



FORMER READING GOLF CLUB KIDMORE END ROAD, READING DESIGN AND ACCESS STATEMENT

**Vistry
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1.0 INTRODUCTION

1.01 INTRODUCTION

1.02 PLANNING BACKGROUND

1.03 APPROVED OUTLINE PERMISSION

1.04 SECTION 73 APPLICATION

1.05 AMOUNT

1.01 INTRODUCTION

1.01 SCHEME SUMMARY

ECE Architecture has been appointed by Vistry Group to produce a Reserved Matters application for the site at Former Reading Golf Club, Kidmore End Road, Reading.

The document provides information for the development of the site to provide a landscape-led residential scheme of 223 dwellings.

The site also includes appropriate resident and visitor parking, public open space and proposed attenuation features.

1.02 DESIGN APPROACH

The design proposals have been informed by the Approved Outline Scheme - Ref:211843 with Matters reserved in respect of appearance for 223 dwellings.

A separate S73 application has been submitted to vary the approved outline scheme slightly and the reserved matters approval sought by this application are based on that revised scheme.

The development is set around a landscape-led approach with enhanced green infrastructure on site building upon the design intent approved under the Outline consent.

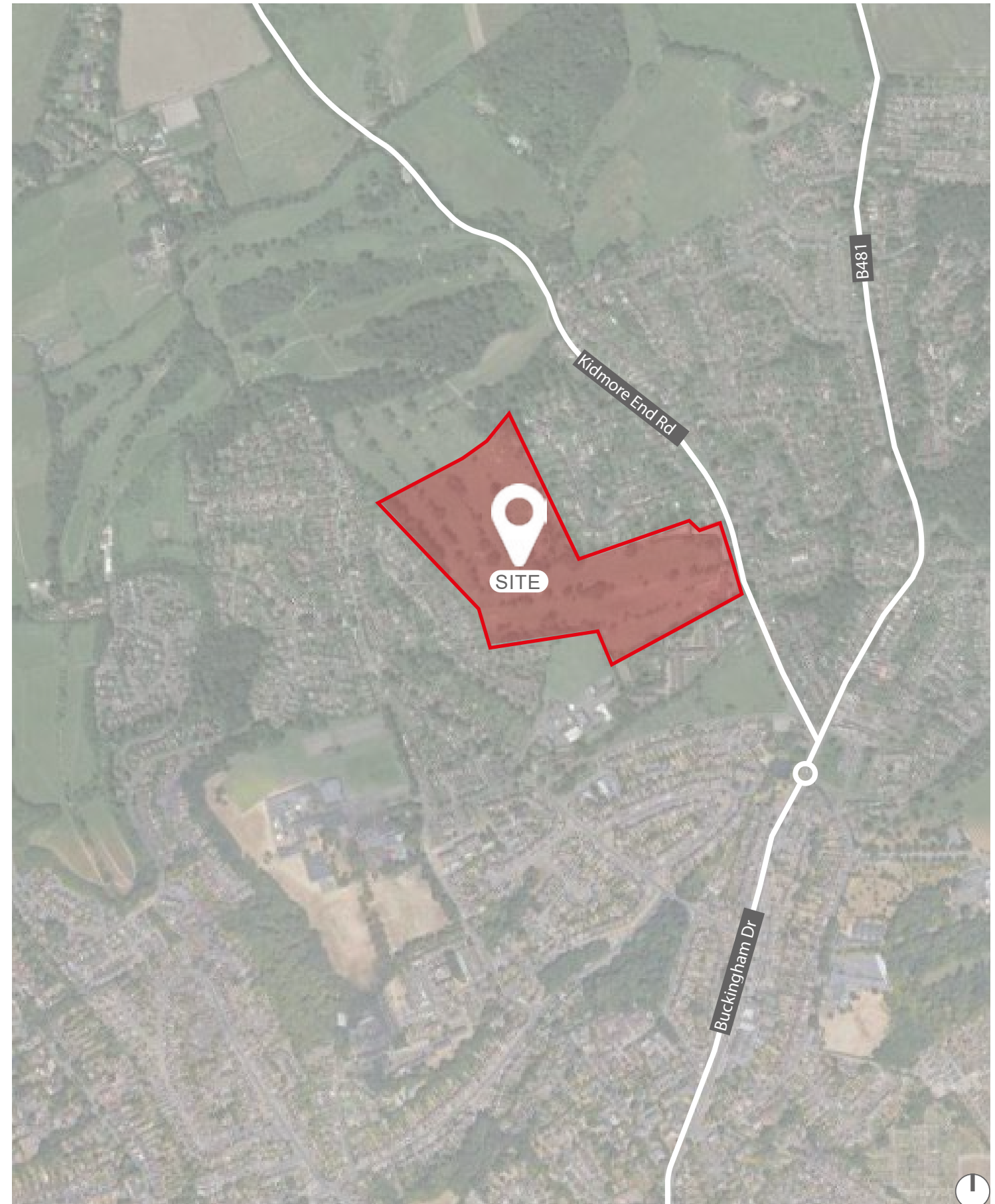
The residential development has regard to the existing and future built context, delivering a viable residential scheme of high-quality design.

This Design & Access Statement focuses on the appearance of the proposed dwellings.

1.03 PROJECT VISION

This project aims to comprehensively develop the site and deliver the following benefits;

- Provide a development of the highest architectural quality that responds to the local character;
- Provide a development that responds to the existing site characteristics, constraints, and opportunities;
- Provide high-quality new homes with access to private amenity space as well as safe community amenity through a landscape-led approach;
- Achieve high environmental standards;
- Respond to the ecosystem and biodiversity requirement.
- A housing development that provides both private and affordable units.



1.02 PLANNING BACKGROUND

PLANNING POLICY BACKGROUND

The application seeks approval of appearance, which is the only reserved matter pursuant to planning permission ref. 21183. Condition 3 seeks to clarify what details are to be considered as part of the appearance and reads:

“No development shall commence on site until details of the appearance (hereinafter called “the reserved matter”) for a phase have been submitted to, and approved in writing by, the Local Planning Authority:

The external appearance of the development to include:

- Elevations
- Materials
- Floor plans
- Location and extent of all residential amenity areas
- Areas of Open Space
- Street furniture and apparatus

The development shall thereafter be carried out fully in accordance with the approved reserved matters details.”

The relevant policy background is as follows:

Section 12 of the NPPF ‘Achieving well-designed places’, reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high-quality places. Paragraph 130 of the NPPF includes the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

NPPF Paragraph 134. sets out that ‘Significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings’.

The NPPF therefore makes it clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve.

Local requirements with regard to design of new development are set out in Policy CC7 ‘Design and the Public Realm’, which requires that all developments must be of high design quality that maintains and enhances the character and appearance of the area in which it is located. The aspects of design include: layout; urban structure and urban grain; landscape; density and mix; scale: height and massing; and architectural detail and materials.

Development proposals will also be assessed to ensure a positive contribution to the following urban design objectives:

- Character - a place with its own identity and sense of place
- Continuity and enclosure
- Quality of the public realm and provision of green spaces and landscaping
- Ease of movement and permeability
- Legibility - clear image and easy to understand
- Adaptability – capable of adaptation over time
- Diversity – meets a wide range of needs.

Further supporting guidance is set out in the Sustainable Design and Construction SPD, December 2019. Paragraph 4.1.30 states that the NPPF recognises that good design “is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people” (updated paragraph 126).

