

Green Park Village | Phase 4

Reading, Berkshire

Reserved Matters Planning Application | Design and Access Statement



Client: St Edward Homes

Date: 16th February 2018

Ref: 30934/18-GPV-Phase 4

Disclaimer

This design and access statement has been produced by Broadway Malyan on behalf of St. Edward Homes for the Reserved Matters planning application for the Green Park Village Phase 4.

This document and supporting drawings should be used solely for the purposes of the reserved matters application submission to Reading Borough Council, and should be read in conjunction with the full set of application drawings and reports.

Revisions	
First issue	

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Introduction

Green Park Village Phase 4

Introduction

This Design and Access Statement has been prepared on behalf of St Edward Homes for the Reserved Matters Planning Applications for Phase 4 at Green Park Village Reading.

This Reserved Matters application builds upon the outline consent reference 10/01461/OUT granted on 1st July 2011. Phase 1, Phase 5, Phase 2A, Phase 2C, Phase 3A & Phase 3B of the outline consent have been implemented and at time of writing is currently on site.

The Reserved Matters Application focuses on the Phase 4 residential element of the outline consent (use class C3). Please refer to the phasing plan to the right.

In summary, the overall Phase 4 Reserved Matters Application consists of 118 dwellings (of which 113 are houses & 5 are apartments), associated car parking and landscape. 8 of the houses are affordable homes and comply with National Space Standards.

The layout of this design and access statement document reflects the outline consent planning conditions which are being targeted for discharge by this reserved matters planning application.

These are as follows:

Condition 3: Before any part of each phase of the development of the site is commenced, plans and particulars in respect of all reserved matters relating to that phase, not particularised in this outline application, shall be submitted to and approved in writing by the Local Planning Authority. Each phase of the development or any part thereof shall not be carried out otherwise than in accordance with the approved details, namely detailed plans and drawings showing:

(i) The layout of the development to be comprised in the relevant phases;

(ii) The scale of the development to be comprised in the relevant phases;

(iii) The appearance of the development to be comprised in the relevant phases;

(iv) The accesses to and within the development not already approved by this application;

(v) The landscaping of the relevant phases.

Condition 9: Details of reserved matters for landscaping of the relevant phases shall include the following details:

a) Proposed finished ground levels or contours, means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, structures and ancillary objects (e.g. refuse bins, lighting columns etc.); and

b) Location and specification (surfacing, equipment etc.) of local equipped areas for play and local areas; and

c) Proposed and existing functional service above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.); and

d) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedule of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.

e) Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment.



Approved outline master plan.



Phasing Plan

The Site

Green Park Village Phase 4

Site

Phase 4 of the site is located on the Northern boundary of the wider Green Park Village site. This residential area was included within the approved outline master plan for Green Park Village in 2011.

Location

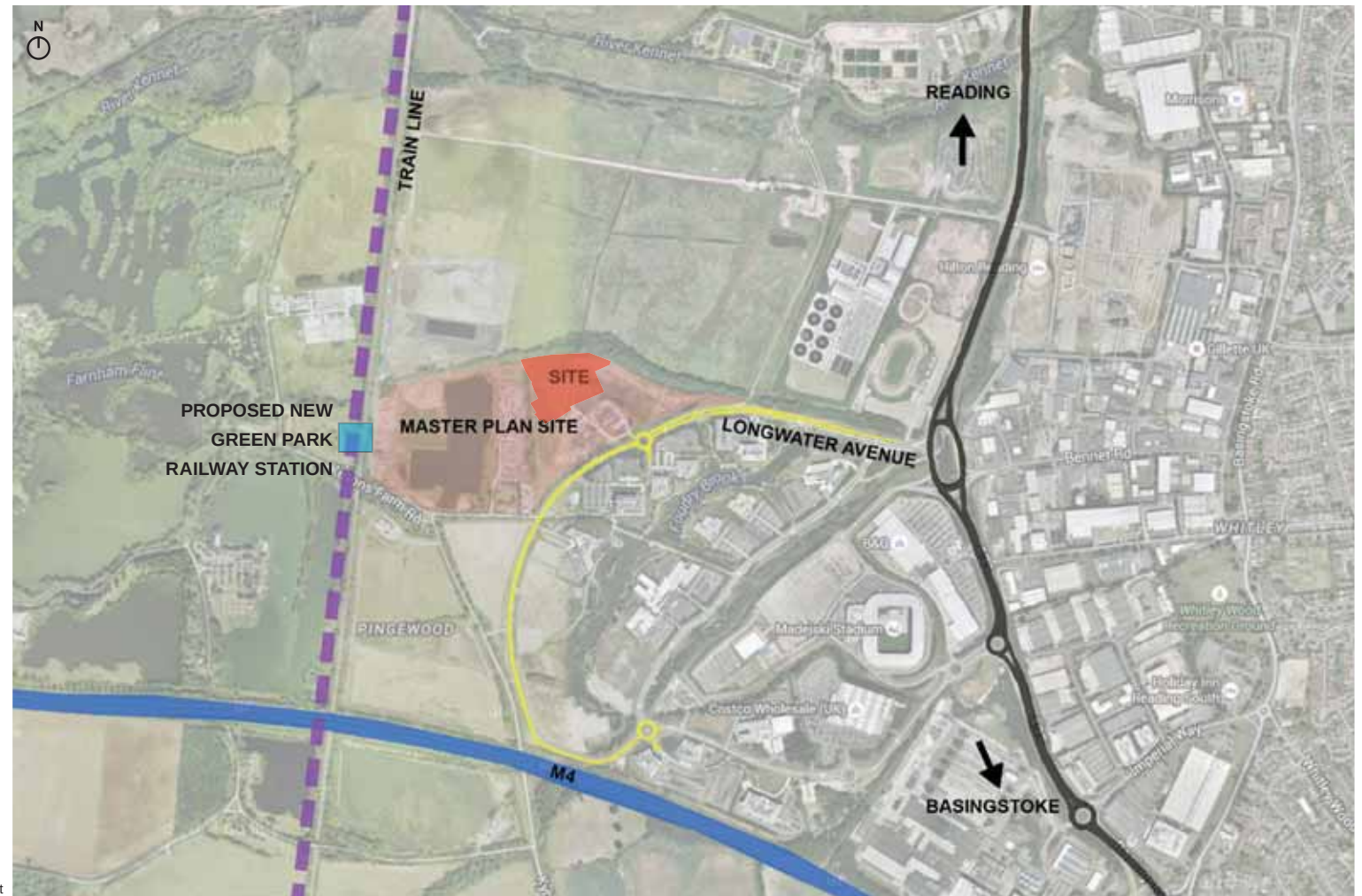
The site benefits from being central within the Green Park Village development. The proposed residences will be visible from the adjacent Woodland Walk. This location within the new development and will afford residents a position at the centre of a vibrant new community.

