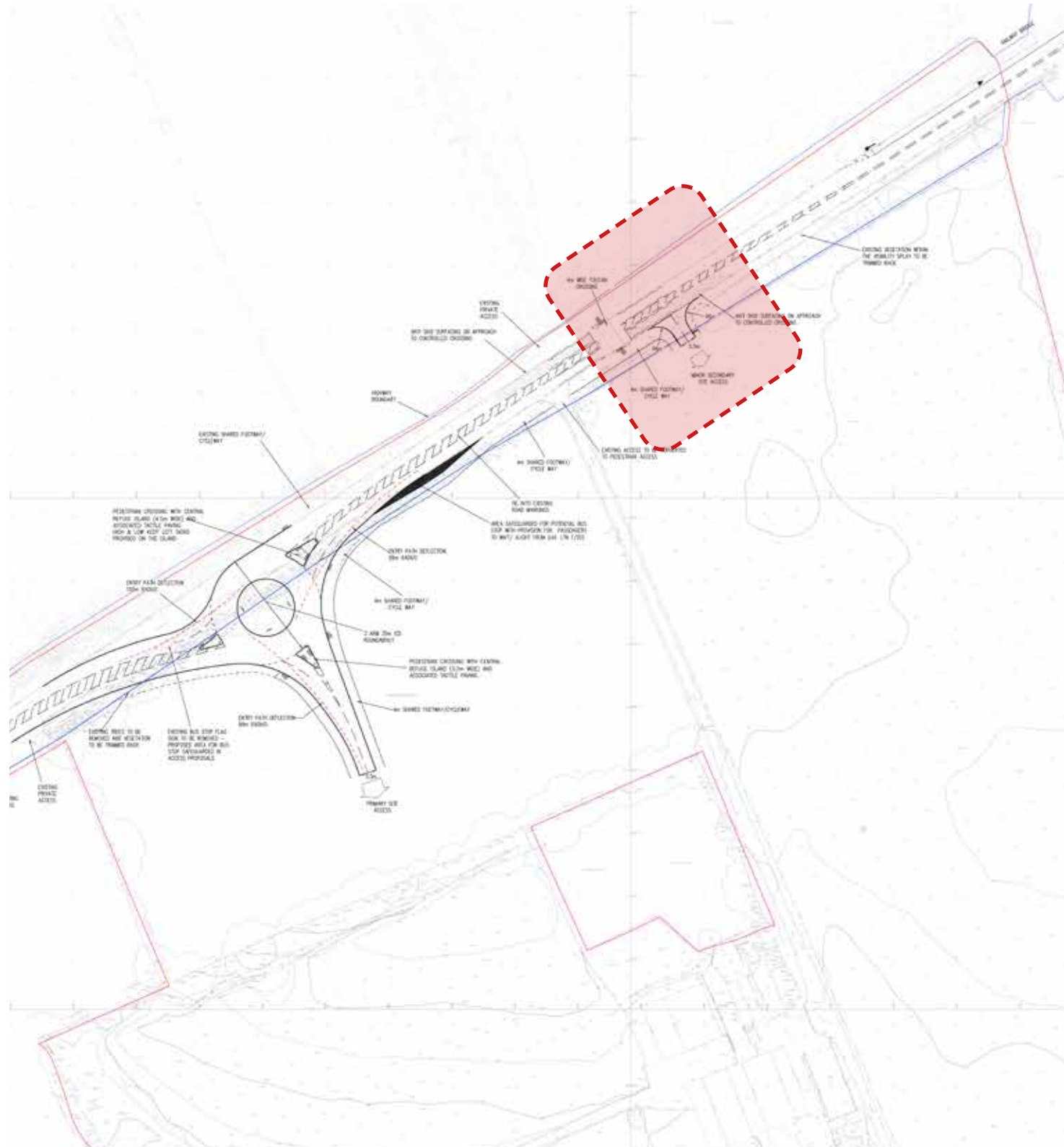
permission: Transport Assessment (produced by: SMA).

Although the approved secondary access was intended to offer an additional route for pedestrians and cyclists, this need is met by the existing pedestrian and cycle access point located approximately 30-40 metres to the west, as well as connections via the new roundabout.

