

## COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 29<sup>th</sup> March 2023

**Ward:** Emmer Green

**App No:** 220930/REM

**Address:** Reading Golf Club, 17 Kidmore End Road, Emmer Green

**Proposal:** Application for approval of reserved matters (appearance) submitted pursuant to outline planning application ref. 221312/VAR

**Applicant:** Vistry Thames Valley

**13 Week Target Decision Date:** 27/01/2023

### RECOMMENDATION:

**Subject to the Committee resolving to grant planning permission for associated section 73 variation of conditions application ref. 221312VAR (Item 13 on the agenda):**

Delegate to the Assistant Director of Planning, Transport and Public Protection Services (ADPTPPS) to **GRANT** approval of appearance reserved matters under condition no. 3 of outline planning permission ref. 221312VAR

#### Conditions to Include:

1. Time limit - standard three years for implementation
2. In accordance with the approved Plans

#### Informatives:

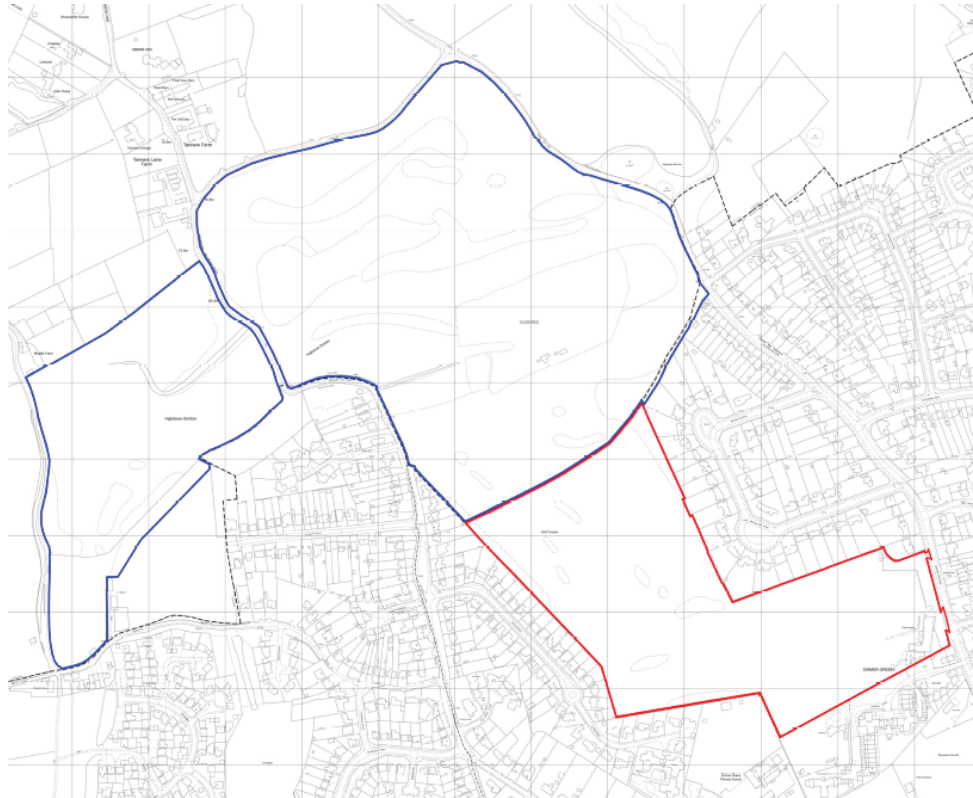
1. The original planning permission 221312VAR still stands and all conditions, informatives and section 106 obligations still apply. This approval and that permission and section 106 should be read together.

**Should the Committee resolve to refuse planning permission for associated section 73 variation of conditions application ref. 221312VAR (Item 13 on the agenda):**

Delegate to the Assistant Director of Planning, Transport and Public Protection Services (ADPTPPS) to **INVALIDATE** the application given the planning permission to which the reserved matters approval is sought does not exist.

## 1. INTRODUCTION

- 1.1 The application site, delineated by the red line boundary, is 12.5ha in size and forms part of the former Reading Golf Club playing course.



*Location Plan - Red Line Area - Application Site and Land within Reading Borough. Blue Line Area - Land under the Applicant's Control within South Oxfordshire District*

- 1.2 Outline Planning Permission ref. 211843 was granted at the site on 31<sup>st</sup> March 2022, with matters reserved in respect of Appearance only, for demolition of the existing clubhouse and the erection of a new residential scheme (C3 use) to include affordable housing and public open space at the former Reading Golf Club.
- 1.3 The development granted outline planning permission included:
- 223 residential dwellings including 67 (30%) affordable houses.
  - 442 vehicle parking spaces
  - A development layout set around a central spine road providing access from Kidmore End Road and a series of circular cul de sacs leading off from this central access road.
  - 3.89ha of public open space and 0.74ha of public green space (total 4.63ha)
  - A 0.16ha Local Equipped Area of Play (LEAP)
  - Removal of 112 trees and planting of 196 new trees (net gain of 84 trees)
  - SuDS
- 1.4 A concurrent section 73 variation of conditions application (ref. 221312VAR) for amendments to the outline planning permission has also been submitted and together with the reserved matters application is before the Committee for determination on the committee agenda (Item 13). The proposed amendments

sought by the variation application are discussed in detail in the separate officer report under Item 13 but in summary include changes to the dwelling mix, layout and siting changes to every dwelling, changes to the layout and areas of open space, revised vehicle parking plan, including visitor spaces and changes to the SuDS and energy strategy for the development.

- 1.5 The development layout upon which the reserved matters proposals are based is that proposed under the associated section 73 variation of conditions application (ref. 212312) and **not** that upon which the existing outline permission is based. Approval of the reserved matters is therefore reliant upon the section 73 variation of conditions application also being approved.
- 1.6 It should be noted that conditions which secure submission and approval of more specific details and specifications of the appearance of the development, including details of materials, boundary treatment and hard and soft landscaping which are attached to the original outline planning permission (ref. 211843) would be re-applied to the section 73 variation of conditions planning permission should this be granted.
- 1.7 Notwithstanding the above, the principles of the appearance reserved matters that are required to be approved remain but are based upon a revised development layout.

## **2. PROPOSALS AND SUPPORTING INFORMATION**

- 2.1 The Appearance details of the development proposed for approval under the reserved matter are outlined under condition no. 3 of outline planning permission ref. 211843 and are as follows:

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

### **2.2 Submitted Drawings and Documents**

- Site Location Plan PL-050 REV A
- Proposed Site Block Plan PL-051 REV C
- Existing Site Plan / Topographical Survey PL-052 REV A
- Site Layout PL-053 REV N
- Presentation Site Layout PL-054 REV I
- Proposed Materials Plan PL-055 REV H
- Proposed Character Plan Area PL-056 REV F
- Parking Plan PL-057 REV G
- Detailed Site Layout Sheet 1 PL-059 REV N
- Detailed Site Layout Sheet 2 PL-060 REV L
- Detailed Site Layout Sheet 3 PL-061 REV L

- Site Layout - Approved Layout Overlay PL-062 REV E
- Green Space Provision Plan PL-063 REV E
- Site Layout - Affordable Dwelling Locations PL-064 REV A
- Site Layout - Open Space Overlay Plan PL-066 REV A
- Cooper - Proposed Plans and Elevations PL110 REV E
- 2B3P01 - Proposed Plans and Elevations PL111 REV D
- Hazel - Proposed Plans and Elevations PL112 REV D
- 3B5P02 - Proposed Plans and Elevations PL113 REV F
- Asher - Proposed Plans and Elevations PL115 REV E
- 3B5P03 - Proposed Plans and Elevations PL116 REV E
- Spruce - Proposed Plans and Elevations PL117 REV D
- Spruce - Proposed Plans and Elevations PL118 REV E
- Spruce - Proposed Plans and Elevations PL119 REV C
- Spruce - Proposed Plans and Elevations PL120 REV D
- Cypress - Proposed Plans and Elevations PL121 REV D
- Cypress - Proposed Plans and Elevations PL122 REV C
- 4B5P01 - Proposed Plans and Elevations PL123 REV E
- 4B5P01 - Proposed Plans and Elevations PL124 REV C
- Speirs - Proposed Plans and Elevations PL125 REV D
- Chestnut - Proposed Plans and Elevations PL126 REV E
- Chestnut - Proposed Plans and Elevations PL127 REV E
- Birch - Proposed Plans and Elevations PL128 REV D
- Birch - Proposed Plans and Elevations PL129 REV D
- Lime - Proposed Plans and Elevations PL130 REV D
- Aspen - Proposed Plans and Elevations PL131 REV D
- Aspen - Proposed Plans and Elevations PL132 REV E
- Aspen - Proposed Plans and Elevations PL133 REV F
- Aspen - Proposed Plans and Elevations PL134 REV D
- Aspen - Proposed Plans and Elevations PL135 REV E
- Aspen - Proposed Plans and Elevations PL136 REV E
- Aspen - Proposed Plans and Elevations PL137 REV E
- Holly - Proposed Plans and Elevations PL138 REV D
- Willow - Proposed Plans and Elevations PL139 REV D
- Willow - Proposed Plans and Elevations PL140 REV D
- Juniper - Proposed Plans and Elevations PL141 REV E
- Beech - Proposed Plans and Elevations PL142 REV H
- 4B7P01 - Proposed Plans and Elevations PL143 REV E
- 5B8P01 - Proposed Plans and Elevations PL144 REV G
- Lutyens - Proposed Plans and Elevations PL145 REV F
- SH101 - Proposed Plans and Elevations PL146 REV D
- Allum - Proposed Plans and Elevations PL147 REV F
- Blackthorn - Proposed Plans and Elevations PL148 REV E
- Flanders - Proposed Plans and Elevations PL149 REV D
- Atkins - Proposed Plans and Elevations L150 REV D
- Crescent - Proposed Plans PL152 REV G
- Crescent - Proposed Elevations PL153 REV H
- Garages - Proposed Plans and Elevations PL154 REV C
- Apartment Block Proposed Floor Plans PL155 REV C
- Apartment Block Proposed Elevations and Sections PL156 REV B



