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04

SITE ASSESSMENT

The previous sections provide a context assessment of the application site in relation to the local area and wider setting. This section analyses the site and its immediate environs in more detail to allow for the evolution of an Constraints Plan that becomes the foundation for the Opportunities and Parameters Plan and subsequently the Masterplan.

THE KEY CONSTRAINTS ARE:

ACCESS

LANDSCAPE AND LVIA

ARBORICULTURE

CONNECTIVITY

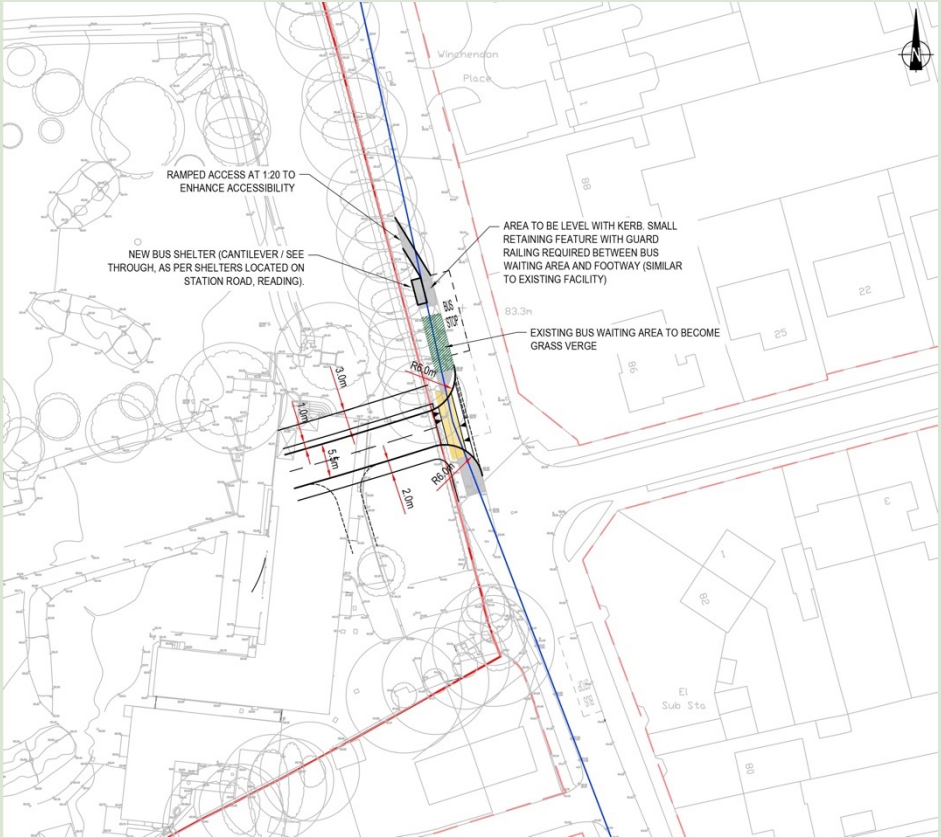
LOCAL SETTLEMENT CHARACTER AND INTEGRATION

ECOLOGY AND BIO-DIVERSITY

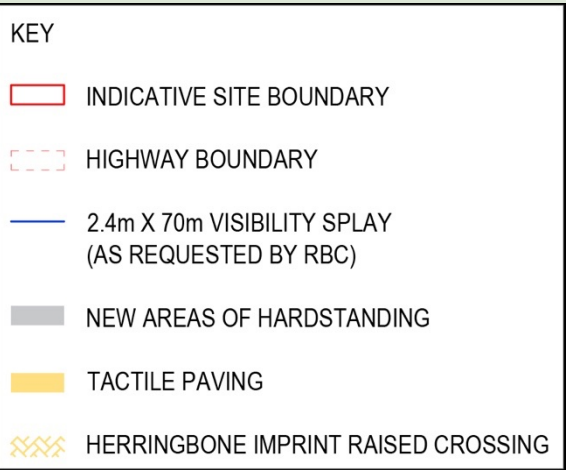
SURFACE WATER DRAINAGE

ACCESS

Vehicular access will be taken off Kidmore End Road in the south-east corner close to the entrance to the former golf club car park. A new entrance will be in the form of a priority "T" Junction - which will be detailed by the Applicants Highways Consultants. The Kidmore End Road frontage to the former golf club also has a secondary "emergency" entrance which will be re-located further to the north.