Widening the existing track access point retains strong pedestrian and cyclist connectivity without requiring further infrastructure, supporting both the transport needs and the sustainability goals of the scheme.

The relocation of the approved secondary access aligns with Highways safety and environmental priorities, supports a balanced site layout, and ensures compliance with Planning requirements. The development remains well-connected and accessible, while reducing potential safety risks and maintaining the integrity of the original design vision.

Design Proposal - Site Access



Access as approved at outline



Access as proposed at Reserved Matters

Design Proposal - Site Access

The site access is carefully considered to create a strong gateway to the new development.

The site is accessed via a three-arm roundabout, which will be landscaped to provide an attractive and welcoming entrance, with design details subject to a Section 278 application.

This entrance serves as a clear transition from the A4 New Bath Road into the development, marked by a shift in landscaping and architectural character. Less formal planting and architectural elements help to bridge the suburban housing along Bath Road with the more structured formal avenue within the site.

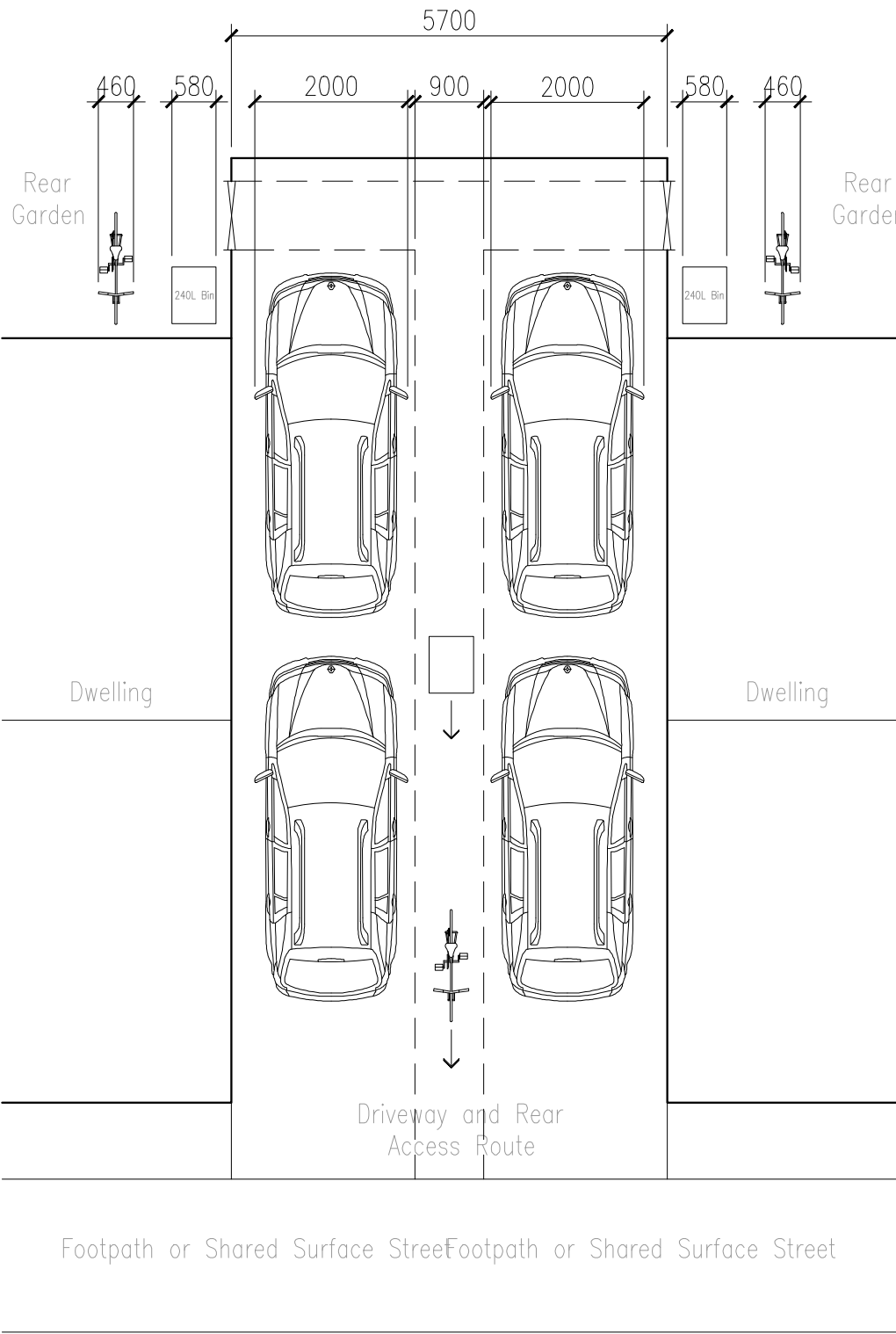
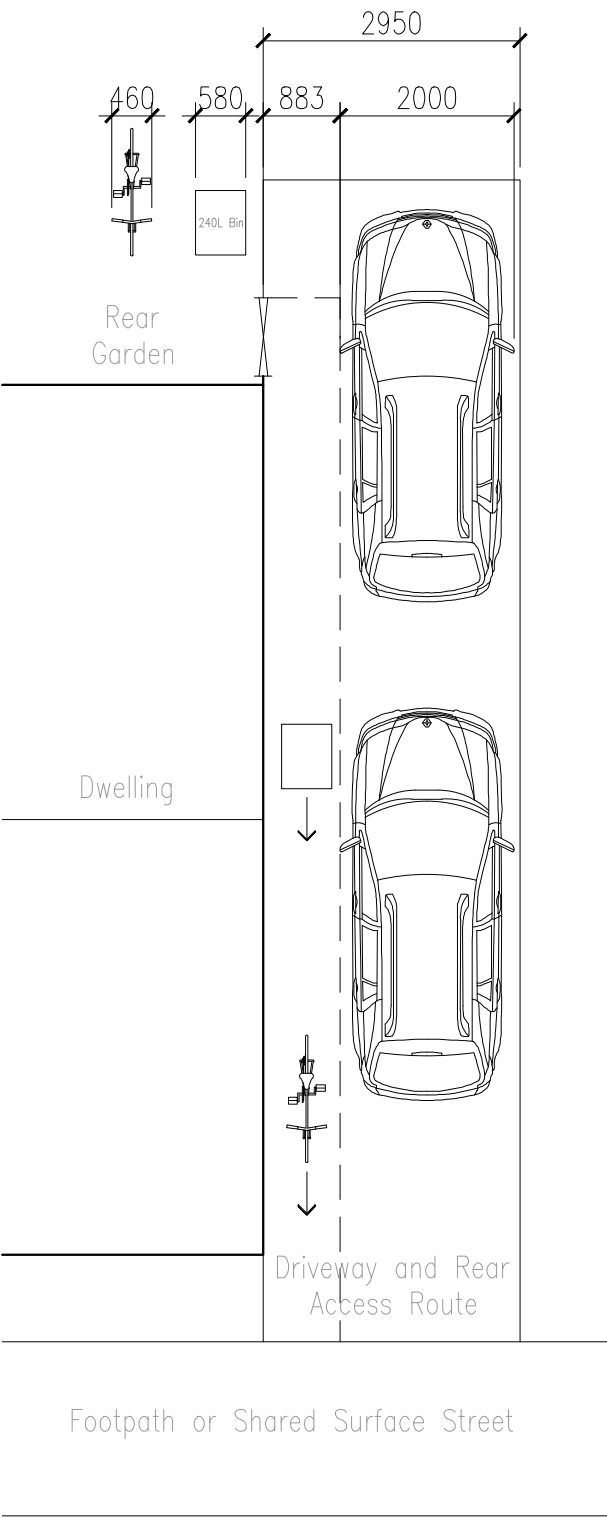
A prominent feature tree acts as a focal point, positioned forward of the existing landscape, while retained vegetation filters views through to the water meadows, enhancing the sense of arrival. Granite setts within the road offer a subtle yet tactile cue that the site has been entered, leading towards the formal avenue, which opens up to signify the beginning of the new development.



Design Proposal - Driveway Design

The diagrams to the right depict the minimum driveway dimensions as proposed on the development.

Single driveways are a minimum of 2.95m wide and double driveways are a minimum of 5.7m. Both have been designed to ensure clear access routes for access and egress with bicycles and refuse bins.



6

Part 6:
Character and
Appearance

Character - Local Vernacular



The photographs on the following pages and the map to the left depict the Architectural Context of the site.