- Sub Station and Cycle Store PL157
- Hazel - Proposed Plans and Elevations PL158
- Proposed Street Scenes PL180 REV F
- Proposed Street Scenes PL181 REV G
- Proposed Street Scenes PL182 REV C
- Proposed Street Scenes PL183 REV C
- Proposed Street Scenes PL184 REV C
- Proposed Street Scenes PL185 REV C
- Proposed Street Scenes PL186 REV C
- Proposed Street Scenes PL187 REV D
- Proposed Site Sections PL188 REV A
- 3D Visual - View 1 PL190 REV A
- 3D Visual - View 2 PL191 REV A
- 3D Visual - View 3 PL192 REV A
- Design and Access Statement / Additional Design Amendments, prepared by ECE Architecture REV G Jan-23
- Landscape Master Plan VYH23781 10D

### 3. PLANNING HISTORY

- 3.1 161871: Re-pollard 2 lime trees (T1 and T2). Granted on 11th October 2016.
- 3.2 181992: Cut back one oak overhanging 3 Gorselands from the Golf Course to give 6.5m clearance from property. Granted on 9th January 2019.
- 3.3 200229: Request for an EIA Scoping Opinion in accordance with Regulation 15 (2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) with regard to the proposed development at Reading Golf Course to develop a scheme for a mixed-use residential led development to incorporate up to 275 new homes; medical space; associated open space and landscaping; vehicle parking, pedestrian, cycle and vehicular accesses, associated highway works; and associated infrastructure. Advice provided between April and May 2020.
- 3.4 200713: Outline planning application, with matters reserved in respect of Appearance, for 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. This scheme was based on a development of 260 dwellings. Withdrawn on 25<sup>th</sup> November 2020.
- 3.5 211843: Outline planning application, with matters reserved in respect of Appearance, for demolition of the existing clubhouse and the erection of a new residential scheme (C3 use to include affordable housing) and public open space at the former Reading Golf Club. Granted on 31<sup>st</sup> March 2022 (linked to a S106).
- 3.6 220738: Application for approval of details reserved by conditions 19 (Habitat Enhancement Scheme), 20 (Construction Environmental Management Plan) and 44 (Archaeology) of planning permission ref. 211843. Split Decision on 4<sup>th</sup>

November 2022 (details under condition 44 approved but details under condition 19 and 20 not approved)

- 3.7 220958: Application for approval of details reserved by conditions 25, 26 (Contamination) and 29 (Construction Method Statement) of planning permission ref. 211843. Split Decision on 4<sup>th</sup> January 2023 (details under conditions 25 and 26 approved but details under condition 29 not approved)
- 3.8 220960: Application for approval of details reserved by conditions 21 (External Lighting) 35 (Refuse) and 39 (Vehicle Parking) of planning permission ref. 211843. Withdrawn on 30<sup>th</sup> August 2022
- 3.9 221312: Outline planning application with matters reserved in respect of Appearance for demolition of clubhouse and erection of a new residential scheme (c3 use) including affordable housing and public open space at former reading golf club without complying with conditions 5 (Plans), 8&9 (Emissions) 10&11 (SuDS), 12 (Levels), 13 (Mix), 17 (AMS), 19 (Habitat Enhancement), 20 (CEMP), 22 (Biodiversity), 25&26 (Contamination), 29 (CMS), 34 (Cycle Parking), 35 (Refuse), 39 (Car Parking), 41 (Traffic Calming) & 44 (Archaeology) of outline permission 211843 for amendments including changes to layout, mix, parking, drainage, landscaping, open space and energy. Under Consideration
- 3.10 221713: Application for approval of details reserved by conditions 47 (water infrastructure phasing plan) and 48 (water network upgrades) of outline planning application ref. 221312/VAR. Under Consideration
- 3.11 221762: Application for approval of details reserved by condition 6 (Phasing) of planning permission ref. 211843. Under Consideration
- 3.12 221764: Application for approval of details reserved by condition 7 (Materials) of outline planning application ref. 221312/VAR. Under Consideration
- 3.13 221765: Application for approval of details reserved by condition 21 (external lighting scheme) of outline planning application ref. 221312/VAR. Under Consideration
- 3.14 230024: Application for approval of details reserved by condition 29 (Construction Method Statement) of planning permission ref. 211843. Under Consideration
- 3.15 230073: Application for Approval of details reserved by condition 14 (hard and soft landscaping) of planning permission ref. 211843. Under Consideration

#### 4. CONSULTATIONS

##### RBC Transport

- 4.1 No objections.

##### RBC Environmental Protection

4.2 No objections.

RBC Planning Natural Environment Team (Trees)

4.3 No comments - submission and approval of detailed hard and soft landscaping for the development would continue to be secured under condition 14 of the outline planning permission.

RBC Ecological Consultant

4.4 No comments.

Environment Agency

4.5 No comments.

Sport England

4.6 No comments.

Historic England

4.7 No comments.

Natural England

4.8 No comments

South Oxfordshire District Council

4.9 No comments received.

Oxfordshire County Council

4.10 No comments received.

Reading Design Review Panel (DRP)

4.11 Summary of comments from June 2022 DRP review:

- The Panel considered that the general 'grain' of the development balances the need to achieve a viable density with the provision of appropriately sized family plots and shared landscaped spaces, which will benefit the residents of this development and the wider area
- The applicant is pursuing the use of 'standard house types' and a standard material palette. 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.

- 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.

#### 4.12 Summary of comments from December 2022 DRP review:

- Changes to materials around corners are successful and read nicely within wider setting
- Unsure about the introduction of barn hipped roofs has had desired effect; hips don't add to the coherence of the street-scene. Ridge heights are high which contributes to roofs feeling heavy.
- Proportion of the dormers are odd in relation to the windows below and don't necessarily follow an emphasis of design; there may be an opportunity to solve the roof issue by introducing gables. The traditional approach is for house proportions to decrease as you go up the building and smaller windows as you go up; the proposed is reversed.
- Roof pitches to garages should be parallel to the roof pitch of the host dwellings.
- The crescent terraces to 'The Frontage' character area look squashed at ground floor level; height of render needs to be reviewed as well as proportions of windows; design of the door doesn't work with the small windows at the top of the door; a lot of space between the first-floor windowsill and the brick band below.

#### *Public Consultation*

4.13 Site notices were erected at 5 locations surrounding the site on 27<sup>th</sup> October 2022. Adjoining occupiers were formally consulted by letter - this consultation period ceased on 6<sup>th</sup> December 2022. Seven letters of objection have been received and are summarised below:

- The site is premium high-quality land in a beautiful setting and therefore the proposes houses should reflect similar quality but what is proposed is a standard housing development without interest or character contrary to Policy CC7.
- The areas surrounding the site consist of individual designed houses and the proposals do nothing to enhance this character.
- The proposed gardens are small compared to existing surrounding properties resulting in the proposals appearing crowded and cramped.
- Some proposed houses sit side on to existing surrounding houses
- Tree planting should be proposed around the periphery of the site.
- There should have been public consultation on the proposals with local residents

#### 4.14 Caversham and District Residents Association (CADRA)

- The existing site is of high quality and much valued in its present form. To offset its loss to a development that is not welcomed by the community CADRA believe that the Applicant should strive to provide something remarkable in design terms, being outstanding in both layout and individual house design. The current proposal in the submitted scheme falls well short of this aspiration and CADRA's views were communicated to Vistry at a meeting with them on 2nd November 2022. The proposals do not fully meet the expectations of Policy CC7.
- The layout is unimaginative but is determined by the original permission and presumably unfortunately fixed. The Applicant has made some cosmetic changes to house designs, but they remain the standard, pedestrian house types one would see on any such development anywhere in the country. There is a lack of architectural flair or distinction. A site of this calibre should justify commissioning one-off innovative designs rather than applying the developer's standard products. The proposed choice of style and materials pays no regard to the setting, either in relation to Reading building styles to the south (e.g., polychrome brickwork) or to the Chilterns to the north (e.g., occasional use of flint with brick quoins etc).
- To be worthy of this very special site, the proposals need to be re-thought to create a unique development. CADRA believe more inspiration can be drawn from the Chilterns Buildings Design Guide.

#### 4.15 Keep Emmer Green (KEG)

- Section 4.1.31 of document [local plan Policy] CC7 states that the development should 'actively improve the area wherever possible'. Section 4.1.33 states that 'The Borough contains many established attractive areas which are highly valued by residents, and which are worthy of protection from damaging and insensitive new development'.
- Emmer Green is an attractive and desirable area. The proposals do nothing to contribute or enhance the character of the area. The proposals are based upon standard, off the shelf designs, and, without exception, are devoid of imagination and will therefore stand out in the area for all the wrong reasons.
- The layout proposed has plots 63 - 64 where the sides of houses are side on to existing properties in Gorselands. Plots 67, 68, 69 & 70 all back on to just one property in Eric Avenue. Plot 93 is side on to Eric Avenue. Many other proposed houses have gardens which are very small and again not in keeping with the properties surrounding the site.
- More trees should be planted around the perimeter of the development. Some gardens are 'back-to-back' with existing properties which is undesirable. Trees planted at the bottom of those gardens and also into the buffer areas between existing properties would enhance the development considerably.

- For the above reasons we consider that the proposed designs are a very poor use of premium quality land and should be rejected.

## 5 RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.
- 5.2 The National Planning Practice Guidance (NPPG) states that the reserved matters relating to the ‘Appearance’ of a development are:
- The aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture (Paragraph: 006 Reference ID: 14-006-20140306).