The SPD guidance goes on to state that planning should ensure inter alia that developments:

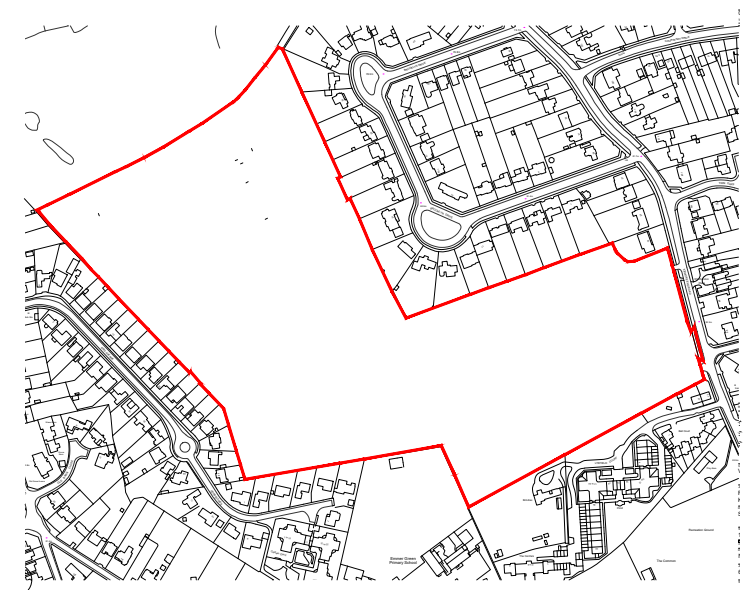
- “will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.”

Paragraph 4.1.32 identifies the importance of a well-connected scheme, noting that “an attractive built environment has been shown to encourage walking, cycling and other healthy behaviours. A high-quality public realm and a sense of place can incentivise active travel and create a sense of community cohesion by reducing social isolation, fear of crime and incidences of chronic disease. Suitable access allows everyone to participate equally and improves overall health and wellbeing. Sport England have produced a list of ten ‘active design’ principles, which provide a basis for considering how design can contribute to overall activity and health”.

The following sections of this Design and Access Statement identify how the scheme has been brought forward in a manner consistent with planning policy requirements, whilst also adhering to technical standards in relation to house sizes, accessibility, parking and amenity in line that with consented at outline stage.



Site aerial image



Location Plan

1.03 APPROVED OUTLINE PERMISSION - REF: 211843

Outline Planning Permission was granted on the 31st March 2022, "with matters reserved in respect of Appearance, for the demolition of the existing clubhouse and the erection of a new residential-led scheme (c3 use to include affordable housing) and the provision of community infrastructure at Reading Golf Club.

The site layout shows how the site can successfully accommodate 223 homes around a landscape concept. It comprises a varied network of green open spaces, with housing split into smaller parcels. The site proposals include:

- The retention of the most significant trees across the site;
- A central 'green hub' as a pocket park which provides space for both formal (through the provision of equipped play) and informal recreation and which allows interaction with nature.
- Smaller areas of public amenity space located either sides of the Green Link amongst the development parcels, which can be naturally overlooked;
- The opportunity for planting new large and medium sized tree species within the public realm providing a net increase of at least 84 trees on site; and
- Creation of a series of attenuation basins across the site providing a substantial urban drainage scheme for surface water.



Outline Planning Site Layout ①

1.04 SECTION 73 APPLICATION

The pending section 73 application sought some minor amendments to the layout. These alterations were in response to policy changes that required parking bays to be compliant with the latest M4(2) and M4(3) Building Regulations Requirements. There were also some refinements to the SUDs features after the detailed design of these elements has progressed to a higher level. Lastly there were alterations to some plots to improve the protection to existing tree's root protection areas.

Overall the general form of the scheme has been retained as per the consented Outline.



1.05 AMOUNT

The previous applications have already established the amount of accommodation which consists of a variety of dwelling sizes, ranging from one bedroom apartments to five bedroom houses. This spectrum of dwelling sizes allows the development to accommodate the needs of future residents.

The gross site area measures 12.12Ha. As a result the development provides an overall density of 18.3 DpH. This includes the associated Play Areas.

Residential Accommodation Schedule	
Open Market - 156 Dwellings	
3no.	2-Bed Bungalow - Flanders
13no.	2-Bed Houses - Blackthorn
20no.	2-Bed Houses - 2B3P 01
5no.	2-Bed Houses - Holly
13no.	3-Bed Houses - Beech
5no.	3-Bed Houses - 3B5P 03
7no.	3-Bed Houses - Cypress
12no.	3-Bed Houses - 3B5P 02
14no.	3-Bed Houses - Hazel
6no.	3-Bed Houses - Spruce
6no.	4-Bed Houses - Aspen
5no.	4-Bed Houses - Aspen Special
3no.	4-Bed Houses - Chestnut
6no.	4-Bed Houses - Juniper
3no.	4-Bed Houses - Lutyens
13no.	4-Bed Houses - 4B5P 01
4no.	4-Bed Houses - 4B7P 01
11no.	4-Bed Houses - Willow
3no.	5-Bed Houses - Birch
2no.	5-Bed Houses - Lime
2no.	5-Bed Houses - 5B8P 01
Affordable - 67 Dwellings	
	Shared Ownership
	Affordable Rent
4no.	1-Bed Houses - SH101
2no.	1-Bed Apartments
4no.	1-Bed Wheelchair Apartments
2no.	2-Bed Apartments
4no.	2-Bed Wheelchair Apartments
10no.	2-Bed House - Atkins
4no.	2-Bed House - Cooper
17no.	3-Bed House - Asher
3no.	4-Bed House - Allum
8no.	4-Bed House - Spiers
9no.	4-Bed Special Townhouse
Total	223 Dwellings
Car Parking	1 space per 1/2 bedroom apartment 2 spaces per house Garages provided for 4/5 bedroom houses
	46 Visitors spaces 2 Car Club Spaces
Cycle Parking	2 spaces per House in rear garden stores or garages
Gross Site Area: 12.12 Ha (29.95Ac)	



Unit Mix Diagram

2.0 SITE CONTEXT

2.01 WIDER CONTEXT

2.02 LOCAL CHARACTER ANALYSIS

2.01 WIDER CONTEXT

LANDSCAPE CHARACTER

The application site is located at Former Reading Golf Club, Kidmore End Road and comprises an area of approximately 12.12Ha. The site is well connected, being within a 2.5 mile radius of the centre of Reading.

The site includes many hedgerows, shrubs, and trees along most boundaries, while there are a number of substantial trees within the centre of the site. A large percentage of the trees are of good-quality and will be integrated into the design. This is also intended to inform the elevational treatment in the form of a traditional character.

The main access to the site is via Kidmore End Road. The land around the site along Kidmore End Road is characterised by residential development of varying styles. The land to the south of the site has an established residential use, Emmer Green Primary School and a retirement complex.

To the north of the site is either existing residential development including Brooklyn Drive. The northernmost boundary runs across the former golf course on the line of the County boundary which separates Berkshire & Oxfordshire.



2.01 WIDER CONTEXT

Below are a series of example of the surrounding character. This highlights the variation in style, from and materiality used throughout the vicinity. What is apparent is the overarching traditional pallet used within the local area.



1. Eric Ave



2. St Benets Way



3. Kidmore End Rd



4. Knights Way



5. Peppard Rd



6. Gorselands



7. Jefferson Close



8. Lyefield Court



9. Eric Ave



3.03 LOCAL CHARACTER ANALYSIS

Whilst preparing this application we met with a number of local groups and panel's to help ascertain the local opinions relating to local development principles and styles.