Good Connectivity

The Green Park Village scheme is bounded to the South by the main access road to the proposed railway station to the West. Longwater Avenue is easily accessed and a regular bus runs from Green Park into the centre of Reading.

Orientation

The houses along the edge of Phase 4 form a perimeter block wrapping around two mews style courtyards. The orientation of the dwellings varies around the perimeter block and is explained later in this document.



Wider site Context

Outline Condition 3

(i) Layout

Layout

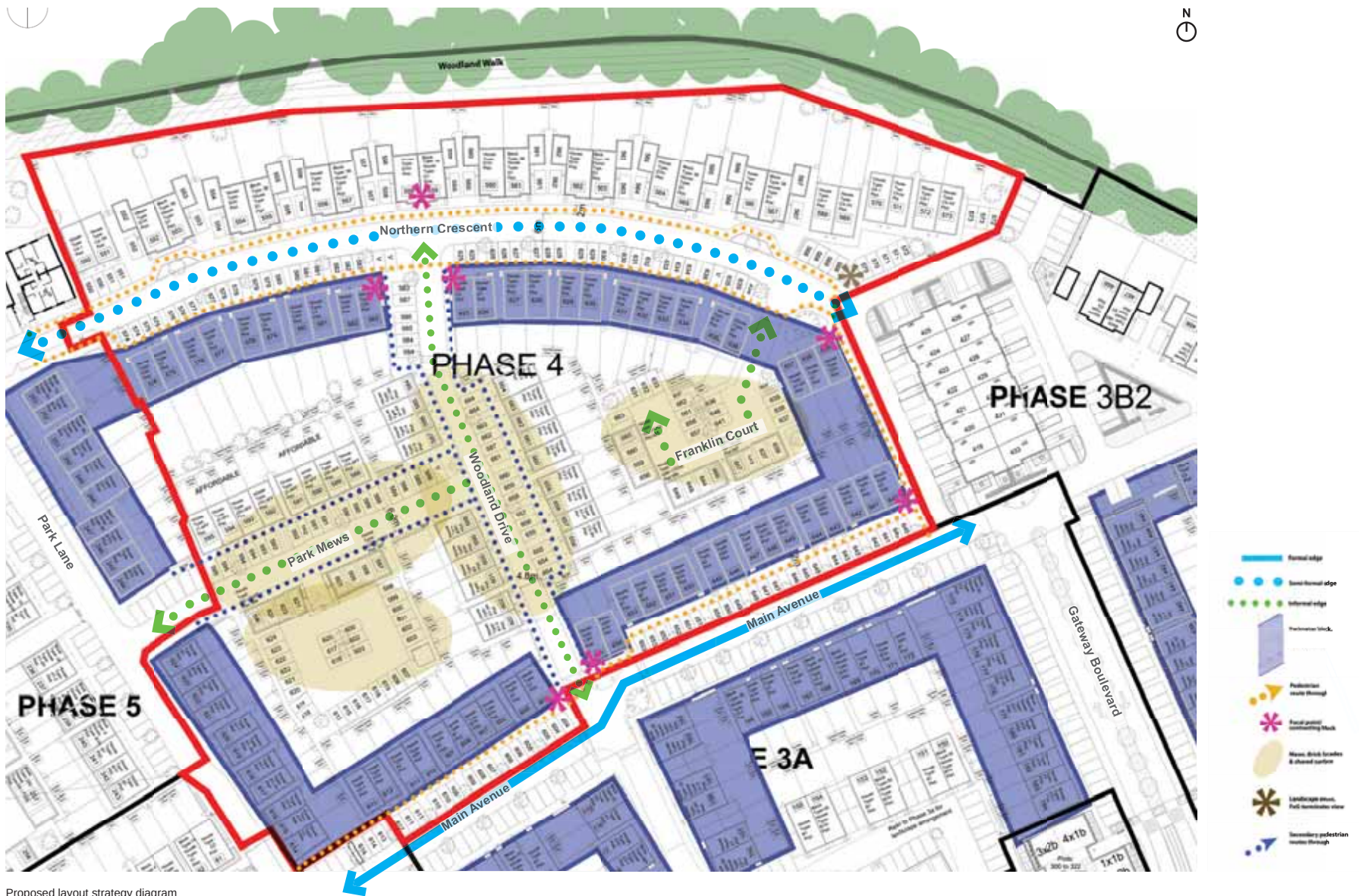
Located on the Northern boundary of the Green Park Village scheme, and accessed from Longwater Avenue to the South, the site forms a residential edge to the northern boundary of the development.

