



Above: Proposed site layout.

4.0 The Proposal

- Application boundary
- A

Nine Mile Ride
- B

Heath Ride
- C

Wick Hill Lane
- 1

Vehicular access (as approved)
- 2

Pedestrian access (as approved)
- 3

Entrance space
- 4

Retained woodland
- 5

Retained buffer landscape, including boundary trees
- 6

Green breaks
- 7

Terraced units addressing entrance space
- 8

Private drive
- 9

Courtyard
- 10

Detached units with rhythm and repetition
- 11

Proposed tree lined tertiary street

- 4.1

The proposal
- 4.1.1

This Reserved Matters planning submission proposes twenty six 2, 3, & 4 bedroom new homes, associated infrastructure, landscaping and demolition of existing buildings.
- 4.1.2

The proposal comprises:

Site area: 1.9ha
Development area: 1ha
Public open space: 500sqm
Landscape buffers: 2,165sqm
Retained woodland 6,053sqm

A total of 26 homes:
All homes meet M4(2) requirements.

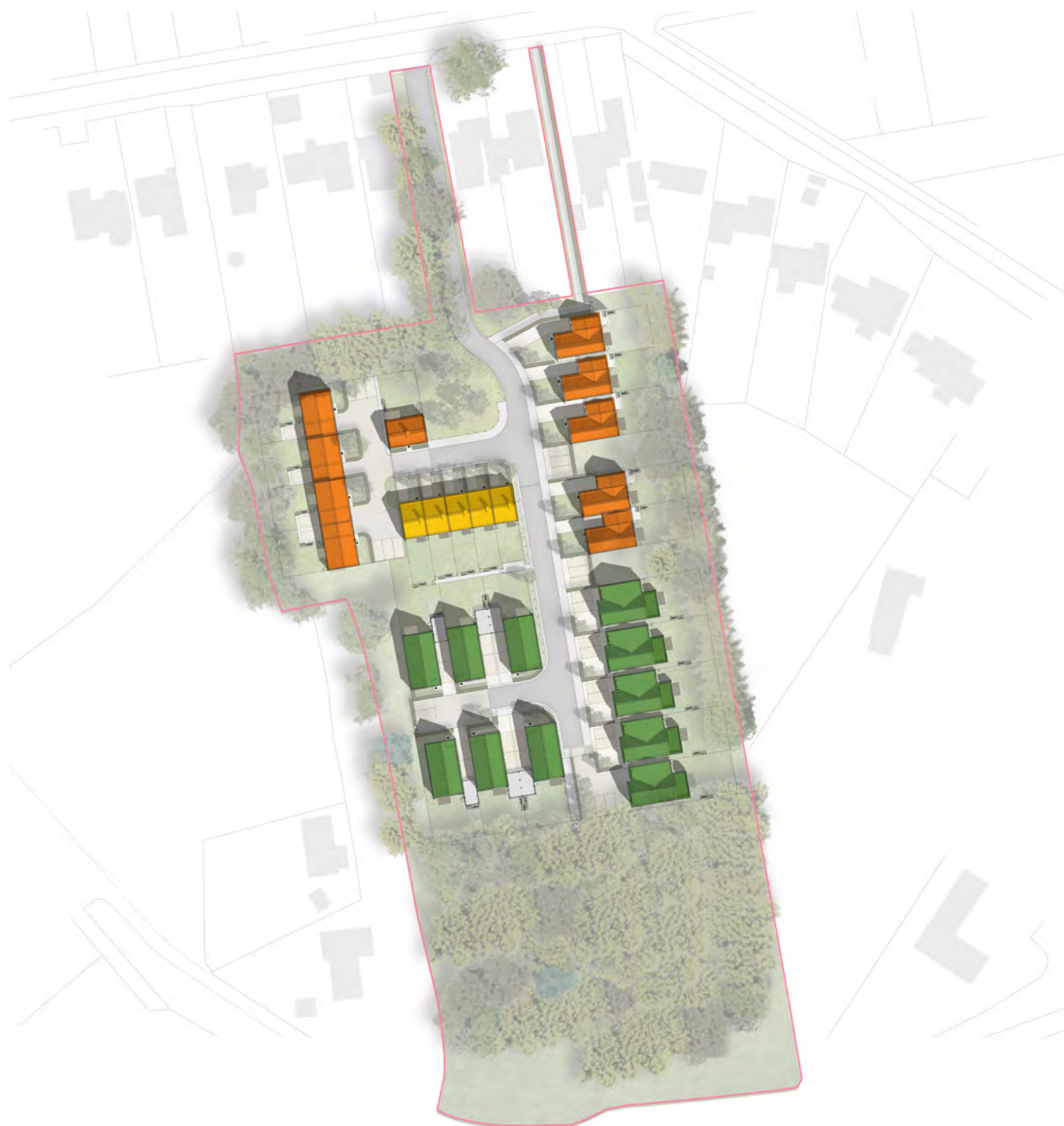
5 x 2 bedroom houses
10 x 3 bedroom houses
11 x 4 bedroom houses
- 4.1.3

The green infrastructure strategy for the site partly relies on taking advantage of the site’s unique woodland setting, with large areas of retained woodland and buffers around the perimeter and significantly through the southern section of the site. The scheme will also deliver circa 0.5ha of publicly accessible open space, at the site entrance to great a focal point to the development. This is considered to be a proportionate provision of open space for the number of dwellings proposed.
- 4.1.4

The development will be accessed via the approved junction onto Nine Mile Ride.
- 4.1.5

The proposed development responds to the key factors and policies, guidance and design advice as described earlier in this design and access statement.
- 4.1.6

The final design aims to provide a scheme of high quality with a distinct sense of place would promote an attractive, harmonious and well used place for any occupants or visitors. The final design is intended to provide a scheme that is respectful and sympathetic to the character of the wider area in which the development is located.