We met with the Civic Society, The Caversham and District Residents Association and a Design Review Panel made of local designers and developers. This was an important process for us in understanding the local vernacular and refining our scheme to ensure it matches the quality of architecture and built form seen locally.

The prevailing comment from the discussions was that Reading is a town that has had a series of small scale developments built by different developers with individual character and styles. Over time these have combined to form a larger town.

The result is an interesting variety of housing developments that differ from area to area with unique details, materiality and proportions. It creates an eclectic mix that changes regularly. It is important there is no pre-discerning style for large areas of development. A large development such as the one proposed should feel broken down into definable character areas that create a varied housing mix and clear identities.

The example imagery represents a selection of buildings across Reading and the Caversham District that highlight the varieties of styles present within the town.



3.0 CONSULTATION

3.01 DESIGN REVIEW PANEL OVERVIEW

3.02 DESIGN REVIEW PANEL RESPONSES

3.01 DESIGN REVIEW PANEL OVERVIEW

DESIGN REVIEW PANEL KEY COMMENTS

1. The Outline Consent:
The panel commented on potential alterations to the Crescent block and establishing a link with Emmer Green Primary School.
2. Sustainability:
There was little detail about the overall sustainable ambitions of the development. With such a contentious and ‘green’ site the applicant should be delivering an exemplar scheme in line with Reading Borough Council’s Climate Commitments.
3. Design Approach:
3.1 Precedent imagery of local dwellings was provided within the submission. This did not include any analysis or quality weighting to the examples, showing little knowledge of the historic patterns of development in the area and how this could inform the proposals.

3.2 The applicant is pursuing the use of ‘standard house types’ and a standard material palate. If this can be done whilst meeting RBC’s current sustainability targets the Panel does not object to this in principle. Some of the examples shown are a little awkward in their proportions, particularly where a third storey of accommodation is maximised – wall vs roof vs window – probably driven by eaves position – are not well balanced.

3.3 The approach of applying different materials in the different parts of the site could help with hierarchy and legibility, currently though it is too diverse. A simplification is required and much more rigour needs to be applied.

3.4 A human scale approach should be applied, considering the experience of an individual walking through the development. To this end, the frontages of the properties are currently dominated by parking spaces and hard landscaping, the inclusion of trees would improve the setting of the buildings.

3.5 At present the applicant has not convinced the Panel that sufficient consideration has been given to the composition of the buildings beyond the front facades.
4. Detailing:
4.1 Whilst specific details were not provided, the illustrations of materials shown were very cheap and not appropriate. There is no detailed reference to Reading’s rich vernacular heritage, that offers cues to how to create a quality development on this site.

4.2 The use of black shiplap is not widespread within Caversham, and where it does occur it is often to single large dwellings or in more rural settings. It seems a little odd to use it here.
5. Further Comments:
The role of boundary treatments to contain spaces to the public realm needs as much consideration as the materials of the façades, the architect has shown a good grasp of the importance of this although as with the general comments, this needs to be worked through in detail.

RESPONSE

1. The comments regarding the nature of the outline consent are appreciated, however the project team are keen to keep the scheme closely related to the outline consent conscious of the work and decision process that have taken place to reach this point.
2. All of the dwellings will be provided with an electric charging point and achieve a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition).
- 3.1 The project team recognise the panel's comments regarding the historical nature of development in the area and understanding the importance of reflecting this in the proposals. This document contains additional sections and commentary outlining how the project team have responded to this within our proposals.
- 3.2 The street scenes have been reviewed and multiple house types adjusted to create more consistent street scenes, proportions and relationships between dwellings. Whilst still retaining the standard house type the alterations have sought to differentiate the dwellings wherever possible, creating unique character areas and balanced street scenes. Page 17 shows a representative example and analysis of the alterations made to a typical street scene. The materials palette has been amended following the DRP comments.
- 3.3 The material palette has been revised and simplified across the site. The pre-dominant material is brick with any alternative materials be limited to half height use to ensure a consistent character of brick. Each character area has been completely revised to ensure a legible hierarchy of materials across the site with each area having a unique identity. Further information is provided on page 18.
- 3.4 The material approaches in various areas has been altered to ensure the visual appearance of dwellings is enhanced for the pedestrian. Further details are outlined on page 19. A revised landscape scheme will also be provided as part of a separate planning condition application to address a better balance between hard and soft landscaping. Comments on the layout with regards to the parking are noted but the layout is not being determined as part of this RM application.
- 3.5 The composition of most buildings across the site has been altered to improve the appearance and design, wrapping materials round buildings where they will be visible and ensuring corner buildings are well articulated on all key sides.
- 4.1 Every brick across the site has been changed to provide a unique high quality brick to each character area, that better reflects the character and heritage in the local area.
- 4.2 We have limited the use of the black shiplap style cladding to one character area on the edge of green areas within the site to reflect the dynamic present in the Caversham District, as recognised by the panel.
- 5.0 A revised landscaping package will be provided which fully considers boundary treatments in relation to the character areas and facade treatment to ensure we create a harmonious scheme.

3.02 DESIGN REVIEW PANEL RESPONSES: POINT 3.2

BEFORE:

This street scene reflects some of the panel's general comments toward the schemes proportions:

- Inconsistent relationships between building heights.
- Full height cladding makes dwellings look unrelated and lacks an obvious linking material.
- Unbalanced street scenes with small buildings in prominent areas.
- Material should be better representative of the local vernacular.



AFTER:

The altered street scene has incorporated these comments to produce a more balanced appearance through the following alterations:

- Increased roof pitches to tie building heights closer where they appeared small.
- Hipped roofs to soften the transition between dwelling heights.
- Revised material palette with a quality of brick and tile closer match to the local vernacular, with minimal differences on single street scenes.
- Half height render applied to create more balance and harmony between the dwellings.



3.02 DESIGN REVIEW PANEL RESPONSES: POINT 3.4

BEFORE:

The review panel commented that the human scale had not been appropriately considered in the design and layout planning. This images highlights their concerns:

- Lack of consistent cladding approach detracts from the visual appearance that a pedestrian would experience.
- The material and colour palette is not very varied and inconsistent applied in places.
- The separation between properties is inconsistent creating an unbalanced view with different housetypes appearing very separate to each other.



AFTER:

The updated image demonstrates the range of adjustments made to create an improved street scene that better considers the human scale.

- Increased cladding to sides but only half height to create a consistent and unifying material approach. The side cladding is more consistent improving the visual relationship between properties.
- A new brick and tile has been introduced. The tile is used across the whole street scene. Door and detail colours have been altered to create interest at different scales.
- The garage arrangements have been altered to move buildings closer together and create a more consistent rhythm to the street scene.



4.05 DESIGN REVIEW PANEL RESPONSES: POINT 3.3

Our consultation process revealed the importance of developing a consistent approach across the site but with identifiable character areas that are differentiated through smaller details and materials.

A clear hierarchy was needed to develop a site wide approach and unique character area principles. This page outlines where we have maintained consistency across the site and where we have begun to differentiate and create recognisable character areas.

The following pages will break down the character areas and how they have been formed but this page indicates the site wide approach that ensures continuity.

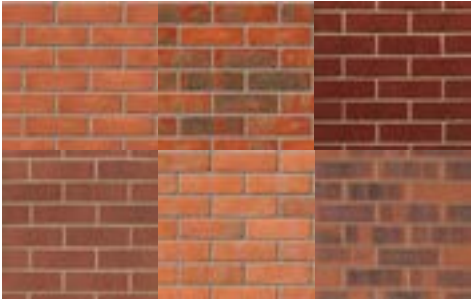
Consistencies

- Brick: All properties have large portions of bricks.
- Half-height cladding: All cladding is applied in the same manner on each dwelling.
- Black rain water goods throughout.
- UPVC windows: White framed windows on every dwelling.
- Boundaries: Fences and brick walls are consist across the site.



