

4. PROPOSAL

4.8 SEPARATION DISTANCES

The proposed site layout has been designed to achieve appropriate separation distances in accordance with the Wokingham Borough Council Design Guide – Supplementary Planning Document (2012).

The relevant separation distance requirements are summarised in the table below, with differing standards according to building height.

The diagram below illustrates how these separation distances have been applied across the proposed development. A small number of plots have garden depths below the 11m guideline. These have been considered on a plot-by-plot basis and are either compensated by increased garden width or benefit from the absence of directly opposing rear-facing windows, maintaining appropriate levels of privacy and amenity.

SEPARATION DISTANCES TO MAINTAIN PRIVACY AND LIMIT SENSE OF ENCLOSURE		
No. Storeys	Type of Separation	Min. distance (metres)
1-2 storeys (height measured to eaves)	Flank to boundary	1
	Front to front elevation	10
	Back to back elevation	22
	Back to flank	12
	Garden	11
Over 2 storeys (height measured to eaves)	Flank to boundary	2
	Front to front elevation	15
	Back to back elevation (houses to houses)	26
	Back to back elevation (flats to houses)	30
	Back to back elevation (upper floor living room on a house above gd. fl.)	30
	Back to back elevation (flats to flats)	30
	Back to flank	15
	Garden	11