### National Policy

- 5.3 National Planning Policy Framework (2021). The following chapters are the most relevant (others apply to a lesser extent):
2. Achieving sustainable development
  4. Decision-making
  8. Promoting healthy and safe communities
  9. Promoting sustainable transport
  11. Making effective use of land
  12. Achieving well-designed places
  14. Meeting the challenge of climate change, flooding and coastal change
  15. Conserving and enhancing the natural environment
  16. Conserving and enhancing the historic environment

### Local Policy

- 5.4 Reading Borough Local Plan (November 2019)

The relevant policies are:

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaptation to Climate Change
- CC5: Waste Minimisation and Storage
- CC6: Accessibility and the Intensity of Development
- CC7: Design and the Public Realm

- CC8: Safeguarding Amenity
- EN1: Protection and Enhancement of the Historic Environment
- EN2: Areas of Archaeological Significance
- EN7: Local Green Space and Public Open Space
- EN8: Undesignated Open Space
- EN9: Provision of Open Space
- EN10: Access to Open Space
- EN12: Biodiversity and the Green Network
- EN13: Major Landscape Feature
- EN14: Trees, Hedges and Woodland
- H5: Standards for New Housing
- H10: Private and Communal Outdoor Space
- TR1: Achieving the Transport Strategy
- TR3: Access, Traffic and Highway-Related Matters
- TR4: Cycle Routes and Facilities
- TR5: Car and Cycle Parking and Electric Vehicle Charging

CA1b: Sites for Development in Caversham and Emmer Green:

**CA1b PART OF READING GOLF COURSE, KIDMORE END ROAD**

*Development for residential and replacement clubhouse, subject to the future provision of golf on the remainder of the Golf Club site, which fulfils an important sports and leisure function for Reading, being secured. On-site facilities should be provided to mitigate impacts on community infrastructure, including for healthcare. On-site public open space will be provided.*

**Development should:**

- Avoid adverse effects on important trees including those protected by TPO;
- Provide a green link across the site from Kidmore End Road to the remainder of the golf course, rich in plant species and habitat opportunities;
- Ensure that vehicular access is provided from suitable roads to the area to be retained for golf;
- Take measures to mitigate impacts on the highway network, particularly on Kidmore End Road and Tanners Lane;
- Include all parking requirements within the site to avoid exacerbating parking issues on existing streets;
- Take account of potential archaeological significance; and
- Take account of the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required.

**Site size: 3.75 ha 90-130 dwellings, community provision including healthcare and replacement clubhouse**



5.5 Relevant Supplementary Planning Documents (SPD) are:

- Revised Parking Standards and Design (2011)
- Sustainable Design and Construction (2019)

5.6 Other relevant documents include:

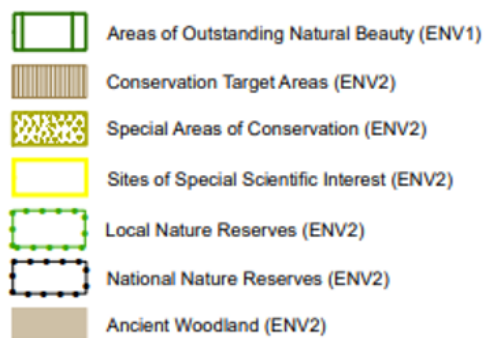
- Reading Borough Council Tree Strategy (March 2021)
- Reading Biodiversity Action Plan (March 2021)
- Reading Open Space Strategy Update Note (2018)
- Reading Open Space Strategy (2007)
- The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- National Design Guide
- National Design Codes
- The Community Infrastructure Levy (CIL) Regulations (Amended 2015)
- Berkshire (including South Bucks) Strategic Housing Market Assessment
- BRE Site Layout Planning for Daylight and Sunlight - A guide to good practice, 2<sup>nd</sup> edition (2011)
- DCLG Technical housing standards - nationally described space standard (2015)
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a)
- Natural Environment and Rural Communities (NERC) Act 2006
- Local Transport Note 1/20 Cycle Infrastructure Design dated July 2020 (Department for Transport)
- Manual For Streets 2007 (Department for Transport)
- CD 195 - Designing for cycle traffic (Standards for Highways 2020)
- Local Cycling and Walking Improvement Plan 2020-2030 (LCWIP) (November 2019)
- The Reading Climate Change Partnership's (RCCP) Reading Climate Emergency Strategy 2020-25 (November 2020)

5.6 To set the site in the context of the adjoining land this portion of the Reading Golf Course land ownership contains designations with the South Oxfordshire Local Plan 2035. As set out in the plan extracts below designations include an Area of Ancient Woodland (known as Cucumber Wood) and Conservation Target Areas. The application site is also set approximately 1km from the edge of the Chilterns Area of Outstanding Natural Beauty (AONB).





*Extract from South Oxford Local Plan Proposals Map and key*



## 6 APPRAISAL

- 6.1 The principle of the residential development on the site is established by the grant of outline planning permission ref. 211843. The purpose of this application is to seek approval of those reserved matters where details were not provided at outline stage which in this case just relates to the matter of the Appearance of the development. Therefore, it is only matters of Appearance which are subject to consideration in this report.
- 6.2 Whilst Appearance matters were not considered when outline planning permission was granted, the outline application did set out some basic high-level principles upon which the Appearance of the development would be based. These principles referred to a traditional ‘Arts and Crafts’ movement style, utilising a variety of shades of multi-red brick, red, grey and brown roof tiles. It also set out that houses within the development would have individual front and rear gardens, whilst the small number of flats would have access to communal open spaces within the development.

## Appearance

- 6.3 The application site is surrounded by existing residential housing to the north, east and southern boundaries. Beyond the western boundary of the site is the remainder of the golf course land, within South Oxfordshire, with the boundary of the Chilterns Area of Outstanding Natural Beauty (AONB) and areas of Ancient Woodland, set between 1km and 2km to the North. There are a series of Listed Buildings scattered throughout the wider townscape. Old Grove House (Grade II\*) and The Barn (Grade II) at Highdown Hill Road are the closest to the Site but are located over 125m from the application site. Surley Row Conservation Area is located over 400m from the application site.
- 6.4 When outline planning permission was granted, the application was supported by a Landscape and Visual Impact Assessment (LVIA) as required by Policy EN13 that assesses the setting of the development on the AONB and surrounding land south and south-east of the AONB boundary which the Chilterns Conservation Board (CCB) advised falls within the wider setting of the AONB and that much of this landscape would justify the status of a 'valued landscape', consistent with the guidance in the NPPF paragraph 174.
- 6.5 It is considered worthwhile reiterating the conclusions reached in assessing the visual impact of the development on local area and wider landscape when outline permission was granted. In this respect it was concluded that:
- If the application site was considered to form part of the wider setting of the AONB and wider valued landscape area then the overall impact on these areas would be negligible, notably given the distance and topography between the site and the edge of the AONB.
  - The layout of the dwellings and landscaping to the northern boundary of the site was also considered to create a soft buffer and transition to the remainder of the former golf course land to the north
  - The scale of the dwellings across the site at predominantly two to two and a half storeys, as well as the increase in overall level of tree planting and quantum of open space provision was also considered to contribute towards an appropriate form of development in the context of surrounding residential character.
  - The development would infill the parcel of former golf course land that is surrounded by established residential streets to three of its boundaries and that the extent of development proposed was not considered to appear out of context with the character of edge of settlement residential areas in this part of Caversham.
  - The development would not project beyond the general edge of settlement line of this part of Caversham closer to the AONB.
  - The development would not materially impact on the setting of the closest listed buildings or Surley Row Conservation Area given separations distances.

6.6 The Appearance details of the development that require reserved matters approval are outlined under condition no. 3 of outline planning permission ref. 211843 and are as follows:

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

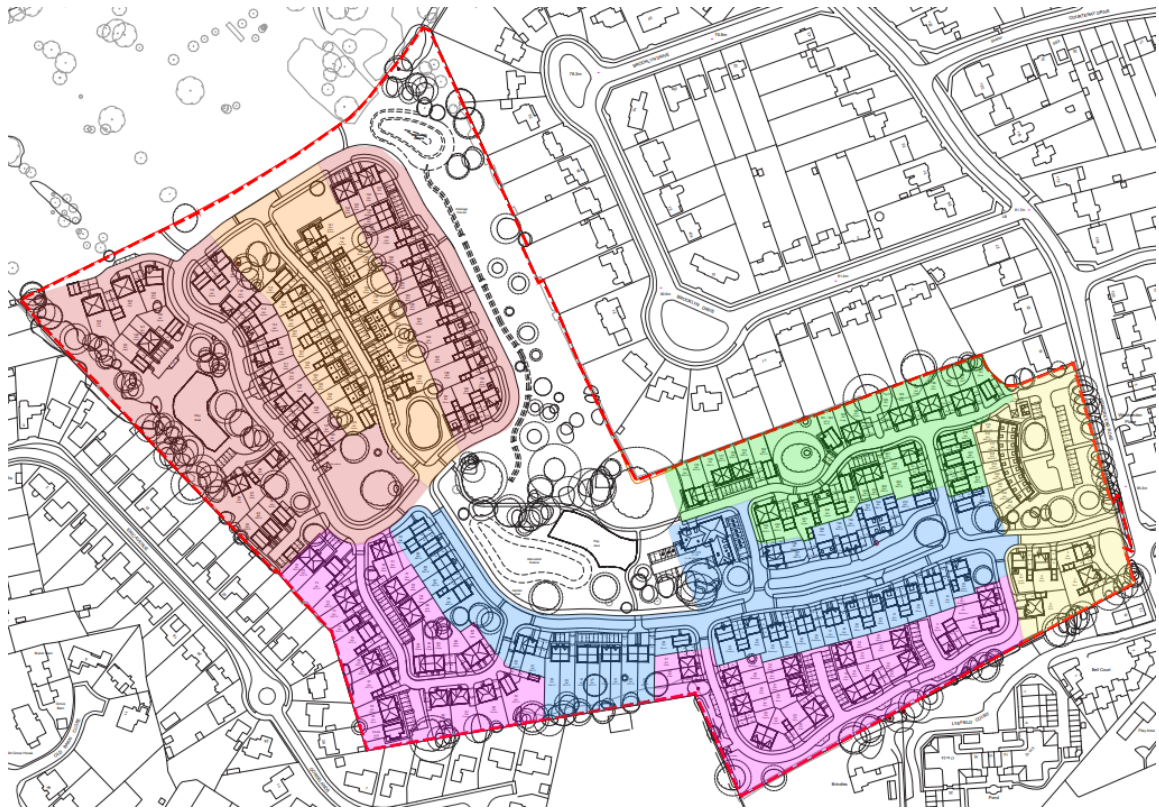
*Elevations and Materials*

6.7 The supporting documents submitted with the application, include a local character analysis of the existing built development surrounding the site and in the local area. This identifies an overarching traditional vernacular and palette of materials, but that there is not a predominant specific style of dwelling found, with architectural approach and use of materials differing from area to area.

