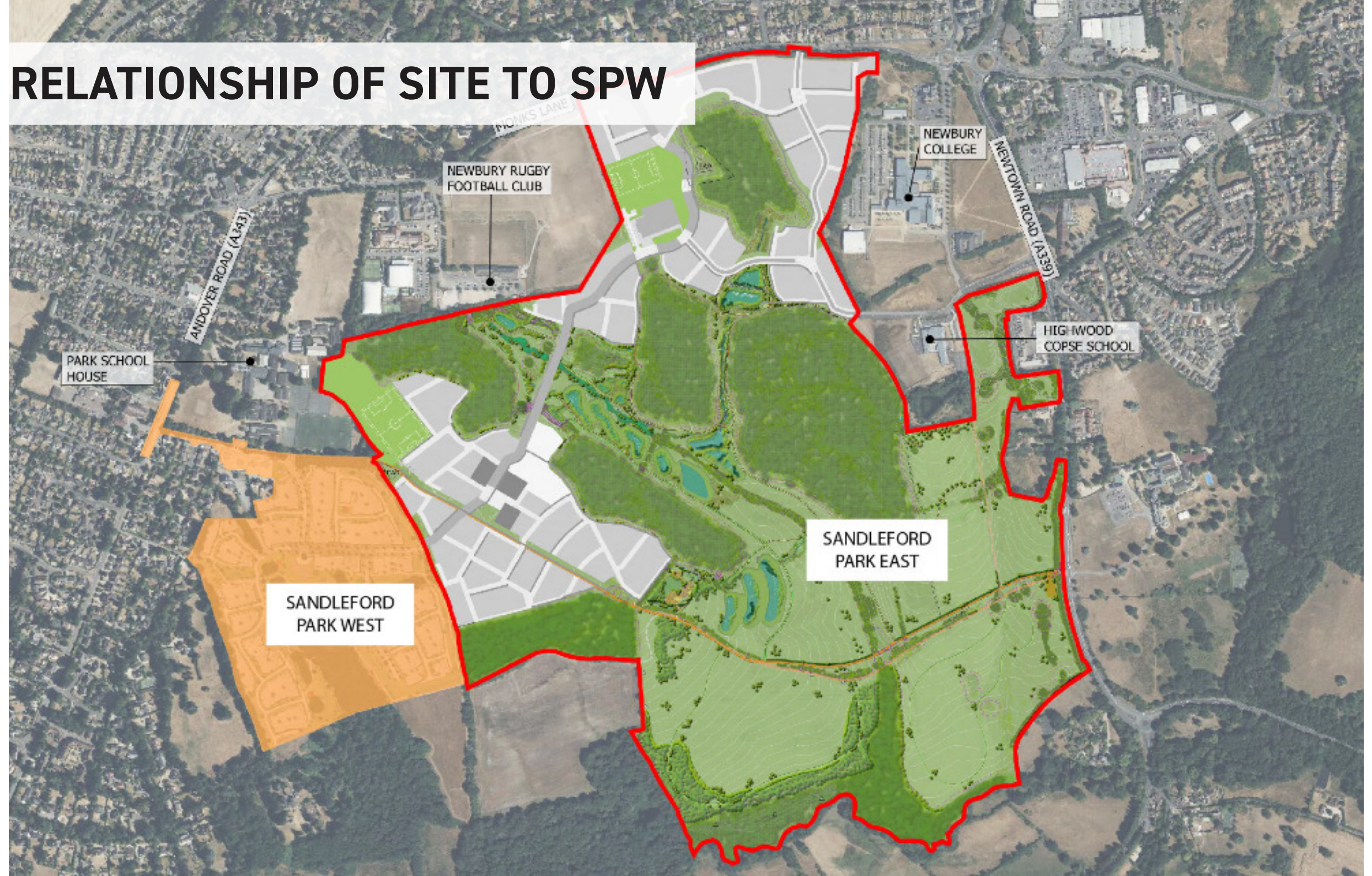


SANDLEFORD PARK EAST

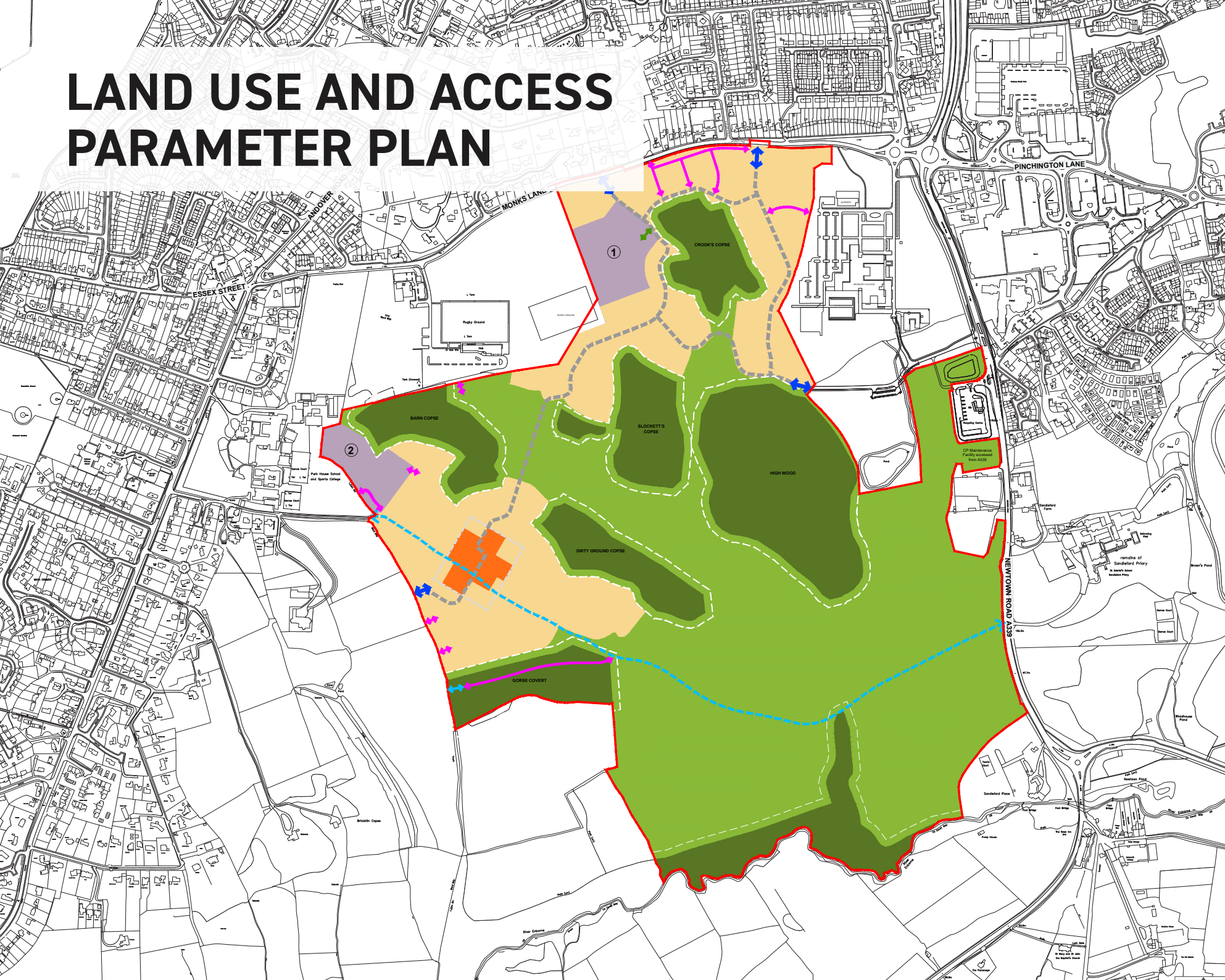
Stakeholder Liaison Group
10th July 2024

