

memorable, characterful architectural language



A Memorable [Built] Character

Creating a place with a distinctive character inspired by Wokingham and the wider town.

Responding to Wokingham's inspiring characteristics:

- ☞ Integration of contextually significant materials such as brick and timber.
- ☞ Black weatherboarding wrapped around various dwellings to punctuate the townscape.
- ☞ A colour palette which draws from Wokingham's heritage.
- ☞ Inspiration found through the consideration of place names that have a connection to the locality.

Creating cohesive street scenes:

- ☞ Drawing inspiration from local architectural character through the informal variety of building forms and contextually influenced materials along each street.
- ☞ Building forms which have a local resonance:
 - ☞ Utilising a range of building forms, proportions, types, sizes and internal configurations for each individual dwelling.
 - ☞ Compositions of buildings within each streetscape creating memorable, cohesive building groupings - rather than using predetermined housetypes.

Using a locally inspired materials palette:

- ☞ A mixture of red brick and buff brick
- ☞ Black timber weatherboarding
- ☞ Red/brown concrete roof tiling



ref.27:

Distinctive, Locally Inspired Architecture



Pitched roof featuring red/
brown interlocking tiling

Flat topped roof dormer windows

Anthracite black weatherboarding
wrapped around various dwellings

Simple flat-roofed porches on stout
profile vertical support columns

Brick chimney stacks on
select buildings

Buff facing brickwork

Contemporised picture
windows in grey colour

Combination of material finishes
including 2 contemporary bricks, 2
roof tiles and weatherboarding

Red facing brickwork

ref.28:

Distinctive,
Locally Inspired
Architecture



Buff facing brickwork facade

Ornate projecting vertical brickwork
detailing adds visual interest

Strong linear rhythm of gables
promotes a sense of order

Symmetry and even proportions
exemplified through window design

Recessed brick panels to emphasise
elevational proportion considerations

Contemporised building typology
creating a distinctive streetscene

- Black timber weatherboarding
- Buff Brick
- Red multi brick
- Interlocking concrete roof tile in red/brown



ref.29:
Distinctive,
Locally Inspired
Architecture



Red/brown tiled roofing



ref.30: Front elevation of plots 31 & 32

Buff brick facade with contrasting grey windows and doors

Gabled dormer windows



ref.31: Front elevation of plot 49

Strong sense of symmetry and order through alignment of windows and recessed brick panel element

Chimneys on select buildings



ref.32: Front elevation of plots 39 & 40

Contrasting red brick and black weatherboarded facades on adjacent units

Box bay window with brick element at base



ref.33: Front elevation of plot 53

Simple flat roofed porch

facts & figures



parking & servicing



Cycle & Car Parking

Making walking and cycling the attractive choices for short trips - improving physical health and the local environment, reducing congestion and pollution.

Sufficient cycle parking to meet Wokingham Borough Council standards:

Houses:

3 hab rooms	1 space	4-5 hab rooms:	2 spaces
6 hab rooms:	2 spaces		

Apartments:

1-3 hab rooms:	1 space	4+ hab rooms:	2 spaces
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...in garages or secure garden stores - so that cycles are as appropriate to choose as a car for short trips.

Sufficient vehicle parking to meet Wokingham Borough Council standards:

Parking calculations have been undertaken based on Parking Standards Study Report - October 2011

This calculation returns the following parking requirements:

Total required: **100 bays** - provided as shown to the right:



Integrating parking as part of the holistic townscape & streetscape design:

Lower-density housing: on-plot bays alongside or in front of the dwelling.

Reducing indiscriminate/anti-social parking: limiting stretches of roadway available by using junctions and lay-bys.

Visitor bays: integrated into the street environments as part of their holistic design along with generous landscaping relief.