6.8 The mix of materials present within the surrounding area chiefly consists of different tones of red brick which in itself is synonymous with Reading. There are also examples of white render (such as on Kidmore End Road and Eric Avenue), tile-hanging (such as on Gorselands and Jefferson Close) and weatherboarding (such as on Eric Avenue) which are generally used in combination with red brick. Roof materials are predominantly red, grey or black tiles.

6.9 The level of architectural detailing found within the local area also varies significantly both from area to area but with variations also found along individual streets. Notably architecture and use of materials varies significantly within Brooklyn Drive, Eric Avenue and Kidmore End Road which are the roads which run parallel to the north, east and south of the application site. Roof forms include gables, hips, barn hips (half-hips) in a range of pitches whilst dormer roof projections are also common whilst architectural details also vary in terms of window proportions and type, windowsills and headers, presence of brick detailing and porches.

6.10 The proposed Appearance details for the development are based around 6 different character areas within the development, which each take their cues from different aspects of the character of the existing development that surrounds the application site. The character areas are summarised in the coloured shaded areas on the following plan:



## HOUSETYPE DETAILING



### The Frontage

Brick Type 1  
Render  
Splayed Brick Headers & Cills  
Quoins  
Brick Plinth  
Black Front Doors  
Brown 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



### 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 Glade

Brick Type 5  
Black Weatherboarding  
Splayed Brick Headers & Cills  
450m Brick Plinth  
Sage Green Front Doors  
Grey/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



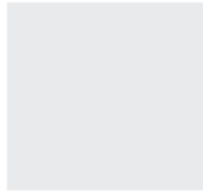
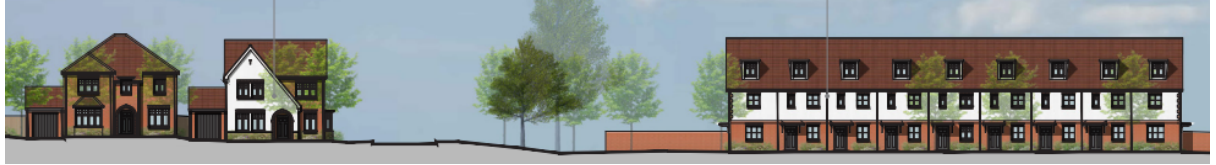
### The Street

Brick Type 6  
Render  
Stone Headers & Cills to Brick dwellings  
450mm Brick Plinth  
Black Front Doors  
Brown Roof Tiles



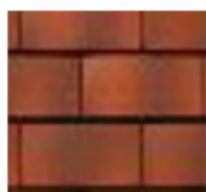
## The Frontage

*Example Street Scene, visual materials and local character precedent*



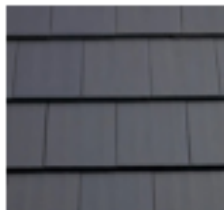
## The Spine

*Example street-scene, materials and local character precedent*



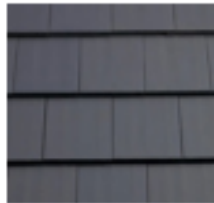
## The Cottages

*Example Street Scene, visual, materials and local character precedent*



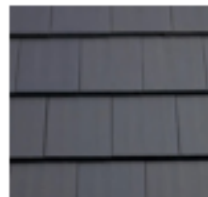
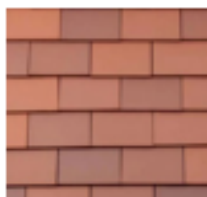
## The Oak

*Example Street Scene, materials and local character precedent*



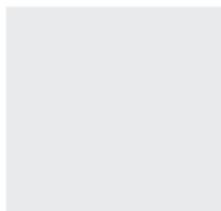
## The Glade

*Example Street Scene, visual, materials and local character precedent*



## The Street

*Example street-scene, materials and local character precedent*



- 6.10 As shown by the elevational treatment and materials detail principles for each of the character areas above, the proposed approach is based upon a simplified, traditional Arts and Crafts style dwelling design. As a general approach officers consider this to be sound and, as discussed above, in keeping with the overarching character of built form surrounding and nearby the application site.



6.11 Whilst the proposals are, overall, traditional in design approach, officers consider that there is still a significant degree of variation in the individual architectural styles that are found within each of the different character areas as well as more subtle variations found within each of the individual character areas themselves. This approach is considered to provide for a visually varied and interesting development and one which reflects the mix and character of property styles which are characteristic of local area. A total of 28 different house styles are spread throughout the character areas and development as a whole:

**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
- 15no. 3-Bed Houses - Hazel
- 5no. 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
- 13no. 4-Bed Houses - 4B5P 01
- 4no. 4-Bed Houses - 4B7P 01
- 11no. 4-Bed Houses - Willow
- 3no. 5-Bed Houses - Lutyens
- 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**

6.12 The affordable housing units referred to above are spread throughout the development within all the different character areas. Their locations are shown on the plan below:



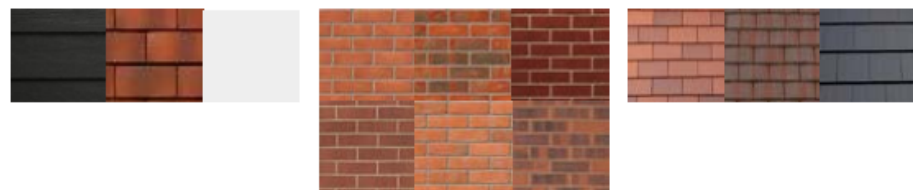


- 6.12 The development contains a single block of twelve flats located centrally within the site within 'The Spine' character area. The design approach and use of materials to this building is reflective of the houses within the character area and utilises red brick and hanging tiles to elevations within hipped tile roofs with modest dormers to provide the third-floor accommodation. Juliet balconies are proposed to the west elevation overlooking the central park and garden area of the development.



*Proposed West Elevation of the Block of Flats within the Development*

- 6.13 As can be seen in the character area summaries set out above, there are consistencies across the site in terms of dwelling design and use of materials, notably all properties incorporate large portions of brick, where an additional material is used in combination with brick (such as render or tile hanging) this is consistently applied to a half height level. All dwellings also incorporate black uPVC rainwater goods, whilst boundary treatments are all a mix of brick walls and timber fencing across the site.
- 6.14 Notwithstanding the broad similarities of the proposed dwelling design set out above, there are variations within the consistent material options including 6 different tones of red brick across the development three different roof tiles colours (red, brown and grey) and alternate half height cladding materials in red hanging tile, white render and black weatherboarding.



CLADDING

BRICK

TILES

*Examples of Variation in Materials*

- 6.15 In addition to variations in materials there are also more detailed and subtle variations in the dwelling design both between and within the individual character areas. Most notably this includes variation in roof forms with both gable and hipped roofs of varying pitches proposed throughout the development with some dwellings also including modest flat roof dormer roof projections where roof space accommodation is to be provided. There are also varieties of proportions of windows proposed and different combinations of window bar arrangements (all windows are proposed in white uPVC). Window proportions

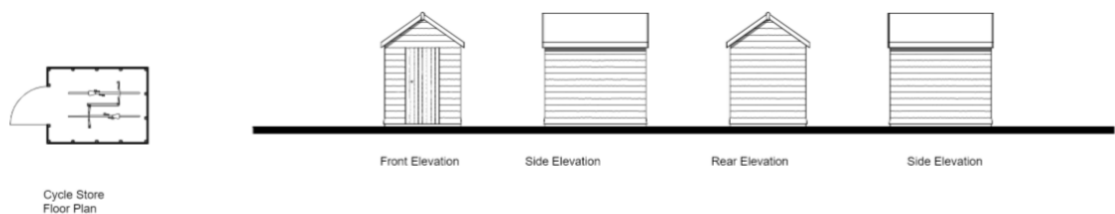
generally reduce from ground to upper floor levels to provided appropriate balance and proportionality to the dwellings.

- 6.16 Brick banding and detailing also varies across all dwellings and includes brick ‘plinths’ to the base of some dwellings, a mix of single, double and triple brick flat and projecting string line brick courses. Where brick banding is proposed this is either in matching brick tone to the dwelling itself or in a contrasting dark blue/grey tone brick. Windowsills and headers treatments are also varied and include a mixture of stone and brick detailing whilst in some instances the dwelling design does not include either a sill or header detail or in some cases the design includes neither. Brick window header details include a mix of splayed and arched detail finishing. Quoin brick detailing is also proposed to the corner of the crescent building within the Frontage character area. Whilst there are 28 different core dwelling types, the use of different material and architectural detailing combinations and handed layouts means that even within each dwelling type there are subtle variations in appearance.
- 6.17 Further variation is also proposed across the development in the use of porches with pitched, hip and flat entrance porches proposed. There is also variation in front and garage door colours with a mix of green, blue and black doors proposed.



*Proposed Detailing Variation*

- 6.18 Cycle parking is provided within garages or within a lockable external timber shed located in private rear gardens. Apartment blocks have shared communal stores. Electric vehicle charging would be provided to each dwelling via either wall mounted or free-standing charging points.