Twyford is made up of a wealth of heritage assets as well as two conservation areas. It features a mixture of architectural styles, details and settlement patterns which contribute to the unique character of Twyford,

The Twyford Design Guide will be a key consideration as the design of this scheme progresses.

Twyford
Design Guidelines and Codes

Final Report
July 2022

Delivering a better world

Quality information

Prepared by	Checked by	Approved by
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Revision History

Issue no.	Issue date	Details	Issued by	Position
0	200402	Revise	Francis Shaw	Locality
1	200302	Revise	Lul Aulrey	Twyford Neighbourhood Plan Steering Group
4	101022	Revise	Ben Casball	Director
3	080722	Review, info visit	Jasper den Boeft	Associate Director
2	241021	Heritage research	Katy Morley	Graduate Built Heritage Consultant
1	060222	Research, drawings	Steven Horsburgh	Urban Designer
0	060222	Research, drawings	Chatham Lee	Graduate Urban Designer

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Character - Local Vernacular



1 - Station Road (Station Conservation Area)



2 - Police Station (Twyford Conservation Area)



3 - The Grove (Twyford Conservation Area)



4 - High Street Twyford (Twyford Conservation Area)



5 - London Road (Twyford Conservation Area)



6 - Bridge Park (Twyford Conservation Area)

Proposed Materiality

The character of the scheme has been carefully developed to reflect the local vernacular, with more detailed insights provided in Section 6 of this Design and Access Statement.

The proposed materials aim to be simple, high-quality, and reflective of the surrounding area, particularly Station Road, Wargrave Road, and London Road in Twyford.

The plan to the right illustrates the material choices, which help define the character of the development.

A red brick is proposed for the main avenue, with a multi-red brick used for the majority of the scheme. To further enhance the visual appearance and character, the material strategy includes variations such as random knapped flint, vertical tile hanging, and boarding.

A Materials Layout (DES-703-107-2) detailing the proposed palette is submitted as part of the application.

Key

- 1 Ibstock Leicester Autumn Multi Brick with Edilians Phalempin Plain in Rustic Red Tile Hanging
 - 2 Ibstock Leicester Autumn Multi Brick with Ibstock Crowborough Multi Brick
 - 3 Ibstock Leicester Red Brick with Ibstock Leicester Multi Cream Brick
 - 4 Ibstock Leicester Red Brick
 - 5 Ibstock Leicester Autumn Multi Brick with Random Knapped Flint
 - 6 Ibstock Leicester Autumn Multi with Weber Monocouche Smoothcast Render in Ivory
 - 7 Ibstock Leicester Autumn Multi Brick
 - 8 Weber Monocouche Smoothcast Render in Ivory
 - 9 Painted Brick in Cream
 - 10 Ibstock Leicester Autumn Multi Brick in Flemish Bond with Ibstock Crowborough Multi Brick Headers
 - 11 Ibstock Leicester Red Brick with Edilians Phalempin Plain in Rustic Red Tile Hanging
 - 12 Ibstock Leicester Red Brick with Weber Monocouche Smoothcast Render in Ivory
 - 13 Ibstock Leicester Autumn Multi with Ibstock Leicester Red Brick Quoining
- Gaelic Viana Natural Slate
 - Edilians Huguenot in Paysage
 - Edilians Huguenot in Quercy



Proposed Materiality



Brick - Multi Red



Brick - Feature Red



Brick - Feature Cream



Brick - Feature Dark



Brick - Painted Cream



Render - White Fine Scraped



Roof - Red Clay Tile



Roof - Orange Clay Tile



Roof - Natural Slate

Proposed Elevations



Character Areas

As part of the development of the scheme at Twyford, a comprehensive character appraisal has been undertaken.

This section of the Design Code covers the architectural approach for the five character areas on the site. These areas will take key features, form, scale and materiality from the locality following a comprehensive Architectural Appraisal of the area.

The character appraisal incorporated visiting Twyford and surrounding areas to review and analyse the architectural style of the locality.

The proposed characters for the scheme incorporate these features.

The plan to the right depicts the five key character areas proposed.

Drawing Key

- Railway Edge
- River Edge
- Central
- ▨ Central - Avenue
- Central - Mews
- Bath Road
- The Green



Character Area - Railway Edge

This area backs onto the existing railway line. A 3m buffer is incorporated from the railway land to ensure minimal disruption to future residents.