WELCOME & INTRODUCTIONS

RELATIONSHIP OF SITE TO SPW




LAND USE AND ACCESS PARAMETER PLAN





KEY - to be read in conjunction with plans PP03 and PP04


 Sandleford Park Application Boundary

LAND USE

 Proposed Development Footprint
Residential (Use Class C3)

 Local Centre Comprising of Flexible
Mixed Uses (Use Classes A1 - A5, B1a, D1
and C3)

 Maximum Extent of the Location of
Mixed Uses within the Local Centre


 Education Land

1. Proposed 2 Form Entry Primary School
(Use Class D1)

2. Area of land safeguarded for
expansion of Park House School

ACCESS

 Proposed Access Points for 'All
Traffic Modes'

 Proposed Main Access Road


 Existing Public Footpath Retained and
upgraded as a shared footpath cycle
link

 Potential Future Link with 1FE School

 Proposed Key Footpath/Cycle Links

 Indicative Access to School

OTHER

 For details of Green Infrastructure
please refer to Strategic Landscape
and Green Infrastructure Plan prepared
by SLR

ILLUSTRATIVE MASTERPLAN



DESIGN CODE – PLANNING CONDITION

CONDITION 6 STATES THAT:

Prior to, or at the same time as, the submission of the first reserved matters application, an Urban Design Code document for all built areas (residential, local centre, valley crossings and primary school) identified in the Phasing Plan approved pursuant to Condition 2 shall be submitted to the LPA for its approval.

The Urban Design Document shall accord with the Key Design Principles specified in Section F of the Sandleford Park SPD (March 2015). The following details for each of the character areas CA1, CA2, CA3, CA4, CA6, CA7 and CA8 identified within Section F of the Sandleford Park SPD shall be provided:

DESIGN CODE – PLANNING CONDITION

a) the built form of the character area, namely the structure of blocks, key groupings or individual buildings, density, building form and depth, massing, scale, building heights (in accordance with the approved plan), orientation of buildings roofscape, including ridge lines and pitches, building elements such as eaves, openings (windows and doors) and porches, external materials, boundary treatment;

b) the street network, cycle routes, footpaths and public spaces, providing typical street cross-sections.

c) landscaping, areas of public realm, green links, woodland buffers sustainable urban drainage, and open space within the areas of built development (excluding the area of Country Park), including enclosure, shading, natural surveillance, public art, materials, street furniture, signage and lighting

d) the approach to vehicular and cycle parking including the amount of parking, location and layout of parking for all purposes, including but not restricted to parking for people with disability, visitor parking, parking for the Country Park and electric vehicle charging at the local centre

e) Principles for ancillary infrastructure/ buildings such as waste and recycling provision Each reserved matter application shall accord with the details of the approved Urban Design Code document and be accompanied by a statement which demonstrates compliance with the approved Urban Design Code document.

DESIGN CODE REVIEW WORKSHOPS AND CODE EVOLUTION

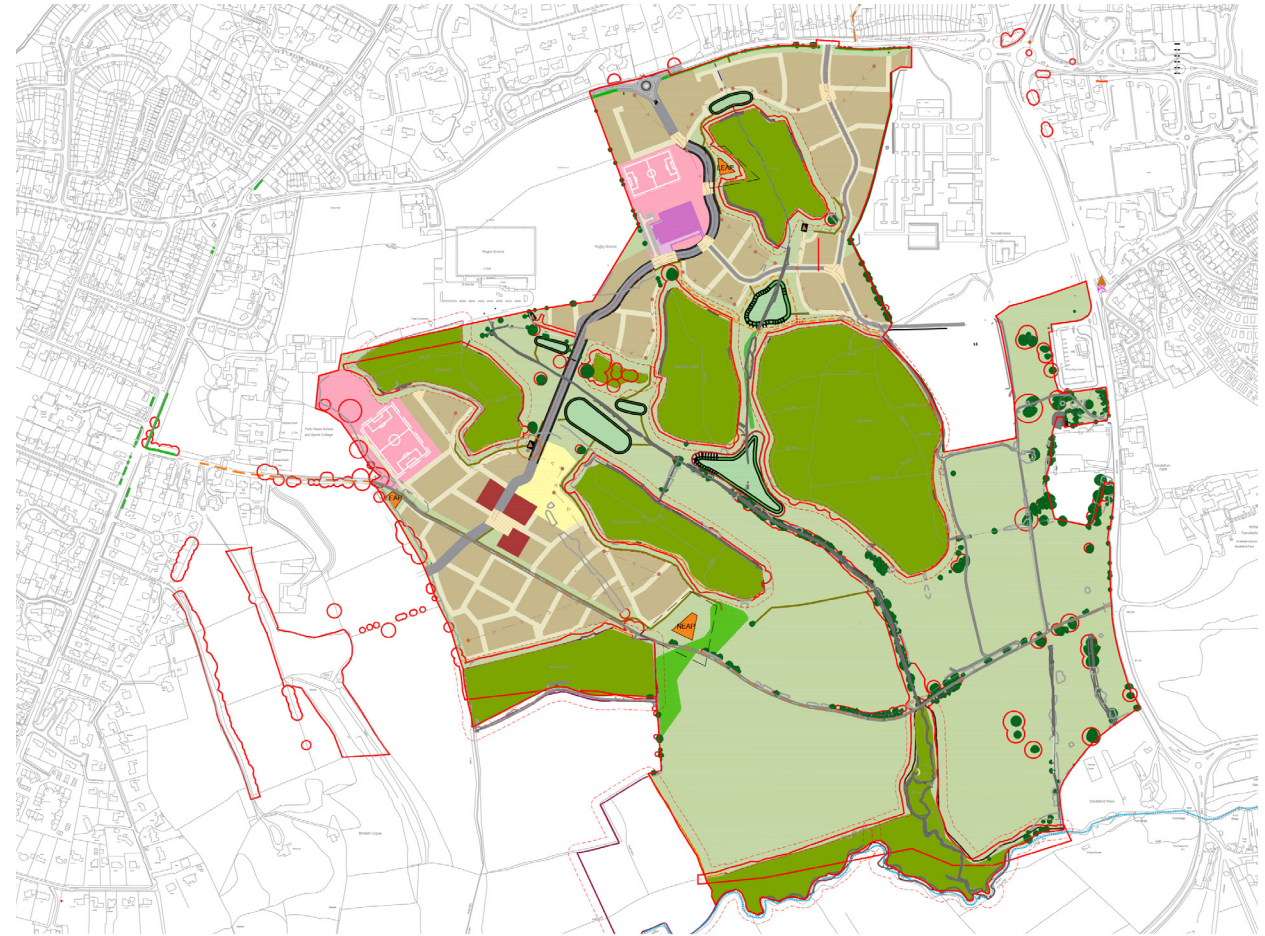
WORKSHOP 1: RESPONDING TO CONDITION 6 STRUCTURE AND CONTENT