*Timber shed cycle storage for dwellings*

- 6.19 The reserved matter proposals have been subject to review by the Reading Design Review Panel (DRP) on two occasions. As a result of the advice received

at the panel reviews, a variety of changes have been made to the design of a number of the proposed dwellings. The changes made include:

- Removal of barn hip roof forms from the proposed development following concern raised that the barn hips resulted in a lack of coherence with other roof styles within the development.
- Raising of eaves heights and lowering of ridge heights to bring overall dwelling heights down and to create a more balanced appearance to the dwellings, with building proportions decreasing moving up the buildings.
- Reduction in size of dormer roof projection to reduce 'top heavy' appearance to some dwellings.
- Dormer positions amended to align and run through with window position to lower floors.

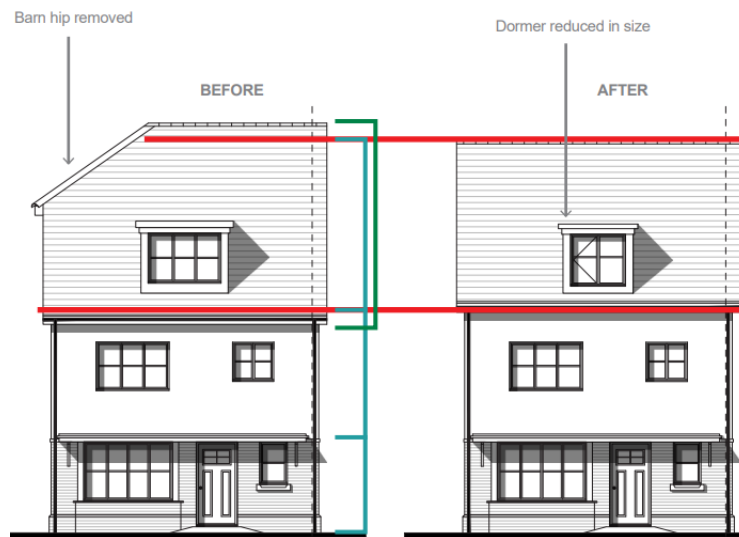
*Example before and after street-scene following DRP review (plots 118-128)*



*Before*



*After*



The proportions of the building have significantly improved. The roofs proportions have decreased which makes the building less heavy.

*Before and After DRP review changes to roof form individual dwelling example*



*Example drawing showing changes to dormer position*

- Significant alterations to the Crescent building located with 'The Frontage' character area towards the Kidmore End Road frontage following concerns raise that the crescent appeared squat and did not display more features of grandeur to reflect the townhouse style the design is based upon.
- The changes to the Crescent building include, raised floor to ceiling height (by 300mm) to ground and first floor level, addition of top light window above entrance doors, reduced width of the dormers, addition of 'quoining' to first floor level party wall lines, addition of soldier course banding and brick window headers and changing the sills from upvc to reconstituted stone.

*Before and after Crescent street-scene following DRP review*



*Before*



*After*



- Roof pitches to garages across the site adjusted to reflect the roof pitch of the host dwelling to provide a more coherent street-level appearance to the development as a whole.

6.20 In overall terms, following the revisions secured as a result of the DRP comments, the elevation and material details proposed are considered to present a varied and high-quality approach to the appearance of these aspects of the development. The proposed use of character areas and variations in dwelling design and materiality is considered to be well thought as you move through the development itself as well as in its context with the varied residential character present in the surrounding area.

6.21 The exact specifications of the materials and finishes to be used within the development, including boundary treatments, would continue to be secured by way of conditions which require full details to be submitted and approved by the Local Planning Authority. The relevant conditions attached to the outline planning permission would be carried over and continue to be apply should the variation of conditions application, under consideration as Item 13 on the agenda, be granted.

#### *Floor Plan Layout and Residential Amenity Areas*

6.22 The dwelling mix is secured by way of the outline planning permission and would provide for a selection of accommodation sizes, ranging from 1 to 5-bedroom homes. The detailed floor plan layouts of the dwellings submitted as part of the reserved matters application demonstrate that all dwellings would 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 Regulation as required by Policy H5 (Standards for New Housing).

- 6.23 Habitable rooms to all dwellings would be served by windows and are considered to provide for acceptable levels of amenity for future occupiers in terms of receipt of daylight, sunlight and available outlook. The Appearance details of the proposed dwelling floor plans layouts are considered to reaffirm the conclusions reached in granting outline planning permission: that all proposed dwellings would provide a suitable standard of accommodation for future occupiers as required by Policy CC8 (Safeguarding Amenity).
- 6.24 All houses would benefit from a private gardens. The gardens would have areas greater or equivalent to the gross floor area of the individual houses. Garden boundaries other private gardens and public areas who be provided in a mix of close board timber fencing or brick walls. The houses, as well as the residential apartments, would also have direct access to the large areas of public open space which are to be provided as part of the development. The Appearance details regarding the provision of residential amenity areas for future occupiers of the development are considered to reaffirm the conclusions reached in granting outline planning permission: that all proposed dwellings would be served by suitable private and communal residential amenity areas as required by Policy H10 (Private and Communal Outdoor Space).

*Areas of Open Space, Street-Furniture and Apparatus*

- 6.25 The reserved matters application is accompanied by a 'landscape vision plan' which outlines how the areas of open space within the development would appear. The details submitted relate to the Appearance of these spaces only and do not seek to alter the overall layout, quantum or types of open space or matters relating to trees or biodiversity which are secured under the outline planning permission.
- 6.26 The extensive areas of public open space within the development are proposed to provide an overarching green infrastructure framework. The treatment of these areas is largely based around tree retention and planting of new trees in public areas across the site. The submitted landscape vision plan shows that the 'Park and Garden' area located centrally within the site, which would contain the primary play area, is intended to form the focus for activity at the heart of the development and that there would be a framework of green footways leading off this area connecting with the variety of other public green and open spaces within the development.





**Legend:**

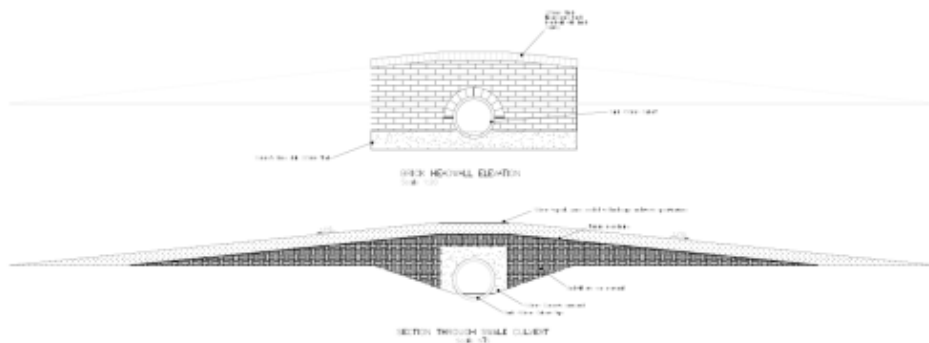
	Site Boundary
	Equipped Play Area
	Park and Garden
	Amenity Green Space
	Natural and Semi-natural Open Space
	SUDs
	Incidental Areas - Planting
	Front Gardens
	Private Rear Gardens

*Plan Showing the Open Spaces Within the Development*

6.27 The Appearance of the different open spaces within the development are, as was established when outline planning permission was granted, laid out in response to the existing site conditions, most notably in terms of retention and integration of existing trees into the areas of open space and wider development. The submitted landscape vision plan reaffirms the conclusions reached when outline planning permission was granted: in that the open spaces, together with the new landscaping and tree planting would, together with retention of existing trees, provide an overall verdant and open character to the proposed areas of open space and to the development as a whole.

6.28 The main area of public open space within the development, which is in the northeast corner of the site, is the principal area of ‘Natural/Semi-Natural’ open space. The appearance of this area would largely be characterised by retention of existing vegetation, trees and habitats together with

concentrations of new tree and shrub planting. This includes retention of the existing boundary tree belt and hedgerows. The northern most of the two proposed SuDS basins would also be located within this part of the site which is designed to appear as natural grassland area for the majority of the time when the basin is not in use. The drainage swale, which spans the length of the main area of open space connecting to the other centrally located drainage basin within the development, would incorporate six culverted crossing points which are considered to add visual interest to this part of the site. The swale crossing would be formed from brick and backfill site won materials with the footways over being grass seeded.



*Section drawings of proposed swale crossings*

- 6.29 Picnic tables and benches would also be scattered amongst the ‘Natural/Semi-Natural Open’ space providing areas for informal recreation, accessed via mown grass informal footpaths. The ‘Natural/Semi-Natural’ areas of opens space also wrap around the northern and western boundaries of the site providing a soft buffer to the remainder of the golf course to the north. A significant bank of retained trees on the northwest boundary of the Natural/Semi-Natural area of open space provide a screen with the rear of the adjacent properties to Eric Avenue.
- 6.30 The public open space located centrally in the site is proposed as ‘Park and Garden’ area and contains the primary play area. This areas would consist of ‘natural’ compartments of meadow and scrub and tall grass planting with hoggin footpaths delineating routes to connect to other open areas within the development around and between the central drainage attenuation basin and children’s play area. It is proposed that the children’s play area would have an emphasis on natural play with use of timber and stone materials for the play equipment and would include sensory planting. This ‘Park and Garden’ area is intended to be the focal point and hub of the site with picnic tables and outdoor chess sets.
- 6.31 Areas of ‘Amenity Green Space’ are proposed to the northwest corner of the site where the secondary equipped play area is located and close to the entrance of the site from Kidmore End Road. These areas are less formally laid out than the ‘Park and Garden’ areas of open space within the site and are based around retention of existing landscape features for informal recreation with new planting to be slow growing. These areas would be delineated by low



level post and rail fencing. The proposed 'Amenity Green Space' area to the Kidmore End Road frontage would include landscaped pockets of defensible space to the Kidmore End Road frontage within three planting to providing a green buffer. Visitor parking bays and bin collection points would either be edged with hedging and timber rails. This areas also extend into the centre of the development where tree planting is proposed along the spine access road into the site, facilitating the green link secured under the outline permission which connects through the site from the adjacent golf course land at one end of the development within Kidmore End Road at the other.