Similarities

- Roof Tiles: A choice of three tile colours has been used across the site, to create some variation but in a consistent manner.
- Brick colours: Every dwelling has a red brick tone but the exact brick varies across the site with a choice of five different types.
- Cladding Materials: Render, tile hung and weatherboard cladding are used in different areas of the site, they provide variation to each character area but the small palette creates consistency.



CLADDING

BRICK

TILES

Individuality

- Door Colours: The door colours differ across the character area providing subtle individuality.
- Brick banding/detailing: The banding differs from area to area create visual interest to the façades in each character area.
- Cills/Headers: The cills and headers differ in each area ranging from stone to brick or none in some instances.
- Roof Forms: Roof pitches and forms have been altered in various places to harmonize elevations.



4.0 PROPOSALS

4.01 SITE LAYOUT

4.02 RESIDENTIAL AMENITY AREAS

4.03 FLOOR PLANS

4.04 ELEVATIONS

4.05 CHARACTER AREAS

4.06 THE FRONTAGE

3.07 SPINE

4.08 THE COTTAGES

4.09 OAK

4.10 THE GLADE

4.11 THE STREET

4.12 MATERIALS

4.13 SITE PROVISION

4.01 SITE LAYOUT

The Site Layout utilises a simplistic traditional design in terms of form, scale, roof styles and materials to help create a design approach that addresses the site's constraints and integrates with both the local community and the edge of settlement context. The layout will be fixed as part of the S73 application.



4.02 RESIDENTIAL AMENITY AREAS

All houses benefit from a private rear garden with the total area greater than the dwellings gross area as shown on the plan.

Apartments have direct access to large areas of public open space as shown on the approved layout.

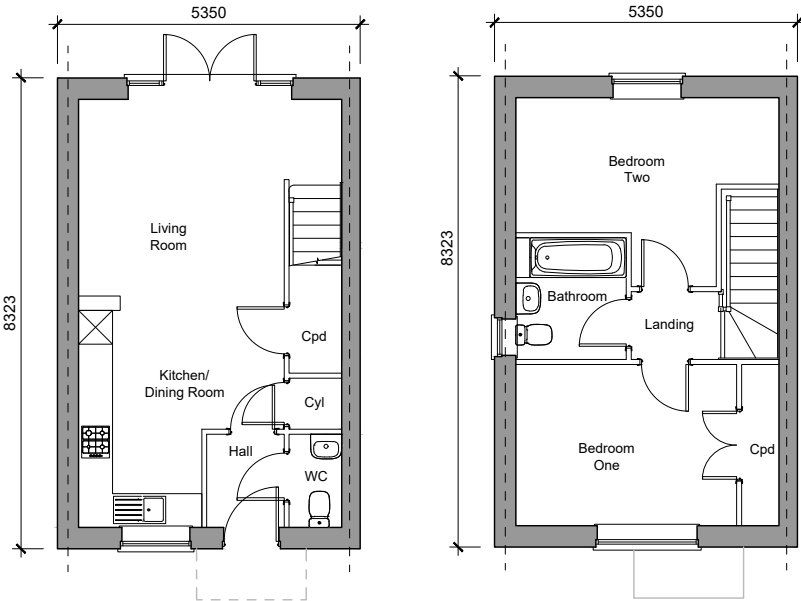


4.03 FLOOR PLANS

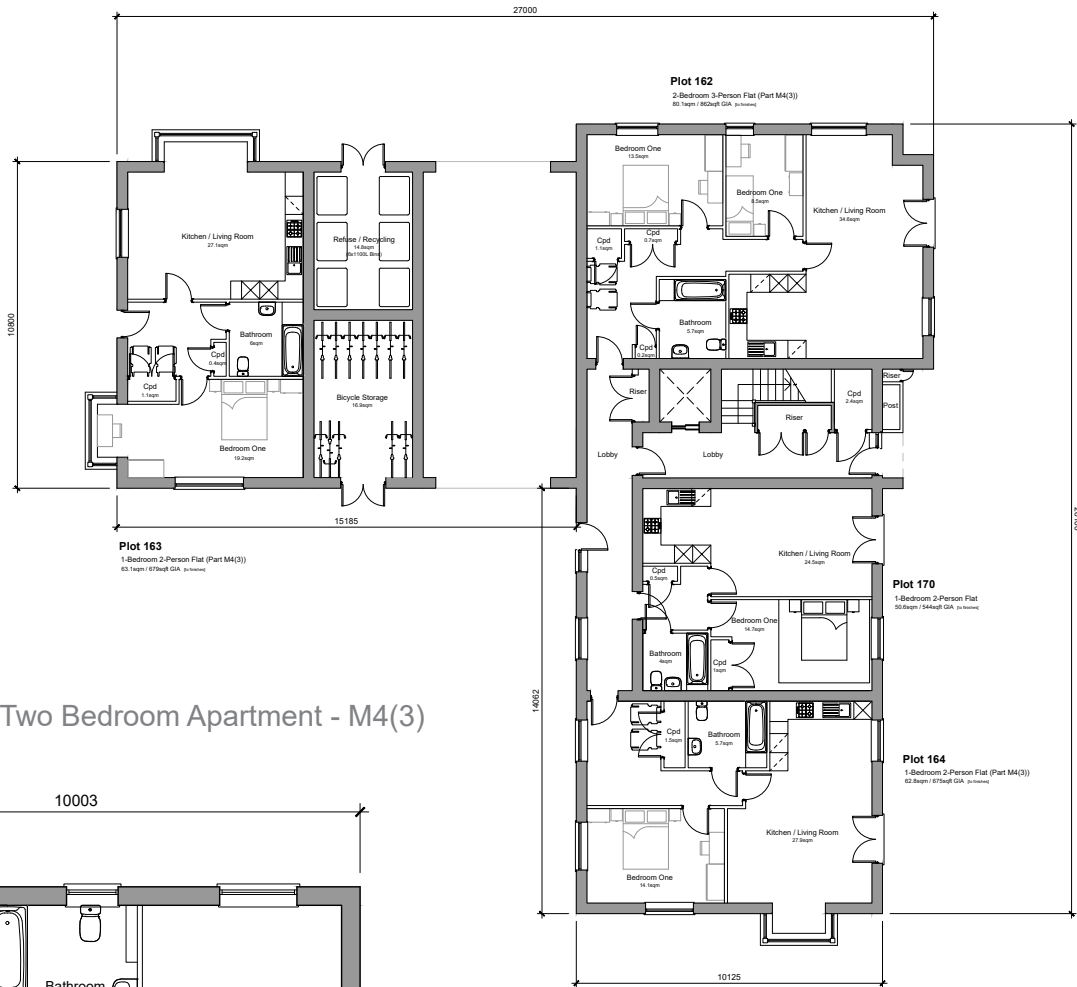
The proposed site provides a selection of accommodation ranging from 1-5 bedroom homes.

All dwellings meet the requirements of the Nationally Described Space Standards (NDSS) and as minimum are designed to the standards set out in M4(2) Category 2: Accessible and adaptable dwellings of the Building Regulations.