The primary aim of the workshop was to agree the structure of the Code document, establishing the Regulating Legibility Plan as the central reference plan



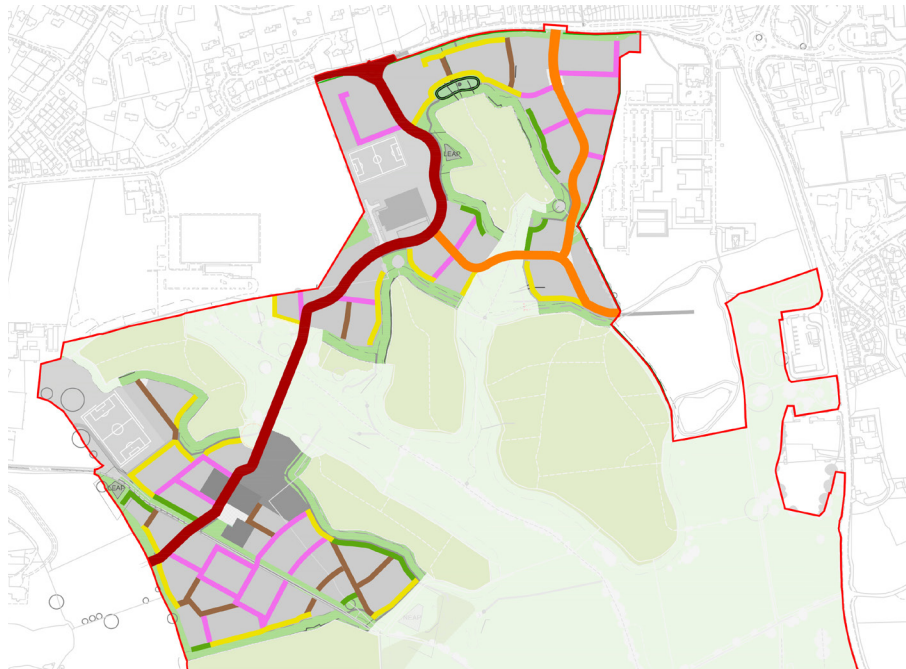
WORKSHOP 2: MASTERPLAN AND TECHNICAL REVIEW

Looking at spatial arrangements and technical input to inform the masterplan



WORKSHOP 3: MASTERPLAN AND DRAFT REGULATING LEGIBILITY PLAN

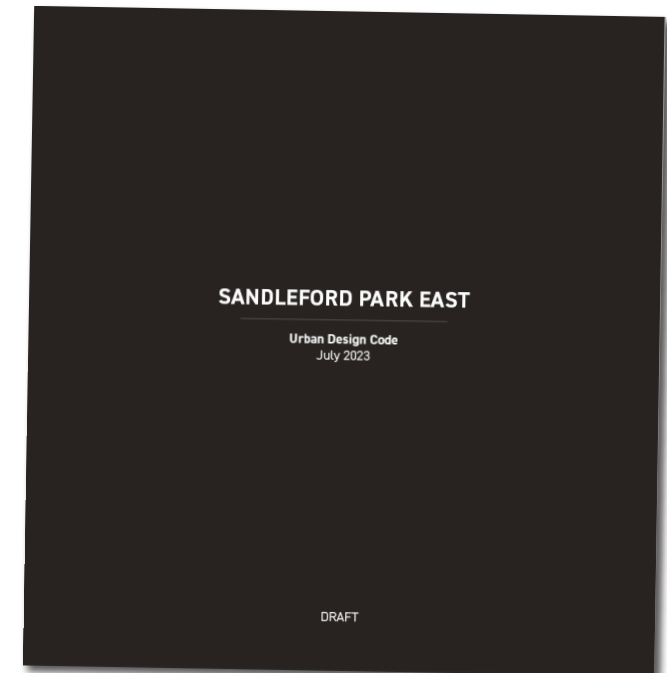
Presentation of the draft Regulating Legibility Plan and agreeing supporting strategies



WORKSHOP 4: URBAN DESIGN CODE REVIEW

Presentation of the draft Code document for review and comment from the LPA

A 5th workshop was also held with the LPA in July 2023 to review an updated version of the Code



KEY ELEMENTS OF URBAN DESIGN CODE

- Regulating Legibility Plan
- Woodland Interface Palette
- Monks Lane Frontage Arrangements
- Street Coding Tables
- Boundary and Frontage Treatments
- Detailed Design Code Palettes
- Key Building and Set Piece Scripting



REGULATING LEGIBILITY PLAN

Application Boundary

2 Storey

2 to 2.5 Storey

2 to 3 Storey

Primary Street Frontage

Secondary Street Frontage

Tertiary Street Frontage

Woodland Frontage

Public Right of Way

Proposed footpath

Set Piece Frontage

Key Building

Education Land

Community Urban Space

Key Space

Valley Crossing

Existing Woodland

SuDS Features

SB

Single block

BB

Back to back

PC

Parking courtyard

AV

Avenue (Primary Route)

PLS

Planted Street (Secondary Route)

T1

Tertiary Street (Type 1)

