



Land South of P15, Hogwood Farm, Finchampstead

Design & Access Statement
October 2024

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1 - Introduction & Site Overview

1.1 Introduction

This Design and Access Statement (DAS) has been prepared by Omega Architects Ltd on behalf of Cala Homes in support of a Full Planning Application for land south of Parcel 15 at Hogwood Farm, Finchampstead.

The proposals would deliver 48 new market dwellings and access to the Sports Hub Land and allotments.

The application description reads as follows:

‘Full planning permission for the erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage’

This DAS should be read in conjunction with the Reserved Matters application (RMA) for the land outlined in yellow (the Sports Hub Land).



Framework Masterplan - from Masterplan Framework Document



1 - Introduction & Site Overview

1.2 Constraints Plan

The Land south of P15 Parcel forms an extension to the previously approved P14 and P15 residential development which is currently being built out under RMA 220175.

To facilitate the delivery of the sports hub land, land is being released for new housing alongside the delivery of the sport hub facilities.

Within the RMA the land was designed to include sports pitches, pavilion and allotments albeit the detail of these facilities was subject to a landscaping planning condition.

This DAS will discuss the design process which has evolved through pre application discussions with officers.

KEY:

SITE BOUNDARY

SPORTS HUB RM BOUNDARY

PROPOSED SITE ACCESS LOCATIONS

EXISTING PERIMETER ROAD FROM P14/15 APPLICATION WITH HOUSING FRONTAGE

EXISTING TREES & RPA ZONES

CAT A EXISTING TREES

CAT B EXISTING TREES

CAT C EXISTING TREES

TPO TREES

OPPORTUNITY FOR LANDSCAPE BUFFER TO ADJACENT LAND

EXISTING WATERCOURSE SHOWING DIRECTION OF FLOW

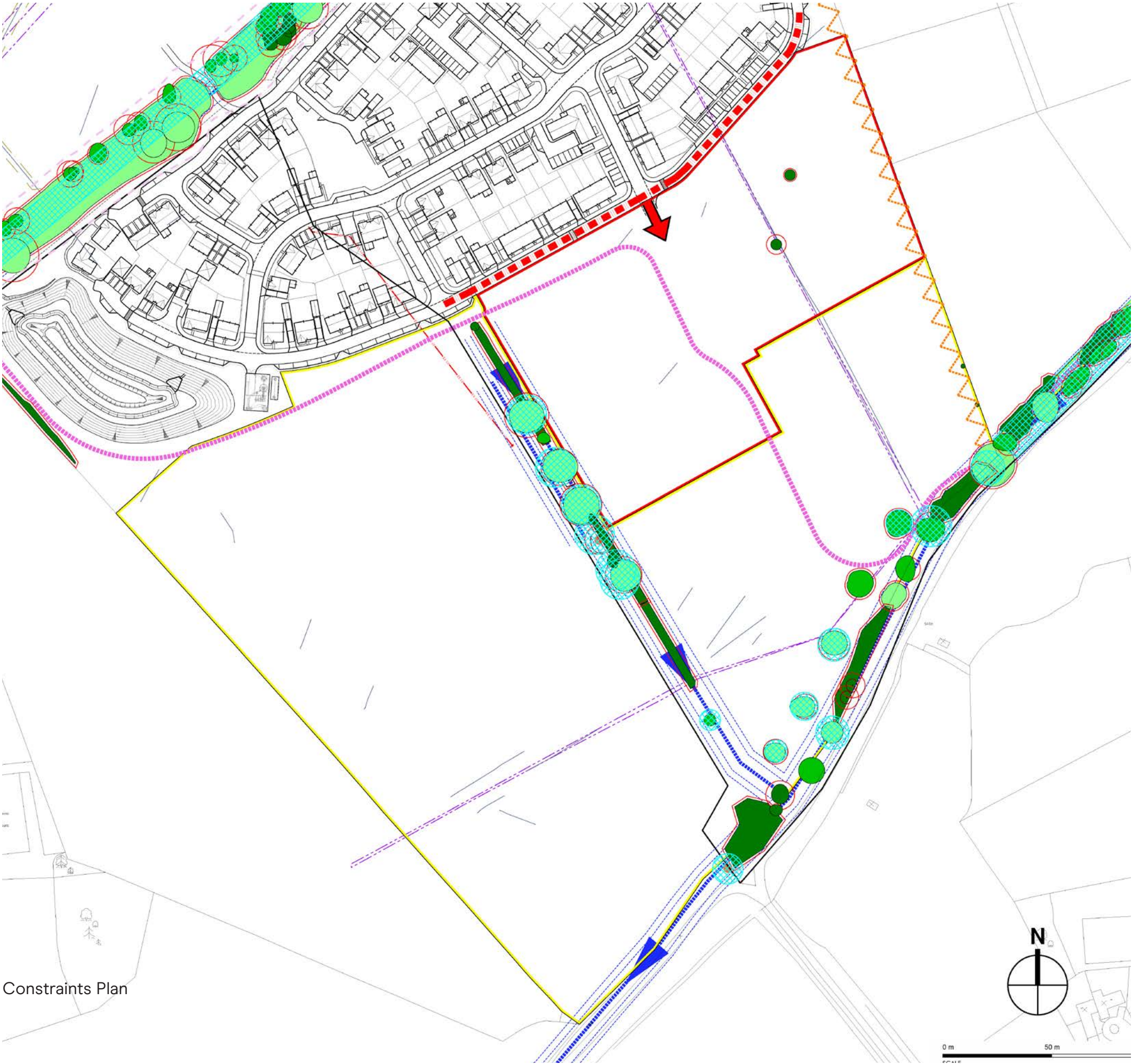
EXISTING BRIDLEWAY ALIGNMENT FROM P14-15 PLANNING APPLICATION

EXISTING UTILITIES

LOW VOLTAGE CABLE

EXISTING OVERHEAD CABLE ROUTE

UNKNOWN UNDERGROUND SERVICE



Constraints Plan





2 - Design Process

2 - Design Process

2.1 The Reserved Matters Application

The RMA for P14/P15 indicatively showed the location of the sports hub facilities to give context to the residential element of the RMA.

The indicative locations of the facilities are shown on the adjacent plan including the play areas, sports pitches and allotments.

The following pages will illustrate how the layout has evolved through the design process to the submitted layout.



- — — Bridleway
- Allotments
- Sports Pitches
- Pavilion and Associated Parking Area