Due to the site's central location within Green Park Village, it can be accessed from a number of different points including the Gateway Boulevard (via Phase 3B), the main avenue (via Phase's 1 and 3A) and Park Lane (via Phase 5).

As properties typically face outward towards different phases, their gardens receive north, south, east and westerly sunlight. Properties to the northern boundary also benefit from a green boundary facing toward the woodland walk.



Consented Outline Masterplan layout strategy diagram



Proposed layout strategy diagram

Outline Condition 3

(i) Layout

Amendments to the layout design

The Phase 4 layout design has evolved since the outline application was approved. The proposed amendments to the outline site layout are the result of design development and rationalisation of the scheme. The layout also takes into account design principles approved in Phase 1, 3A, 3B & 5.

The proposed layout seeks to build upon the consented scheme by re-addressing key areas on the site to improve its overall impression for its residents. Internal layouts of homes have been optimised to present living spaces with a south facing component where possible.

- 1 The Outline consent shows properties with the majority of parking to the rear within the mews. These areas have been improved by introducing more street front parking enabling residents to park in front of their homes rather than only at the rear creating a stronger, more coherent and legible active frontage to the streetscape. An informal boulevard is also created by rationalising the houses along a crescent curve, increasing the distance inbetween properties and from the road thereby improving the overall streetscape.
- 2 The Outline consent shows a mews accessed from Woodland Drive. The amended layout shows the mews now also accessed from Northern Crescent. This allows for an improved entrance experience to the mews, providing a feature corner and an improved relationship to adjoining Phase 3B. The appearance of the Woodland Drive is also improved by removal of the additional road junction and continuance of the residential grain.
- 3 The Outline consent shows a number of different surface treatments used on Woodland Drive, Brick Lane and within the car parking off of Brick Lane. These areas now have a consistent surface treatment to relate to the mews character and aesthetic as seen within Phase 3A and 5. This strengthens the sense of place and legibility of the layout. Although a shared surface, there is a subtle defensible boundary to all of the properties, expressed in a contrasting coloured paviour. Soft landscaping has also been introduced to further refine the character of the area and improve its appearance.



Consented Outline Siting



Proposed Site Plan

Outline Condition 3

(ii) Scale

Scale

The outline consent established storey heights and ridge height parameters. The proposed heights of the buildings comply with the outline parameters.

The site plans to the right illustrate the similarities in scale between the outline scheme and the proposed Phase 4 reserved matters scheme. These site plans are supported by the 3D massing images to the far right and on the following pages.

The scale of the Phase 4 follows the masterplan storey heights proposals as being predominantly three storey.

There are two storey houses and FoGs (Flat over Garages) on Park Mews and a single storey sub-station within the Park Mews Car Park. Heights in these locations are similar to the outline consent.

The building height strategy supports that of the layout strategy with a 2.5 -3 storey perimeter block wrapping a lower 2 storey core/mews space.



Outline Storey heights of the site including Phase 4



Proposed Storey heights of the site (alongside Phase 3A/5)

Outline Condition 3

(ii) Scale

Scale

The similarities in scale between the Outline Consented scheme & the proposed scheme are illustrated on following images.