4.2 Amount and use

- 4.2.1 The layout has been designed to accommodate 26 dwellings, employing a variety of unit types and sizes focused on the provision of family homes from 2 bedroom terraced houses to 4 bedroom detached houses. 6 house types with variations have been designed for their location and associated roles within the wider masterplan. Important plots such as corners or gateways feature variations to the prevailing house type. The scheme has a density of around 26dph whilst the total number for development is lower than the outline approval (which allowed for up to 32 dwellings) and the developable area is smaller generating the same net density.
- 4.2.2 Affordable homes are not provided within the scheme to maintain the provision as during the outline stage. The proposed open market housing mix however accords with the housing need and design requirements meeting Wokingham Borough Council space standards and Nationally Described Space Standards as a minimum for overall area provision but also individual room sizes. It is noted that in some areas the needs of the LA exceed the stated minimum sizes required in NDSS and therefore the homes accord with the more onerous spatial requirements.
- 4.2.3 2 bedroom units are arranged in a short terrace providing enclosure and natural surveillance of the tree planted entrance space. A small courtyard consisting of two types of 3 bedroom homes have been positioned to the west. The remaining 3 bedroom and 4 bedroom houses are presented as detached units in the main arranged with repeating gable forms to create rhythm and repetition (2 no. of these units are presented as semi-detached properties).
- 4.2.4 All proposed dwellings have been designed to meet the criteria for M4(2) Building regulation compliance.

- 2 bed house
- 3 bed house
- 4 bed house



4.0 The Proposal



4.3 Scale and massing

4.3.1 The scheme generally consists of 2 storey dwellings with some single storey additions of car ports. Car ports linking plots have pitched roofs but are set back from the building line to reinforce their subservience to the house. The building heights strategy seeks to compliment existing development in the locality, respecting the predominant use of two storey buildings while providing an appropriate level of enclosure to streets and spaces. The strategy is supplemented with tree planting in routes, spaces and plots.

4.3.2 Floor to ceiling heights have been set at 2.55m to both ground and first floors across all units. This floor to ceiling height generates a good feeling of space and allows for taller windows resulting in light and airy interiors while also proving space for curtains and easy maintenance.

4.3.3 A variety of roof pitches are proposed to ensure the form and massing of building is appropriate to the site. Pitches of principal roofs range from 40° to 50° while secondary roofs tend to be shallower to ensure they appear subservient to the main roof. Careful attention has been paid to steps between units to ensure that the street scene and roof-scape is composed and controlled.

4.3.4 Buildings address streets and spaces with both eaves and gables. Eaves to street are employed on the terraced units and in the courtyard while gables to street are used on the detached houses to create rhythm, repetition and interest.

- 1 storey
- 2 storey





4.4 Car parking

4.4.1 The sense of place envisioned has helped to shape the response to car parking so that parking is appropriate to the character of the development and does not dominate the street scene. A total of 69 no. spaces are provided including: 5 visitor spaces, 6 unallocated spaces, 15 car port spaces, 5 integrated garages and 36 spaces on plot.

4.4.2 Car parking has been designed to ensure an appropriate level across the site to meet Wokingham Borough Council's parking standards and guidance for the individual dwellings utilising the Village Calculation requirements to establish the need of additional unallocated parking and visitor needs. The scheme provides:

- 1 allocated space for House Type A, a 2 bedroom (4 no. habitable room) dwelling, resulting in the provision of 5 no. spaces and further 2 no. unallocated spaces;
- 2 allocated spaces for House Type B, a 3 bedroom (5 no. habitable room) dwelling, resulting in the provision of 8 no. spaces and further 0 no. unallocated spaces;
- 2 allocated spaces for House Type C, a 3 bedroom (5 no. habitable room) dwellings, resulting in the provision of 2 no. spaces and further 0 no. unallocated spaces;
- 2 allocated spaces for House Type D, a 3 bedroom (6 no. habitable room) dwellings, resulting in the provision of 10 no. spaces and further 1 no. unallocated spaces;
- 3 allocated spaces for House Type E, a 4 bedroom (7 no. habitable room) dwellings, resulting in the provision of 18 no. spaces and further 1 no. unallocated spaces;
- 2 allocated spaces and an integrated garage for House Type F, a 4 bedroom (8 no. habitable room) dwellings, resulting in the provision of 18 no. spaces and further 2 no. unallocated spaces;

4.4.3 Parking has been accommodated in a variety of forms so that it is planned, efficient and well integrated. Car parking has been provided in 3 ways; on-plot - to the side or to the front of properties, in covered car ports and on street. Each method has been employed in specific situations to manage parking delivery and limit its impact.

- On plot parking
- On street parking (including 5 x visitor and 6 x unallocated spaces)
- Garage
- Carport

4.0 The Proposal



4.5 Street hierarchy

- 4.5.1 The layout has a simple arrangement, with the provision of a main street running north to south through the development. This street begins from the central entrance green which provides a welcome space to users and vista as any visitor or occupant enters through the agreed main vehicular entrance from Nine Mile Ride.
- 4.5.2 After travelling down a long entry lane which has been designed to retain existing mature trees and therefore present a lane akin the common byways of the areas adorned with natural landscape the users will arrive at the entrance green.
- 4.5.3 The main street in traversing from the entrance green to that of the retained woodland to the south presents a focus in either travel direction on natural landscape, whilst landscape breaks in the continued run of units on the eastern boundary adhere to the agreed and approved parameter plan of the outline approved scheme and present further connections and vistas to the perimeter retained woodland.
- 4.5.4 From the main street two number tertiary routes are proposed, one leading to a common courtyard in the north western corner serving a linear cluster of units which again presents views of the retained northern boundary, whilst a private drive towards the south focuses upon the retained western edge.
- 4.5.5 The main vehicular access route into the development is from the use of the agreed and approved access point from Nine Mile Ride, whilst a secondary pedestrian route is suggested from what was a secondary access drive which served one of the two existing buildings upon the site.

- ▼ Vehicular access
- ▽ Pedestrian/ cycle access
- Primary route
- Secondary private drive
- ... Dog walking route





4.6 Refuse and recycling

4.6.1 The refuse collection strategy meets policy requirements in that bin storage and collection areas are within prescribed drag distance limits – up to 30m for occupants and 25m for a refuse collector.

4.6.2 Bin storage areas have been identified on each plot. On collection day bins are to be left at the front of each property within the curtilage or on identified areas of hard standing of a common bin collection point. Frontage storage areas have been avoided in order to manage the prominence of bins and ensure the desired street character is created.