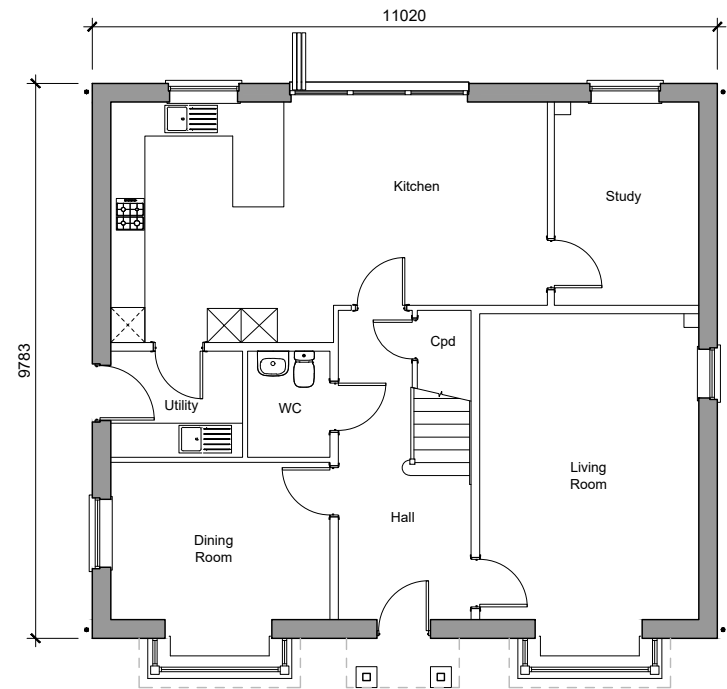
In addition to the above 11 of the properties achieve the standards of M4(3) Category 3: Wheelchair user dwellings of the Building Regulations.



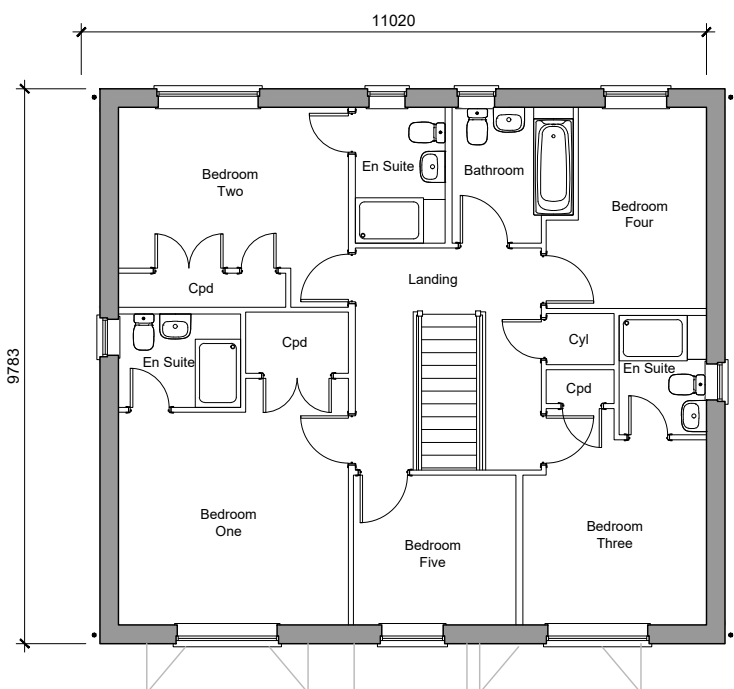
Two Bedroom House - M4(2)



Two Bedroom Apartment - M4(3)



Five Bedroom House - M4(2)



Two Bedroom Bungalow - M4(3)

4.04 ELEVATIONS

The elevational approach has been led by the surrounding context informing the form and material treatment.

The form of the dwellings is of a traditional vernacular with pitched, gable, hipped and cat-slide roof forms. The location of these roof styles have been positioned in key locations responding to road junction or existing properties where a response has been made to respect existing properties along site boundaries

The elevation treatment has been designed through a detailed character appraisal with residential development divided into smaller parcels of housing. Each segment has subtle differences between one another to ensure individual identity to assist with way finding and variation within the street scenes.

Architectural styles include an Arts & Crafts approach mimicing the surroundings and a less formal version have been integrated into these character areas. This further adds to the relationship with the context where this changing aesthetic occurs.

Changes to window and doors designs, porches, brick detailing heads, cills and materials further add to the variety of dwelling types.