Outline



Aerial view of Outline Consented Massing & Scale viewed from the South West of Main Avenue

Proposed



Aerial view of Proposed Massing & Scale viewed from the South West of Main Avenue

Outline



Aerial view of Outline Consented scheme along Northern Crescent viewed from the North West

Proposed



Aerial view of Proposed Phase 4 along Northern Crescent viewed from the North West

Outline Condition 3

(ii) Scale



Aerial view of Phase 4 Outline Consented scheme viewed from the North towards Woodland Drive



Aerial view of Proposed Phase 4 viewed from the North towards Woodland Drive



Aerial view of Phase 4 Outline Consented scheme viewed from the East along Main Avenue



Aerial view of Proposed Phase 4 viewed from the East along Main Avenue

Outline Condition 3

(ii) Scale

Outline



View into the centre of the Phase 4 Outline Consented scheme from Phase 5

Proposed



View into the centre of the Proposed Phase 4 scheme from Phase 5

Outline



Aerial View of Outline Consented Phase 4 scheme as viewed from the North West

Proposed



Aerial View of Proposed Phase 4 scheme as viewed from the North West

Outline Condition 3

(ii) Scale

Street scene elevations



Street Elevation A-A



Street Elevation B-B



Street Elevation C-C

Break in elevation line



Key Plan showing elevation references



Extent of Reserved Matters Application



Extent of Reserved Matters Application



Extent of Reserved Matters Application

Break in elevation line

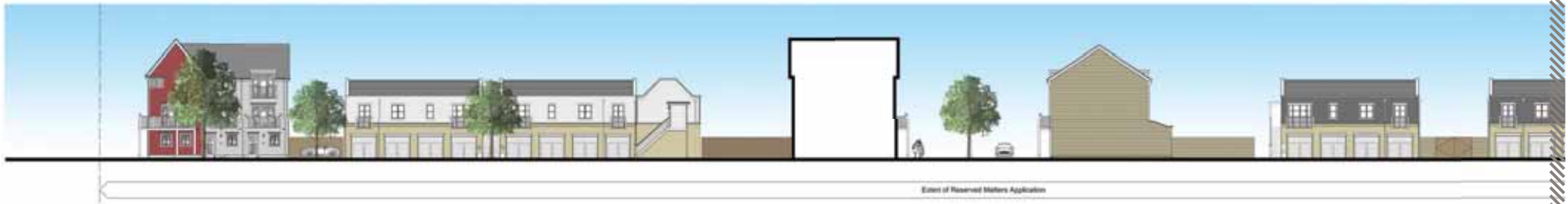
Outline Condition 3

(ii) Scale

Street scene elevations



Street Elevation F-F



Street Elevation H-H

Break in elevation line



Key Plan showing elevation references



Break in elevation line

Outline Condition 3

(ii) Scale

Street scene elevations



Key Plan showing elevation references



Street Elevation D-D



Street Elevation E-E



Street Elevation G-G

Outline Condition 3

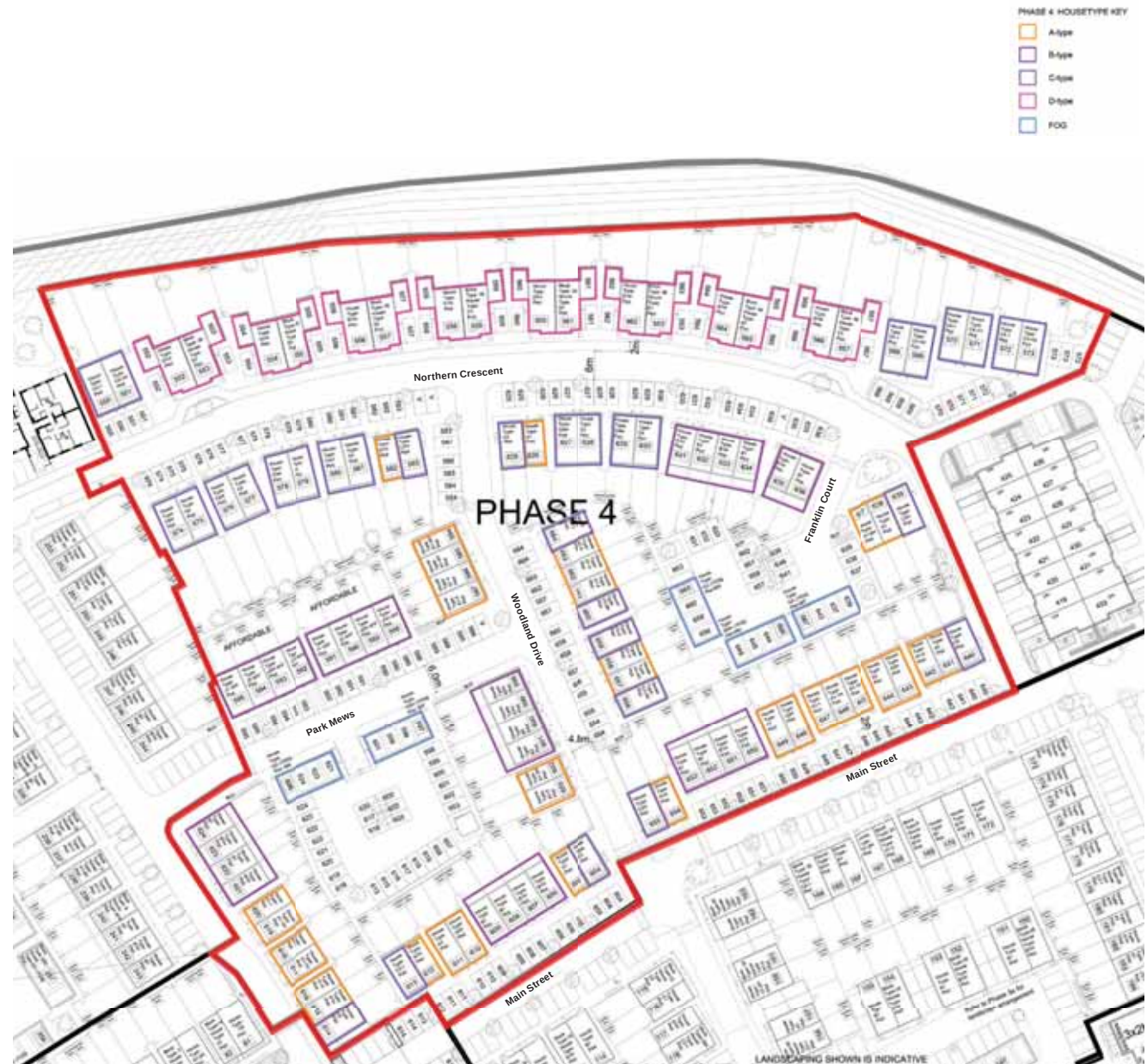
(iii) Appearance

Appearance

The appearance of the houses in Phase 4 follow a similar design approach and aesthetic treatment as the houses in Phase 1, Phase 3A, Phase 3B and Phase 5. As described previously, there is a hierarchy of formal, semi-formal and informal streetscapes in the Green Park Village master plan. Therefore, a holistic streetscape is created and boundaries between phases will not be visible once the site is complete.

The houses are timber clad in varying colours of 'HardiePlank'. The varying coloured cladding aids orientation and characterises the different areas across the development. The exception to the cladding are the mews area houses and FoG apartments which are buff brick. The FoG apartments are proposed to be either grey or white cladding with a light buff brick base. This builds upon the principles established in Phase 3A, 3B and 5.