T2

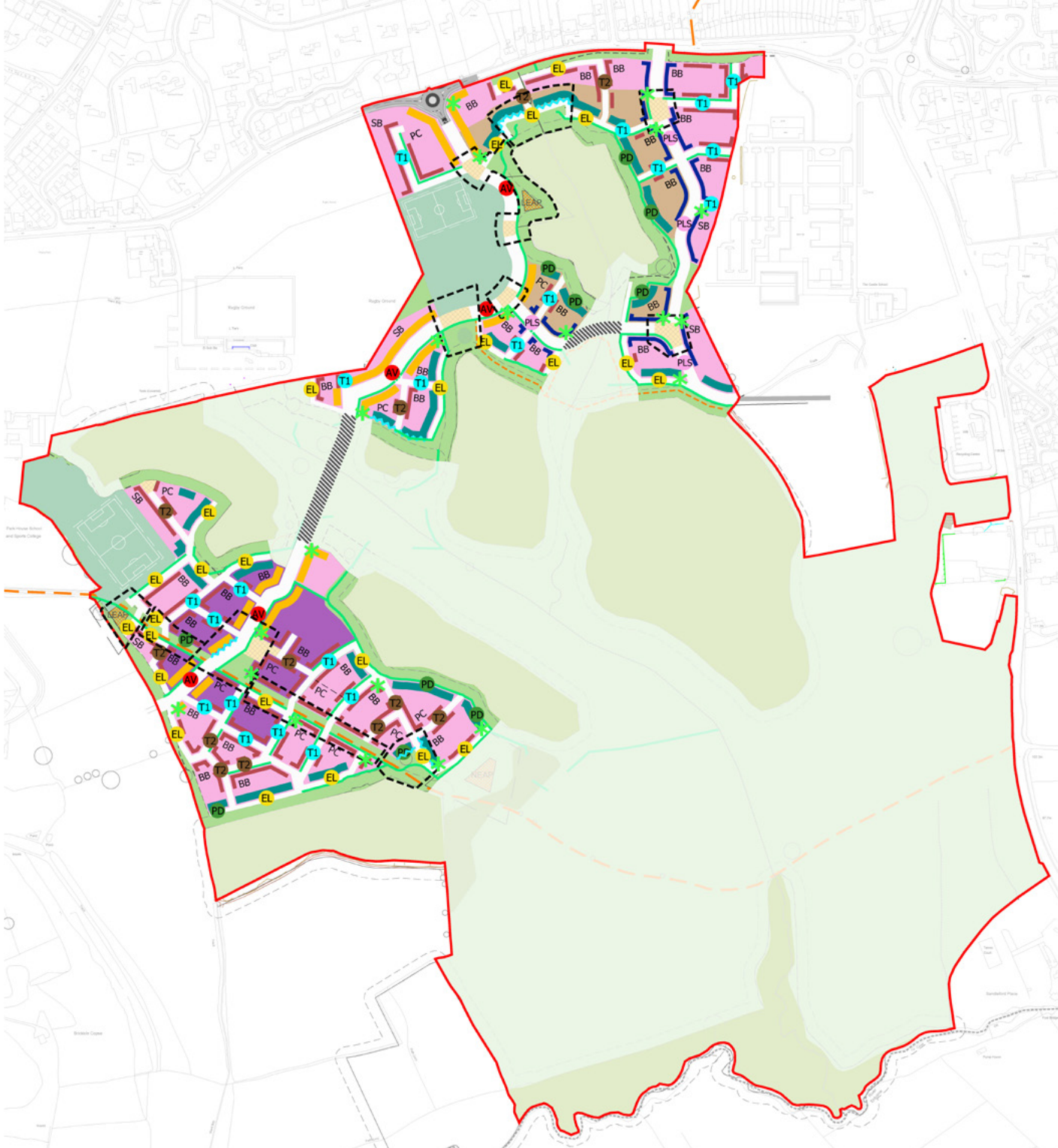
Tertiary Street (Type 2)

EL













Edge Lane (Tertiary Street)

PD

Private Drive (Tertiary Street)



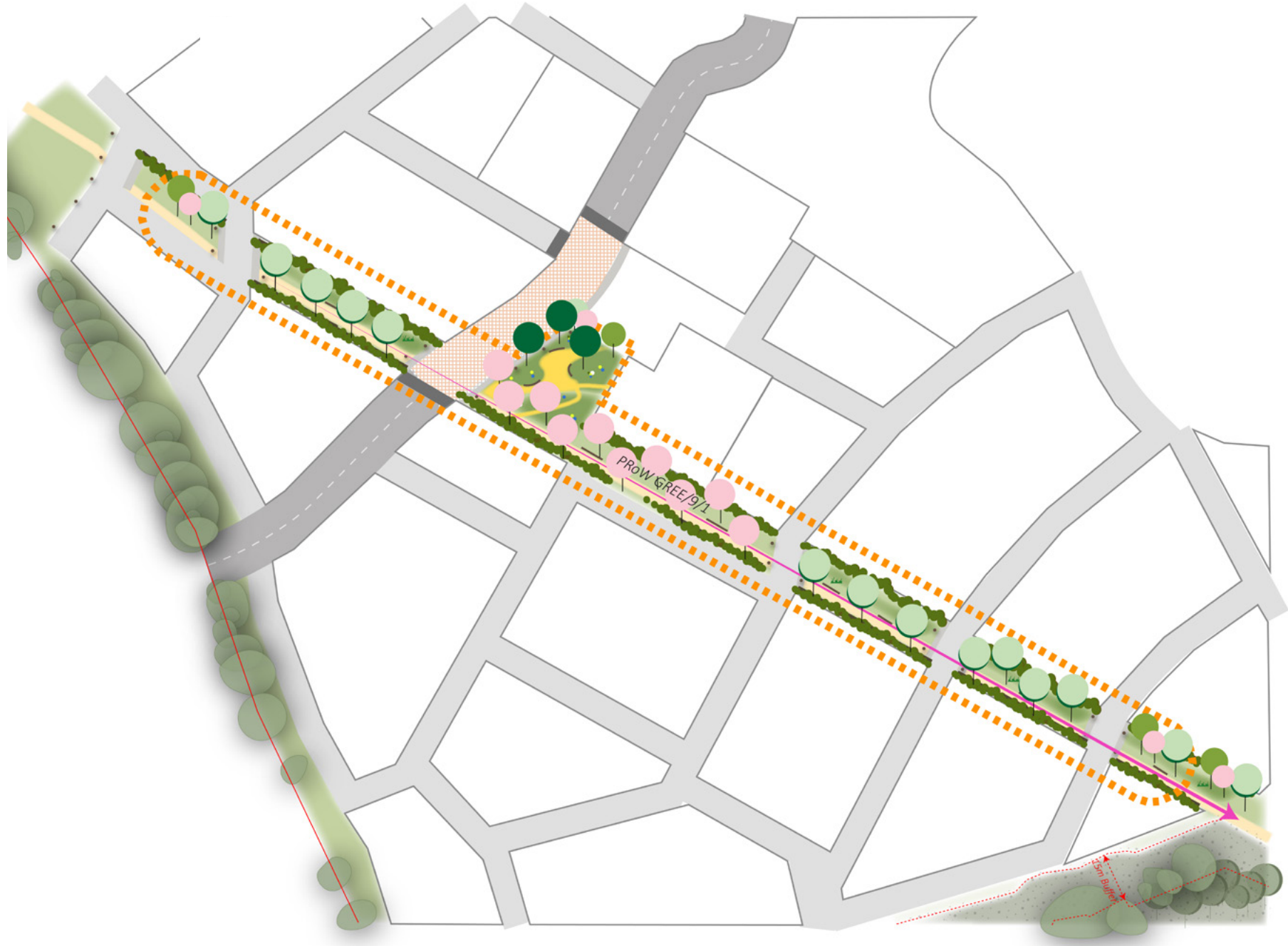
KEY SPACES

	Application boundary	114.08ha		Proposed School Building and Car Park
	Residential	18.13ha		Proposed Planting
	Education Land	4.12ha		PRoW
	Mixed Use	0.56ha		Proposed footpath
	Extra Care Facility	0.80ha		Woodland Buffer / Root protection zone
	Primary Route	1.86ha		Tree Protective barrier/ fencing
	Public Open Space (Including attenuation, crossing points, single sided frontage and proposed planting)	59.89ha		
	Existing woodland	26.43ha		
	Play areas (LEAP and NEAP)	0.18ha		
	SuDS	1.56ha		
	Community urban space	0.55ha		



