

5.0 LAYOUT.

5.3 - Proposed Plan.

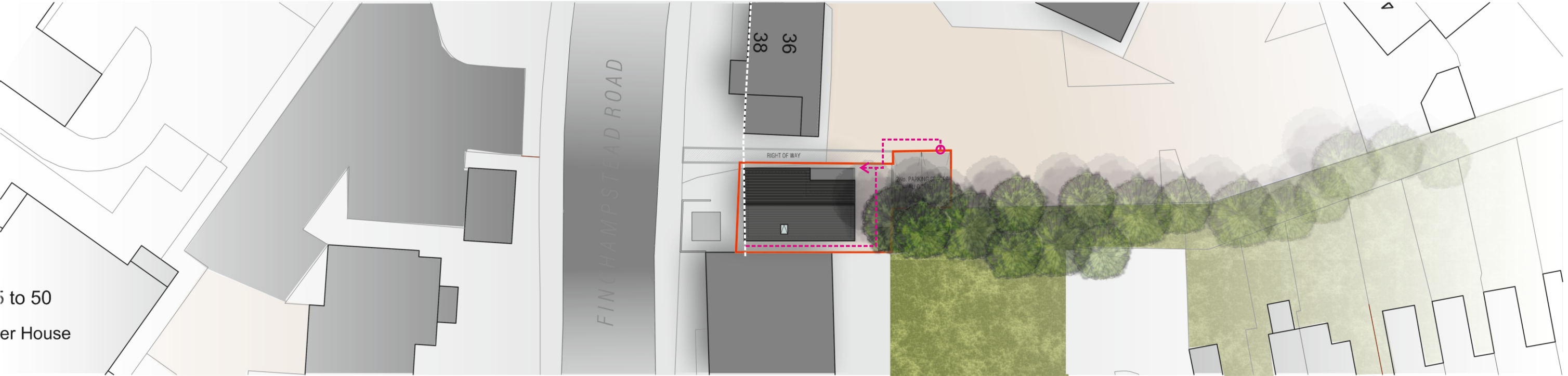
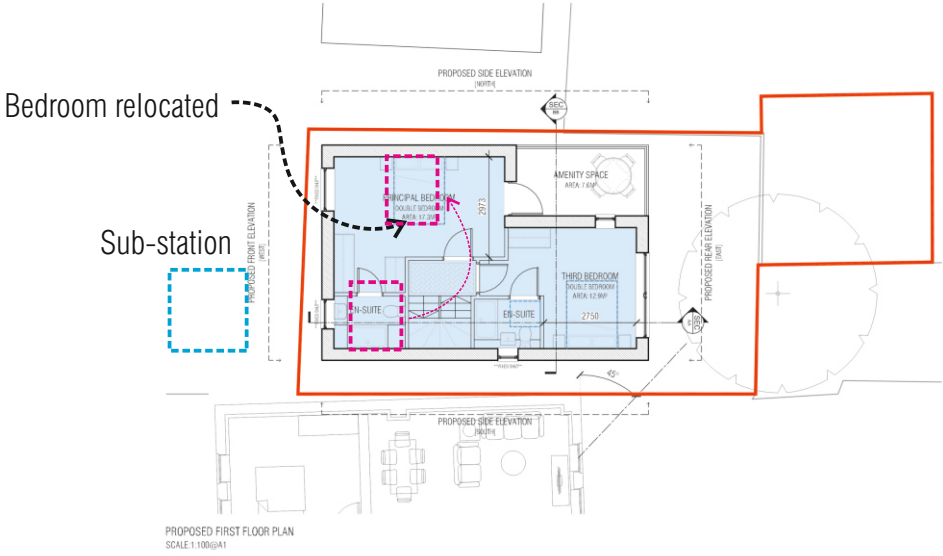
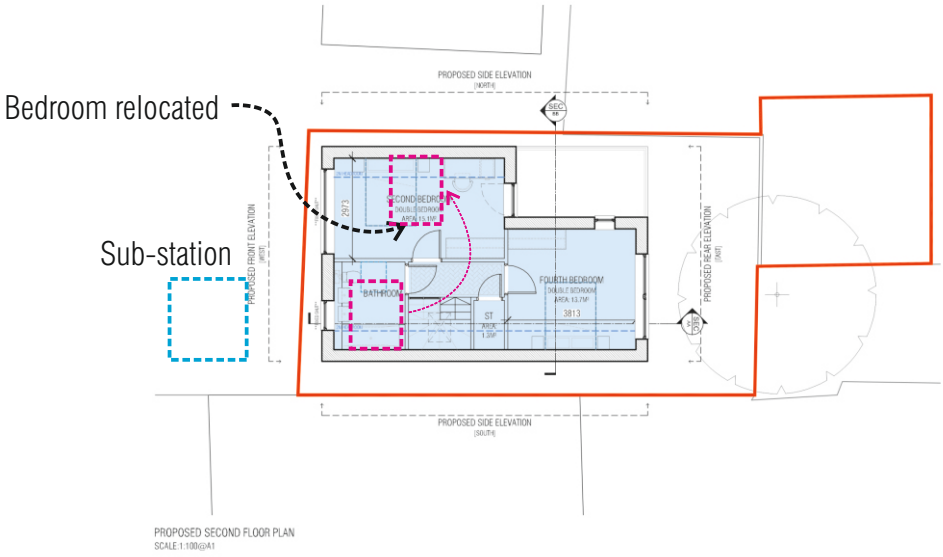
The proposed house will follow the building line taken from no. 36-38 and will face Finchampstead Road to provide easy access from the street. Two parking spaces are provided to the rear of the proposed house.