Higher-density mews or courtyards: in front of the dwelling, as one element of the streetscape character.



continued:

60	Allocated to specific plots	7	Unallocated for residents
22	Allocated to apartment blocks	11	Unallocated for visitors

100 Total bays provided (against the requirements above)

11 Garage parking provided over and above the parking standards.

Electric vehicle charging facilities are provided to every dwelling.

Emergency Access

Emergency operatives can access the furthest point within every dwelling, from 45m of their vehicle. Reversing is limited to 20m. [Re. Building Regulations Approved Documents H [\[LINK\]](#) and B [\[LINK\]](#) and Section 6.7 of Manual for Streets [\[LINK\]](#)].

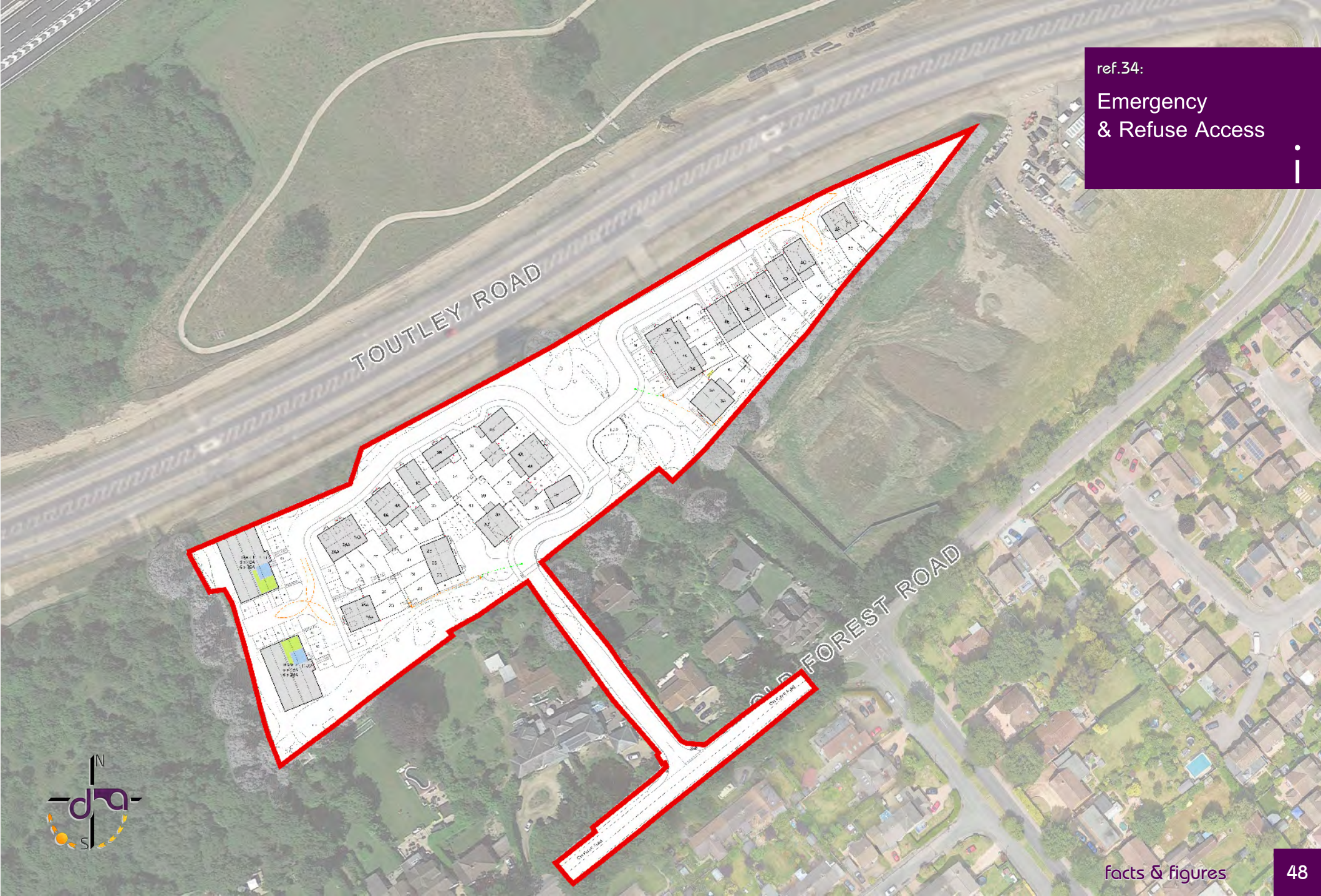
Refuse Storage & Access

Refuse storage is in accordance with Wokingham Borough Council's standards:

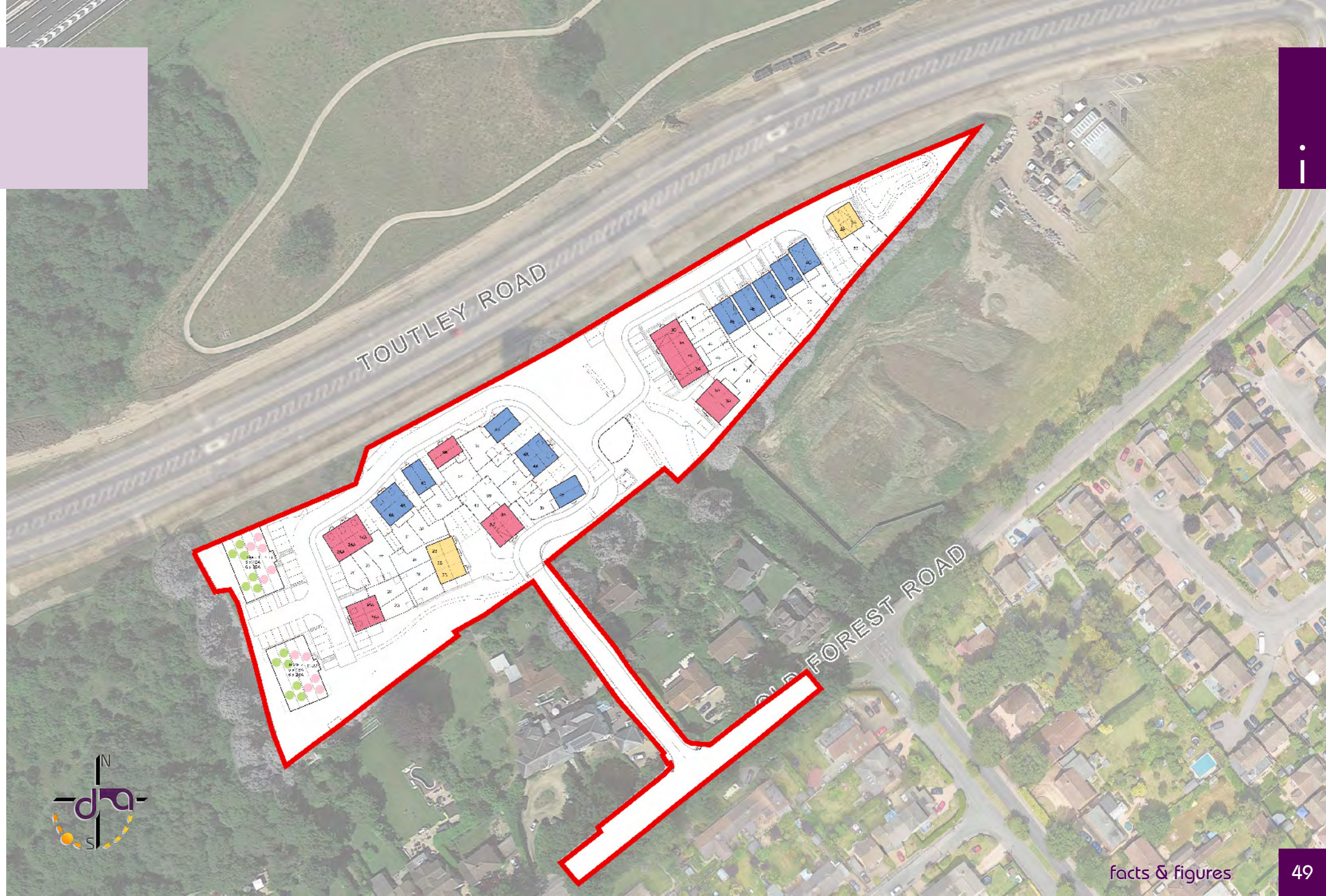
- For each house, moved by residents on collection day from gardens to individual or communal kerbside collection points:
 - Refuse: black wheeled bin.
 - Recycling (mixed): 60L waterproof bag.
 - Recycling (food): 23L black bin.
- For each apartment, communal storage in 1100L/360L containers in dedicated stores:
 - Refuse: black wheeled bin.
 - Recycling (mixed): blue wheeled bin.
 - Recycling (food): red 240L wheeled bin.