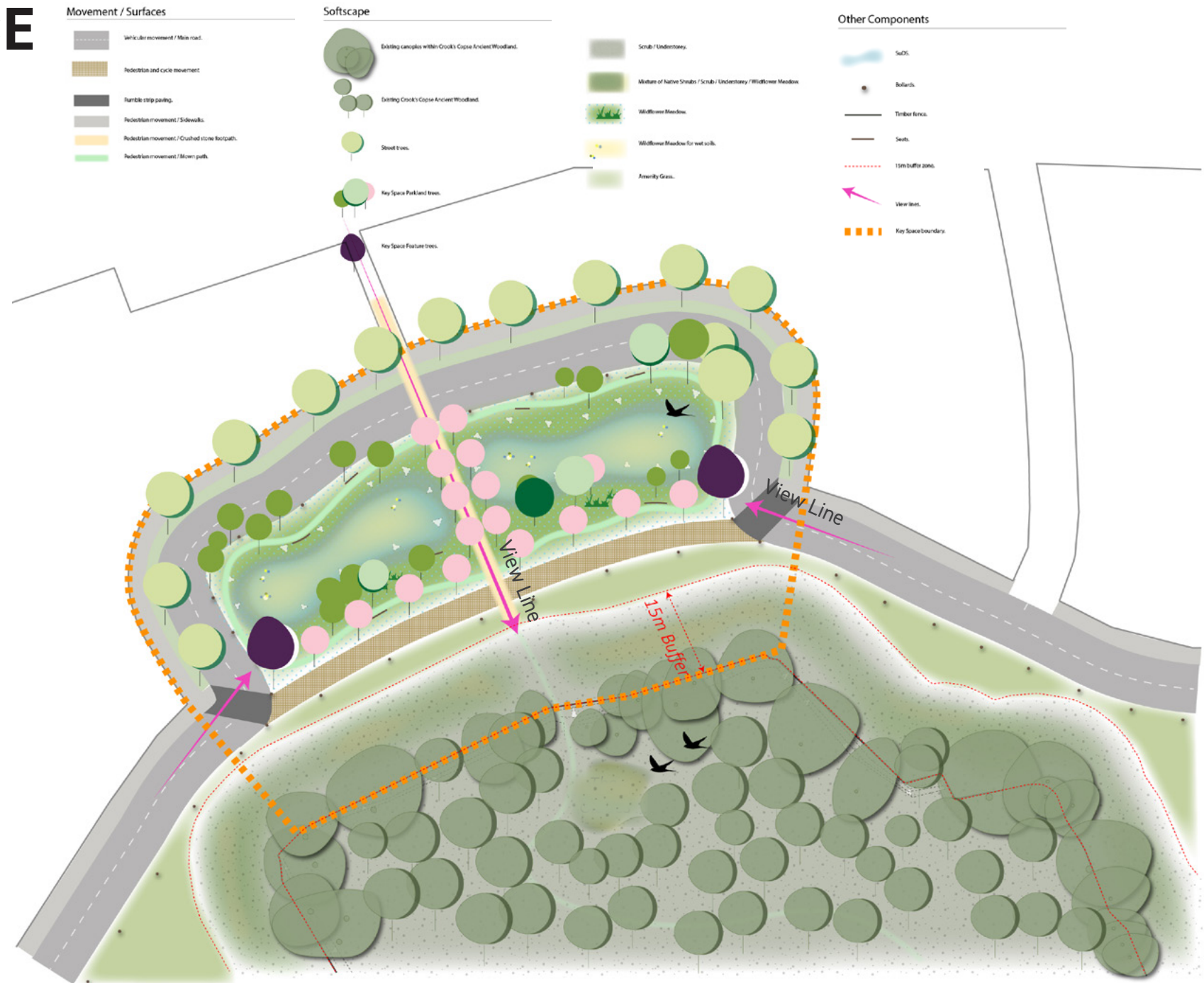
GORSE LINK

- Upgrading of the PRoW and creation of a **pedestrian and cycle link**.
- A **green corridor** and connects a variety of other Key Spaces: Gorse North / Gorse South and the Market Square.
- Opportunities for **recreation / exercise / Public Art**.
- **Tree Alley**, along the route to **guide views** along this journey
- **Planting for biodiversity and climate resilience** – seasonal interest and colour: native tree species / wildflower meadow / native hedgerows / long grasses and perennial planting.



CROOK'S COPSE PLACE

- An integrated Key Space to form the **Crook's Copse Woodland Interface**.
- **SuDS / Water Management:** Biodiversity Enhancement Opportunities.
- **Native planting for biodiversity and climate resilience:** trees / wildflower meadow / wet wildflower meadow / shrubs / scrub and understorey.
- Managed **pedestrian footpath network** around periphery of buffer.
- Shared surfaces to allow **pedestrian and cycle movement**.
- Opportunities for **information boards** relating to Ancient Woodland and its Wildlife



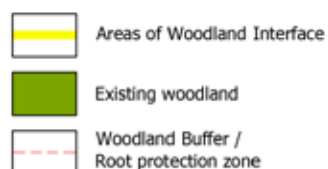


EMERGING CONCEPT MASTERPLAN

	Application boundary		Primary Route		SuDS		Proposed footpath		Indicative Location of Proposed Attenuation Basin & Indicative Earthworks Buffer		Existing Surface Water Sewer (Size of Pipe TBC)
	Residential (including 0.75ha single sided/link roads)		Public Open Space (including attenuation, SuDS, crossing points, single sided frontage and proposed planting)		Proposed School Building and Car Park		Woodland Buffer / Root protection zone		Indicative Location of Proposed Low Flow Channel		Existing Watercourse
	Education Land		Existing woodland		Proposed Woodland Planting		Existing Trees / Hedgerows to be Retained		Indicative Location of Proposed Headwall		Foul Catchments
	Mixed Use		Play areas (LEAP and NEAP)		Proposed Edge Planting		Proposed Car Park		Indicative Location of Proposed Surface Water Sewer		Indicative Location of Proposed Foul Water Sewer
	Extra Care Facility		Community urban space		PRoW		River Enborne		Indicative Location of Proposed Flow Control		Indicative Route of Pumping Main