- Skate Park and LLAP

2 - Design Process

2.2 Design Development - Initial Layout

The initial layout sought to retain all of the elements of the sports hub land whilst introducing residential land on the eastern boundary of the site.

The residential land required a reallocation of the allotment land. In this layout, it was considered that the allotment land should be located opposite the homes on P15 with a separate vehicular access.



Proposed Layout

2 - Design Process

2.3 Residential Layout

This layout proposed 48no. new dwellings and sought to apply the following design principles commensurate with P14/15 to which represent a logical extension to the residential land:

1. The layout of new homes facing the existing south-east edge of residential parcel 15, should provide a streetscene and building frontage that complements the approved dwelling designs;
2. Ensure that the re-designed street includes appropriate set back to buildings and opportunities for new trees and planting within the street;
3. Provide frontage facing towards the bridleway and sports facilities in a similar fashion as the approved southern edge of residential parcel 15;
4. A housing typology that provides a lower density is proposed to the southern edge of the development overlooking open space and the bridleway;
5. The layout design along the eastern edge design has considered overlooking of the adjacent land. This has been mitigated by ensuring primary elevations of most houses face north or south; however habitable room windows should be included on flank walls facing the road and parking along this edge;
6. Good opportunities for street trees and planting along internal street;
7. Layout assessed against WBC Residential Design Guide to ensure appropriate rear garden sizes and overlooking distances are achieved throughout.



Proposed Layout

2 - Design Process

2.4 Land use allocations on the Sports Hub land

Following discussions with officers on the initial layout it was decided that both parties (WBC and applicant) needed to agree the location of the land uses on the site. This was in conjunction with comments on the layout which included the need to incorporate a landscape buffer on the east boundary of the site.

Moreover, officers were concerned that the new residential land extended too much towards the countryside edge (along the southern boundary).

In response to the comments Cala and the project team reviewed a number of alternative land arrangement options.

These are presented on the following pages, including the submitted layout for consideration in this application.