SEPARATION DISTANCES PLAN

Source: Design SPD, February 2012, Appendix 13, Page 46

4. PROPOSAL

4.8 SEPARATION DISTANCES



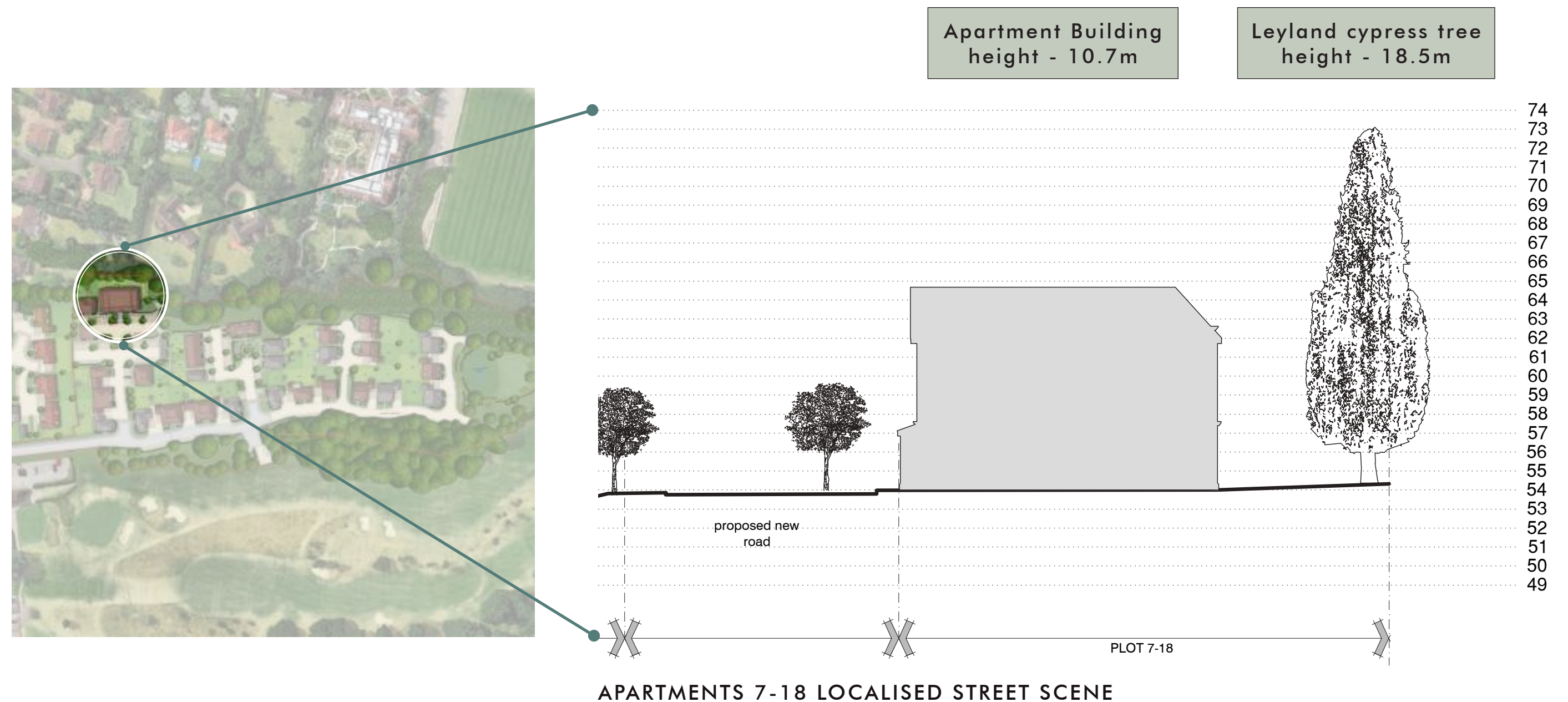
SEPARATION DISTANCES PLAN



4. PROPOSAL

4.8 SEPARATION DISTANCES

The relationship between Apartments 7–18 and the western boundary has also been carefully considered. Existing mature trees along the boundary, reaching approximately 18.5m in height, provide established screening between the proposed apartments and neighbouring properties. This will be reinforced by additional tree planting along the boundary, further enhancing privacy and creating a strong landscaped buffer.



4. PROPOSAL

4.9 LANDSCAPE DESIGN

The key landscape principles have been developed in response to the site's existing assets, most notably the mature woodland belts that define the northern and southern boundaries and contribute significantly to the site's character.

These woodland areas have been sensitively integrated into the proposed scheme and, where appropriate, supplemented with additional native tree and scrub planting to strengthen biodiversity connections along the site edges. Public access through the woodland will be limited to the existing grass paths, which are currently used for golf ball collection and weave through the gorse scrub. This approach will allow residents to experience the wooded landscape while minimising disturbance to the majority of the woodland and its understory.

Proposed planting along the southern boundary has been carefully arranged to retain glimpsed views across the adjacent golf course through selective gaps in the structural planting, helping to reinforce the site's unique sense of place.

A diverse range of native tree species is proposed throughout the development to enhance biodiversity and establish a strong green framework that reflects the character of the local landscape. Tree planting is concentrated along the site boundaries to strengthen ecological connectivity, while feature trees are strategically positioned to terminate key vistas and create visual markers along the primary street, encouraging movement through the development.



4. PROPOSAL

4.9 LANDSCAPE DESIGN

Plot frontages will incorporate a varied mix of hedging, ornamental shrubs, and herbaceous planting. Estate railings are proposed along the primary street to provide an open character while clearly defining private plot boundaries. Subtle changes in paving materials will distinguish the entrances to parking courtyards, complemented by low brick walls and piers within the Landmark and Courtyard character area helping create a sense of enclosure that reflects the local vernacular.

The principal area of amenity green space is located at the eastern end of the development and has been designed as a multifunctional landscape. It includes a circular walking route incorporating informal 'play-on-the-way' features and opportunities for family picnics and community interaction. An infiltration basin with permanent water is positioned at the edge of the development to provide an attractive focal point while creating valuable wetland habitat. The open space has been carefully designed to retain and enhance existing scrub, earth mounding, and established trees, with additional tree and scrub planting introduced to strengthen biodiversity and reinforce the site's natural character.