- 6.32 Public art is proposed in three different locations within the public open spaces throughout the development, to the Kidmore End Road Frontage within the 'Amenity Green Space', centrally within the 'Park and Garden' area of the site and towards the north boundary of the site within the area of 'Natural/Semi-Natural' open space. The proposed locations for the public art are considered to be acceptable in principle and full details would continue to be secured via obligation under the associated section 106 agreement.
- 6.33 The proposals confirm that street lighting would be provided to the primary and secondary roads and be designed to adoptable standards with low-level bollard lighting in some areas for safety and surveillance reasons. This approach is considered acceptable in principle, but full details of the lighting and specifications would continue to be secured under condition no. 21 (External Lighting) of the outline planning permission.
- 6.34 All private drives and parking bays would be surfaced in permeable block paving. Most of the roads within the development would be macadam surfaced and would drain via trapped gullies connecting to the main piped storm drain. Roads within the eastern part of the development, due to the flatter gradient of the land in this part of the site, would be surfaced in permeable block pavers.
- 6.35 Officers consider that the principles proposed regarding the appearance of the areas of open space and associated apparatus within the development are well considered. Notably the prevalence of the open spaces, tree retention and new planting within the development and to the site boundaries is considered to provide an interconnected open and green character to large portions of the development. The green and open spaces would provide a suitable transition in character from the remainder of the golf course land to the west of the site and the more suburban and built character of Kidmore End Road to the east and that of the other residential roads within surround the site to the north and south.
- 6.36 As discussed above full specifications of hard/soft landscaping, materials, biodiversity and ecological enhancements, play equipment, street-furniture, lighting and public art would continue to be secured by way of the recommended conditions and section 106 obligations under the outline planning permission which require the relevant details to be submitted to and approved by the Local Planning Authority.

### *Section 106 Obligations and Community Infrastructure Levy (CIL)*

- 6.37 The section 106 legal agreement secured as part of the outline planning permission would continue to apply to the development and all obligations would remain in place. Approval of the reserved matter of Appearance would not require any changes to the already agreed obligations. The reserved matters appearance details would also not impact on the CIL liability of the development which would remain as per the outline planning permission.

### *Equalities Impact*

- 6.38 When determining an application for planning permission the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the proposed development.

### *Matters Raised in Representations*

- 6.39 Comments received which have been received relating to Appearance matters are addressed in the Appraisal section of the report above. A number of the comments received refer to issues such as the Layout of the development which for instance, is not a matter under consideration as part of this reserved matters application. The matter of Layout has already been determined under the outline permission. As discussed, above a separate variation of conditions application (ref. 221312) is under consideration as Item 13 on the agenda which discusses proposed changes to the development which include revised layout and landscaping information.

## **7. CONCLUSION**

- 7.1 The Appearance reserved matter details submitted for the development are considered to be acceptable and to align within the principles of the outline planning permission.
- 7.2 The proposals are considered to accord with the relevant the requirements of Policy CC7 (Design and The Public Realm). The Appearance details are considered to demonstrate that the development would be of high design quality, and well-considered, with a suitable variation of dwelling design and use of materials, which would integrate with and maintain and enhance the character and appearance of the surrounding area. The proposals are considered to respond positively to local character and distinctiveness of the location. The Appearance details for the open spaces and associated apparatus within the development are also considered to demonstrate an overarching a high-quality public realm and green infrastructure throughout the site, which would be

visually attractive, usable and provide a development within a distinct open, green and verdant character.

- 7.3 In terms of wider considerations of the appearance of the development, Officers consider that the proposals are consistent with the development principles shown under the outline planning permission and is considered to fit within the context of the site in terms of visual amenity and landscape views from both local and longer range. No additional visual impacts are identified in terms of national (AONB) and local (Policy EN13 Major Landscape Area) landscape designations or in terms of setting of the distant heritage asset within the surrounding area (Policies EN1 and EN3) as a result of the Appearance reserved matter submissions. The Appearance details submitted are considered to result in a development which would align with the conclusions reached when outline planning permission was assessed.

**Case Officer:** Mr Matt Burns

#### Plans & Drawings

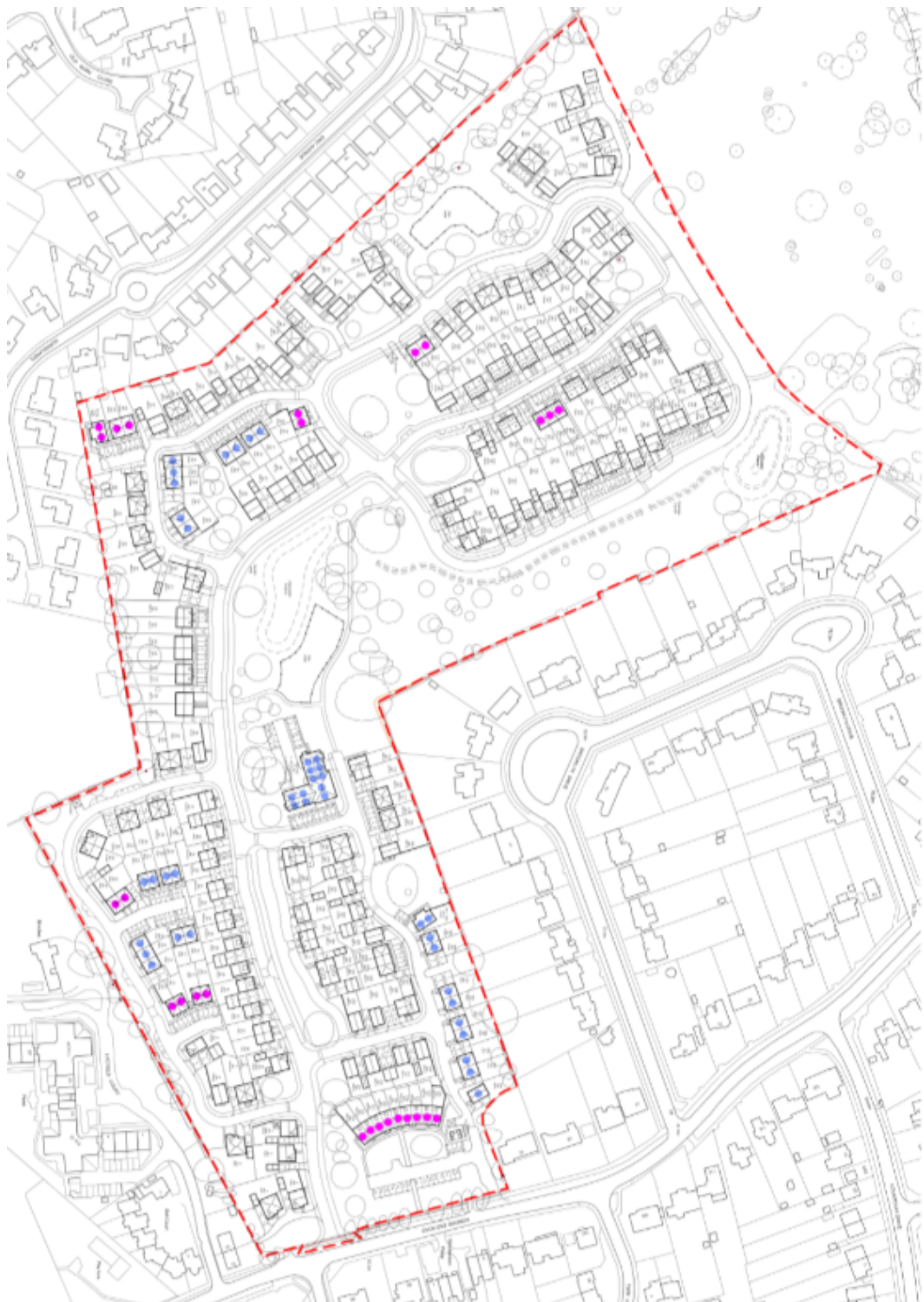
A summary of the plans and drawings submitted with the application are shown on the next pages of this report.

(Not all plans attached - full plans can be viewed on the Council website using the application search function:

[http://planning.reading.gov.uk/fastweb\\_PL/welcome.asp](http://planning.reading.gov.uk/fastweb_PL/welcome.asp))



Site Layout Plan



COM 2015 Health & Safety Information  
 Approved by the Council on 12th October 2015

**Residential Accommodation Schedule**

Open Market - 120 Dwellings

201	2 Bed Duplex - 201/01
202	2 Bed House - 202/01
203	2 Bed House - 203/01
204	2 Bed House - 204/01
205	2 Bed House - 205/01
206	2 Bed House - 206/01
207	2 Bed House - 207/01
208	2 Bed House - 208/01
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216	2 Bed House - 216/01
217	2 Bed House - 217/01
218	2 Bed House - 218/01
219	2 Bed House - 219/01
220	2 Bed House - 220/01

**Additional 27 Dwellings**

- 2 Bed Duplex - 201/01
- 2 Bed House - 202/01
- 2 Bed House - 203/01
- 2 Bed House - 204/01
- 2 Bed House - 205/01
- 2 Bed House - 206/01
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- 2 Bed House - 217/01
- 2 Bed House - 218/01
- 2 Bed House - 219/01
- 2 Bed House - 220/01