4.6.3 Three areas require bin collection points where private drives or rear accesses means that direct access for bin collection cannot be achieved. These are as follows:

- A collection point within the courtyard wall serving plots 22 and 25;
- Between plots 16 and 17 to serve plots 17 to 21;
- Adjacent to the front garden area of Plot 12 to serve plots 12 to 14 within the private drive;

- Bin storage
- Bin collection points
- Bin drag routes (with distances)

4.0 The Proposal



4.7 Secure by design

- 4.7.1 The layout, design and arrangement of buildings has been shaped with Secured by Design principles in mind.
- 4.7.2 The majority of units are arranged to form perimeter blocks and to front streets and spaces, with clear definition between public and private areas. Units have been designed with carefully positioned doors and windows to provide overlooking and natural surveillance of public spaces including on flank elevations to turn corners and maintain natural surveillance. Boundary treatments have been carefully considered to defend private areas but allow for natural surveillance. The variety of units proposed will help to increase the likelihood of activity and occupation throughout the day.
- 4.7.3 A range of boundary treatments are proposed to suit specific locations around the scheme. Front gardens have low hedges to maintain visibility and green the street scene. Rear and flank elevations have robust 1.8m (min.) high walls and fences. Walls are proposed where private rear areas meet public areas. Wall heights vary depending on the location to avoid walls stepping. Solid fencing at around 1.8m is proposed around the gardens.
- 4.7.4 The woodland perimeter landscape buffers around the respective boundaries are separated from the private amenity areas of the houses by clear boundary fences whilst also being located behind gated entrances themselves allowing secured maintenance access and deterring these areas from being commonly used by occupants. The rear boundaries of gardens are proposed as post and wire fences to allow occupants the visual amenity of overlooking the retained woodland buffers but will not allow occupants to amend or interfere with this retained landscape. However the proposed more open boundary aspect allows these retained landscape areas to be naturally surveyed from the rear of each property.

- Frontages
- Boundary walls





4.8 Energy efficiency

- 4.8.1 The layout has a simple arrangement, with the main route running north to south through the development. This enables a number of houses to adopt an east to west orientation and gardens to take advantage of passive solar gain. While priority has been given to creating a distinct sense of enclosure to streets and spaces, care has been taken so that buildings do not overshadow one another.
- 4.8.2 Houses have been located to avoid being heavily in shade of the surrounding trees and natural landscape. The internal layouts of units have also been considered so that the main habitable rooms are strategically located to avoid being located facing the darkest portions of the site. This helps to maximise the potential for natural daylighting in habitable rooms.
- 4.8.3 Due to the range of orientation there are numerous areas throughout the proposed roofscape that would or could take advantage of the solar orientation.
- 4.8.4 Elivia Homes propose a fabric first approach to increasing the efficiency of the homes themselves. This involves maximising the performance of the building fabric to help reduce heating bills and improve energy efficiency. This will be achieved through maximising airtightness, using good levels of insulation and optimising solar gain, whilst being conscious of the impact of climate change.
- 4.8.5 The proposals seek to utilise air source heat pumps which will be located within the rear gardens of the units away from public view or interference.
- 4.8.6 The proposals are supported by a Sustainable Report from Blue Sky consultants that indicate the consideration given to differing technologies and summarise why the adoption of fabric first approach and provision of ASHP has been made.

- Electric Vehicle charging point
- South facing roofs
- West facing roofs





- A Nine Mile Ride Access
- B Pedestrian Access
- C Existing Neighbouring Context
- D Retained Southern Woodland
- Important buildings
- ✱ Corner turning buildings
- Retained Landscape
- Active frontages
- 1 Entrance space
- 2 Central Street
- 3 Focus retained existing landscape
- 4 Gable Frontage



4.0 The Proposal

4.9	Organisation Overview		consistent eastern edge which is unusual for a modern housing development.	4.9.12	The simple geometry of the plan enables interactions between buildings and main streets / spaces to be controlled, improving the plotting efficiency of the layout, and avoiding leftover spaces, but including for key landscape buffers and breaks allowing for a internal focus on the retained and important landscape boundaries.
4.9.1	The layout has a logical structure creating a central street and primary route through the site while responding to the shape of the site and identified constraints. The plan form enables many of the spaces to terminate on retained and enhanced green boundaries to ensure that the existing site features are in full focus for any occupant or visitor.	4.9.7	The same or similar house types are arranged next to one another to form carefully composed street scenes with a sense of order. The layout of the gable fronted units are only broken by incidental green breaks which provide views and connections to the retained and enhanced existing landscape and trees of the eastern site boundary.	4.9.13	Streets have been laid out with inclusive design in mind. Streets are designed to:
4.9.2	The built forms and parcels have been arranged to form perimeter blocks to help to defend private areas and ensure active frontages address public spaces. Care has been taken to design dwellings and plots to perform specific functions in the development such as referencing the local vernacular, turning corners and addressing public areas.	4.9.8	Key buildings defining these green breaks are identified and have been designed to announce themselves through additional features, details, and material alterations.		• Give pedestrians priority through the inclusion of shared surfaces and dedicated footways to one side of the main vehicular routes whilst adopting other traffic calming measures such as narrow carriageways, greater enclosure of streets and numerous junctions with on plot parking provision;
4.9.3	Within the structure, a hierarchy of streets and spaces is proposed which is supported by the architectural and landscape design. The spatial hierarchy incorporates an entrance 'green' which is accessed and presented as a vista through the primary vehicular route, defined by a cluster of narrow fronted 'cottages' which collectively present an eaves to street terrace giving natural surveillance and active frontage to this central public area.	4.9.9	Within the structure of the overall site layout, buildings address the streets and spaces in two forms – eaves and gables streets. Eaves to street arrangements have been used for wide fronted and terraced dwellings in important locations or to create a sub areas to that of the overall development. Counter to this gable fronted units define the central street and spaces in between. The approach balances the proposed vernacular arrangement with a strong rhythm of repeating gables to reinforce the distinct character envisaged.		• Naturally calm traffic speeds through the provision of the main street and entrance location including narrowing to retain existing trees and also not allow vehicles to traverse at high speeds, before meandering around the main entrance 'green' before giving access to the southern extent of the site;
4.9.4	Further to the terrace form defining and overlooking the 'green' a single building is located adjacent the public open area to provide further surveillance and enclosure whilst also creating a 'gateway' through to a western cluster of wide fronted terrace units.	4.9.10	Tree planting runs alongside the carriageway to provide a tree lined street contributing to maintaining a key aesthetic of the surrounding context. The properties have consistent building lines setback from the associated highway to present defensible front entrance spaces whilst allowing parking to be provided away from the highway.		• Create clearly defined and obstacle free pedestrian routes within streets and shared surfaced areas, whilst also retaining the agreed pedestrian access route to the north east corner of the site.
4.9.5	On the north west area of the site 4 no. wide and long fronted units are located around a communal courtyard. With considered elevations and proportionate glazing the units take the form of more rural aesthetic buildings to provide an identity to this area of the site.	4.9.11	A secondary lane runs from east to west leading from the main street presenting a focus on the retained western tree boundary. This tertiary street / private drive is defined by a small number of gable fronted detached units with a shared surface with minimal or no upstand to kerbs to clearly define this from that of the main street. The homes within this cluster are located alongside the main street and incorporate material features and additional glazing to present units that contribute to the enclosure and surveillance of the main street whilst addressing their own secondary route providing the main access .		• Dwellings have been designed to have level access and thresholds;
4.9.6	From the central public entrance 'green' the primary street / lane traverses from the North of the site to the South framed by detached and semi-detached gable fronted units and focused upon the retained woodland to the south of the site. With common building lines, simple consistent elevational treatments, and rhythm the street is presented with a				