Residents can carry refuse to their bins within the 30m allowed. House residents can wheel their bins to their collection point within the 25m allowed [Re. Building Regulations Approved Document H6 [\[LINK\]](#)].

Refuse operatives can visit every collection point within the allowed distance from the collection vehicle (15m for wheeled bins, 10m for eurobins) [Re. British Standard BS5906:2005 [\[LINK\]](#)].



a range of dwelling types



Dwelling Types & Tenures

AFFORDABLE HOMES (40%)	
1-bed apartment*	10
2-bed apartment~	6
2-bed house	-
3-bed house ^g	5
4-bed house	-
Total	21

* incl. 2 M4(2) homes

~ incl. 2 M4(2) homes

^g incl. 5 M4(2) homes

PRIVATE HOMES (60%)	
1-bed apartment	-
2-bed apartment†	6
2-bed house	5
3-bed house	9
4-bed house	12
Total	32

† incl. 2 M4(2) homes

Total New Homes

53



Homes for Everyone

A range of homes, tenures and typologies that meet local community needs.

The right range of dwelling types and sizes:

- ☞ Homes for first time buyers, for families, and for those downsizing.
- ☞ 11 homes designed to make reasonable provision for most people to access the dwelling, incorporating features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users, in accordance with part M4(2) of the Building Regulations [\[Link\]](#).

The right levels of amenity space for each dwelling:

- ☞ Private outdoor space for most residents - for recreation, sitting out, drying clothes, and mental health and wellbeing:
 - ☛ Private gardens for houses.
 - ☛ Semi-private enclosed gardens/courtyards for ground floor apartments.
 - ☛ Balconies/terraces for upper floor apartments.

The right community composition:

- ☞ Homes and streets where it is difficult to determine the tenure of the properties through architecture, landscape or layout,
- ☞ Tenures distributed across the development in small integrated clusters.
- ☞ Public space and facilities without restriction or demarcation by tenure.