These properties will be characterised by semi detached and terraced dwellings ranging from 2 to 2.5 storeys. The character of the dwellings in this area will be informed by architectural qualities found on Station Road in Twyford and features commonly found on Railway Cottages.

Croudace Homes has engaged with Network Rail's Asset Protection and Optimisation (ASPRO) team (as per Network Rails request) whilst preparing the Reserved Matters application.

This has allowed their ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway – as per Outline permission: Informative 10.



Railway Edge	
Materiality	Red Brick with Cream Brick Quioning / Red and Red Multi Brick with Detailing / Whitewashed Painted Brick
Window Style	Casement Windows with All Bar Detail
Window Detailing	Voussoir Headers / Voussoir Headers with Label Moulding / Stone Cills / Painted Brick Cills
Porches and Canopies	Straight Slope Canopies and Porches
Bay Windows	Square Bay Windows with Hipped Roof
Roof Form	Traditional Gable Roof / Gable Fronted Roof
Roof Details	False Chimneys / Open Eaves

Street Scene Extract



Surface Materiality



Character Area - Bath Road

This area fronts the A4 (Bath Road). A secondary road and enhanced existing vegetation provide a buffer between the road and proposed dwellings.

A low level hedge and a landscaped verge will provide a protected foot-way between the proposed road and private residential spaces.

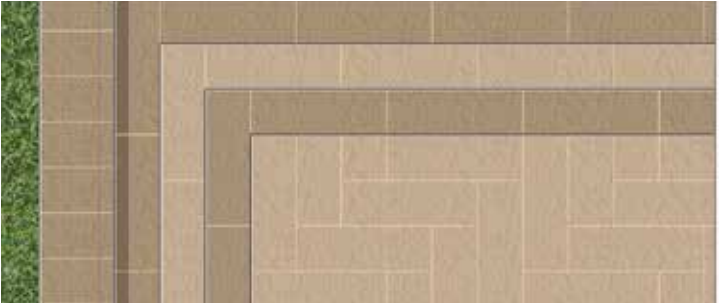
These properties will be characterised by semi detached, detached and terraced

dwellings which are predominantly 2 storeys with a small quantity of 2.5 storey dwellings to create visual interest.

The character of the dwellings in this area will be informed by architectural qualities found around Twyford, in particular on Wargrave Road which runs adjacent to the eastern boundary of the site.



Surface Materiality



Street Scene Extract



Character Area - Central

These areas form the central two spaces of the site, and provide transition spaces between other defined characters.

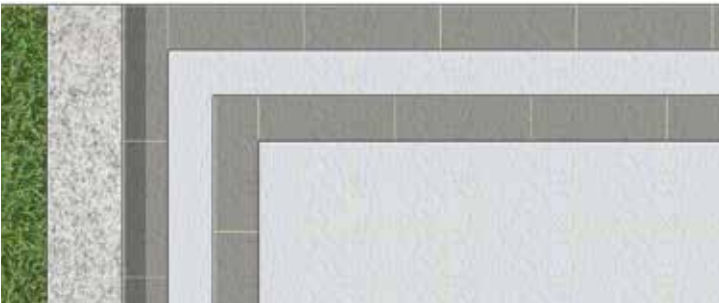
Some of this area will be characterised by informal roads and lanes, with foot-ways and swales in the verge. This area features some sub-characters, in particular the mews and avenue areas which will take cues from the overall character approach while maintaining an independent and considered architectural

response. Landscaped front gardens will serve semi-detached and terraced dwellings to provide a consistent frontage to the housing in these areas.

Dwellings in these areas will range from 2 to 3 storeys. The taller dwellings will be located towards the centre of the site to provide a cohesive transition from The Green area to the rest of the site.



Surface Materiality



Central	
Materiality	Multi Red Brick / Red Brick with Dark Brick Detailing / Fine Scraped Render
Window Style	Casement Windows with Plain Bar Detail
Window Detailing	Double Brick Arched Header / Brick and Creasing Tile Cill / Voussoir Headers / Stone Cills
Porches and Canopies	Gable Fronted Porches and Canopies / Lead Straight Slope Porches / Glazed Straight Slope Porches
Bay Windows	Square Bay Windows with Flat Lead Roof
Roof Form	Traditional Gable Roof / Gable Fronted Roof
Roof Details	Boxed Eaves / False Chimenys /

Street Scene Extract



Character Area - The Green

This area forms the formal centre of the site, facing onto the existing Orchard House. The design of this area will create a cohesive frontage to the existing dwelling and be framed by buildings of a similar scale and form.