4.10 Detailed layout considerations

4.10.1 Entrance space - terraced unit proving enclosure and surveillance

- 1 Entrance space
- 2 House type A (plots 17-21)
- 3 House type B (plots 22-25)
- 4 House type C (plot 26)
- 5 Flank windows providing natural surveillance of main route
- 6 Green space bordered timber bollards



4.10.2 Subservient barn forms in a courtyard arrangement The HT A's and HT C provide surveillance to the entrance space and form a gateway to the courtyard which is formed by the HT B's and brick walls.

- 1 House type A (plot 21)
- 2 House type B (plots 22-25)
- 3 House type C (plot 26)
- 4 Courtyard gateway
- 5 High brick walls enclosing courtyard
- 6 Entrance space
- 7 Flank windows providing natural surveillance



4.10 Detailed layout considerations

4.10.3 Back to back distances and garden sizes

- 1 House type A (plots 17-21)
- 2 House type E (plots 14-16)
- 3 22m back to back
- 4 11m deep gardens
- 5 High brick wall boundary to public areas
- 6 Flank windows for natural surveillance



4.10.4 Rhythm and repetition - plot specific interest and details Repetition of buildings create a composed street scene while variations in material and details add interest and craft to the houses.

- 1 House type D (plots 1-3)
- 2 House type A
- 3 House type C
- 4 House type D - plot 1 featuring plain tile hanging to add interest, terminating the pedestrian access route



Woodland under-storey planting



Periphery woodland with under-storey



Wild privet boundary hedgerow



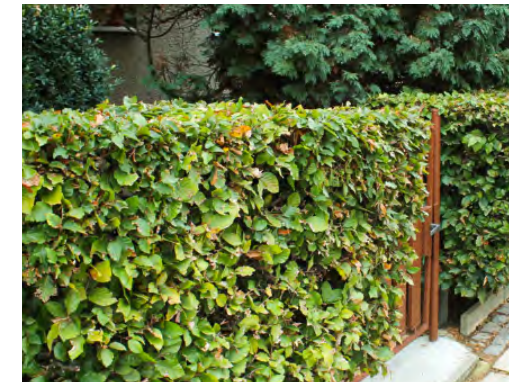
Ornamental planting



Mature trees in Public Open Space



Wild flower under-storey planting



Beech boundary hedgerow



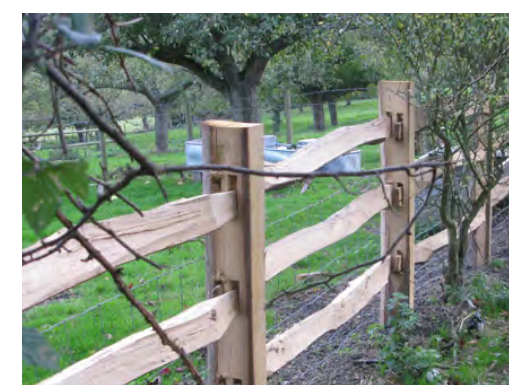
Periphery woodland with meadow



Textured paving with conservation kerb



Woodland with open space



Waney edge timber fence

4.0 The Proposal

4.11	Landscape		of ornamental herbaceous/shrub planting incorporated to provide variety throughout the landscape proposals, and bolster plot boundaries.		Plot curtilage and street scape
4.11.1	The overarching landscape vision for the site is to create a high-quality external realm, providing an attractive and appropriate setting to the proposed development, which contributes to overall existing landscape structure and ensures a quality green strategy is incorporated and retained throughout.		A visual focus is provided in several areas, providing key views to existing periphery landscape. Throughout the proposals many vistas from primary routes and courtyards terminate on the existing landscape providing mature vegetated outlooks for residents and visitors alike.	4.11.8	Throughout the development, dwellings have a proposed hedgerow boundary to provide a defensible space to the public realm. As well as having a native hedgerow, multiple areas fronting primary and secondary streets also have an element of proposed ornamental planting. The mix of herbaceous, shrub and seed species proposed throughout the development provide a solid foundation for biodiversity and ecological increase to take place - with high amounts of pollinators, edible species and habitat types being incorporated.
4.11.2	The landscape design strategy has been informed by the existing periphery woodland and typical local character - providing a palette of species and aesthetic qualities to replicate and implement within the proposals.	4.11.4	Throughout the development the allowance for public accessible pockets of space are provided through an entrance green, link to the southern retained woodland and landscape breaks and buffers along the eastern boundary, ensuring that the landscape is at the heart of the design. These spaces offer opportunities for activity and recreation beyond the curtilage of individual gardens.		Tree species
4.11.3	The proposed development seeks to integrate into the surrounding environment through the creation of a landscape structure which; - Retains existing trees of quality, where possible throughout and surrounding the development, to maintain continued tree cover; - As much as possible, retain existing hedgerow boundaries, and ensure suitable management is provided by not including many of these areas within private curtilage. The existing character from Nine Mile Ride looks to remain unchanged through the retention of existing trees and re-purposing the existing access. - Provides a structure for new tree planting so that tree lined streets are prominent, providing a green core throughout the development. For example an avenue of pine trees runs central to the development, adjacent to the primary access road, which links the entrance green to that of the retained woodland to the south. The avenue of pine trees looks to link the spaces together and create a sense of continuity along the main axis. Within the entrance green and public open space to the north of the development, informal groups of trees provide an enhanced natural setting to the approach into the development. - Integrated single and mixed species native hedgerows providing a substantial green boundary to dwellings and lining of primary/secondary routes, with incidental areas	4.11.5	Entrance space Upon arrival to the site from Nine Mile Ride, views open up into the development with a generous area of open space and large specimen trees, with a mix of under-storey woodland and wildflower species . The sense of arrival is further enhanced by the enclosure and surround of key built forms, referencing local materials. Continuity of the existing character is maintained through the retention of existing hedgerows and new native species hedgerow planting.	4.11.9	The street tree selection used throughout the development have been selected in accordance with the suggested species typical found within the locality, and wider area - ensuring the character is in-keeping. The prominent species are Pine, Beech and Birch.
		4.11.6	Central Street A pine tree lined avenue works through the development from the arrival green providing a prominent green spine to the development - leading to the retained southern woodland. The primary route, which is interspersed by landscape buffers and breaks on the eastern boundary, takes advantage of views to retained mature planting in this area.	4.11.10	Hard landscaping Throughout the street scene the hard material palette has been selected to provide a high quality finish. The paving is being utilised in such a way to denote the hierarchy and use of spaces through texture, laying pattern, colour and size. The use of permeable block paving as opposed to more standard finishes ensure a high quality aesthetic throughout the proposed development.
		4.11.7	Retained boundaries Surrounding the development on all boundaries are retained landscape features and mature trees. The scheme aims to prioritise existing features through careful building placement, ensuring the retention of priority existing vegetation.		