mixed & integrated dwelling tenures

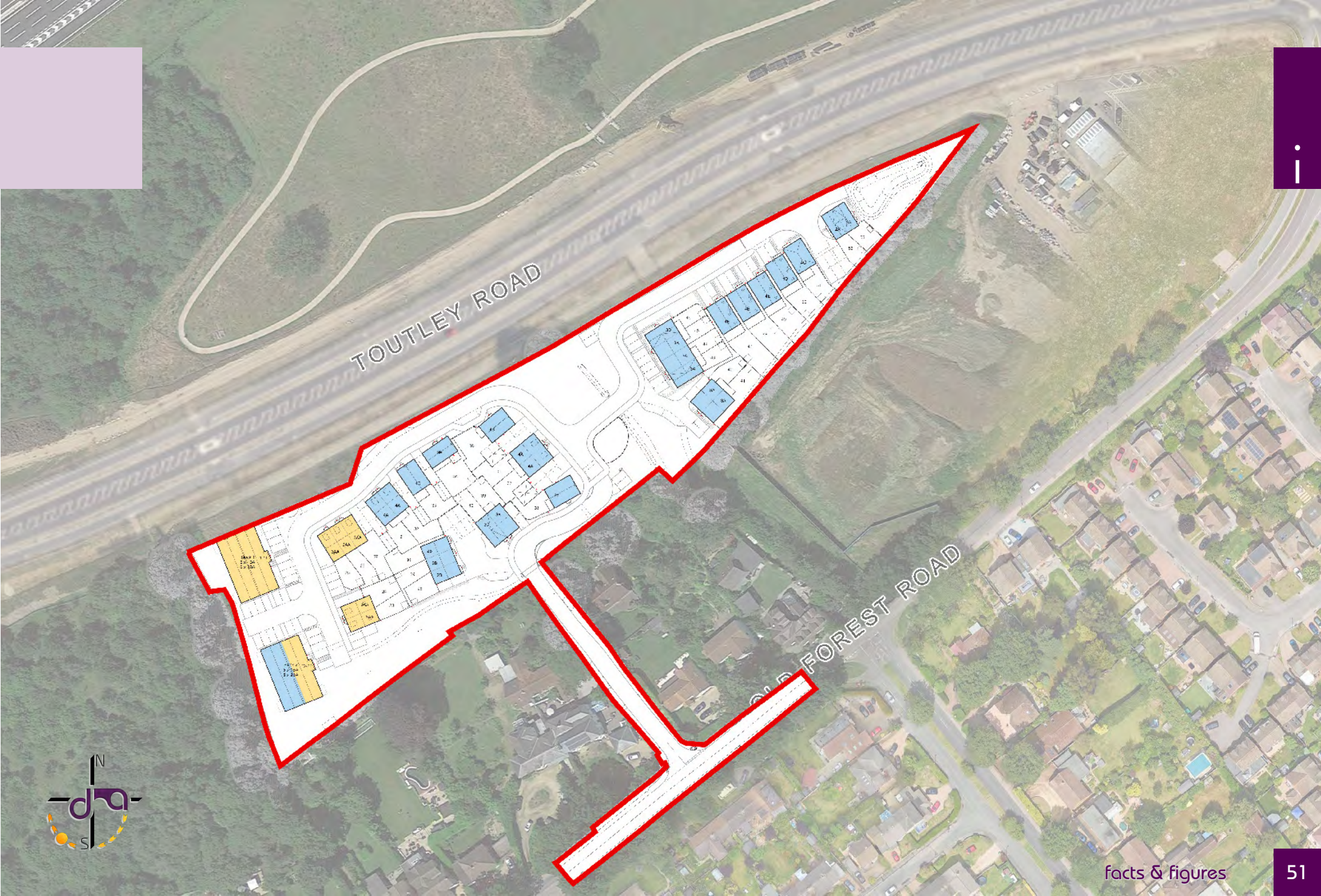


Affordable Homes



Open Market Homes

☞ Affordable Homes are provided for people whose needs are not met by the private market, according to the government's eligibility criteria, and these homes are usually managed by a Housing Association or Local Council





conclusion

delivering our vision

We are therefore proud to present this development for your consideration, providing 53 new homes of which 21 will be affordable. The development has been planned positively in order to embody high quality and inclusive design, following a considered appraisal of the identity of Wokingham and the site's setting, and will provide a medium density neighbourhood which is landscape led in this sensitive location.

Throughout the preparation of this application the development team has strived to take the opportunities available for improving the character and quality of Wokingham and the way it functions:

As a prestigious local residential developer, Elstree Land aspires to create attractive places that will stand the test of time - places which make a positive contribution to their setting - places in which future occupants are able to integrate into the wider community.