The allocated garden amenity allows for a bike store to be placed with the ability to house 2no. bikes, keeping in line with local planning policy.

5.4 - Existing sub station.

As mentioned previously, an existing sub-station is located at the front of the property. The layout of the building has been designed to locate habitable rooms away from the existing sub station allowing for openable windows to be located at the rear of the property.

In conclusion, the constraint of the existing sub-station has been removed through design.



6.0 SCALE.

6.1 - Scale and Proportions.

The proposed building will have a ridge height of approx. 9.8m, with the eaves sitting at 6.3m it will consist of ground floor, first floor and second floor. The second floor will be implemented within the gable roof. The walls will be set at 1.5m for the floor to be utilised to its full potential. The height has been guided by the neighbouring properties to allow for the proposed house to be perfectly placed into the street scene.



7.0 APPEARANCE.

7.1 - Design, Materials and Contribution to Urban Context

The design of the proposed development enhances the existing street scene while remaining in keeping with the surroundings and follows the following criteria:

- The creation of a development which creates interest at street level;
- The use of a consistent palette of materials of high standard throughout the building.

Embodied Energy

The materials have been chosen, wherever possible, to create healthy, comfortable spaces with the lowest possible impact on the environment. Chosen materials will be assessed in relation to The Green Building Handbook. Measures that will be encouraged are as follows:

- Use of materials of low embodied energy;
- Use of materials from sustainable sources including recycled material;
- Ability to re-use and recycle materials at the end of the life of the building; and
- Sourcing of local materials.

A design-led approach has been taken, seeking to achieve an exemplar standard. To the right of the site, there is evidence of a number of positive approaches to modern residential dwellings, highlighting how elevational treatment may be applied to add to the surrounding vernacular. The local area displays a vast amount of red brick buildings with elements of white render.

The proposal will take inspiration from the surrounding area and create a more modern aesthetic.



Fascia
Grey fascia board.



Windows
Flush casement UPVC windows.



Brickwork
Red brick as found within the surrounding area.



Composite Vertical Cladding
vertical composite cladding.



PROPOSED FRONT ELEVATION [WEST]
SCALE: 1:100@A1



PROPOSED SIDE ELEVATION [SOUTH]
SCALE: 1:100@A1



PROPOSED REAR ELEVATION [EAST]
SCALE: 1:100@A1



PROPOSED SIDE ELEVATION [NORTH]
SCALE: 1:100@A1

8.0 ACCESS.

8.1 - Access.