4. PROPOSAL

4.9 LANDSCAPE DESIGN



KEY:		SOFT LANDSCAPE	
Site boundary		Refer also to Planting Plans 399_GLA_00_00_DR_L_2001 to 2004 and Plant Schedules document 399_GLA_00_00_SH_L_6001	
Existing tree/ group /planting to be retained. Root Protection Area shown in magenta. Refer also to Tree Survey report.		Species-rich meadow grassland New grassland/ existing grassland to be enhanced. To be managed as long, flowering grassland.	
Proposed native tree.		Species-rich meadow grassland New grassland/ existing grassland to be enhanced. To be managed as close-mown margins/footpaths/open space.	
Proposed ornamental street tree.		Species-rich meadow grassland New grassland within SuDS basin. To be managed as long, flowering grassland.	
Proposed multi stem tree.		Proposed amenity grass lawn. To residential plots.	
Proposed native mixed hedgerow.			
Proposed ornamental hedgerow.			
Proposed ornamental planting.			
Proposed native mixed scrub planting.			
		Surface finishes:	
		SF1 Standard asphalt. To carriageways / footways.	
		SF2 PCC block paving. To private carriageways. Brindle colour. Refer to engineers drawing for permeable locations	
		SF3 PCC block paving. To parking bays and drives. Burnt ochre colour. Refer to engineers drawing for permeable locations	
		SF4 PCC block paving. To private footpaths. Harvest colour.	
		SF5 Self-binding gravel. To pedestrian paths in open space areas.	
		SF6 Loose Thames Valley Flint. To bin and cycle store maintenance corridor.	
		Boundaries:	
		B1 Proposed 1.1m high estate railings. To plot frontages. Colour black.	
		B2 Proposed 1.2m high cleft chestnut post and rail fence with timber field gates. With weld mesh fence up to middle rail along golf club and woodland edge.	
		B3 Proposed 1m high brick wall and 1.8m high brick pier. Red brick to match housing facades.	
		Furniture and other features:	
		F1 Proposed timber seat. Brosap Victoria Seat, 1800mm long, or equal and approved.	
		F2 Proposed timber picnic table. To be Brouap Land picnic bench, or equal and approved.	
		F3 Proposed timber bin. To be Brouap Winchester canopied litter bin, or equal and approved.	
		F4 Stilts. 1No. Kompan Stilts NRO806, or equal and approved.	
		F5 Balance Posts with Rope. 1No. To be Kompan Balance Posts with Rope NRO821, or equal and approved.	
		F6 Dynamic Bar. 1No. To be Kompan Dynamic Bar NRO830, or equal and approved.	

LANDSCAPE PLAN

4. PROPOSAL

4.10 AMENITY GREEN SPACE

The proposed development provides approximately 1.55 hectares of amenity green space, forming an attractive and accessible network of open spaces and green infrastructure throughout the site. The landscape strategy combines retained landscape features with new structural planting to support recreation, biodiversity and visual amenity, while contributing positively to the setting and character of the development.

The provision comprises a series of complementary landscape areas, including:

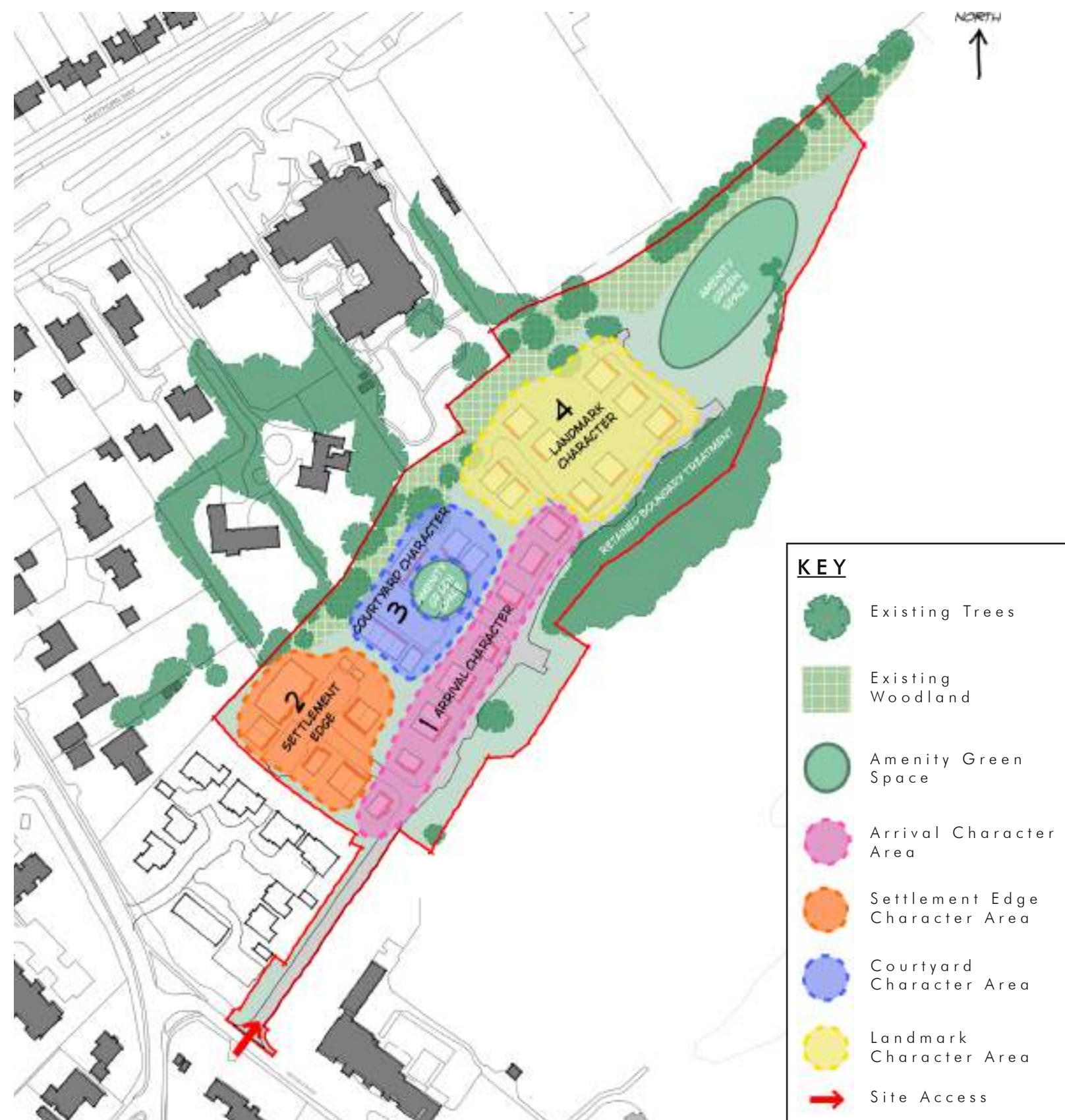
- Northern Amenity Green Space - a generous area of open space forming a key landscape focus at the northern end of the development and providing an attractive outlook for surrounding homes.
- Western Woodland Edge - retained and enhanced planting along the western boundary, providing a strong landscape buffer and reinforcing the site's verdant character.
- Eastern Green Buffer - a landscaped transition between the residential development and the adjoining golf course, helping to soften the settlement edge and maintain a strong relationship with the wider landscape.
- Central Green Space - an attractive communal green framed and overlooked by surrounding homes, creating a focal point within the development and contributing to the quality of the residential environment.

Together, these spaces establish a strong landscape framework that integrates the built form with its surroundings and provides a varied sequence of green spaces throughout the development.



5. APPEARANCE

5.1 CHARACTER AREAS



CHARACTER AREAS DIAGRAM

The architectural approach draws inspiration from the traditional character of Sonning, creating a cohesive residential neighbourhood that reflects the village's diverse architectural heritage whilst establishing its own distinctive identity.

The proposals draw upon a range of traditional influences, including Georgian, Regency and Edwardian architecture, expressed through well-proportioned elevations, balanced compositions, traditional roof forms and carefully considered detailing.

This architectural language is adopted throughout the development, with subtle variations in form, materials and detailing creating four complementary character areas. Together, these provide visual interest, reinforce the hierarchy of streets and spaces, and contribute to a varied yet cohesive streetscape.