The proposed materials reflect those which have been specified elsewhere in Green Park Village, therefore the scheme is read as a whole. For example, the light buff brick has been specified to the mews area in Phase 3A & Phase 5.



Proposed housetype drawing

Outline Condition 3

(iii) Appearance

Colour

The carefully considered colour strategy, builds upon the principles established in the outline approval, Phase 1, Phase 3A, Phase 3B and Phase 5 and includes the following:

Formal streetscapes have uniform colours so that the houses form a whole streetscape, rather than a collection of parts. Formal streetscapes in Phase 4 of the development include Main Avenue.

Semi-formal streetscapes have a variety of colours which are less uniform than the formal streets. Semi-formal streets in Phase 4 include the Northern Crescent which are explained in greater detail below:

1. Main Avenue elevation:

Reflecting the colour scheme of Phase 3A opposite, cool pastel colours have been used to contrast with the black macadam and grey/brindle paving used on the road surface. These houses will have slate coloured roofs. Key element buildings around Avenue squares will have stronger colours with clay coloured roofs to tie in with the red brick paving within the squares.

2. Northern Crescent elevation:

On the south facing elevation subtle natural colours with a predominantly green/forest theme reflect the natural green landscape woodland buffer to the north. Hints of the lakeside ahead are suggested though the inclusion of blue shades on the northern elevation interspersed with cooler tones to provide a subtle backdrop for the street landscape. Roofs are typically grey slate but at landmark locations are red, providing further contrast, and signifying key entrance locations.

3. Mews area:

Informed by the principles established in Phase 3A and 5, the centre of Phase 4 will have light buff brickwork and shared surfaces to create a mews style environment. The use of the buff brick and simplified detailing provides contrast to the more elaborate detailing and coloured weatherboarding predominantly used across the development whilst relating different parts of the site to one another. The use of unique shared surface colours and of soft landscaping will help provide an individual sense of place.

4. Semi-formal streets:

A variety of complimentary colours demark the transition between the formal and informal shared surface area. In accordance with the outline approval, the houses backing on to the woodland are a mix of greens fading to grey further South into the site.

Facing Materials Key

Colour reference legend from North/South elevation. Materials should be in place prior to start with white concrete and architectural elements.