**Total 225 Dwellings**

120 Market - 120 Dwellings  
 105 Additional - 105 Dwellings  
 Total 225 Dwellings

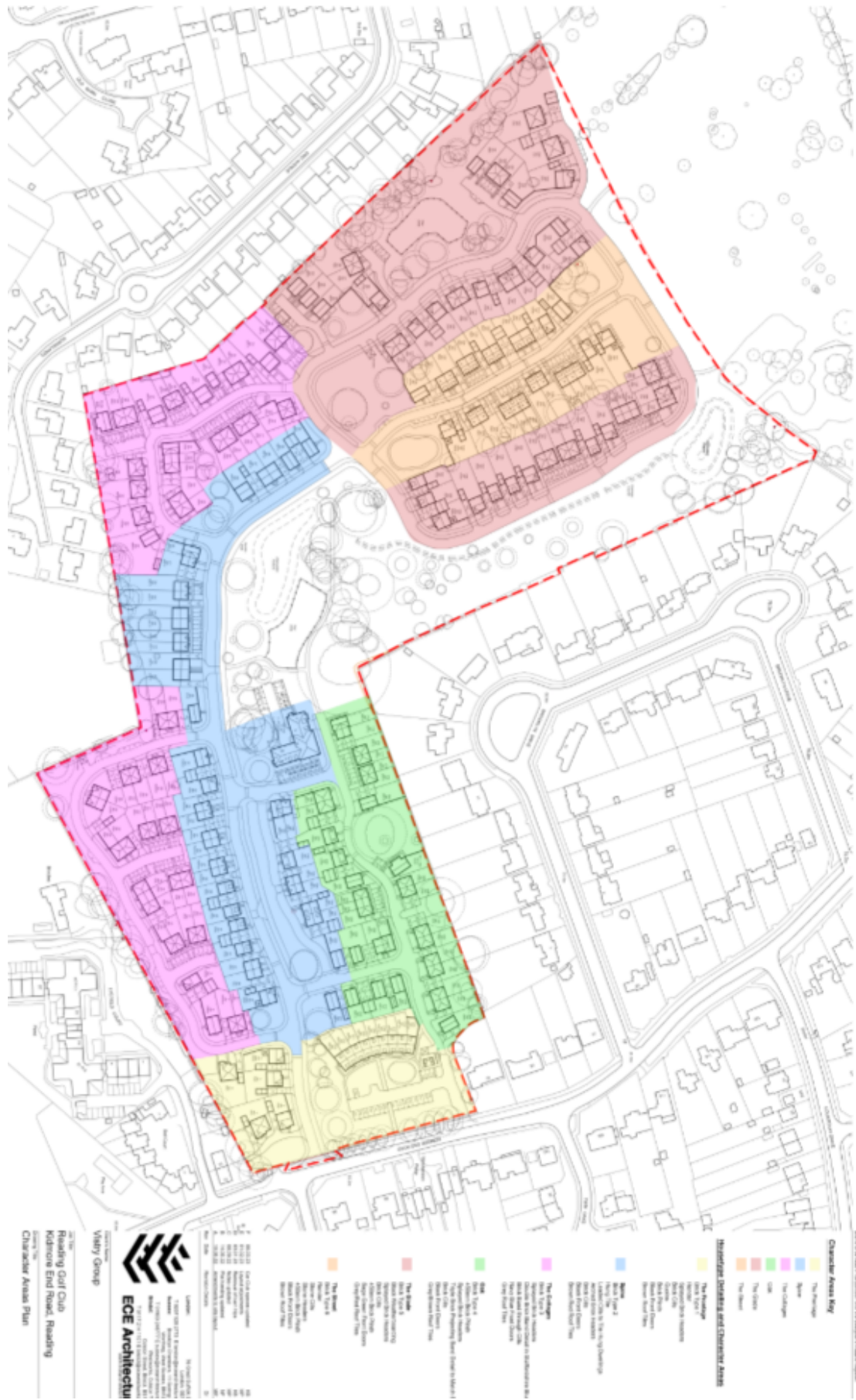
201	2 Bed Duplex - 201/01
202	2 Bed House - 202/01
203	2 Bed House - 203/01
204	2 Bed House - 204/01
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206	2 Bed House - 206/01
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220	2 Bed House - 220/01

**ECE Architecture**  
 10001 10001 10001 10001  
 10001 10001 10001 10001  
 10001 10001 10001 10001

**Wap7 Group**  
 Reading Golf Club  
 Kilmore End Road, Reading  
 RG2 9AT  
 0118 937 1111  
 www.wap7group.co.uk

Dwelling layout plan





Proposed Character Areas Plan



Proposed Materials Plan



**Key:**

- Secure Trailer Shed
- Cycle Storage
- Recycling Bin
- Refuse Bin (1/2nd floor units only - see site plan)
- Outdoor Green Bin
- Resident Collection Point
- Resident Dropping Point
- Bin Collection Point (BCP)
- Garden Gate
- Wheel Movement EV Point
- EV Point (managed by external operator or 200V)
- EV Point (Private)
- EV No Access



No.	Description	Area
1	Secured Trailer Shed	150.00
2	Cycle Storage	150.00
3	Recycling Bin	150.00
4	Refuse Bin (1/2nd floor units only - see site plan)	150.00
5	Outdoor Green Bin	150.00
6	Resident Collection Point	150.00
7	Resident Dropping Point	150.00
8	Bin Collection Point (BCP)	150.00
9	Garden Gate	150.00
10	Wheel Movement EV Point	150.00
11	EV Point (managed by external operator or 200V)	150.00
12	EV Point (Private)	150.00
13	EV No Access	150.00

**ECE Architecture**  
 110000 @ A1 / 1:2000 @ A3

**Vitality Group**  
 Reading Golf Club  
 Kilmore End Road, Reading  
 RG2 0LJ  
 Details Site Layout - Sheet 1  
 110000 @ A1 / 1:2000 @ A3  
 NF AK 01.10.21

Detailed Layout Plan 1 - East Parcel





	Secure Trailer Shed
	Open Storage
	Recycling Bin
	Rubbish Bin (minimum 2000 litres)
	Outdoor Green Bin
	Pulverisation Bin
	Reservoir Drainage Ditch
	Bit Calcium Phosphate (BCP)
	Garden Gate
	Wall (Retained EV Floor or 200mm or 250mm)
	EV Floor (Managed by external client or 200mm)
	EV Floor (Private)
	EV Floor (Public)

	North Arrow
	Scale Bar

**ECE Architecture**  
 11/1000 @ A1 / 1/2000 @ A3  
 READING CAR CLUB  
 KIDMORE END ROAD, READING  
 RG2 0JG  
 01185 811111  
 www.ecearchitecture.co.uk

Detailed Layout Plan 2 - Central Parcel



Proposed Detailed Layout Plan 2 - West Parcel



**Legend:**

- Site Boundary
- Escaped Play Area
- Park and Gardens
- Amenity Green Space
- Natural and Semi-natural Open Space
- SUDs
- Incidental Areas - Parking

**Table of Open Space Provision On Site**

Open Public Space:	Estimated /	Required /
Escaped Play Area	0.13ha	0.13ha
Park and Gardens	1.02ha	1.02ha
Amenity Green Space	1.79ha	1.79ha
Natural and Semi-natural	0.00ha	0.00ha
<b>Total Open Space:</b>	<b>2.94ha</b>	<b>2.94ha</b>

**ECE Architecture**  
 21 The  
 Reading Golf Club  
 Kilmore End Road, Reading  
 RG2 9AT

21 The  
 Reading Golf Club  
 Kilmore End Road, Reading  
 RG2 9AT

Proposed Open Spaces Layout Plan



Aspen House Type



Willow House Type





First Floor Plan



Second Floor Plan

Overall Dimensions: 30'-0" x 30'-0"

### Juniper House Type



Third Floor Plan



Fourth Floor Plan



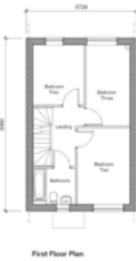
Fifth Floor Plan

### Beech House Type





5B8P01 House Type



Allum House Type



**Copper House Type**



**4B7P01 House Type**



### Lutyens House Type



### Spruce House Type





## 2B3P01 House Type



## SH101 House Type



Cypress House Type



Hazel House Type



First Floor Plan



Ground Floor Plan



Glade

### Birch House Type



Ground Floor Plan

First Floor Plan



Cottages



Spine



Ground Floor Plan

First Floor Plan



Spine



### 3B5P02 House Type



### Lime House Type



### 4B5P01 House Type



First Floor Plan



Ground Floor Plan



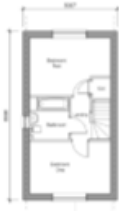
Cottages



Spine



Holly House Type



First Floor Plan



Ground Floor Plan



Cottages



Spine



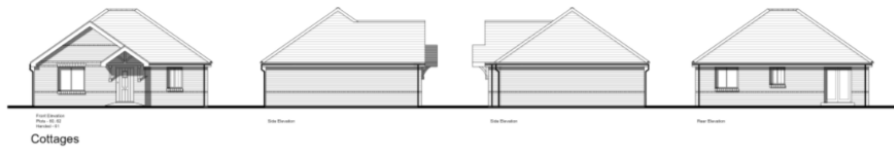
Spine



Spine

Blackthorn House Type





## Flanders House Type



## 3B5P03 House Type



## Speirs House Type



### Atkins House Type



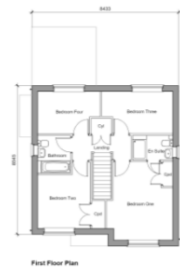
### Chestnut House Type



Glade



### Spruce House Type

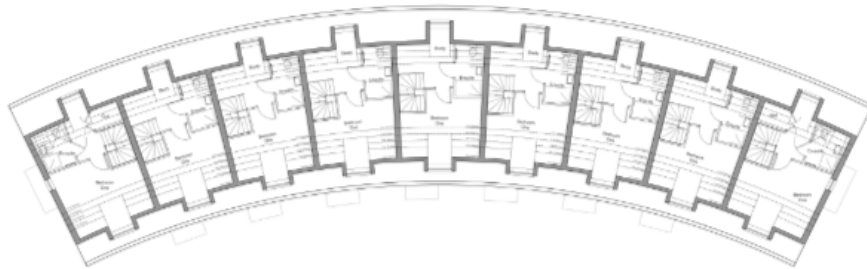


Street



Spine

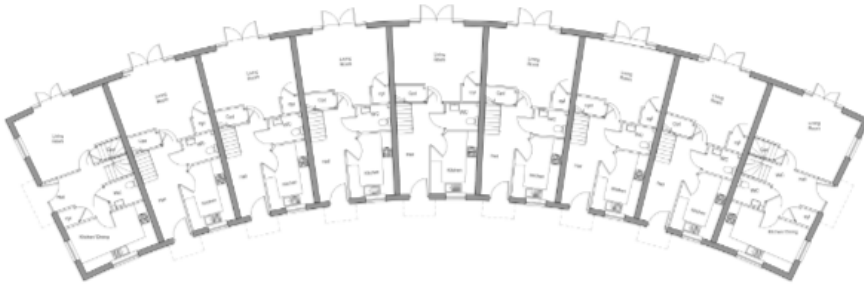
### Aspen Special House Type



Second Floor Plan



First Floor Plan

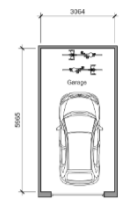


Ground Floor Plan

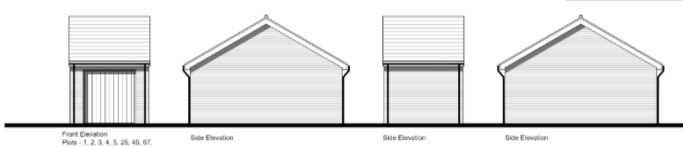
1. Living Room	2. Living Room	3. Living Room	4. Living Room	5. Living Room	6. Living Room	7. Living Room	8. Living Room
10.15	10.15	10.15	10.15	10.15	10.15	10.15	10.15