4.05 CHARACTER AREAS

HOUSETYPE DETAILING

- The Frontage**

Brick Type 1

Render

Splayed Brick Headers & Cills

Quoins

Brick Plinth

Black Front Doors

Brown Roof Tiles
- Spine**

Brick Type 2

Tile Hung

Leaded Cills to Tile Hung Dwellings

Arched Brick Headers & Brick Cills

Black Front Doors

Brown/Red Roof Tiles
- The Cottages**

Brick Type 3

Splayed Brick Headers

Double Brick Band Detail in Staffordshire Blue

Brick band through Cills

Navy Blue Front Doors

Grey Roof Tiles
- Oak**

Brick Type 4

Triple Brick Banding

450mm Brick Plinth

Splayed Brick Headers & Cills

Triple Brick Projecting Band Detail to Match Brick

Black Front Doors

Grey/Brown Roof Tiles
- The Glade**

Brick Type 5

Black Weatherboarding

Splayed Brick Headers & Cills

450m Brick Plinth

Sage Green Front Doors

Grey/Red Roof Tiles
- The Street**

Brick Type 6

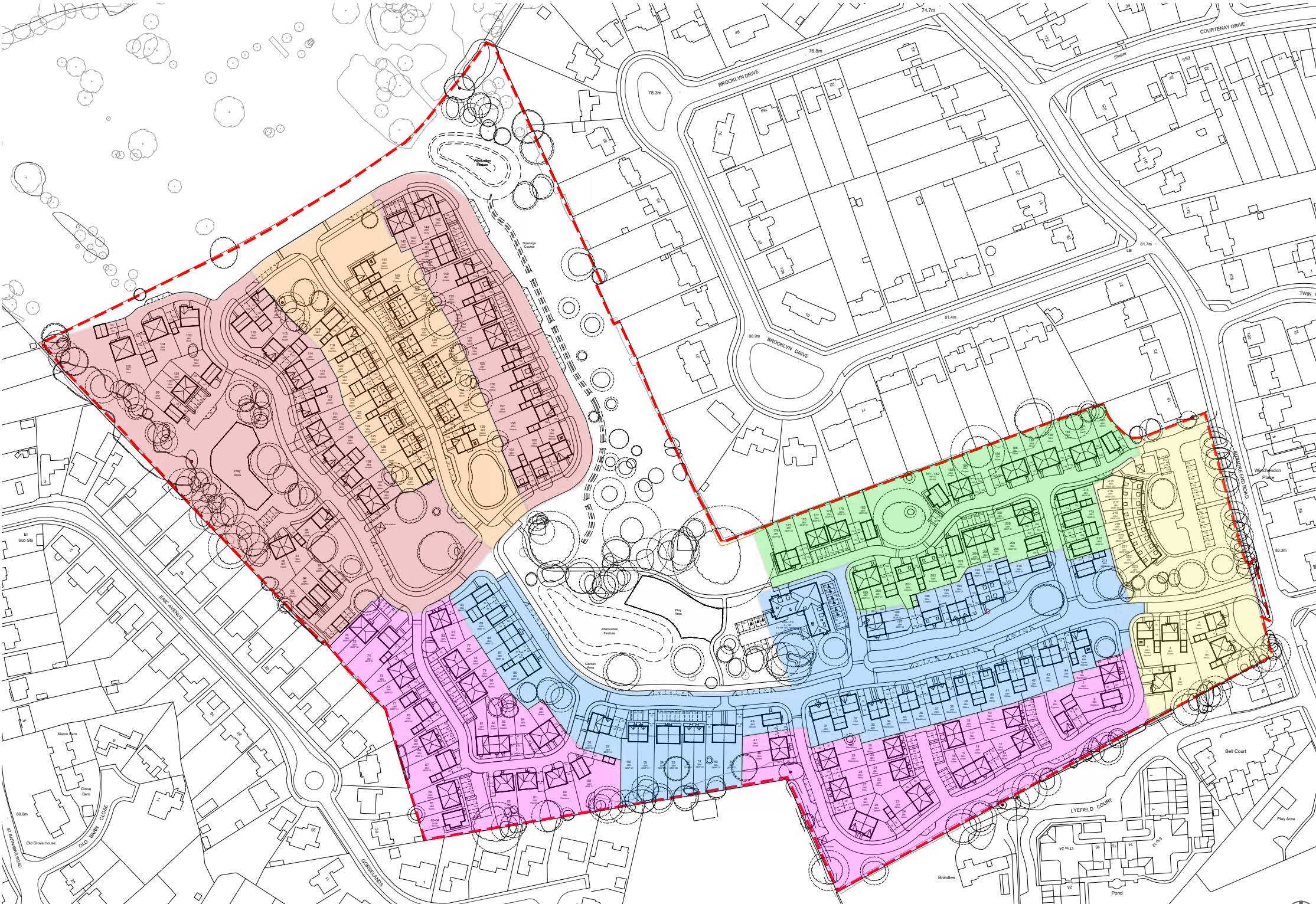
Render

Stone Headers & Cills to Brick dwellings

450mm Brick Plinth

Black Front Doors

Brown Roof Tiles



Character Areas Diagram

4.06 THE FRONTAGE

Walls

Main brick selection:

- Brick Type 1

Feature material selection:

- Render

Roofs

- Brown Roof Tile

Detailing

- Splayed Brick Headers
- Brick Cills
- Quoins
- Brick Plinth
- Black Front Doors



Street Scene



Precedent Image from local context



4.07 SPINE

Walls

Main brick selection:

- Brick Type 2

Feature material selection:

- Tile Hung

Roofs

- Brown Roof Tile
- Red Roof Tiles

Detailing

- Single Brick Band Detail
- Leaded Cills to Tile Hung Dwellings
- Arched Brick Headers
- Brick Cills
- Black Front Doors
- Gablets to smaller dwellings



Street Scene



Precedent Images from local context

4.08 THE COTTAGES

Walls

Main brick selection:

- Brick Type 3

Roofs

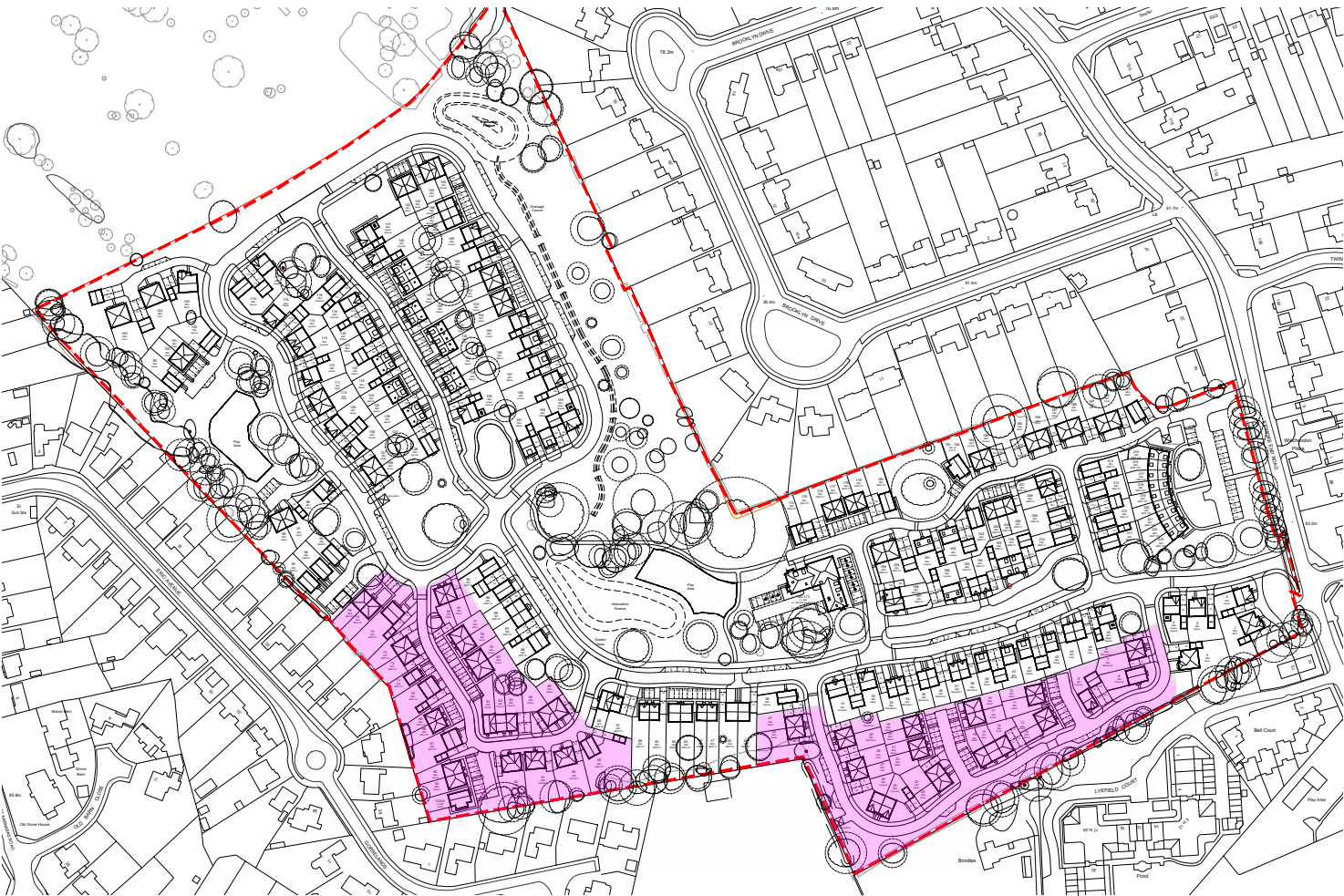
- Grey Roof Tile

Detailing

- Splayed Brick Headers
- Double Brick Band Detail in Staffordshire Blue
- Brick Band through Cills
- Navy Blue Front Doors



Street Scene



Key



Precedent Images from local context

4.09 OAK

Walls

Main brick selection:

- Brick Type 4

Roofs

- Grey Roof Tile
- Brown Roof Tile

Detailing

- Triple Brick Projecting Band Detail to Match Brick
- Splayed Brick Headers
- Brick Cills
- Black Front Doors
- 450mm Brick Plinth



Street Scene



Key



Precedent Images from local context

4.10 THE GLADE

Walls

Main brick selection:

- Brick Type 5

Feature material selection:

- Black Weatherboarding

Roofs

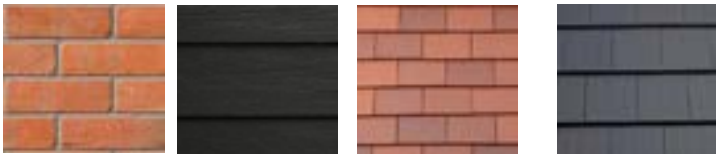
- Red Roof Tile
- Grey Roof Tile

Detailing

- Splayed Brick Headers & Cills
- 450mm Brick Plinth
- Sage Green Front Doors



Street Scene



Precedent Images

4.11 THE STREET

Walls

Main brick selection:

- Brick Type 6

Feature material selection:

- Render

Roofs

- Brown Tile Roof

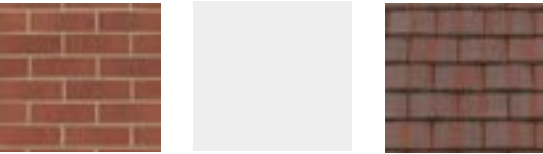
Detailing

- Stone Headers & Cills to Brick Dwellings
- 450mm Brick Plinth
- Black Front Doors



Key

Street Scene



Precedent Images

4.12 MATERIALS

The material palette provides a variety of facade treatments to create differences within the street scene. The materials are all of a traditional palette with tonal differences changing the overall aesthetic. There will be six different variations of red and multi stick brick used to help strengthen the character areas.