The pedestrian access to the proposed dwelling will be from Finchampstead Road. Vehicle access will be from Ascot House, east of the proposed site. Ascot House is accessed from Kendrick Close, at the end of Finchampstead Road.

8.2 - Waste Management.

As part of the proposal, a small bin store is located to the front of the building. This store will be covered with doors to increase security. The waste will be collected following the councils guidelines.

The Wokingham design guide sets out a precedent for refuse storage, the document states “Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents.”. The proposed refuse storage follows the exact principle of the design guide, allowing for a covered and screened refuse store to the front of the property.

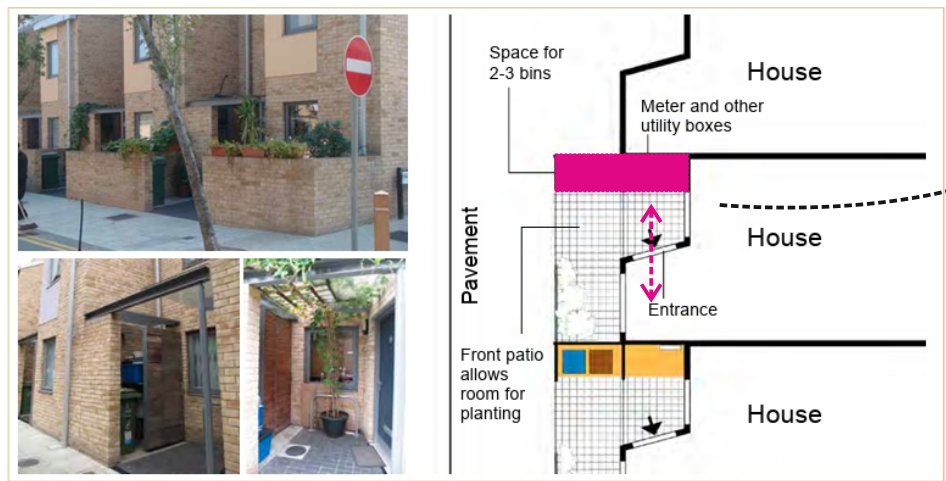
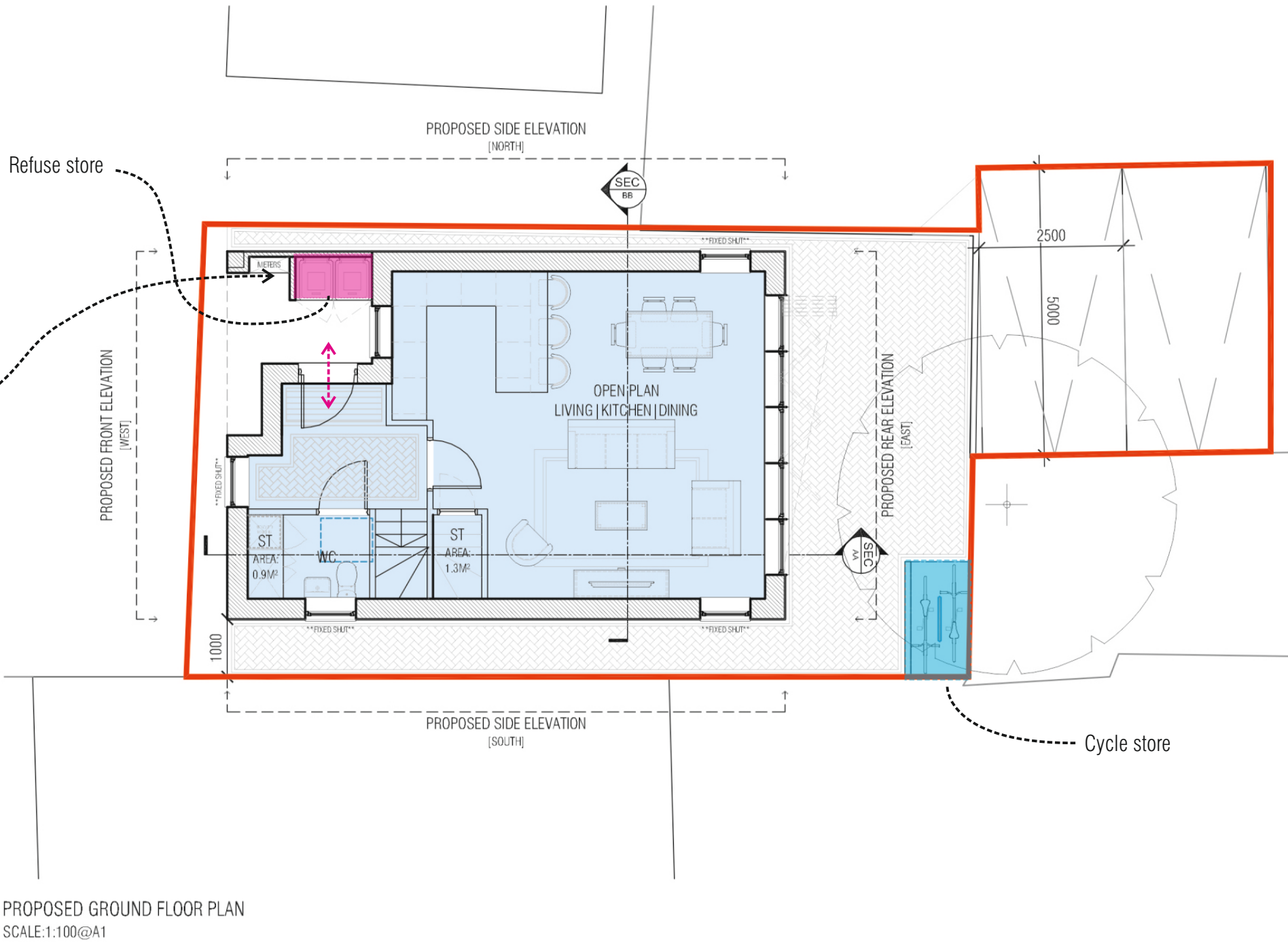