4.0 The Proposal

4.12 Appearance

4.12.1 The proposed buildings have been designed to have traditional housing forms with subtle contemporary refinements and details which reference features identified from the local area.

4.12.2 The house types and resulting street scenes have been designed to create a development with a single character formed around a hierarchy of streets and spaces – the entrance / village green, central street and small built clusters of units that branch from these.

4.12.3 Across these areas a number of common features and qualities throughout the house types giving the development the single character. This common language has been established through simple design decisions / integrations:

1 A common facing material

4.12.4 A red brick, as common through the contextual review is used around the site clearly referencing the common vernacular to provide a warmth and tone that will be familiar. To compliment this warm brick tone a red clay tile is suggested to key components of elevations or to important buildings to add variety within the street scenes or to highlight plots performing an important function within the layout.

2 Simple, balanced and aligned fenestration

4.12.5 Primary elevations to all units feature windows and doors aligned vertically and horizontally to create a refined and uncomplicated composition. Elements of symmetry and balance in terms of solid and void are employed to create composed elevations that can maximise light and views accordingly. Windows have simple arrangements adopting a sash opening casement with a deep reveal whilst expressions of cills and heads to windows are achieved depending in which material they sit with brick soldier coursing or clay tiles provided .

3 Brick Details / Features

4.12.6 All units adopt elements of brick detailing through either soldier course base details, brick cills and headers in the form of soldier course, a projecting brick band to key gables or extended and wide fronted terraces, key brickwork panels to breakup the mass of the material on key elevations through soldier course panels

or Flemish bond configurations. The intention with the brick detailing is to add subtle design features to the generally simple and unadorned elevations.

4 Recessed front doors / Projecting Canopies

4.12.7 Announcing the entrance and providing shelter recessed entrances are proposed to the gable fronted units that traverse through the site. The recesses help to de-clutter the primary façade and maintain the characteristic understated elevations found in the locality.

Wide fronted units or terraced runs include a flush front door with that of the external walls with a thin over head canopy to again denote clearly the entry point and provide shelter for access.

5 Parapets

4.12.8 Gable parapets are proposed to key terraces to ensure that collections of buildings are seen as a set piece as opposed to individual homes.

6 Ventilation Stacks / Brick Chimneys

4.12.9 Eaves to street units are presented with brick ventilation stacks aligned to circulation spaces within the houses allowing for natural stack ventilation, whilst also breaking the common ridge line of the terraces.



- 1 Consistent facing material with accent materials to define key plots
- 2 2 storey built forms
- 3 Simple unadorned elevations
- 4 Steep 50° degree pitches
- 5 Barge boards to repeating gable frontage to promote shadow / depth to main facade
- 6 Retained landscape as backdrop
- 7 Well proportioned openings - with sizeable areas of wall between to balance the solid to void areas
- 8 Hierarchy to window openings - smaller to less used internal rooms
- 9 Simple 'sash' split windows
- 10 Recessed entry doors with side glazing in places
- 11 Sawn timber boundary treatments as located within the wider area
- 12 Subservient car port or garages with alternative material finish
- 13 Key brick detailing, at base, heads and cills to windows and feature panels between
- 14 Brick mullions used to split larger expanses of windows / glazing
- 15 Rainwater goods aligned on façades
- 16 Red clay tiles to roofs and key cladding areas
- 17 Native hedging with new proposed tree planting to compliment the retained landscape
- 18

4.o The Proposal

- 4.12.10

Simple, balanced and aligned fenestration
All houses feature carefully aligned and balanced arrangements of fenestration to create a distinct language across the scheme.
- 4.12.11

Primary elevations can be split into two groups – gable fronted and eaves to street units. Wide fronted units are located to the northern end of the development site, addressing the entrance green space and a small cluster of buildings to the west which are intended to offer a more rural aesthetic.
- 4.12.12

To define the central entrance space a series of units are combined to form a terrace and therefore present a set-piece of eaves to street units defined at either end by parapets. The rhythm and repetition of the units is presented through front doors aligned with upper level glazing and proposed brick ventilation stacks opposing windows of larger sizes to reflect the importance of the room behind, creating a considered and composed long elevation.
- 4.12.13

Gable fronted units march along the main street providing further repetition and a feature of the eastern boundary. Glazing is maintained as large windows with a central vertical brick mullion breaking the extent and providing a vertical emphasis. These windows are aligned at ground and first floor with a linking feature brick detail panel between presenting the gable with an ‘off centre’ focus. In the corner of the gable is a recess to denote and define the entrance with smaller glazing aligned above.
- 4.12.14

Flank and secondary elevations feature fewer openings but sufficient to provide surveillance of public areas and allow light into buildings. Most have simple ‘slot’ windows while important corners are marked with flank elevations featuring larger openings or key brick detailing.
- 4.12.15

As with buildings in the locality, elevations tend to have a hierarchy of openings - larger windows serving the primary rooms behind such as lounges / dining or kitchens, master bedrooms etc. with smaller openings to secondary spaces. Rear elevations comprise good sized windows to match those on the primary elevation. The ground floor of units tend to have high levels of glazing to flood interior spaces with natural light.