Black	Black	Black	Black
Dark Grey	Dark Grey	Dark Grey	Dark Grey
Light Grey	Light Grey	Light Grey	Light Grey
White	White	White	White
Dark Green	Dark Green	Dark Green	Dark Green
Medium Green	Medium Green	Medium Green	Medium Green
Light Green	Light Green	Light Green	Light Green
Dark Blue	Dark Blue	Dark Blue	Dark Blue
Medium Blue	Medium Blue	Medium Blue	Medium Blue
Light Blue	Light Blue	Light Blue	Light Blue
Dark Red	Dark Red	Dark Red	Dark Red
Medium Red	Medium Red	Medium Red	Medium Red
Light Red	Light Red	Light Red	Light Red
Dark Brown	Dark Brown	Dark Brown	Dark Brown
Medium Brown	Medium Brown	Medium Brown	Medium Brown
Light Brown	Light Brown	Light Brown	Light Brown
Dark Grey	Dark Grey	Dark Grey	Dark Grey
Medium Grey	Medium Grey	Medium Grey	Medium Grey
Light Grey	Light Grey	Light Grey	Light Grey



Outline consent exterior finishes drawing

Outline Condition 3

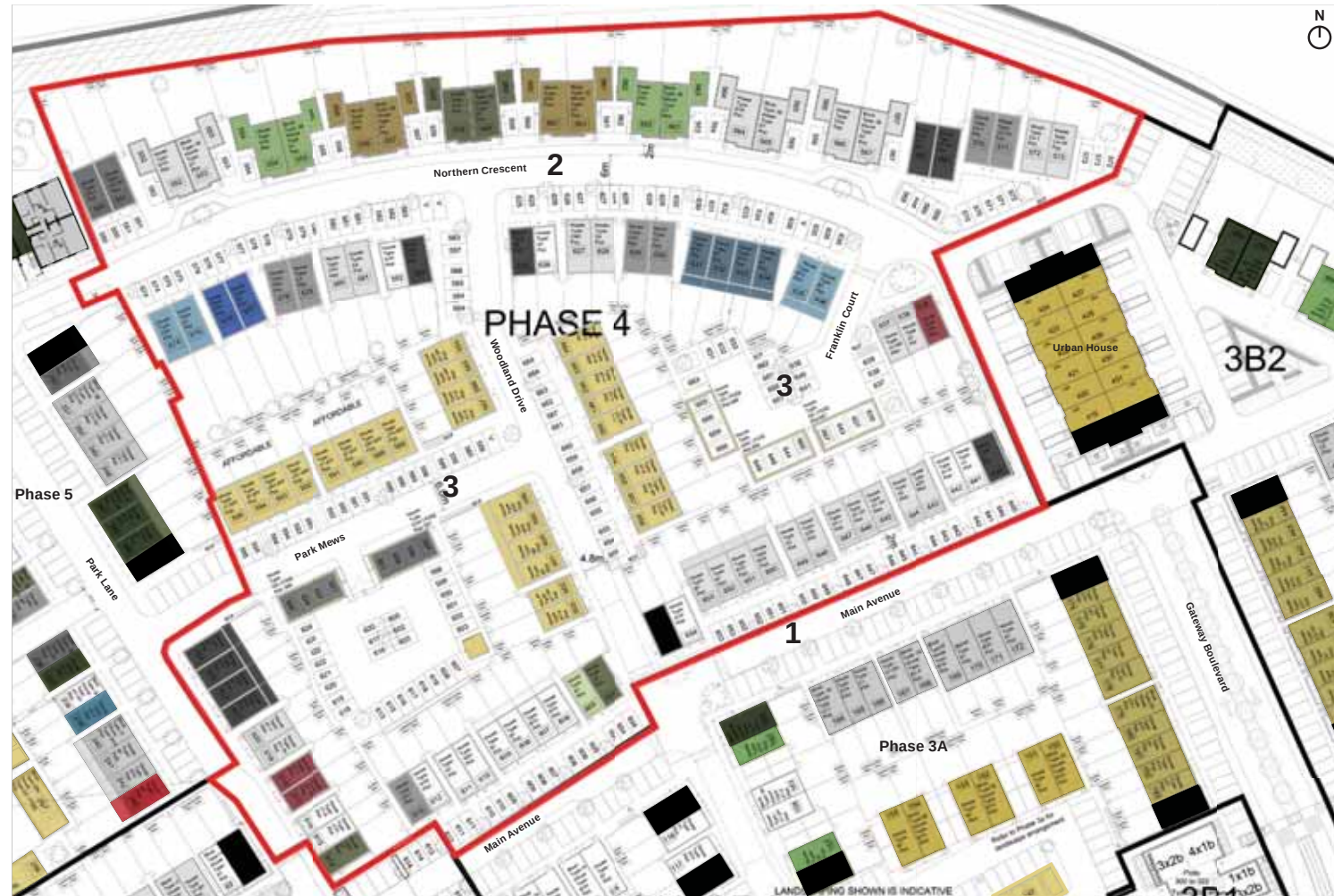
(iii) Appearance

The diagram on the right illustrates that the facing colour strategy for Phase 4 follows the principles set out in the master plan at outline consent stage, and is also a continuation of the colours approved in Phase 1, Phase 3A, Phase 3B and Phase 5.