Extract from Site Access Layout provided by Stantec



LANDSCAPE AND LVIA

As previously mentioned, a Landscape Visual Impact Assessment has been undertaken by Fabrik Landscape Architects to determine potential impact of the proposed development of the site on the immediate landscape and surrounding area. The LVIA has determined that if the key landscape features are retained, especially the important trees and areas of planting, then whilst the character of the site will alter, the development would have a "limited" impact on the wider landscape area. It confirms that the development would, over time, be perceived as a local extension to the northern edge of Emmer Green. This premise has been accepted by the Local Authority in their inclusion of part of the site within CA1b. The application site has a relatively even land-fall from the south-east towards the north-west. It is bounded on a number of sides by existing properties, that directly overlook the former golf course. In many instances they are set behind mature landscape boundaries or tree screens. As has been mentioned, the aim is to retain as many of these trees and areas of mature vegetation with the view to mitigate visual impact. The proposed planting associated with a development such as this will also contribute to reducing the visual impact.

ARBORICULTURE

The site benefits from a number of mature trees and semi-mature specimens that pre-dated the construction of the golf course.

Prior to masterplan proposals being developed, the existing trees were carefully assessed - and detailed in the Arboricultural Survey documents that form part of this submission.

The arboricultural analysis has been pivotal to the identification of areas that would be suitable for development.

CONNECTIVITY

Opportunities exist for improvements to be made to the connectivity of the site to local facilities and the wider area.

Measures incorporated into the layout and masterplan proposals will reduce the reliance upon the use of motor cars - especially for short journeys.

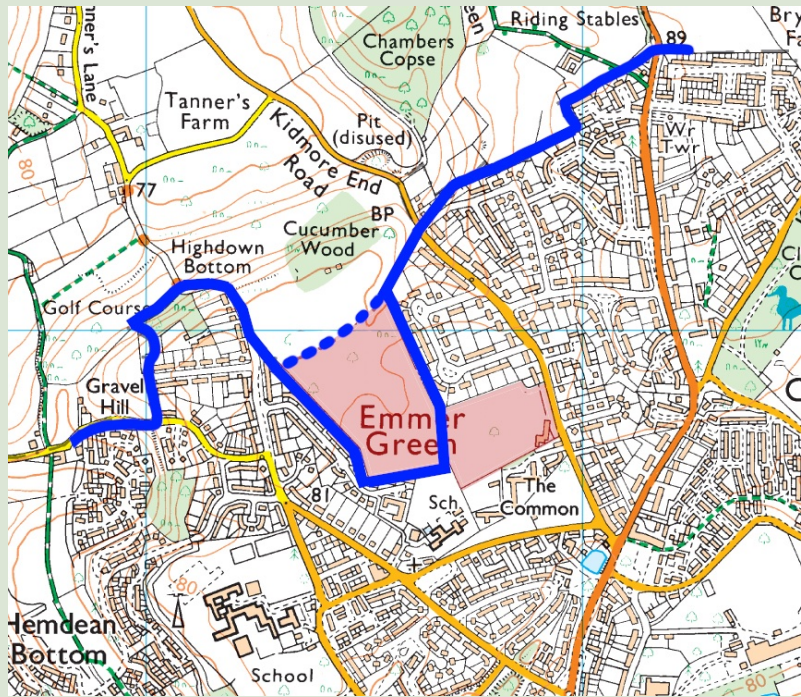
New pedestrian and cycle links will be formed through the site providing links from Kidmore End Road through to the northern boundary of the site and beyond.

At an early stage, it was decided that the site would benefit from bringing the existing bus route into the scheme - thereby providing access to an alternative mode of transport for residents.

As can be seen from the Opportunities and Parameters Plan (2127/PL.03) the principal road that runs through the site will be in the form of a "loop" - allowing access to the furthest point of the scheme.

LOCAL SETTLEMENT CHARACTER AND INTEGRATION

The integration of the site within the settlement offers a sensible morphological expansion of Emmer Green.



Existing morphological boundary (including CA1b)  
Proposed morphological boundary

The edge of settlement character and patterning of the neighbouring areas; the well screened boundaries on the north-eastern and south-western sides and the provision of formal and informal areas of open-space will be key factors in determining the scheme design and layout arrangements.

Good principles of spatial relationships should be observed - i.e. public spaces are located in appropriate places and don't get mixed with private spaces. The design proposals should reflect the surrounding low rise, low to medium density - with sporadic denser parcels of development.

By using many of the existing development characteristics in the design response, the redevelopment proposals should sit comfortably in the locality.

The local area around Emmer Green does have some locally distinctive examples of housing development. The design of the layout, and in due course matters related to appearance, will need to reflect local vernacular, with the use of traditional materials and detailing - yet could establish its own architectural character.

