
Date:

10 November 2023

On behalf of:

Burlington

10-12 Latimer Road, Wokingham

Design Update | Rev. A

This design update has been prepared by the project team to highlight proposed design development to 10-12 Latimer Road, Wokingham in response to feedback from the local Planning Authority.

The design updates include:

- Refined detail and reduced appearance of the massing on the north elevation to enhance the view from the Station.
- Additional context analyses to ensure the proposed building heights are appropriate for the setting.
 - Building storeys plan
 - Site sections
 - Topographical plan





The north elevation has been revised and reduced in appearance and massing

- The width of the north elevation has been broken down into two brick elements, with a subservient, recessed panel between them to separate the massing.
- The central recessed panel has been set back approximately 300mm on the lower levels. This maintains internal areas at or above the NDSS, but reduces the overall massing on the north elevation. (Note, the loss of internal area on the lower level flats is approximately 1 sqm).



Proposed north elevation

Previous proposal (September 2023)



Proposed north elevation and upper level materials

Slate cladding is proposed for the darker grey roof sections and the recessed north elevation.



Lighter stone cladding is proposed to cover alternating roof elements



Materiality

- The upper levels of the roof have been set back and will feature alternating light and dark stone cladding.
- The dark stone will be slate - in keeping with the surrounding neighbourhood context.
- A slightly lighter, neutral coloured stone cladding will offer contrast and further differentiate the appearance of the massing at the upper level.
- The darker slate cladding will be used within the set back, recessed section of the north elevation, to ensure it is subservient to the primary brick elevations.



July 2023 | View 7 - Proposed view by TVIA Consultants



September 2023 | View 7 - Architect's illustration - updated materials and massing



November 2023 | View 7 - Architect's illustration - updated materials and massing

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November 2023 | View 7 - Architect's illustration - updated materials and massing (summertime foliage)



July 2023 | View 1 - Proposed view by TVIA Consultants



November 2023 | View 1 - Architect's illustration - updated materials and massing

The existing context features a dominance of red brick facade materials and grey roof slates on pitched roofs and upper storeys.

The proposed roof storey features a mix of grey slate cladding and lighter stone cladding to differentiate the massing whilst echoing the local vernacular.



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November 2023 | View 1 - Architect's illustration - updated materials and massing



Camera make & model - Canon EOS 6D MkII
Camera make & focal length - Canon 50mm, f/1.4
Date & time of photograph - 06/07/2023 @ 11:08
Grid reference - 480487, 168347

Viewpoint height (AOD) - 58.6m
Distance from site - 146m
Projection - Planar
Enlargement factor - 100%

Visualisation Type - Type 4 (L1 TGN 06/19)
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

VIEWPOINT 5 - PROPOSED VIEW
 PROW #WJ:589 ON WESTERN EDGE OF RECREATION GROUND TO THE
 SOUTHWEST OF THE SITE
 10-12 Latimer Road, Wokingham | TYPE 4 VISUALS 16
 To be viewed at comfortable arm's length

July 2023 | View 5 - Proposed view by TVIA Consultants



November 2023 | View 5 - Architect's illustration - updated materials and massing



November 2023 | View 5 - Architect's illustration - updated materials and massing



November 2023 | View 5 - Architect's illustration - updated materials and massing (summertime foliage)

LOCAL RESIDENTIAL FACADE MATERIALS AND CHARACTER STUDY

2+

Pitched roof - side-on view

4+

Pitched roof - gable end view

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3+

Pitched roof - combo roof view

3

Flat roof

ROOF TYPES AND STOREY HEIGHTS

Red / brown tile

Red / orange brick

White brick (painted) - Flemish

Red brick - running bond

Red brick - Flemish

White horizontal cladding

Red brick - engineering

Red brick - mix

White / cream render / painted pebbledash

FACADE MATERIALS

Local form and building height

Building heights throughout the surrounding area of the site vary from one to five storeys, with the two-three storey dwellings forming the bulk of accommodation types.

Rooftops are frequently pitched - but with a mix of long end and gable ends facing the street. This can add a storey or more to the overall building height, even when the roof space is unoccupied.

Some buildings feature a mixture of building forms (gable ends facing and perpendicular to the street), while others are more homogeneous in appearance. Flat rooftops are also present.