The character areas are listed below:

- 1. The Arrival
- 2. The Settlement Edge
- 3. The Courtyard
- 4. The Landmark

5. APPEARANCE

5.2 CHARACTER AREA 1 - THE ARRIVAL

Character Area 1 defines the principal entrance to the development and creates a distinctive sense of arrival. Regency-inspired gateway buildings provide emphasis at the entrance, complemented by a carefully selected range of traditional architectural features that establish a high-quality and welcoming frontage. The character of this area forms part of the wider architectural approach, with variations in style and detailing introduced across the development to create distinct yet complementary character areas.



PLOT 7, 21 & 38
(PLOT 28 IMPROVED)
WEEK 10/2020

KEY CHARACTERISTICS

ROLE: CREATES A DISTINCTIVE AND WELCOMING ENTRANCE TO THE DEVELOPMENT.

- Principal entrance from Duffield Road.
- Regency-inspired gateway buildings provide emphasis at the entrance.
- Creates a strong and welcoming first impression.
- Traditional architectural detailing complements the wider development.
- Establishes a distinctive arrival character while contributing to a cohesive overall architectural identity.



5. APPEARANCE

5.2 CHARACTER AREA 2 - THE SETTLEMENT EDGE

Character Area 2 draws inspiration from the traditional residential character of Sonning, with simple, well-proportioned elevations incorporating vertically proportioned sash and casement windows, contrasting brick detailing, brick pilasters and clay tile roofs. Subtle Georgian influences are expressed through the proportions and detailing of selected buildings, creating an attractive and cohesive character that provides a sensitive transition towards the surrounding residential context.



KEY CHARACTERISTICS

ROLE: PROVIDES A SENSITIVE TRANSITION TO THE SURROUNDING RESIDENTIAL AREA.

- Located adjacent to the existing residential area.
- Traditional proportions and detailing.
- Subtle Georgian influences to selected buildings.
- Brick pilasters and contrasting brick detailing.
- Sash and casement windows.
- Clay tile roofs.
- Creates an attractive and sensitive edge to the development.



5. APPEARANCE

5.3 CHARACTER AREA 3 - THE COURTYARD

Character Area 3 is focused around a central amenity green space, with homes carefully arranged to frame and overlook the public realm. The resulting courtyard arrangement creates an intimate and well-defined residential setting, where landscape forms an integral part of the streetscape. Traditional casement windows, hipped roof forms and restrained architectural detailing provide a softer architectural expression that complements the wider development.



KEY CHARACTERISTICS

ROLE: CREATES AN INTIMATE, LANDSCAPE-LED COURTYARD FOCUSED AROUND A CENTRAL GREEN SPACE.

- Homes arranged to frame the central amenity green.
- Active frontages provide natural surveillance over the green space.
- Intimate, well-defined residential character.
- Traditional casement windows and hipped roof forms.
- Restrained architectural detailing creates a softer expression.



5. APPEARANCE

5.4 CHARACTER AREA 4 - THE LANDMARK

The Landmark Character is focused around the principal amenity green space and includes the dwellings within the north-western cul-de-sac. These buildings occupy key locations within the layout, framing the amenity green space, terminating important views and creating memorable focal points within the development. Enhanced architectural detailing and carefully composed elevations provide visual interest and reinforce the identity of these spaces, while maintaining a cohesive relationship with the wider development.



KEY CHARACTERISTICS

ROLE: CREATES DISTINCTIVE FOCAL POINTS AND DEFINES KEY SPACES WITHIN THE DEVELOPMENT.

- Frames the principal amenity green space.
- Includes the north-western cul-de-sac.
- Terminates key views through the development.
- Creates memorable focal points through carefully composed elevations.
- Incorporates bay windows, brick corbelling and lead-style entrance canopies.
- A varied roofscape incorporates slate and brown clay roof tiles.