- 4.12.16

Window dimensions and proportions have been designed to have a vertical emphasis and a contemporary feel. The cill is lifted from the floor to provide usable space beneath the window but avoid unwanted low-level inward views.
- 4.12.17

Car Ports / Garages

Car ports have been designed to be subservient to the houses with a small number of properties including integrated garages. These elements are defined as extrusions to the main mass of the houses extending to the side with lower roof forms and in some instances including a change in material to denote key plots. Above some of the car ports and integrated garages accommodation is included above with glazing to promote interest and focal points whilst contributing to the natural surveillance over the site.
- 4.12.18

Materials

A refined palette of materials has been developed to help to create a clear identity for the scheme. Material choices have been inspired by those found in the locality. Material colours have been chosen to have tonal similarities to create a calm composition. Materials include:

1

Red brick as the primary facing material

2

Painted composite boarded entry doors

3

Light grey coloured aluminium or flush casement windows

4

Red clay tiled roofs

5

UPVC rainwater goods

6

Parapet walls with coping

7

Projecting brick bands / Feature panels on key elevations

8

Simple projecting canopies

9

Ventilation brick finish stack chimneys

10

Red Clay tile hanging/ cladding
- 4.12.19

These materials are complimented by a range of boundary treatments including brick walls, estate railings, hedging and fencing.

4.12.20

Landscape materials have been chosen to work alongside those in the buildings and boundary treatments. The approach is to create a calm finish with attention paid to the quality of kerb stones with conservation edging proposed against a tarmac wearing course to roads. The proposed materials are:

•

Block paving to the main roads and footways edge in 125mm up stand conservation kerbs to roads, with this extending into driveways or leading to the private car ports;

•

Block paving to the front gardens of terraced units or courtyards or private drives, varies in orientation to denote public accessible and private ownership areas;

•

Paving slabs to patios and on-plot pathways to side / rear accesses and front doors;

•

Brick boundary walls to match the buildings;

•

Block paving tray / rumble strips to delineate changes in street hierarchy;

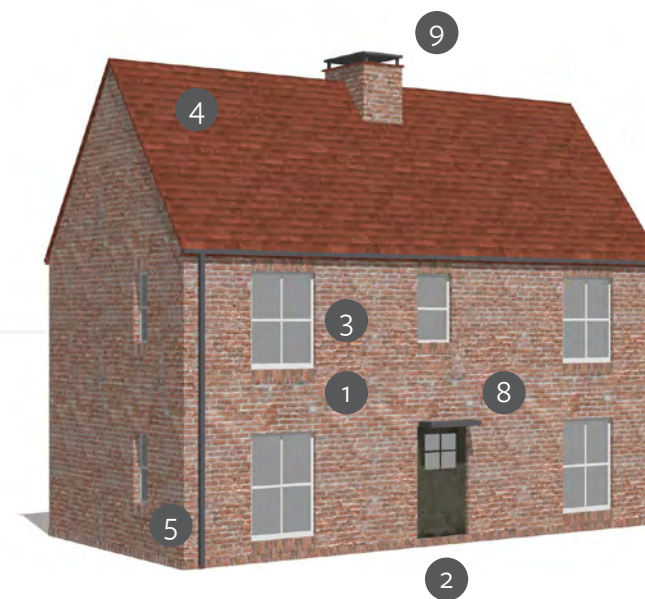
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Bin collection points finished in grass-crete where continuing the landscape rhythm of the street or block pavements to the rear access walkways of the units

45



House type A (84 sqm)
2 bedroom terraced house



House type C (109 sqm)
2 bedroom house



House type B (123 sqm)
2 bedroom house with carport



House type D (140 sqm)
3 bedroom house

Above: Market house type models.