## 04 SITE ASSESSMENT CONT.../

### CONSTRAINTS PLAN

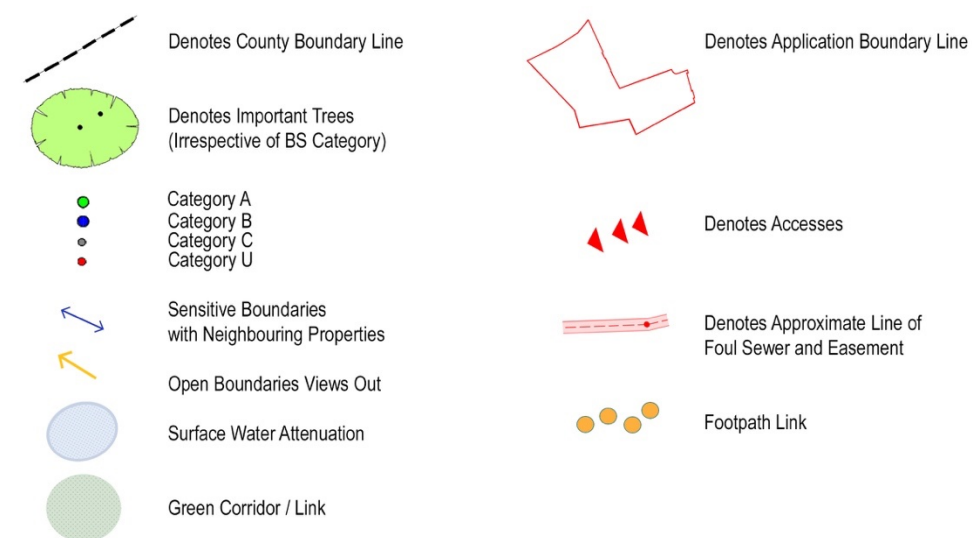
The adjoining Constraints Plan is the summation of the issues identified earlier in this section of the Design and Access Statement.

The Constraints to development are as follows:-

- Existing landscape features.
- Preservation of existing mature trees, boundary trees and screening.
- Safe access and egress arrangements for vehicles and pedestrians.
- Care to be taken to respect the relationships between the new houses, existing properties and their amenity areas.
- Accommodate surface water accumulation and discharge.
- Maintain existing foul sewer that runs across the site - and provide easement.



#### LEGEND



|    |                         |
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VISION

The Vision for the land at the former Reading Golf Club, Emmer Green, Reading is as follows:

- Create a landscape led, sustainable development, that sits alongside the existing area of Emmer Green and the wider area of Reading, that will provide much needed new housing and amenity infrastructure.
- A high quality design that will deliver a mix of housing (including affordable units), community and recreational facilities as well as various open spaces and landscape features that will integrate with existing green spaces. The proposals will encourage pedestrian permeability, and provide areas and margins suitable for enhancing the existing ecology and bio-diversity.
- The scheme will adopt best practice principles and good design solutions that revolve around creating a legible scheme that reflects local needs (as identified by Reading Borough Council) and also the landscape character of this part of Reading and the wider area.

DESIGN PRINCIPLES

The following pages and images establish the design principles that have governed the masterplanning of the site.

The images show the step-by-step approach taken in determining how the new houses would be incorporated into the landscape to provide an attractive community.

CHRONOLOGY OF THE DESIGN PRINCIPLES IMAGES

The chronology of the Design Principles is as follows:

**Constraints Plan.** This clearly identifies the key constraints to development - principally relating to landscape features - in particular the mature trees and the areas around them.

This in turn helps establish areas within the available land that would be suitable for development.

**Movement Plan.** This builds on the Constraints Plan. It indicates how the principal streets could abut a number of the landscaped areas - which then starts to generate a series of perimeter constraints that will inform the arrangement of the new homes, and provides opportunities for the creation of various pedestrian and cycle links that either run alongside the emerging road pattern or through the retained landscape areas. All these links will help create an easily accessible and permeable scheme.

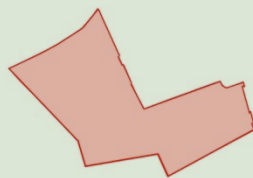
The principal streets that are shown running through the site are then supplemented with secondary streets that break up the available land into smaller sections of development that help create different the different character areas.

**Creating Different Experiences Plan.** This sees a further layer added to the above plans - whereby important nodal points, primary and secondary landscape spaces are noted - and several key elements of the built form and movement pattern are determined.