2 - Design Process

Option 1

This proposal provided for;

- Residential relocated along southern edge of P15 reducing the southern extent of built form in response to Landscape Officer comments;
- Incorporates a 20m landscape buffer along the entire eastern boundary to provide a strong green edge;
- Sports pavilion, parking, skate park and LLAP moved to south-east corner;
- Allotments relocated to western edge adjacent to P15 housing and SANG;
- Sports pitches located within the outer area of the land adjacent to SANG and countryside providing a strong green edge adjacent to West Court SANG.

It was considered that this option isolated the play area and pavilion from the sports facilities and residential areas.

In addition, through the technical analysis, it was noted that the required area for SUDs attenuation comprises the space for the play.

- — — Bridleway
- Residential
- Allotments
- Grass Sports Pitches
- AGP Pitch
- Pavilion and Associated Parking Area
- Skate Park and LLAP
- SUDs Basins



2 - Design Process

Option 2

This proposal provided for;

- Residential relocated and extended along southern edge of P15 reducing the southern extent of built form further than Option 1;
- Incorporates a 20m landscape buffer along the entire eastern boundary to provide a strong green edge;
- Sports pavilion, parking, skate park and LLAP adjacent to southern edge of housing;
- Allotments relocated to western edge adjacent to P15 housing and SANG retaining a green edge to the West Court SANG;
- Sports pitches located within both east and west fields at southern extent which allows the Pavilion to service the Pitches either side of the building.

This option was not considered appropriate for the following reasons;

1. Reduction in allotment area.
2. Remoteness of the play area from the wider development.
3. Separation of sports facilities across both parcels.
4. Bridleway relocated around development which was felt isolated from the scheme (i.e lacks active frontage).

- — — Bridleway
- Residential
- Allotments
- Grass Sports Pitches
- AGP Pitch
- Pavilion and Associated Parking Area
- Skate Park and LLAP
- SUDs Basins



2 - Design Process

Option 3

This proposal provided for;

- Residential relocated along southern edge of P15 reducing the southern extent of built form in response to Landscape Officer comments;
- Incorporates a 20m landscape buffer along the entire eastern boundary to provide a strong green edge;
- Sports pavilion, parking, skate park and LLAP relocated to western edge adjacent to P15 housing providing better association with the wider scheme;
- Allotments located to southern extent of eastern field - vehicle access from central access road provides a stronger green edge to the east than Options 1 or 2;
- Sports pitches located solely in western field keeps co-located;
- Bridleway relocated through centre of the site to provide active frontage.

This option was considered the most informed and a sensible allocation of the land uses so more technical analysis was undertaken to inform the masterplan.

However, there was a concern in relation to the location of the car park as it would need to cut through the hedge line and across the bridleway.

- — — Bridleway
- Residential
- Allotments
- Grass Sports Pitches
- AGP Pitch
- Pavilion and Associated Parking Area
- Skate Park and LLAP
- SUDs Basins



2 - Design Process

Option 4

This is was the preferred option which provides;

- Residential relocated along southern edge of P15 reducing the southern extent of built form in response to Landscape Officer comments;
- Incorporates a 20m landscape buffer along the entire eastern boundary to provide a strong green edge;
- Sports pavilion and parking adjacent to southern edge of housing;
- Allotments located to southern extent of eastern field - vehicle access from central access road;
- Skate park and LLAP adjacent to P15 housing;
- Sports pitches located in western field to south of skate park and LLAP creating a strong green edge to West Court SANG.

This layout forms the basis of the submitted layouts, although thorough technical analysis it was considered more appropriate to locate the Pavilion to the western side of the site to create a better relationship with the play areas and sports pitches. In addition, this allowed more parking to be provided in the car park.

- — — Bridleway
- Residential
- Allotments
- Grass Sports Pitches
- AGP Pitch
- Pavilion and Associated Parking Area
- Skate Park and LLAP
- SUDs Basins







3 - Proposals

3 - Proposals

3.1 Proposed Layout

The adjacent layout shows the submitted layout both for the residential land and sports hub land.

The final masterplan has been driven through a detailed technical analysis, specifically including drainage and levels. The masterplan proposes to deliver significant benefits to the local community alongside the provision of new homes.