Facing Materials Key

Colour reference taken from MasterPlan Strategic - Residential to be in order from left to right and top to bottom.

Black	Black Brick	Brickwork Blue
Dark Grey	Dark Grey	Brickwork Blue
Light Grey	Light Grey	Brickwork Blue
White	White	Brickwork Blue
Dark Green	Dark Green	Brickwork Blue
Medium Green	Medium Green	Brickwork Blue
Light Green	Light Green	Brickwork Blue
Dark Blue	Dark Blue	Brickwork Blue
Medium Blue	Medium Blue	Brickwork Blue
Light Blue	Light Blue	Brickwork Blue
Dark Red	Dark Red	Brickwork Blue
Medium Red	Medium Red	Brickwork Blue
Light Red	Light Red	Brickwork Blue
Dark Yellow	Dark Yellow	Brickwork Blue
Medium Yellow	Medium Yellow	Brickwork Blue
Light Yellow	Light Yellow	Brickwork Blue
Dark Brown	Dark Brown	Brickwork Blue
Medium Brown	Medium Brown	Brickwork Blue
Light Brown	Light Brown	Brickwork Blue
Dark Grey	Dark Grey	Brickwork Blue
Medium Grey	Medium Grey	Brickwork Blue
Light Grey	Light Grey	Brickwork Blue



Proposed Phase 4 exterior wall finishes drawing

Outline Condition 3

(iii) Appearance



Proposed roof materials drawing



Houses Phase 1- precedent image - coloured timber weatherboard



FoG apartment Phase 3A - precedent image - buff brick

Roof Materials Key



Outline Condition 3

(iv) Access

Access

Primary Streets

Located in Phase 4, the Primary street is Main Avenue. The Primary Street begins as a new arm of the Gateway Boulevard and serves as the main arterial route within the residential development with Phase's, 1, 3A, 3B and 5 all being serviced from it.

Main Avenue, which is to the South of Phase 4 is calmed to a maximum speed limit of 20mph through limiting the length of straight sections and providing "squares" that are also deflecting points. These are shared surfaces and become secondary nodes. Parking on either side is end on, interspersed with trees, access paths and planting. the level of the road, parking areas and pavements is consistent with the shared surface "Avenue Squares" being raised.

Primary roads will be finished in a coloured tarmac to contrast with secondary streets, Longwater Avenue and the Green Park Station access Road.

Secondary Streets

The centre of the proposed Phase 4 area is accessed from a square along Main Avenue, a primary street to the south and from Northern Crescent, a secondary street to the north. As outlined in the Masterplan DAS, Secondary residential streets provide vehicular access and pedestrian access to the remainder of the neighbourhood. The street type is calmed to a maximum design speed of 20mph through variations in carriageway widths and lateral shifts. These streets have informal tree planting at various intervals rather than continuous, formal tree planting. This softens the street scene and creates a more informal feel. Parking on secondary streets vary from end on to parallel and no parking at all. Carriageway widths vary accordingly. Secondary streets will be finished in black tarmac.

Inclusive Access Diagram Key:



Outline Application - Inclusive Access Diagram



Phase 4 RMA Application - Inclusive Access Diagram

Shared surface areas

The Primary street of Main Avenue and the Secondary street of Northern Crescent both connect to Shared surface areas in the centre of this phase. Shared surface streets and squares are streets where pedestrians have priority. These areas are designed to create special events where the vehicular carriageway is not clearly marked and the parking, landscape and pedestrian routes arranged in such a way as to passively calm traffic movement to achieve a maximum design speed of 10mph.

Street Hierarchy Access Diagram Key:



Outline application - Street Hierarchy Access Diagram



Phase 4 RMA application - Street Hierarchy Access Diagram

Outline Condition 3

(iv) Access

Parking Strategy

The diagram opposite is annotated with plot numbers and corresponding plot numbered parking spaces.

Please refer to Broadway Malyan drawing 30934-18-PL-P4-002 Phase 4 Site Layout for larger scale.

The provision of parking spaces follows the principles established in Phase 1, 2A, 2C, 3A, 3B and 5.

- 1 space per one bed flat
- 1 space per two bed flat
- 2 spaces per three bed house
- 2 spaces per four bed house
- 2 spaces per five bed house

Parking spaces are where possible conveniently located for the dwellings that they serve. Parking spaces, access paths and the roads are all level. Visitor spaces are shown on the plan in pink and meet the total required within this Phase for the overall site.