5. APPEARANCE

5.5 MATERIAL PALETTE

The proposed material palette has been carefully selected to reflect the established character of Sonning and reinforce the architectural identity of the development. Drawing upon traditional materials and detailing found within the surrounding area, the scheme uses a restrained palette of high-quality materials to create a cohesive and attractive residential environment.

The principal materials and architectural features comprise:

- Red facing brick.
- White painted render.
- Slate / slate-effect roof tiles.
- Clay roof tiles.
- Traditional sash windows.
- Traditional casement windows, including glazing bars.
- Brick pilasters.
- Contrasting brick window heads.
- Brick banding and quoin detailing.
- Brick corbelling.
- Traditional entrance canopies.
- Bay windows.

The careful application of these materials and architectural features creates a cohesive architectural identity across the development, with subtle variations in detailing between the four character areas providing visual interest while maintaining a strong relationship with the established character of Sonning.

The proposed development has been carefully designed to respond to the character of Sonning through a landscape-led masterplan, a clear hierarchy of streets and spaces, and a coherent architectural language. Four complementary character areas create variety across the development whilst maintaining a consistent palette of materials and detailing. Together, these elements establish a distinctive, high-quality residential environment that integrates successfully with its surroundings.



Red Brick



White Render



Brick Banding and
Quoin Detailing



Slate Roof Tiles



Clay Roof Tiles

5. APPEARANCE

5.6 SUPPORTING TECHNICAL INFORMATION

The Reserved Matters proposals have been informed by a comprehensive suite of technical assessments prepared by the project team. These documents have influenced the evolution of the design and should be read alongside this Design and Access Statement and the submitted drawings.

The supporting information submitted as part of the application includes, where applicable:

- Landscape proposals.
- Arboricultural Assessment and Arboricultural Method Statement.
- Ecological Assessment and Biodiversity Net Gain information.
- Drainage Strategy and Flood Risk information.
- Transport and Highway documentation.
- Planning Statement and other supporting technical reports.

This Design and Access Statement focuses on the design principles, layout, landscape, scale, appearance and architectural character of the proposed development. The accompanying technical reports provide detailed assessments of their respective disciplines and demonstrate how the proposals have been developed to respond to the opportunities and constraints of the site.



6. CONCLUSION

This Design and Access Statement has demonstrated how the proposed development at Land at Sonning Golf Club, Duffield Road, Sonning has been carefully designed in response to the site's characteristics, surrounding context and landscape setting. The proposals have evolved through a thorough understanding of the opportunities and constraints of the site, resulting in a landscape-led masterplan that integrates sensitively with its surroundings while creating a distinctive sense of place.

The layout establishes a clear hierarchy of streets, public spaces and green infrastructure, creating a well-connected neighbourhood that balances the built form with the surrounding landscape. Four complementary character areas, together with a consistent architectural language, carefully selected materials and high-quality detailing, create a varied yet cohesive residential environment that reflects the rich variety of traditional character in Sonning.

The proposed development delivers an attractive residential environment with generous landscaping, high-quality public realm and thoughtfully designed homes that respond positively to their setting. The Reserved Matters proposals successfully translate the principles established through the approved outline permission into a coherent and well-considered design that will make a positive addition to Sonning.

This Design and Access Statement should be read alongside the submitted drawings and accompanying technical reports, which provide detailed assessments of their respective disciplines and demonstrate how the proposals have responded to the opportunities and constraints of the site.

Key Benefits



50 new high-quality homes, reflective & respectful to the local vernacular



40% policy compliant affordable homes (20 homes)



New landscaping, including tree planting to enhance the visual appeal and biodiversity



Generous provision of amenity green space (1.55 hectares)



Measurable biodiversity net gain



Electric vehicle charging points for every home



A sustainable development incorporating air source heat pumps

An aerial photograph showing a residential area on the left, a railway line running diagonally across the center, and a golf course on the right. The text 'LAND AT SONNING GOLF CLUB' is overlaid in white capital letters across the middle of the image.

LAND AT SONNING GOLF CLUB

DUFFIELD ROAD, SONNING