3.3 GREEN INFRASTRUCTURE NETWORK: WOODLAND INTERFACES

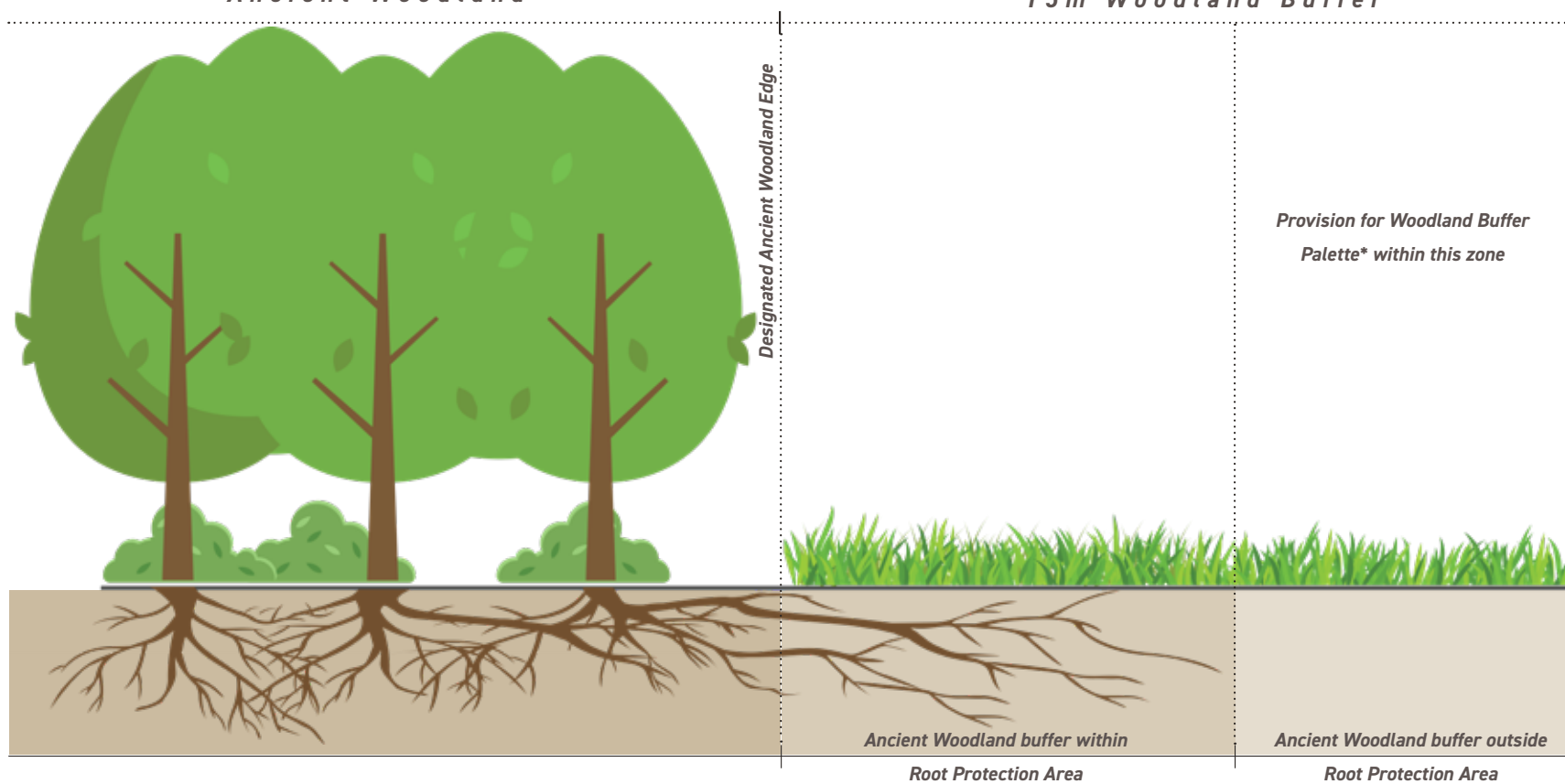
There are 6 separate areas of woodland of which five are Ancient and Semi-Natural Woodland. The area adjoining the woodland and fronting onto the urban area is demarcated as the woodland interface. The woodland interface includes a 15m area of woodland buffer, which is delineated either by the designation, the tree canopy or by embankment, whichever extends further towards the urban area.



WOODLAND BUFFER DESIGN PRINCIPLES

Ancient Woodland

15m Woodland Buffer

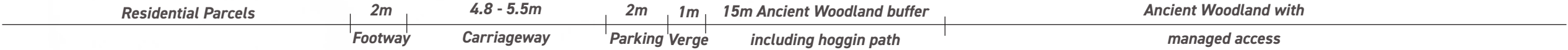


*Woodland Buffer Palette: Option 1 - SuDs; Option 2 - Path; Option 3 - Natural Edge

WOODLAND BUFFER PALETTE - OPTION 2: PATH

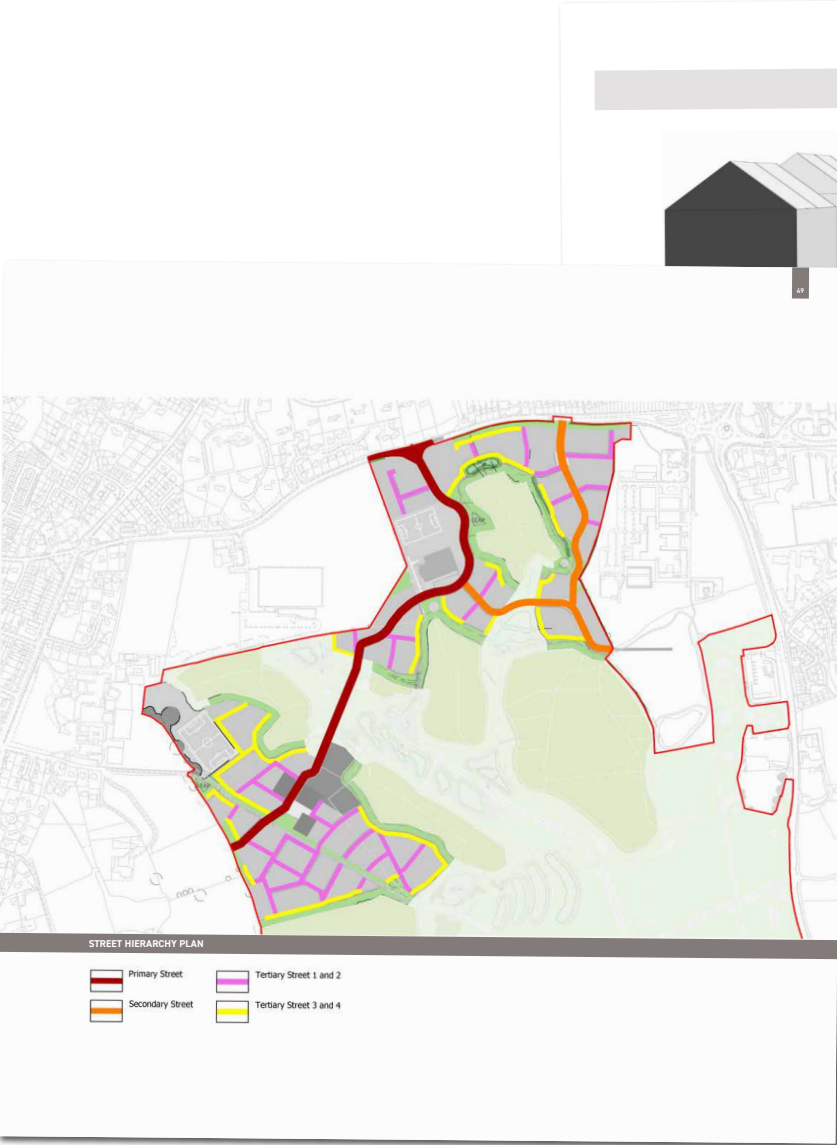
Public Realm Interface

Woodland Interface

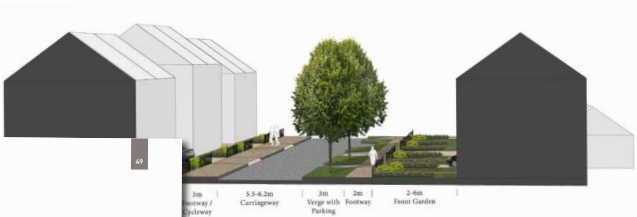


Woodland Buffer Option 2 - Provision for hoggin path within 15m woodland buffer, but outside Root Protection Areas

STREET HIERARCHY



SECONDARY STREET



traffic and may also include local public

cycleway.

side

ed where there are adjacent vertical

localised widening where identified through

route sections

ce with WBC highways design guidance

ed service corridor beneath footway on both

cycleway: Full height (125mm) bull nose

ge: Full height (125mm) splay kerb

ed on street car parking. Bays should be 2.0m

h at ends of bays where 45° tapers

in intervals. Curved road alignments, sections

direction/surfacing for natural built in traffic

ing such as road humps or speed cushions to

carriageway for street furniture/ tree trunk/

thin landscaped strips. Generally larger species

in WBC specification for street lighting



TERTIARY STREET 4



typically located on the edges of the development. Often

only have a shared surface.

re or fewer dwellings they may be unadopted private

ough routes for motor vehicles.

front door access will be required.

provide a continued connection, this should be placed

space.

on carriageway with general traffic.

ty for pedestrians and cyclists, whilst managing vehicle

incorporating landscape features.