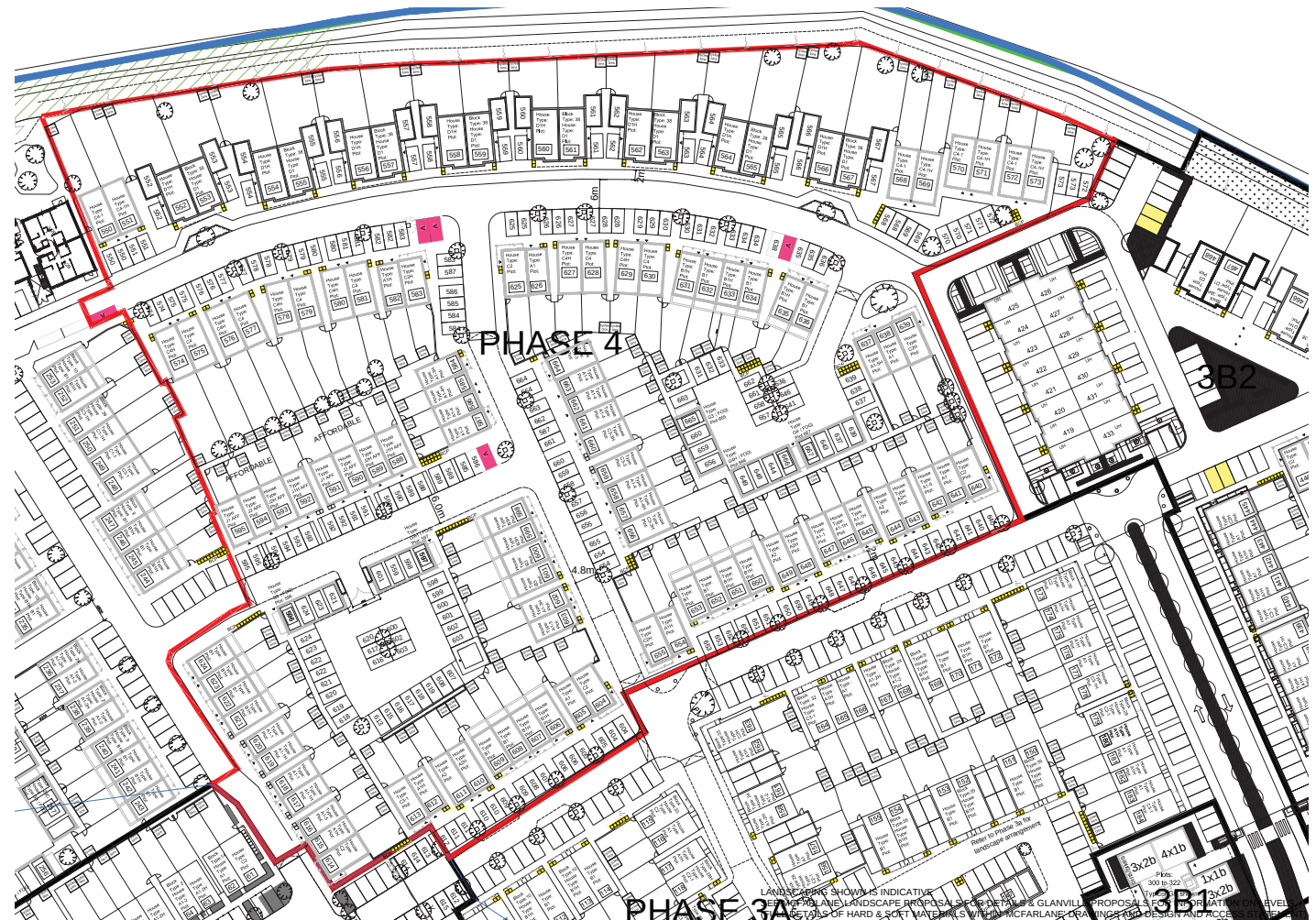
Cycle Storage & Refuse Strategy

The Cycle Storage and Refuse Strategy builds upon the principles in the outline consent and that of Phase 1 detailed and Phase 2A, 2C, 3A, 3B & 5 reserved matters consents.

Please refer to Broadway Malyan drawing 30934-18-PL-P4-020 for details of collection distances.

Cycle storage for all houses will be in lockable sheds, located in back gardens. Cycle storage for the apartments will be in a secure, covered under entrance stair store located in close proximity to the apartments they serve.

Refuse provision is in line with RBC requirements. Bin provision as Phase 1, which is 3x240ltr bins per house.



Outline Condition 3

(v) Landscape Strategy - Neighbouring Phases

Phase 4 sits encompassed by five neighbouring phases. The proposals are for a residential development with: vehicular access; shared surfaces; mews; a woodland boundary and hard and soft landscaping.

The landscape proposals will compliment the proposed architecture and create zones within the phase.

Additionally, the landscape will work with the neighbouring phases to continue an existing aesthetic; whilst also developing an individual character for Phase 4. This balance will be achieved through the use of hard and soft finishes.

Consideration will be taken to avoid segregating neighbouring phases at the boundaries, but providing a 'home-zone' entrance for the Phase 4 residents.