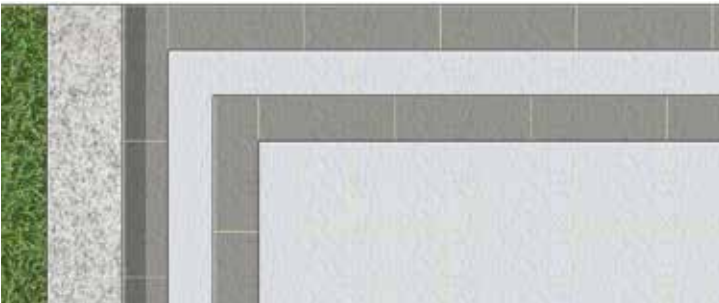
The open space between Orchard House and the character area creates a more formal open space with tree lined streets, rain gardens and landscape buffers.

This informal character area will feature semi detached dwellings and apartment blocks up to 3 storeys in height. The open space and avenue surrounding this area demand larger built form to successfully frame the proposed amenity spaces.

The architectural character of this area has been informed by the existing property as well as buildings found overlooking green spaces in the local area.



Surface Materiality



The Green	
Materiality	Red Brick with Detailing / Vertical Tile Hanging with Bullnose Tile Detailing
Window Style	Casement Windows with All Bar Detail
Window Detailing	Voussoir Headers / Stone Cills
Porches and Canopies	Gable Fronted Porches and Canopies
Bay Windows	Square Bay Windows with Straight Slope Roof
Roof Form	Traditional Gable Roof / Gable Fronted Roof / Hipped Roof
Roof Details	Boxed Eaves / Dentil Eaves

Street Scene Extract



Character Area - River Edge

This area fronts onto the proposed natural open space, flood plain and established vegetation buffers. This area will benefit from views towards the River Loddon.

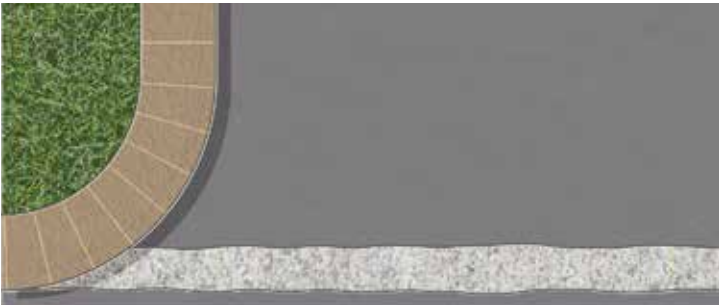
This area will be characterised by shared surface roads and informal foot-ways. Deep front gardens to detached dwellings provide privacy and a unique character in this area of the site.

This informal character area will feature larger detached dwellings up to 2 storeys in height.

The character is informed by housing found around Twyford in streets adjacent to the River Loddon. Predominantly rural in character, this area will feature unique elevations with a wide range of materiality.



Surface Materiality



River Edge	
Materiality	Multi Red Brick / Random Knapped Flint / Vertical Tile Hanging with Bullnose Tile Detailing / Fine Scraped Render
Window Style	Casement Windows with Plain Bar Detail
Window Detailing	Double Brick Arched Header / Brick and Creasing Tile Cill
Porches and Canopies	Straight Slope Canopies and Porches / Gable Fronted Canopies and Porches / Recessed Archways with Brick Detailing
Bay Windows	Square Bay Windows with Hipped Roof
Roof Form	Hipped Roof / Barn Hipped Roof / Traditional Gable Roof
Roof Details	Closed Eaves / False Chimneys / Crested Ridge Tiles with Roof Finials

Street Scene Extract



House Type - Harrier



Elevation A

Photographic Examples

Please note the images below show aspects of the house type which will be present at Bridge Farm, Twyford, however not all features will be present. Captions below the images clearly express the features to be incorporated into Bridge Farm.