1m"

ceptable where traffic volumes are likely to be low,

ts of the narrowing is adequate and where suitable

ats required to designate a change in street typology

within carriageway

te land: Flush

ing

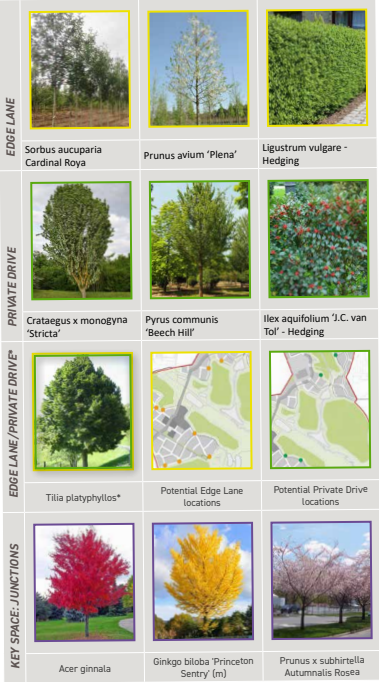
ions of narrowing and changes in direction for natural

al traffic calming such as road humps or speed

carriageway for street furniture/ tree trunk /canopy etc

thin adjacent public open space.

individual circumstances



BOUNDARY AND FRONTAGE TREATMENTS

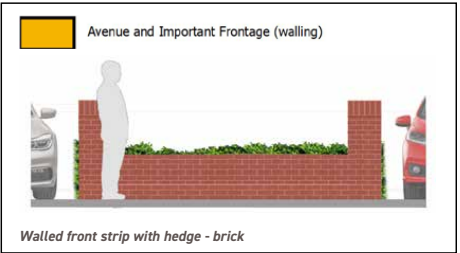
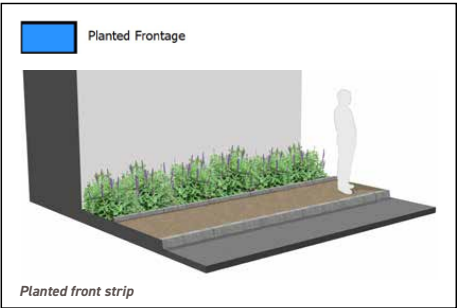
4.4 BOUNDARY AND FRONTAGE TREATMENTS

A number of frontage and boundary treatments are proposed for the scheme. They should be read in conjunction with the Frontage and Boundary Treatments Plan.

Two types of frontage treatments are proposed. They each correspond with a selection of boundary treatments:

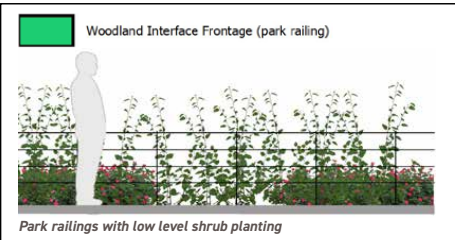
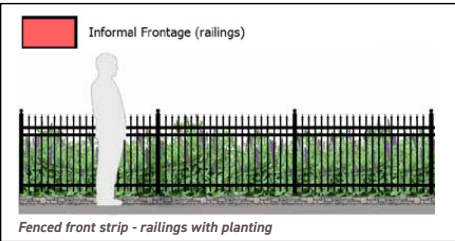
NARROW FRONTAGE (0.5M-2M)

Narrow frontages will typically range from 1-2m wide, meaning that the property will have a strong relationship with the streetscape, forming a well enclosed environment. Within these areas it will be important to provide clear distinction between the private and public realm, however, boundary treatments should not be of a type / scale that are overbearing.



WIDE FRONTAGE (2-7M)

Wide Frontages will typically range from 2 – 7m wide, meaning that there is greater variation in the relationship between properties and the streets they overlook, often with front gardens. The street scene will usually be more open in these areas, meaning that boundary features can form a more prominent element that help to bring continuity at the interface between the private and public realm.



PARKING COURTYARD

A Parking Courtyard Block has a secure courtyard to accommodate parking shared between a range of building types and uses located within the associated perimeter block.

Principles

- Parking courtyards are to be designed to have a sense of ownership and surveillance. They should feel welcoming and safe. They should be designed as private spaces, not semi-public.
- For residential dwellings, parking courtyards should be relatively small and serve no more than 6 dwellings.
- Apartments should have a dedicated and secure parking courtyard.
- Residential units within the perimeter block shall normally have rear access to the parking courtyard, as well as front doors facing the street.
- Apartment buildings within the perimeter block shall have dual access to the parking courtyard and the street.
- Boundaries are to be constructed in materials that complement the style, materials, and colours of the associated built form.



MAXIMISING NATURAL SURVEILLANCE AND DESIGNING OUT CRIME

The design of block typologies (including boundary treatments) should be informed by the following principles:

Outbuildings and elements such as planting should not completely obscure entrances and provide hiding places, especially within Parking Courtyards.

Boundary treatments should be of an appropriate scale to ensure natural surveillance onto streets and spaces.

Both daytime and nighttime residential surveillance onto the local centre should be considered.



(Size, shape, and layout of the block is illustrative. Alternative arrangements of dwelling types and parking are permitted if they comply with the written principles)

EDGE BLOCK ILLUSTRATION

5.3 ENERGY STRATEGY

SUSTAINABILITY AT SANDLEFORD

Context

Climate change is expected to lead to higher temperatures, wetter winters and drier summers, and exacerbating extreme weather events. To tackle the effects of climate change the Government has set a target for the UK to be Net Zero by 2050, as well as identifying key climate change risks through the UK Climate Projections and UK Climate Change Risk Assessment.

Nationally the Government's Net Zero development trajectory for new housing is being set through the Future Homes Standard (FHS), Future Buildings Standard (FBS) and updates to the Building Regulations to deliver Net Zero ready buildings.

Locally the current Local Plan Policy CS 15: Sustainable Construction and Energy Efficiency, sets out residential and non-residential minimum standards of construction, with major development, over ten homes, required to be Zero Carbon in line with Government aspirations.

Demonstrating Sustainability

This section of the Design Code sets out how sustainability will be incorporated into the detailed design of the development at Sandleford, setting out the strategy for delivering Net Zero Ready homes, and ensuring the development is resilient to the effects of climate change.

As part of future Reserved Matters applications Sustainability and Energy Statements will be prepared in accordance with Condition 11 of the outline application (20/01238/OUTM), demonstrating how development will meet these objectives, identifying key measures in relation to Energy and Carbon, Sustainable Design and Climate Resilience.