4.o The Proposal

4.13	Building design		spaces can receive an abundance of light from the external fenestration. Both end units receive additional glazing to overlook adjacent spaces and provider greater amounts of natural light.	4.13.13	The elevations are proposed to be composed of only brickwork and therefore include areas of key brick detailing to aid in controlling the mass of the unit. This extends to including a horizontal and projecting brick band at the first floor slab level which runs over the open car port at ground floor emphasising the coach house provision and notional separation of ground plinth to upper level. Between the entry door and that of the car port a feature panel including a change in the standard stretcher bond brickwork to that of a Flemish bond is proposed to emphasise that the unit is be considered as a longer linear set of units above smaller ground floor plinths or openings.
4.13.1	The suite of proposed homes have been designed to be considered as a collection and family sharing similar common features and qualities. The following description and house type models opposite, highlight how:	4.13.7	Upstairs, the efficient layout provides a landing giving access to two double bedrooms, a bathroom and airing cupboard / store.		
	• Each house type contributes to the overall language; • Locally distinctive features have been interpreted within a unique way to promote a sense of place within the development; and • Specific plots performing a key designated function within the development.	4.13.8	The ridge line of the units is broken from the inclusion of a brick chimney presenting a natural ventilation stack located above the void of the staircase to allow air movement through the home.		
4.13.2	All of the house types have been developed for the scheme to provide a range of 2, 3 and 4 bedroom houses. All house types meet Nationally Described Space Standards and meet the Building Regulations category M4(2) criteria.	4.13.9	House type B - 123sqm House type B is presented as a wide fronted unit, which when coupled with other alike units are viewed as a longer linear form of buildings to represent that of coach houses or barn like clusters to promote a clear identity to a certain portion of the site.	4.13.14	The unit within the large feature windows serving the lounge and principle bedroom also include a detail that becomes common to other house types with a brick mullion proposed splitting the extent of the glazing and maintaining a vertical emphasis which is a feature of all glazing in the development..
4.13.3	House type A - 84sqm House type A has a simple, composed elevation with an ordered arrangement of openings reminiscent of terraced houses found in the locality, and intended to read as a collection of ‘workers cottages’.	4.13.10	The units include under-croft parking alongside an entrance leading to a generous hallway and staircase to the upper level. The remainder of the ground floor is an open plan living kitchen and dining space with a utility servicing core located between the unit and the car parking under-croft creating a buffer and providing storage and the location of an accessible WC.	4.13.15	House type C - 109sqm This larger house is a unique plot within the development playing a key role in enclosing and overlooking the entrance green space whist opposing the A type terrace to provide a notional gateway through to the common street / courtyard giving access to the B type units.
4.13.4	The building is designed with an eaves to street elevation and situated alongside similar units so collectively they present a terrace which overlooks and aids in defining the entrance green. Parapet walls on either end aid in establishing the terrace as a composed set piece.	4.13.11	Upstairs, surrounding the staircase is an efficient landing leading to 3 no. double bedrooms and a home office, with both a family bathroom and ensuite to the master bedroom completing the layout.	4.13.16	The elevations present a composed and mirrored primary elevation with large windows flanking a central entry door and a smaller secondary window located centrally at first floor to reflect the ancillary space it serves.
4.13.5	The primary façade houses the main entry door located to one side with a thin projecting canopy above. Opposite the entry door is a large ground floor window serving the living space, with an aligned large window above serving the master bedroom.	4.13.12	Active habitable rooms are positioned to the principal elevation facing east with ancillary and secondary rooms at the rear of the house allowing large windows to take advantage of receiving daylight from the common courtyard which encounters little shading from the existing mature tree boundaries to the south and west. Windows have been incorporated on gable flank walls to provide overlooking of adjacent routes - these tend to be fairly sparse to present a more ‘solid’ set of elevations and therefore give priority to the main elevations.	4.13.17	The ground floor layout suggests a separate large living room from that of a kitchen diner on the opposing side of the floor plan, separated by a central stair-core and servicing spaces such as utility, WC and storage. With all major habitable rooms located around the perimeter of the floor plan this allows the unit to look in all associated directions reflecting its key location within the site plan of address the main street to the south, overlooking the entrance green space to provide natural surveillance, presenting some active frontage to that of the adjacent common court serving the opposing B type houses without causing inter-visibility issues but also focused upon its private amenity to the north.
4.13.6	The internal layout at ground floor sees the lounge at the front of the unit overlooking the entrance green with kitchen and dining at the rear allowing connection to the rear private amenity from double door access. These lounge and kitchen areas are separated by a servicing strip of WC, utility and storage in the centre of the floor plan so that the primary				



House type F (179 sqm)
4 bedroom house with garage



House type E (170 sqm)
4 bedroom house

Above: Market house type models.

4.o The Proposal

- 4.13.17 The first floor layout similar to the ground floor organisation sees three double bedrooms situated in the corners to overlook the surrounding key areas, with a further family bathroom and associated ensuite serving the main bedroom.
- 4.13.18 Centrally above the main roof a brick chimney is proposed to reflect this common element present in the opposing A type terrace and provide a natural ventilation stack for the internal comfort of the unit beyond that of operable windows.
- House type D - 140sqm
- 4.13.19 This house type represents the first of those upon the site to present the main form as a gable to street orientation. These homes are located along the eastern edge of the development set away from the boundary to retain and protect the existing landscaping behind.
- 4.13.20 The unit has the dominant portion of its floor plan set with a gable to street orientation whilst then including a car port to the side as a secondary subservient extrusion to the greater mass recessed back from the main facade and includes internal accommodation at the upper level.
- 4.13.21 The roof pitch of the gable to street elevation is steep to promote a vertically proportioned elevation which align the main street with a repeating and rhythmic pattern due to alike units positioned together. The eaves to street extrusion over the ground floor car port has a much shallower pitch to ensure it attaches to the main mass below the ridge line, giving height and prominence to this principal elevation.
- 4.13.22 The gable to street elevation includes large glazed windows set to one side to present a balanced elevation. Opposing the larger glazing a recessed entry door is employed carved into the ground floor corner to clearly denote the entrance with a smaller window at first floor level.
- 4.13.23 The materiality of the side extrusion alters from that of the main unit for the majority of plots to a red clay hanging to set it aside and break down the total form. However some key plots such as Plot 01 and Plot 04 extend the area of red clay tile to that of the main gable facade to clearly identify these key plots from the remainder of the gable fronted street, highlighting

- their importance in the overall layout and addressing the retained landscape breaks or in the case of Plot 01 face the secondary pedestrian entry to the north eastern corner.
- 4.13.24 The proposal for the form to adopt a gable to street orientation coupled with the repeating alignment of the unit type on the eastern boundary create rhythm and repetition along the principle main street. This is furthered with other gable fronted units also located along this main route.
- 4.13.25 Similar to that of the A type units a lounge is presented to the front of the unit providing active frontage and surveillance of the main street with a kitchen diner at the rear connected to the private amenity, with a servicing hub in the centre of the floor plan of storage, utility and WC functions. This allows the key spaces to benefit from the larger extents of glazing in terms of achieving greater extents of natural light but also offering surveillance and interest to that of the main street.
- 4.13.26 The upper level layout sees three bedrooms with a family bathroom and two ensuites. A study is located as a supporting space that could adopt multiple functions such as home office or snug, but has been sized below the associated space standard so it cannot function as a single bedroom. Above the car port a master bedroom is located with dormer projections at the roof level to create a focal point in the elevations whilst maintaining the eaves of this section as low as possible again to ensure this extrusion is seem as subservient to that of the main body of the house.
- 4.13.27 The house type continues key features and themes evident throughout by utilising brick as a primary material with areas of key and subtle detailing such as solider course features to the base, window cills and heads and within a feature panel between the ground and first floor window. This is proposed in conjunction with a provision of the two large windows including a brick mullion employed within the larger glazed expanse to retain a vertical emphasis.
- 4.13.28 The units are set back from the main street to provide defensible space to the front and provide a buffer for privacy whilst allowing landscaping to present a ‘green’ edge to this main route.