Form of the gable fronted dwellings which will be incorporated at Twyford



Form of the gable fronted dwellings and the bay windows which will be incorporated at Twyford

House Type - Heron



Photographic Examples

Please note the images below show aspects of the house type which will be present at Bridge Farm, Twyford, however not all features will be present. Captions below the images clearly express the features to be incorporated into Bridge Farm.



Form of 2.5 storey dwellings with dormer windows in a similar mass and form to the proposal at Twyford



Form of the dormer windows with flat roofs

House Type - Charlock



Elevation A

Photographic Examples

Please note the images below show aspects of the house type which will be present at Bridge Farm, Twyford, however not all features will be present. Captions below the images clearly express the features to be incorporated into Bridge Farm.



Form of the transition between two and three storeys which is in line with the proposal at Twyford



Overall building mass with the gable fronted 3 storey section and false chimney to the 2 storey section

House Type - Siskin

Photographic Examples

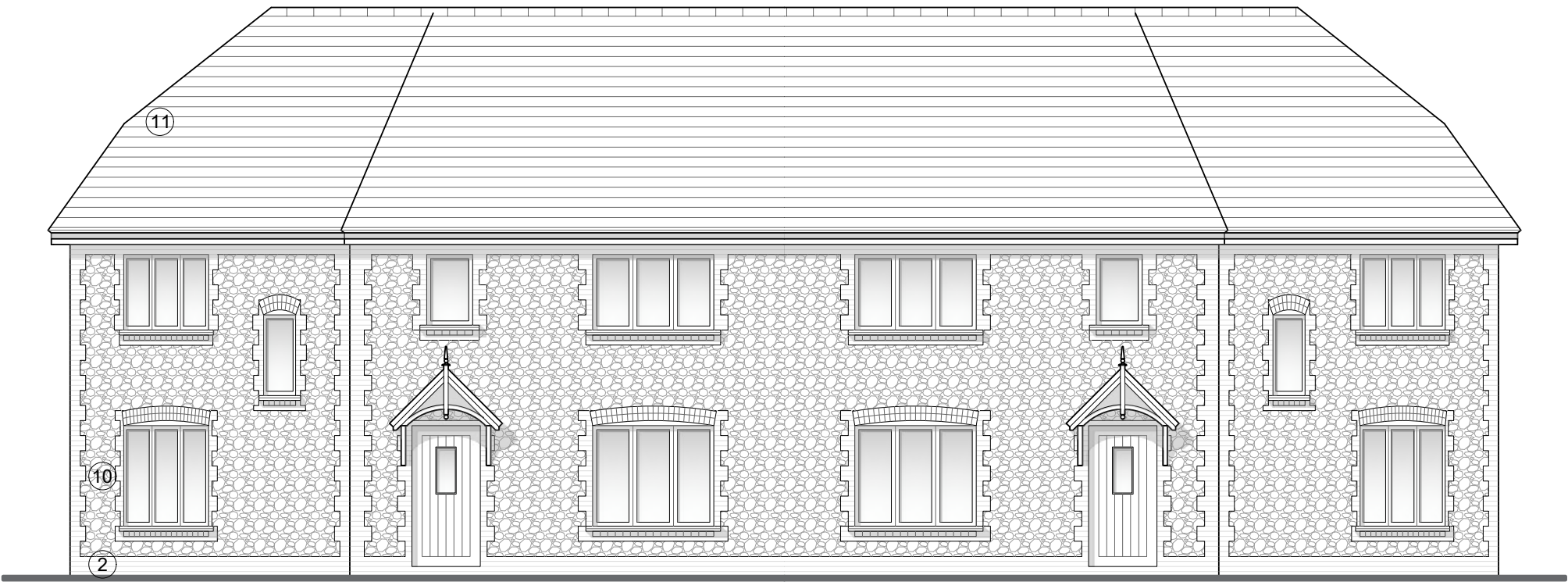
Please note the images below show aspects of the house type which will be present at Bridge Farm, Twyford, however not all features will be present. Captions below the images clearly express the features to be incorporated into Bridge Farm.



Form of the roof with the barn hip as will be constructed on some plots at Bridge Farm, Twyford



Materiality of random knapped flint as included on some plots at Bridge Farm, Twyford



Elevation Δ

Visual - Open Space