3 - Proposals

3.2 Proposed Residential Layout

The proposed layout builds on the discussions with the Council to provide 48no. new dwellings and seeks to apply the following design principles commensurate with P14/15 to which is represents a logical extension:

1. The layout of new homes facing the existing south-east edge of residential parcel 15, should provide a streetscene and building frontage that complements the approved dwelling designs;
2. Ensure that the re-designed streets includes appropriate set back to buildings and opportunities for new trees and planting within the street;
3. Provide frontage facing towards the bridleway and sports facilities in a similar fashion as the approved southern edge of residential parcel 15;
4. Access through the residential parcel to accommodate vehicular uses for both the sports hub parking/facilities and the allotments to the South of the residential element;
5. The layout design along the eastern edge design has considered overlooking of the adjacent land. This has been mitigated by ensuring houses have been set back from the boundary with enough room to facilitate landscape screening to the East
6. Good opportunities for street trees and planting along internal street;
7. Layout assessed against WBC Residential Design Guide to ensure appropriate rear garden sizes and overlooking distances are achieved throughout.



3 - Proposals

3.3 Route Hierarchy

The typology of street has been designed as an extension to the street hierarchy within the approved residential Parcel 15. The central street within parcel 15 is therefore proposed to extend southwards through the middle of the additional land with secondary streets and shared surface streets connecting from this.

The detailed street design and selection of materials will ensure consistency with parcel 15 so that each street typology in the additional land is commensurate with the approved layout to the north.

- Central Street & Sports Access
- Secondary Streets
- Shared Access / Private Drive
- Bridleway



3 - Proposals

3.4 Hogwood Farm Parcels 14 & 15

The evaluation of architectural styles in the local area has reflected the new housing delivered in Parcels 14 and 15 of the Hogwood Farm development as illustrated in the images below.



Phase 14 & 15



Phase 14 & 15



Phase 14 & 15 Streetscene



Phase 14 & 15 Streetscene

3 - Proposals

3.5 Material Distribution

The proposed material palettes are consistent with the design principles in the Hogwood Farm Masterplan Framework.

Brick is the dominant feature across both parcels with two variant red tones spread throughout, with the variety of materiality then enhanced by two complimentary roof tones. Amongst the scheme there are additional feature materials with a focus on tile hanging and cladding.

KEY

FACING MATERIAL:

- MULTI BRICK
- RED/ORANGE BRICK
- RED/ORANGE BRICK WITH TILE HANGING
- MULTI BRICK WITH WEATHERBOARDING

ROOF MATERIAL:

- CLAY EFFECT ROOF TILE
- SLATE EFFECT ROOF TILE



3 - Proposals

3.6 Proposals for Land South of P15 Character Area

The appearance of the dwellings will seek to reflect the aspirations of the Hogwood Farm Masterplan Framework Document Rev G, with the development area set within the 'Green Edge' character area. Specifically, the façade design, materials and details will be treated as an extension of the sub-character areas approved for Parcel 15.

It provides amongst other things the detailed design principles such as architectural design, and sets out a series of proposed character areas across the Hogwood Farm development.

Similarly to P14&P15 cladding kept to key corner plots and vista stops with the inner streets varying in brick tone, roof colour with tile hanging spread throughout the scheme.

Cladding, porches and eaves details will be finished in darker tones.

See example elevation from this character area adjacent.



Character Area Principles

ELEVATION



PALETTE OF MATERIALS:



STREET SCENE





3 - Proposals

3.7 Landscape Strategy

The landscape strategy involves a number of features, as detailed below:

1. Tree-lined main highway through the centre of the site, connecting from Parcel P15 to the north to the allotments & sports hub land to the south and west.
2. Hedge planting to plot frontages, especially facing towards P15, to form a semi-formal street scene with structure and a green character.
3. Mixed shrub & herbaceous planting to plot frontages and flanks to soften the street scene in key areas and provide seasonal interest.
4. Smaller tree species have been utilised where limited space in proximity to units doesn't allow for large species, but vertical landscape elements are still desirable.
5. Specimen plants and drifts of bulb planting has been used to further articulate the landscape and embellish the street scene.
6. Climbing plants have been used sparingly to further soften boundaries to the public realm.
7. Structural shrub planting has been used in conjunction with native hedge planting and medium-sized street trees to define the boundary between the residential parcel and the neighbouring allotments and sports hub car parking, greening the outlook in both directions.
8. Half-standard *Betula pendula* (Silver birch) and *Carpinus betulus* (Hornbeam) are proposed in every rear garden, where feasible.
9. Native thicket planting with native or near-native cultivar standard trees are proposed along the eastern edge of the residential parcel to screen views of the development from the agricultural land to the east. The use of native shrub and small tree species for the thicket planting has been chosen to improve biodiversity and ecological value of these plantings.
10. Blocks of native thicket planting have also been proposed on the western boundary to reinforce the existing historical field hedge along this boundary and strengthen the buffer between the proposed residences here and the proposed sports hub to the west.
11. Wildflower meadow seeding is proposed on the eastern and western green edges of the parcel to reflect the rural-edge nature of this part of the site and to increase biodiversity.
12. Existing field boundary hedges and vegetation have been preserved to the east and west of the site and are integrated into the landscape proposals.
13. Mixed tree planting is proposed adjacent to the existing historical field boundary hedge to provide succession for the large hedgeline trees that are here currently.
14. Highways and public footpaths are proposed in bitumen macadam for practicality and serviceability.
15. In the eastern half of the site, the rear parking court is proposed as permeable block paving in a bracken colour to compliment the tones used in the brickwork, roofing and hung-tiles of the architecture on this parcel.
16. Front paths to units are proposed as a riven paving flag unit in a natural colour to demarcate these accesses from the public footpaths to highways.

3 - Proposals







4 - Technical Analysis

4 - Technical Analysis

4.1 Scale & Massing

Building heights

The layout for Land South of P15 proposes that the buildings will all be 2-storey with 1-storey aspects. This is reflective of the building heights in the surrounding Parcels and across the wider Hogwood Farm development.



4 - Technical Analysis

4.2 Dwelling Mix

The proposed layout provides 48 dwellings, as per the schedule below:

Dwelling Type	Number
2 Bed Houses	16
3 Bed Houses	3
4 Bed Houses	29
TOTAL	48

- 2 Bedroom House
- 3 Bedroom House
- 4 Bedroom House



3 - Proposals

4.3 Parking Strategy

Parking has been considered in conjunction with the WBC Parking Calculator to provide a balanced mix of allocated and visitor parking spaces.

Allocated parking has been provided through a mix of on plot parking via driveways or plot frontage parking. Where a garage has been provided this is an additional space which could be utilised as either further parking or storage by the resident. The size of garage has been drawn to accommodate the minimum required width and depth to allow this to be used for cycle storage where relevant to particular plots. Visitor parking has been distributed throughout the scheme via either parallel bays or plot frontage locations where these could be incorporated without impact on allocations and landscaping.

KEY

	ALLOCATED PARKING SPACES	- 96
	GARAGE PARKING SPACES	- 32
	VISITOR PARKING SPACES	- 22
	TOTAL PARKING SPACES	- 150
	TOTAL PARKING SPACES - LESS 50% GARAGES	- 134
	EXTENDED GARAGE WITH CYCLE STORAGE	
	GARDEN CYCLE STORAGE LOCATION	



4 - Technical Analysis

4.4 Refuse Strategy

This plan shows all refuse storage areas along with drag routes for residents between the storage point and the collection point on refuse collection day. These routes all comply with Approved Document Part H of the Building Regulations being a maximum of 30m, although wherever possible resident drag distances have been kept to below 25m as referenced by Wokingham Borough Council.

Locations and tracking for refuse collection vehicles has been provided by JNP Group, with maximum drag distances for waste operatives indicated up to a maximum of 25m. Refuse collection areas have been included and designed into the street scene where necessary to comply with the maximum drag distances for resident and waste operatives.

- KEY**
- HOUSES:**
- REFUSE STORAGE AREAS ARE WITHIN HOUSES
 - * REFUSE COLLECTION POINT (KERBSIDE)
 - * REFUSE COLLECTION POINT (COMMUNAL)
 - TYPICAL RESIDENT DRAG DISTANCE (max 25m)
 - OPERATIVE DRAG DISTANCE (max 25m)
- SEE ENGINEER'S DRAWINGS FOR FULL DETAILS OF TRACKING LAYOUTS







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