- Following the principles of best practice in urban design, landscape, movement and sustainability.
- Contributing to overcoming the region's significant shortfall in housing land supply in a situation where there is very considerable housing need.
- Offering a mix of open space and housing opportunities, responding to local need.
- Ensuring a good residential environment, with the creation of areas of public open space, the retention of the existing woodland area within the managed landscape and public realm.
- Integrating with the neighbouring pattern of residential development, and successfully preserving and enhancing views of the area.
- Benefiting from the good public transport links as well as the services and facilities of Wokingham.
- Providing a omprehensive high quality landscape scheme which includes a number of landscape and biodiversity enhancements throughout.
- Creating a logical extension to Wokingham.

The development offers a sensitively designed, high quality built environment, meeting local and national aspirations for sustainability and character.



Our Vision:

“A spacious development with emphasis on landscape led space, providing frontage to Toutley Road, in response to a visually sensitive site”



appendix a

design evolution

The design evolution has gone through several rounds of review through direct communication, meetings and discussions with Wokingham Borough Council. The evolved layout principles are shown here to provide an understanding of these negotiations and to demonstrate that we as a design team have appropriately responded, so that the current proposals within this application submission address Local Plan policy requirements and good urban design principles.

The illustration shown here demonstrates the initial layout proposals, which showed development framing and responding to the entrance route, with housing to each side facing north, fronting Toutley Road and having southern facing rear gardens. These private gardens create a landscaped buffer to the boundary tree belts. To each corner of the site were “bookend” feature apartment buildings.



Responses to the initial layout from our first Local Authority meeting, were that proposals should demonstrate a more broken frontage to Toutley Road, rather than terracing, with space between buildings. Buildings should face onto the road and access should come from between and on the southern boundary, also numbers should be reduced to loosen the layout.

This revised scheme maintained similar dwelling numbers but introduced more semi-detached houses with parking either set between, behind the frontage build line or in rear parking courts.

The two apartment buildings to the corners of the site were considered appropriate, but details of their design and appearance were needed to support buildings of this size in these specific locations.



The responses to the previous layout have been incorporated into this third stage review.

The previous layout was considered to have dwellings too tightly positioned up against the northern landscaped boundary and therefore numbers of homes on site were reduced from 70 to 64.

Detached properties replaced pairs of semi-detached and an additional landscaping buffer was introduced along the northern boundary.

Further work had been undertaken on the central area of open space to enhance the scheme core and landscaped environment.