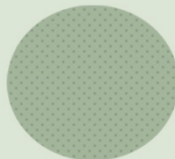
**Opportunities and Parameters Plan.** This brings all the above layers together and allows for the embryonic built form to be shown within the perimeter block format that the road pattern has dictated. This drawing, which is determined by the earlier iterations, becomes the basis for the layout.

LAND USE (BASED UPON CONSTRAINTS PLAN)

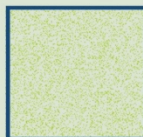
LEGEND



Site Area - 12.15 ha



Area of open space and landscape buffering - 4.63 ha (including SUDs)



Land for Housing, including gardens, parking, roads etc., - 7.52 ha (excluding P.O.S., SUDs & Street Planting)



Proposed Access Locations



Pedestrian / Cycle Link



Denotes County Boundary Line



Denotes Important Trees (Irrespective of BS Category)



Category A  
Category B  
Category C  
Category U



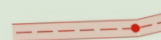
Sensitive Boundaries with Neighbouring Properties



Open Boundaries Views Out



Surface Water Attenuation



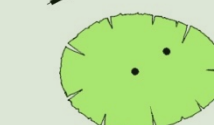
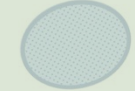
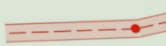
Denotes Approximate Line of Foul Sewer and Easement



05 DESIGN PRINCIPLES CONT..../

MOVEMENT PLAN (BASED UPON CONSTRAINTS PLAN)

LEGEND

-  Denotes Application Site Boundary
-  Principle Access Location
-  Secondary / Emergency Access Location
-  Primary Street (Provides loop for bus)
-  Secondary Street
-  Informal Access Drive
-  Courtyard Area
-  Footpath / pedestrian links
-  Pedestrian / Cycle Link
-  Denotes County Boundary Line
-  Denotes Important Trees (Irrespective of BS Category)
-  Category A
  -  Category B
  -  Category C
  -  Category U
-  Sensitive Boundaries with Neighbouring Properties
-  Open Boundaries Views Out
-  Surface Water Attenuation
-  Green Corridor / Link
-  Denotes Approximate Line of Foul Sewer and Easement



05 DESIGN PRINCIPLES CONT..../

CREATING DIFFERENT EXPERIENCES

LEGEND

-  Gateway into the Site
-  Formal Frontage Area
-  Primary Focal Space / Node  
(Landscape / Open Space / Play Area)
-  Secondary or Incidental Spaces / Nodes
-  Formal Speed Restraint "T" Junction
-  Sustainable Urban Drainage Features



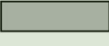
OPPORTUNITIES AND PARAMETERS

LEGEND

 Denotes Application Site Boundary

 Principle Access Location

 Secondary / Emergency Access Location

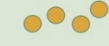
 Primary Street (Provides loop for bus)

 Secondary Street

 Informal Access Drive

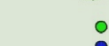
 Courtyard Area

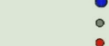
 Footpath / pedestrian links

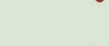
 Pedestrian / Cycle Link

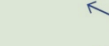
 Denotes County Boundary Line

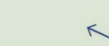
 Denotes Important Trees (Irrespective of BS Category)

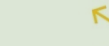
 Category A

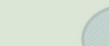
 Category B

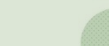
 Category C

 Category U

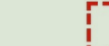
 Sensitive Boundaries with Neighbouring Properties

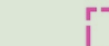
 Open Boundaries Views Out

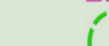
 Surface Water Attenuation

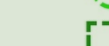
 Green Corridor / Link

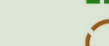
 Denotes Approximate Line of Foul Sewer and Easement

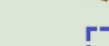
 Gateway into the Site

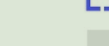
 Formal Frontage Area

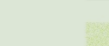
 Primary Focal Space / Node (Landscape / Open Space / Play Area)

 Secondary or Incidental Spaces / Nodes

 Formal Speed Restraint "T" Junction

 Sustainable Urban Drainage Features

 Emerging Patterning of development

 Land for Housing

 Area of Housing suitable for 2.5 - 3 Storey



OPPORTUNITIES AND PARAMETERS PLAN

The above Opportunities and Parameters Plan is a summation of the previous images in the Design Principles Section of this Statement.

It has as its base the Constraints Plan - which has been overlain with the areas of opportunity for development, the approach to movement through the site, the location of important nodes and public spaces - and it starts to show how the patterning of the proposed houses have been developed.

The plan also denotes areas of the proposed layout that could accommodate slightly taller units that would bring interest to the roofscape of the development without having an impact upon existing neighbouring properties.