- House types E - 170sqm
- 4.13.29 This house type and that of the following F type are seen as an evolution to that of the D type and adopt many of the same features externally with subtle variations.
- 4.13.30 House type E is presented as a gable to street elevation with a covered car port to that of the side but set back away from the primary face. However this unit does not propose any accommodation above this side extrusion.
- 4.13.31 The street facing gable similar to that of the D type suggests large window openings set to one side of the elevation to create a balanced, aligned and considered front elevation. These larger windows include solider course cills and heads, feature brickwork panelling between and a brick mullion to maintain a vertical emphasis.
- 4.13.32 The entrance door is again recessed on the opposing side to that of the larger feature glazing giving prominence to the entrance and balance to the overall elevation.
- 4.13.33 The floor plan for the unit differs a little from that of the previous D in presenting a separate lounge to the front of the unit with a large kitchen dining space at the rear which itself includes a further living / snug area. To the side of the floor plan a servicing hub is proposed consisting of a boot room / utility room, larder, storage and WC provision. The alteration from this servicing hub being located centrally in the floor plans separating habitable rooms is made to allow the entire long elevations on some of these key plots to be opened up to that of the site and reflect their key strategic position such as plot 11 and 16 which address and then overlook the main street.
- 4.13.34 At the first floor these units include 4 no. large bedrooms with a central cluster of wet areas allowing each bedroom to adopt large windows to bath in south and north light provision.
- 4.13.35 The units again seek to propose continuation of the brick finish as the primary material but for the key plot of 11 this alters to include areas of red clay tile hanging to address this plots importance of denoting a gateway for pedestrians who move alongside this unit to the retained woodland to the south.

4.0 The Proposal

House type F - 179m2	
4.13.35	This house type continues the gable to street frontage along the eastern boundary established at the beginning of the associated main street from the D type units.
4.13.36	This proposed unit also includes a side extrusion with accommodation above dedicated parking, however this is presented as a garage form instead of a car port to allow parking to be concealed and limit the impact of parking on the overall street scene as the side extrusion is set back a shallower distance than that of the equivalent D.
4.13.37	The gable form and side extrusion is treated in terms of materials and window fenestration with a similar strategy as the other gable to street units. This proposes a primary brick finish with key areas of subtle detail to add interest and craftsmanship to the homes, with red clay tile located on the side extrusion. To reflect the prominence of Plot 06 the red clay tile hanging then replaces portions of brick on the main facade to reflect the important location on the site plan, overlooking the adjacent retained landscape break and beginning the continual run of these units.
4.13.38	The main gable facade retains the off centre large glazing with associated brick mullion which breaks the extent of glazing and then adopts a vertical emphasis. Opposing the large glazing on the facade an entry door is recessed away from the main facade to provide clarity of entrance and protection from the weather.
4.13.39	The side extrusion presents accommodation above the garage and takes a form similar to that of the D type presenting a low pitch roof with dormers to give internal areas with good head heights and allow a large feature window to the front and back elevation, but proportional to that of the remaining fenestration.
4.13.40	At the rear of the property a single storey extrusion is presented providing a secondary lounge area at the ground floor, whilst on the roof of this extension an elevated terrace serving the master bedroom is proposed to allow elevated views of the retained landscape and amenity behind the plots. The elevated terrace is limited in extent and plan to avoid inter-visibility issues with the neighbouring plots.
4.13.41	The internal layouts suggests a living room at the front of the property as per the other units taking advantage of the primary elevation large glazing whilst giving active frontage to the main street. A kitchen dining and snug / secondary living area is presented to the rear of the property with servicing zones located centrally, positioned in a place limited for light and therefore giving priority to the main habitable rooms.
4.13.42	At the upper level four bedrooms are proposed, two of which will also include ensuite accommodation. A family bathroom and study complete internal allowance.
4.13.43	To the front of the properties is associated landscaping to create a buffer between the units, and allow larger elements of planting to contribute to a tree lined main street.





5.0 Conclusion

5.1 Finally

5.1.1 This design and access statement and the other submission documentation describes the nature and extent of the proposals, how they work with the constraints and opportunities, conform to published design guidance and adhere to the principles approved at the outline stage. They demonstrate how 26 high quality homes can be accommodated on the site, within a well structured layout. The RM submission described in this report will deliver a development that achieves the objectives of the National Design Guide - a high quality and enduring place to live:

Context

5.1.2 The scheme design has been developed through an analytical approach, considering existing built form, local character - including the Wokingham Design Guidance, topography of the site and wider area, access, inward and outward views and access to local facilities and services;

Identity

5.1.3 It has a clear identity, shaped from a review of contextual development found in the locality, guidance set out in the associated development guidance and exemplars from around the country - with all components working together to create a cohesive place;

Built form

5.1.4 2D and 3d modelling has been used to ensure the new place is accessible, permeable, navigable, memorable and well laid out. It has a simple and coherent pattern to the site organisation with streets and spaces defined by buildings, corners and transitions marked by distinct elevations and key details to create memorable markers in the development.

Movement

5.1.5 The proposals feature a network of safe and accessible routes and connections for all. The layout promotes activity and social interaction and inclusion through design and interplay between buildings, streets and spaces with a primary focus on retained landscape. It connects to the existing movement network providing easy access to facilities and amenities in the local area through use of the approved access routes for both vehicles and pedestrian movement;

Nature

5.1.6 The scheme has been developed with input from arboriculturalists, landscape architects and engineers to ensure that the proposals promote the retention of as much existing landscape as possible whilst providing adequate space for the new homes and the amenity areas. The proposals also include community and public space whilst proposing connections to retained landscape buffers and woodland. Landscape design proposes a multi-functional landscape to enhances biodiversity, helps to manage water, assists with climate change.

Community Spaces

5.1.7 Proposals accord with outline consent - integrating existing natural features and adding to the biodiversity and health of the place through the provision of a range of safe, attractive, well located, good quality public open spaces which incorporate a variety of native and non-native tree, shrub, grass and wildflower planting.

Uses, homes and buildings

5.1.8 The scheme incorporates a mix of house types which are comfortable, functional, accessible, efficient, light and airy and that positively address the streets and spaces. House types are provided that meet NDSS and M4(2) standards.

Longevity

5.1.9 Building design, form layout, orientation and construction will help to reduce resource requirements and create long lasting high quality homes that are efficient and resilient. The layout, homes and landscape have been designed with adaptation and changing requirements to provide a home that can grow with the occupants.

Lifespan

5.1.10 The scheme is designed to be lived in and to grow with its residents, and provide a focus for the community through a shared ownership of open spaces provided.

5.1.11 Overall, the proposed development represents a sensible proposition, accords with the outline approved drawings, responds to planning guidance and is in an established and sustainable location. It will provide much needed new housing as well as many identifiable, tangible and long lasting benefits for the local area.