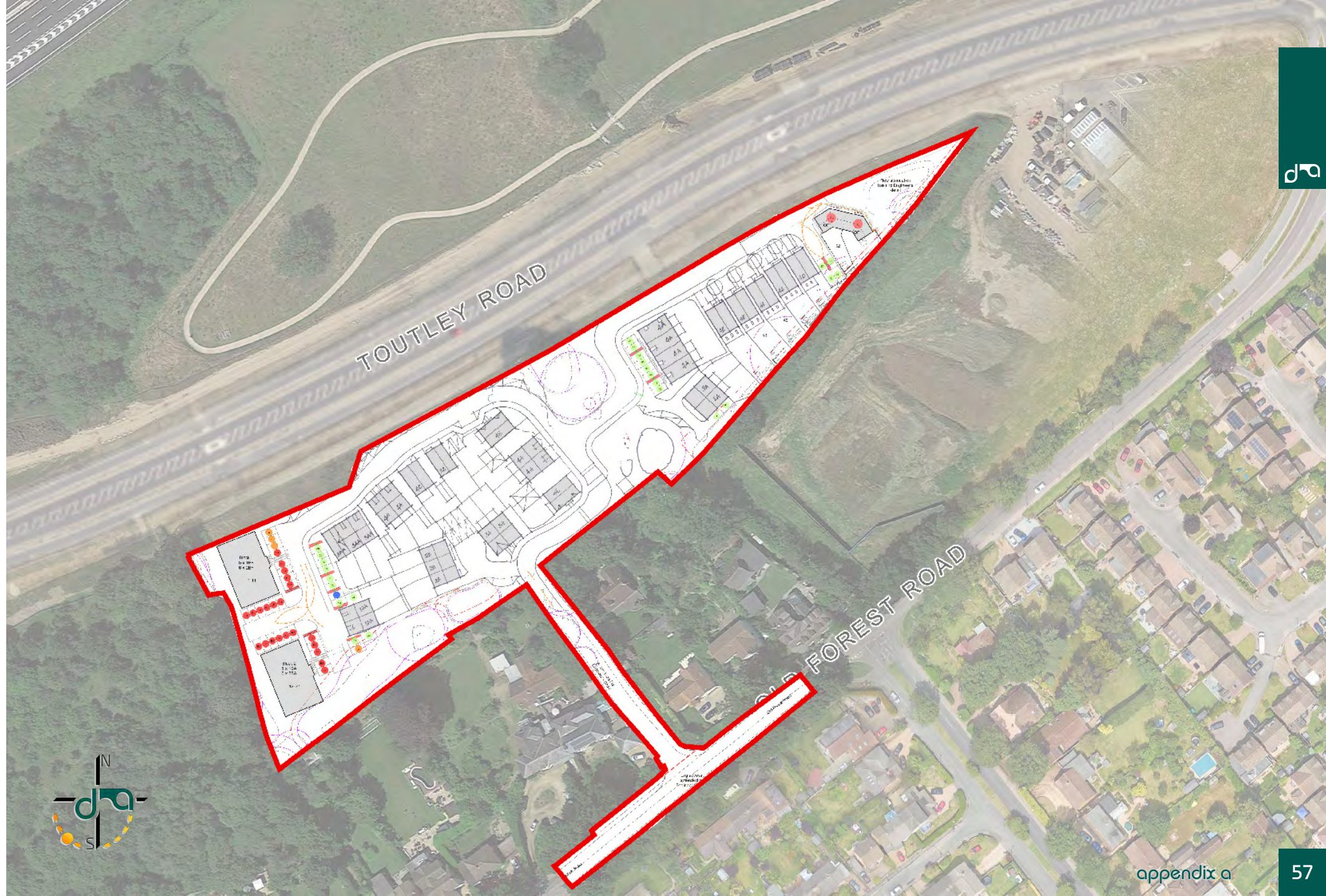
Responses on the previous layouts, focussed on the size, length and scale of the western apartment building, along with concerns around the need for more building frontages on Toutley Road.

This layout created more rear parking areas which were less desirable from our client's point of view.



This illustration is the last evolved Concept Layout which forms the basis of the current layout submission. The internal road alignment was switched to the northern side of the development to create north facing frontage onto Toutley Road, set either side of the centralised landscaped public open space.

A perimeter block with 22 metre back to back separation was provided on the western side of the development and to the east the proposed development backed onto the adjacent site allocation and so can create a secure back to back garden amenity relationship.



This illustration shows the final coloured layout as a response to the most recent feedback

- 1) Building footprint reorientated to create additional landscaping to the front of the building and also along its side boundary to give some landscaped relief
- 2) Terrace of houses which has a corner turning property facing the north elevation. This elevation is its primary frontage with balanced window proportions and central entrance door
- 3) The prominently located pair of semi-detached properties which sit on the western approach to the site have been considered to have distinctive twin roof gables and ground level bay windows to enhance the architectural detailing
- 4) Properties backing onto the south-eastern boundary have been relocated to ensure the rear gardens meet garden length requirements
- 5) Parking for the residential houses has been repositioned to reduce the quantum of on street parking within the western part of the site. Several parking spaces have been located back behind the build line between dwellings.
- 6) The focal pair of semi-detached properties aligned to the entrance road have been enhanced in building form by the inclusion of a feature gable roof
- 7) The central landscaped area has been enhanced to provide for a Local Area of Play





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