Materials Key

Brick

Tile Hung

Render

Black Weatherboarding

Red Roof Tile

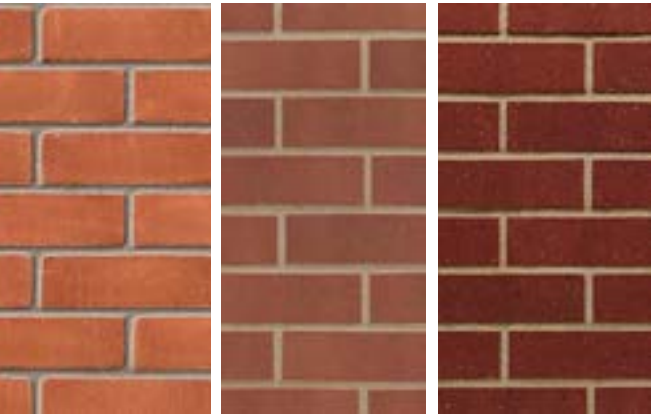
Grey Roof Tile

Brown Roof Tile



Materials Plan 1

4.12 MATERIALS



Red brick - Or similar approved



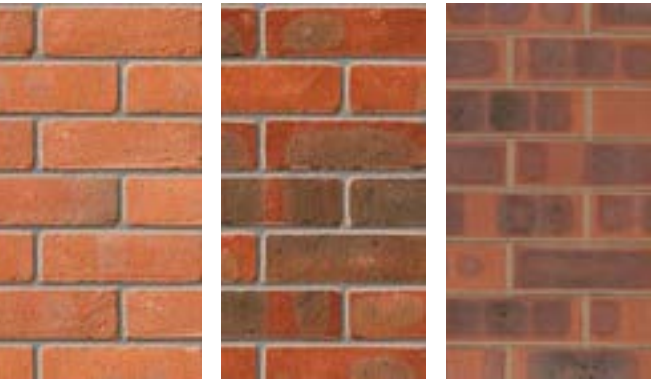
White render - Or similar approved



Tile Hanging - Or similar approved



Black weather boarding - Or similar approved



Red-multi brick - Or similar approved



Red roof tile - Or similar approved



Breckland roof tile - Or similar approved



Grey roof tile - Or similar approved



Soffits - Or similar approved



White uPvc windows - Or similar approved



Black uPvc rainwater goods - Or similar approved



Metal railings - Or similar approved

4.13 SITE PROVISION

CAR AND CYCLING PARKING

The car parking and cycle provision within the Site Layout has been designed to accord with planning policy and to meet Reading Borough Council Highways requirements.

Parking will be provided as on-plot spaces, side/frontage parking and small parking courtyards dependent on specific dwelling location. Cycle parking is either provided within garages or within a lockable external shed located in private rear gardens. Apartment blocks have shared communal stores.

Cycle and Car Parking details are submitted under separate conditions and not subject to this application.

LIGHTING

The development will provide street lighting to the primary and secondary roads and be designed to adoptable standards.

For safety in certain areas, low-level localised bollard lighting may be introduced. In addition, each property will be fitted with a PIR light to the front door for additional security.

Lighting details are submitted under separate conditions and not subject to this application.

UTILITIES PROVISION

Development Surface Water Design

The development surface water design follows the principles set at outline planning stage, utilising several SUDs features throughout the system. These include:

- Permeable paving
- Attenuation Basin
- Linear swales/ditches
- Vortex Separator
- Swale

The development surface water drainage strategy for the development is described below:

Roof Runoff

Roof runoff will typically be collected by a conventional system of guttering, downpipes and private storm drainage discharged to the main piped network. Where possible downpipes fronting the drive will discharge to the driveway subbase.

Water Butts are to be provided per plot where feasible on a rainwater downpipe to collect roof runoff for re-use.

Private Drives & Parking Bays

All private drives and parking bays will typically drain via either permeable block paving or yard gullies / ACO drains discharging to permeable sub-base. Links to the main pipe drainage network will ensure the shallow systems will outfall during higher storm events.

Development Roads & Private Drives

The development roads will typically drain via deep trapped road gullies connecting directly to the main piped storm drain, flows discharge directly via the piped network.

Attenuation & Outfall

Due to the available area and gradient of the existing ground the development attenuation is provided by both an open above ground basin and swale connected by a ditch/swale. Storm runoff discharges to the central attenuation basin which is to be lined to avoid issues with solution features, flows are then controlled via an orifice to maximise storage before out-falling to a lower swale. The final development flows are then discharged to ground in the northern swale.

The Eastern part of the development is to drain to ground via permeable paving and shallow crate soakaways as no known solution features are present in this part of the development. The combined storage has been designed to accommodate the necessary storage volumes to manage the 1:100 year storm event, plus an extra allowance of 40% for the predicted potential increase in peak rainfall up to 2115.

To ensure the water quality to the downstream watercourse network is maintained further pollution prevention has been included on the final outfall in the form of a vortex separator/interceptor to remove any oil, silts, and debris.

Development Foul Water Design

The foul sewer falls via gravity to the existing 225mm diameter public foul sewer crossing the site in the western part of the site, this sewer will be diverted to follow the line of the proposed residential roads. The sewer is owned and maintained by Thames Water and will continue to do so once diverted.

The site generally falls towards this sewer and as such the site can drain wholly by gravity. The design of the sewer will be in accordance with the Water Authority Document, Design & Construction Guidance, and will be offered for adoption under a Section 104 Agreement.

Utilities and Drainage details are submitted under separate conditions and not subject to this application Agreement.

5.0 LANDSCAPE STRATEGY

5.01 LANDSCAPE MASTER PLAN

5.02 OPEN SPACE

5.03 LANDSCAPE CHARACTER ZONES

5.04 PLAY AREA

5.01 LANDSCAPE MASTER PLAN

LANDSCAPING VISION

The landscape concept and vision seeks to ensure that the new development sits within the existing rural and urban environment, retaining the site's relationship with the wider landscape.

The green infrastructure proposals for the whole development were prepared at the outline stage showing a strong and enhanced green infrastructure framework incorporating extensive tree, buffer and grassland planting across the site area and at site boundaries, to ensure successful integration of the development into the surrounding landscape.

As part of the current proposals, the landscape concept set out at the outline stage has been taken into account and responded to appropriately, leading to the formation of a cohesive landscape masterplan incorporating the residential area set within useable green infrastructure framework protecting the character and amenity value of the wider landscape. Within them, the new play and recreation areas will form the focus for activity at the heart of the community. A generous framework of greenways will connect the development with a variety of public spaces for play, walking, community activities, informal sport and socialising. A biodiversity will improve across the development area through the creation of various habitats.