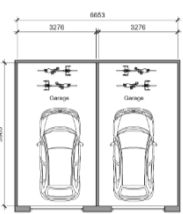
Crescent Townhouse House Type



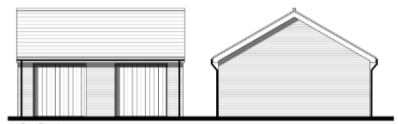
Single Garage  
 Plots - 1, 2, 3, 4, 5, 25, 45, 67, 70, 74, 96, 98, 103, 112, 120, 123, 125, 140, 141, 149, 150, 155, 156, 157, 158, 161, 193, 196, 201



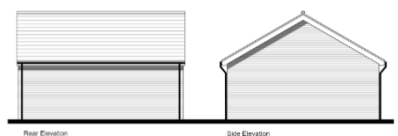
Front Elevation  
 Plots - 1, 2, 3, 4, 5, 25, 45, 67, 70, 74, 96, 98, 103, 112, 120, 123, 125, 140, 141, 149, 150, 155, 156, 157, 158, 161, 193, 196, 201



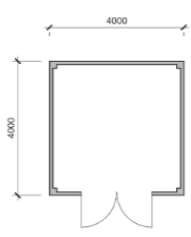
Double Garage  
 Plots - 8, 9, 31, 32, 39, 40, 41, 42, 93, 94, 104, 105, 106, 109, 114, 115, 116, 117, 121, 122, 156, 157, 160, 161, 162, 190, 200, 202, 203, 210



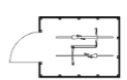
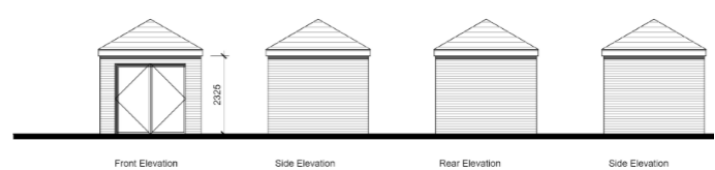
Front Elevation  
 Plots - 8, 9, 31, 32, 39, 40, 41, 42, 93, 94, 104, 105, 106, 109, 114, 115, 116, 117, 121, 122, 156, 157, 160, 161, 162, 190, 200, 202, 203, 210



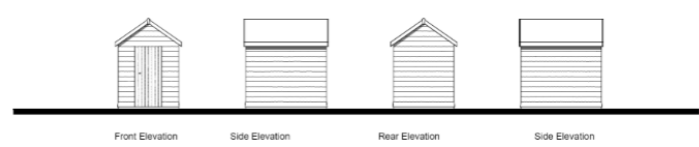
## Proposed Garages



Sub Station  
 Floor Plan



Cycle Store  
 Floor Plan



## Proposed Sheds and Substation



Ground Floor Plan



Second Floor Plan



First Floor Plan



Front Elevation



Rear Elevation



Side Elevation



Side Elevation

## Proposed Flats





Street Scene A-A (Frontage) (Oak)



Street Scene B-B (Street)



Street Scene C-C (Glade)



Street Scene D-D (Spine) (Frontage)



Street Scene E-E (Cottages) (Frontage)



Street Scene F-F (Frontage)



## Proposed Street-Scenes



Street Scene Z-Z (Street)



Street Scene AA-AA (Cottages)

Street Scene BB-BB (Cottages)



Street Scene CC-CC (Spine)

(Cottages)



Street Scene DD-DD (Cottages)



Street Scene Q-Q (Cottages)

(Spine)

(Oak)



Street Scene R-R (Spine)



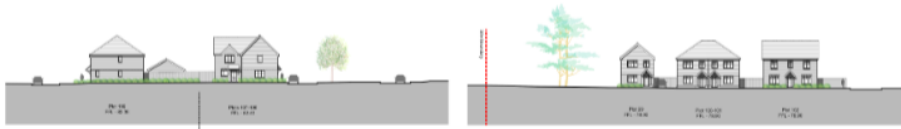
Street Scene S-S (Glade)



## Proposed Street-Scenes



Street Scene T-T (Oak)



Street Scene U-U (Oak)

(Spine)

Street Scene V-V (Glade)



Street Scene W-W (Glade)



Street Scene X-X (Glade)



Street Scene Y-Y (Glade)



Street Scene G-G (Cottages)

(Spine)

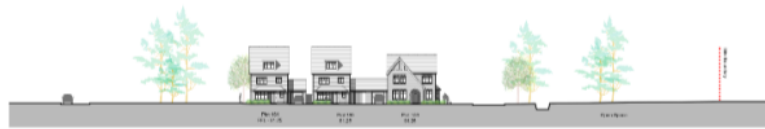
(Oak)



Street Scene H-H (Cottages)



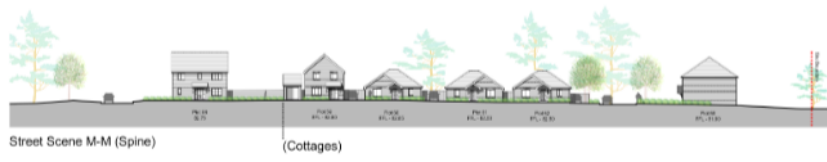
Street Scene I (Cottages)



Street Scene J-J (Glade)



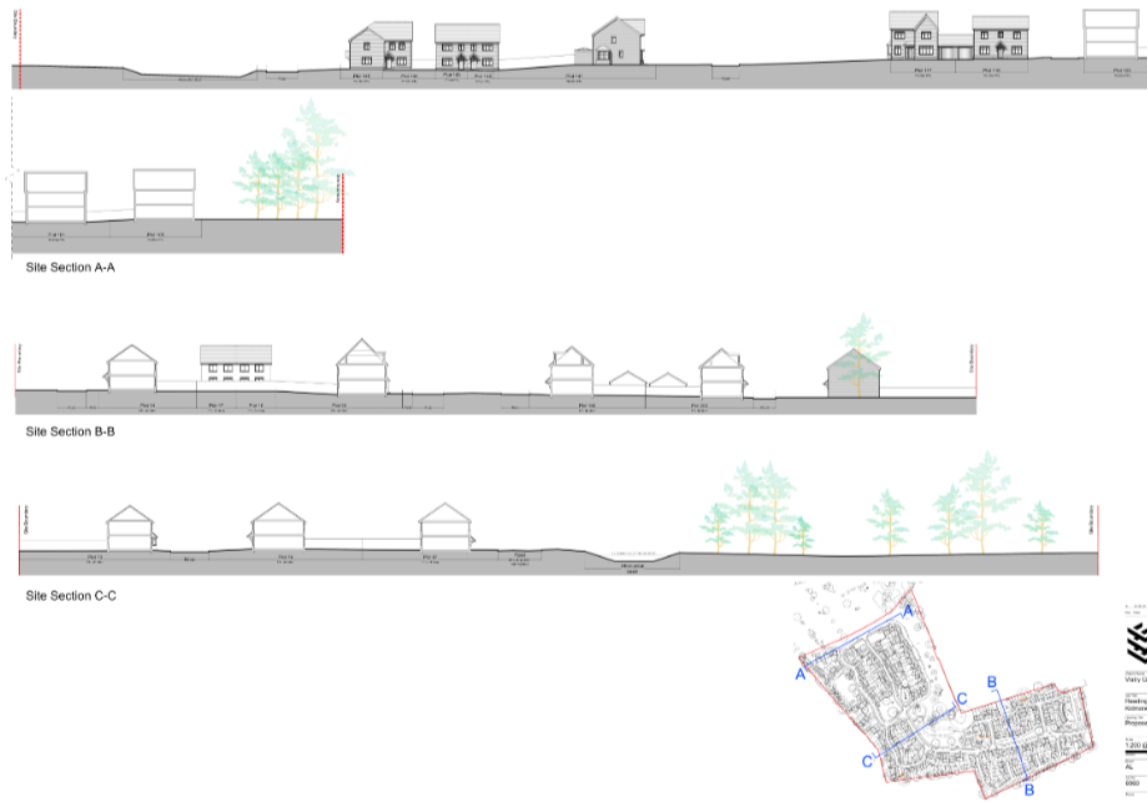
## Proposed Street-Scenes



DATE	07.01.22
SCALE	1:500
PROJECT	Residential Development
CLIENT	Various Group
DESIGNER	ECE Architects
DRAWN BY	[Name]
CHECKED BY	[Name]
DATE	07.01.22

1:500 @ A3 / 1:800 @ A2  
 RD 10' 07.01.22

# Proposed Street-Scenes



Proposed Site Cross Sections



Proposed Visual





Proposed Visual



Proposed Visual





Proposed Landscape Vision Plan