KEY SPACES PLAN

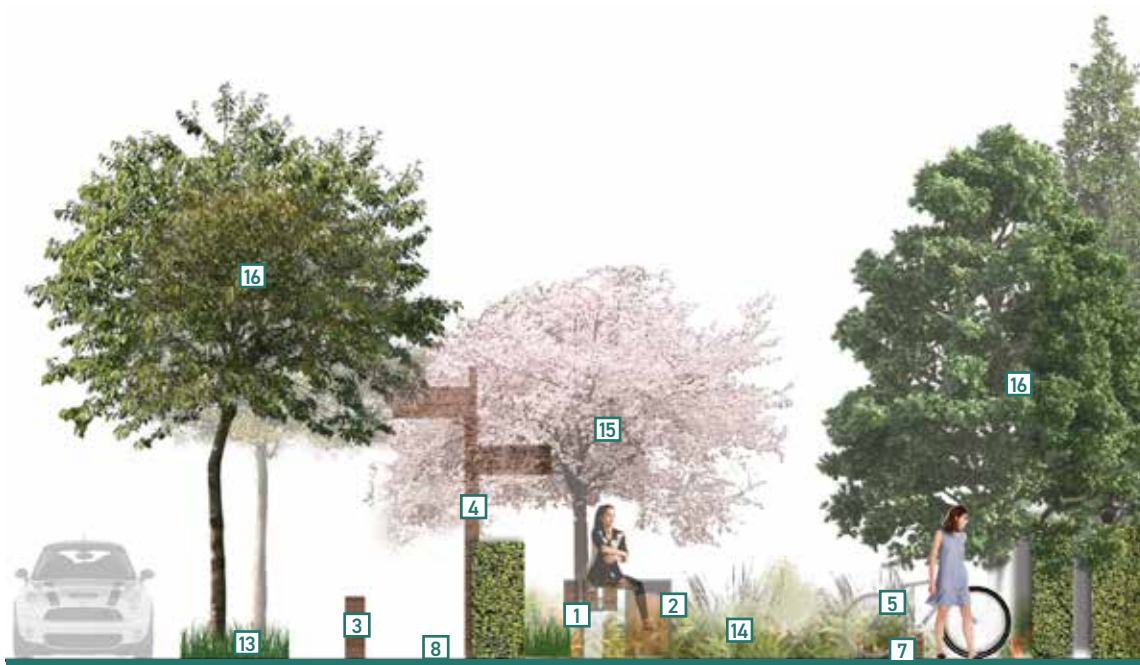


Suggested Key Space 6: Gorse Link

Key Space 6: Gorse Link Concept Design



Suggested Key Space 6 - Material Palette Section (nts)



Coding of detailed sample area



LEGEND

- | | |
|---|--------------------------|
| 1 Timber Seat | 11 Mown Path |
| 2 Timber Refuse & Recycling bin | 12 Native Hedgerow |
| 3 Timber Bollard with Lighting | 13 Wildflower Grassland |
| 4 Signage | 14 Ornamental Planting |
| 5 Cycle Stand | 15 Avenue Specimen tree |
| 6 Rumble Strip Paving | 16 Key Space Tree |
| 7 Timber Edge | 17 Key Space Avenue Tree |
| 8 PROW- Self-Bound Gravel | 18 Key Space Boundary |
| 9 Shared Surface- Granite Effect Block Paving | |
| 10 Key Space Surface- Crushed Stone | |

LOCATION:

ALONG THE ROUTE OF THE EXISTING PROW GREE/9/1

Role:

- A green corridor and connects a variety of other Key Spaces: Gorse North / Gorse South and the Market Square
- Upgrading of the PROW and creation of a pedestrian and cycle link
- Tree Alley, along the route to guide views along this journey

Opportunities:

recreation / exercise / Public Art

Components:

Native and near native (hybrid) species trees / wildflower meadow / native hedgerows / long grasses and perennial planting. Timber seats and bins. Cycle racks.

7.2 APPENDIX 2:
LOCAL CENTRE
CONCEPT DRAWING



PRIMARY AND LOCAL CENTRE FRONTAGE

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6.1 PRIMARY AND LOCAL CENTRE FRONTAGE

BUILDING DESIGN

This character area will be defined by:

- Increased building heights (within the approved parameters)
- A more uniform house type selection and arrangement
- A uniform use of architectural details and materials palette
- Reference to vertical proportions, with the character area clearly conveying a more simple and modern interpretation of these proportions.

The above principles must be applied in a manner to create a sense of formality, rhythm and repetition along the streetscene to achieve a highly formal character and convey the status of the character area.

DETAILS

- Use of gable fronted properties to draw focus to key buildings and set piece frontages
- Flat entrance canopies
- Occasional use of flat pitch dormer windows
- Variety of overhanging and clipped eave details but with clipped styles predominant
- Traditional fenestration that references vertical proportions
- Any underbuild to be dark grey brick

- 1 Use of red brick as primary walling material.
- 2 Use of board cladding as primary walling material.
- 3 Flat roof dormers.
- 4 Slate effect tiles.
- 5 Roof pitch above 37°.
- 6 Use of gables to create rhythm in façade.
- 7 Flat roof canopy.
- 8 Red multi brick as primary walling material.
- 9 Dark grey brick for secondary walling material.

Façade Materials

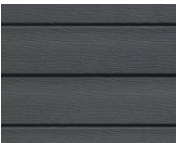
Red Brick



Red Multi-Brick



Dark Board Cladding



Dark Grey Brick



Roof Material

Slate effect tile



The visual presented here references Appendix 2 (local centre). Please refer to Appendix 2 which presents a plan showing a possible arrangement of the local centre. This shows how the following facilities may be delivered, including:

- Convenience store and additional retail units
- Offices
- Community Facilities
- Extra Care

This visual is based upon this arrangement, in addition to the Regulating Legibility Plan.



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SOUTH SANDLEFORD (TERTIARY STREET AND WOODLAND FRONTAGE)

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6.4 SOUTH SANDLEFORD (TERTIARY STREET AND WOODLAND FRONTAGE)

BUILDING DESIGN

- This character area will be defined by:
- Lower density development
- Regular variations in building typology and common use of semi-detached and detached properties
- Common instances of gaps between buildings
- Regular variation in architectural details and materials along the streetscene to aid the creation of a more informal character

DETAILS

- Use of hipped roofs
- Pitched Porches
- Use of single storey bay windows
- Use of pitched dormer windows
- 300mm minimum oversailing eaves with extended purlin detail
- Use of simple window and door forms
- Door and window forms should generally have vertical proportions and divisions

Façade Materials

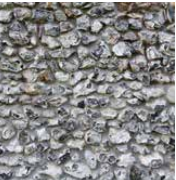
Red Brick



White Render



Flint



Weathered cedar effect boarding



Roof Material

Red tile



Burnt umber tile



- 1 Use of weathered cedar effect boarding.
- 2 Use of red clay effect tiling.
- 3 Use of burnt umber darker tile for contrast.
- 4 Use of flint panels as secondary walling material.
- 5 Render as Primary walling material.
- 6 Hipped roofs and pitch roof porches.
- 7 Red brick primary walling material.
- 8 Park railing and planting define public/private interface
- 9 300m oversailing eaves with extended purlin detail

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THANK YOU

NEXT STEPS