Figure 4.32: Early consideration of detailed elements such as bin stores and meter boxes influences the quality of the development. Example of well integrated bin store and storage space in an urban development where it relates well to the character of the local area

8.3 - Cycle.

Cycle parking will be located within the rear garden and will be suitably sized to allow for 2no. cycles. In line with local planning policy.



9.0

SUSTAINABILITY.

9.1 - SUSTAINABILITY

The proposed development prioritizes sustainability by focusing on energy reduction at the source. By adopting a fabric-first approach, the scheme utilizes high-performance insulation to minimize heating requirements, ensuring efficiency is built into the structure rather than added through secondary technologies.

The development offers a great opportunity to provide a new dwellinghouse on a site that is in need of improvement.

The proposal will provide a significant improvement in energy efficiency resulting in lower carbon emissions.

- The detailed design will therefore seek to:
- be energy efficient through well insulated building fabric
 - use materials sourced locally
 - manage waste both during and after construction

10.0

CONCLUSION.

In conclusion, the design of this new detached residential dwelling exemplifies a harmonious fusion of traditional and contemporary architectural elements. The strategic use of brick and cladding not only enhances the aesthetic appeal but also ensures durability, sustainability, and functionality.

The elegance of brick brings a sense of warmth and character to the exterior façade, while the incorporation of cladding introduces texture and depth, further enriching the architectural composition and providing a nod to innovative design trends.

Beyond its aesthetic merits, the combination of these materials also offers practical benefits. Brick provides excellent thermal mass, contributing to energy efficiency and climate control, while cladding offers flexibility in design and maintenance, allowing for creativity and ease of upkeep.

Overall, this new residential dwelling stands as a testament to thoughtful design, where the synergy of brick and cladding not only elevates the visual appeal but also ensures a comfortable, sustainable, and enduring living space for its inhabitants.