5.02 OPEN SPACE

The open space has been provided as set out within the S73 application.

Areas have been laid out in response to the site conditions, integrating existing tree locations into the plan. This utilises existing features to divide elements into smaller more manageable areas that can be used for different functions including formal and informal recreation.

Areas for landscape buffering and spaces which encourage additional new planting to compliment the existing conditions have also been set out within the layout.

The building line at the site frontage has been pulled back to create pockets of defensible space and establish a landscape backdrop to the proposals.

Attenuation features, visitor parking bays, sub-stations and bin collection points have all be designed to ensure space around them can be edged with hedging and timber rails, which is softened by the soft landscaping.



5.03 LANDSCAPE CHARACTER ZONES

There will be a hierarchy of streets including the main access circulation roads and narrower roadways. Native street tree varieties and hedge planting together with a restrained palette of shrubs and herbaceous planting will provide colour and year-round visual interest to private, semiprivate and public spaces.

LANDSCAPE CHARACTER ZONE - GREEN EDGE

- Provision for indigenous trees and hedgerow planting within this area.
- The planting to provide a buffer between the built environment and the green infrastructure areas to soften the appearance of the development and to provide a transition between the adjoining green spaces and the new build form.
 - These have inspired the form and selection of soft landscape. Shrub planting to consist of horizontal/ low spreading habit plants.
 - Scope for climbers and wall shrubs with an occasional feature shrubs.
 - Proposed trees to form belts and natural groupings and to be utilised to soften and to provide a visual amenity.
 - The grass areas will comprise of a mosaic of mown lawn mixture where more formalised appearance is needed and areas of longer wildflower rich grassland along where possible.
 - All to be suitable for recreational uses and beneficial for biodiversity and visual amenity.
 - Front boundaries to be a mix of open frontages and wildlife friendly hedges.
 - Semi-formal character to communal amenity areas with a provision of seating and low-level enclosure to define spaces

LANDSCAPE CHARACTER ZONE - CENTRAL CORE

- The most urban part of the site forming the principle internal residential areas.
- Fringed in some areas by Central Park and Garden and Amenity Green Areas
 - The definition of the frontage is proposed through a combination of compact/ upright habit shrub planting forming a defensible space to the dwellings. The planting is arranged to emphasize the rhythm of the build form and the vertical architectural elements.
 - Tree planting reinforcing routes. Trees to provide additional height, structure and a distinct decorative route through this character area.
 - Single specimen formal/ native hedge planting to line the verges within the entrance route and to create a soft formality to the space.
 - Amenity grass areas to feature flowering lawn mix suitable for regular moving to keep formalised feel and provide additional wildlife value. and areas of longer wildflower rich grassland where less formal feel is required.
 - Boundary treatments to be a combination of open frontages and low hedges.

LANDSCAPE CHARACTER ZONE - URBAN EDGE AND THE FRONTAGE

- Formal feel
- Tree planting in grass verges and deeper plot frontages reinforcing routes.
- Single specimen formal/ ornamental hedge planting to line the verges within the entrance route and to create a soft formality to the space.
- Ornamental hedges to lie geometrically within front gardens, to create height, to define the entrances/ enclosures and to provide privacy to house frontages.
- Shrub planting arrangement to consist of dense, slow-growing evergreen shrubs of rounded habit to emphasize/ soften the build form and create defensible space to dwellings.
- Amenity grass areas to feature flowering lawn mix suitable for regular moving to keep formalised feel and provide additional wildlife value.
- Boundaries to be low hedges to the front.
- Stronger formal character facing the entrance with prominent frontage and a sense of arrival

5.04 PLAY AREA

Two play areas will be provided within the site to make a provision for all age groups and abilities.

One will be located centrally within the central open space adjacent to amenity areas for informal recreation with picnic/ chess tables and benches surrounded by sensory planting.

The other will be smaller and will be located in an area of open space to the western edge of the site, with high levels of natural surveillance.

The children’s playground will provide a dynamic and challenging play environment suitable for the location and will cater for a range of age groups. The chosen equipment will be fabricated from natural materials wherever possible and have a distinct character that draws from the unique landscape context of the play area to ensure that a sense of place is built into the proposals.

The play pieces will provide a range of opportunities for various ages enabling many stimulating and challenging play experiences like swinging, climbing, balancing, crawling, spinning, springing, jumping, rolling and social play. An adequate seating, litter bins and cycle parking for a variety and appropriate number of users will also be provided. Wherever possible, the play space or adjacent areas will include hedgerows and tree planting to help them fit into the existing landscape and the wider Green Infrastructure of the site whilst still allowing for natural surveillance from the adjacent areas and footpaths. Low sensory shrub planting will provide additional play value.

The detailed design of the play area are submitted under separate conditions and not subject of this application.

6.0 SUSTAINABILITY

6.01 SUSTAINABILITY

CRIME PREVENTION

Crime prevention measures have been considered within the scheme design to achieve a development that responds to the seven key principles of ‘Secured-by-Design’.

In particular, the scheme has a single main point of vehicular entry which has resulted in excellent natural surveillance from ‘active edges’ of all of the dwellings.

The dwellings have defensible private amenity space, creating a safe feel for residents and visitors. The main pedestrian thoroughfares through the site are also substantially overlooked by a number of dwellings. Blank walls have been avoided within the design through the use of secondary windows.

Lighting of the public realm will be to current British Standards. External lights will be provided to the communal entrances, operated by PIR sensors.

Front doors and patio doors will have laminate glass and locks to the relevant British Standard, whilst windows on all floors will have locks to the relevant British Standard.

Parking for vehicles within the development has been designed so it has natural surveillance from dwellings making residents feel safe.

Open space & landscaping is considered to be an appropriate size and will be maintained by a nominated management company in perpetuity alongside the parking areas so that it does not fall into disrepair.

GENERAL SUSTAINABILITY PRINCIPLES

The site is considered to offer excellent accessibility, being located within 2.5 miles of Reading Station and adjacent to a bus stops on Kidmore End Road, providing an efficient link to the town centre. The site promotes sustainable travel methods with footpath and cycle routes connecting the site and wider context. 2 car club bays are provided on site to lower the reliance on private car ownership.

The proposed landscaping set surrounding the site will be used to encourage and improve ecological diversity.

All of the dwellings will achieve a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition).

A full detailed analysis will provided in a separate sustainability document submission in connection with the planning conditions requirement for the approved scheme.

7.0 CONCLUSION

7.01 CONCLUSION

This Design & Access Statement identifies the approved Outline scheme, design influences and key principles that have informed the development of the site layout for the Former Reading Golf Club.

The site layout details a sustainable development proposal which provides 223 residential dwellings including a 30% affordable provision.

The scheme has been assessed against all relevant National and Local Planning Policy and guidance with all other material considerations.

It is considered that the approved Outline permission establishes the fundamental for developments and this Reserved Matters application builds upon the already granted design base. This has led to a design solution that is appropriate, reflecting a high-quality residential development within Reading.

The scheme will contribute towards meeting the pressing housing need in both the town and the Borough; in line with Local and National Policy aspirations.

The proposal is considered to provide for a sustainable, high quality design, adding visual interest to the local area.

The scheme pays reference to local vernacular, creating high quality and thoughtfully designed dwellings that reflect the form and material context.

The Council is therefore respectfully requested to grant permission for this development.