Local materials

A thorough survey of the local residential typologies reveals a restrained materials palette across the area - with predominantly red brick tones, with white rendered, painted, and panelled accents, along with darker brown/red textured tiles. The ground floor is often differentiated from the upper levels.



LOCAL RESIDENTIAL FACADE MATERIALS, CHARACTER, AND BUILDING HEIGHTS STUDY



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3+

Frederick Pl

3+

Banbury Cl

3+

1 Barkham Rd (consented)

2+

Barkham Rd / Havelock Rd / St

2+

Barkham Rd

3+

Ormonde Rd

2+

Latimer Rd

4+

West Forest Gate (under construction)

3+

Carnival Phase II (under construction)

3+

Alderman Willey Cl

2+

Park Rd / Park Ave / Station Rd / Albert Rd

4+

Elms Field masterplan

3+

Wellington Rd / Outfield Crescent (The Pavilions)





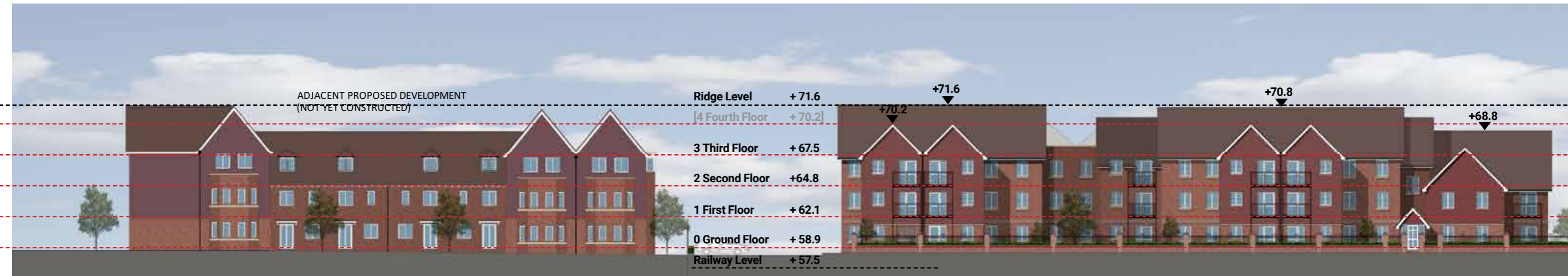
Surrounding area building heights

- The proposed development would have a maximum of 4 storeys, with a set-back flat rooftop storey (approx. 13.5m above ground level).
- The proposed parapet level, which establishes the dominant massing level is approximately 11m above ground level.
- This is in keeping with the neighbouring property across the railway which is 3 full storeys plus a full storey + height roof level (approximately 12.5m above ground level)
- Note the approved scheme at 1 Barkham Road is shown on the drawing. This is similarly 3 storeys + a full storey pitched roof.

No. Storeys	Building Height
1+	3 - 5 m
2+	6 - 9m
3+	9 - 12m
4+	12 - 15m
5+	> 15m



Queens Gate building heights study (Levels are assumed - based on scaled drawings and proposed GF level.)



WELLINGTON ROAD STREET SCENE

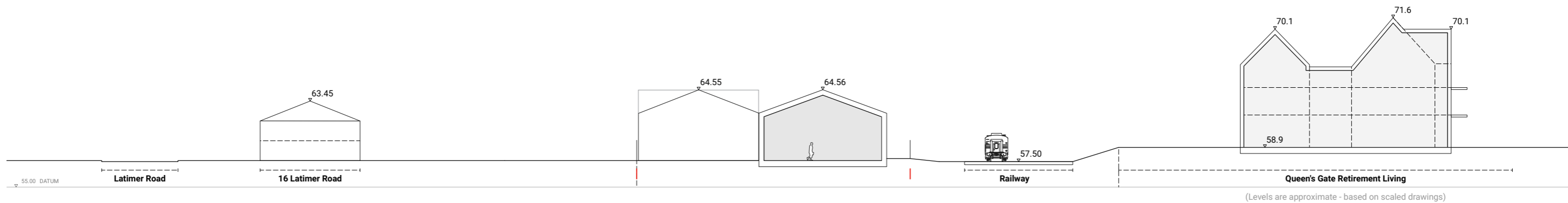
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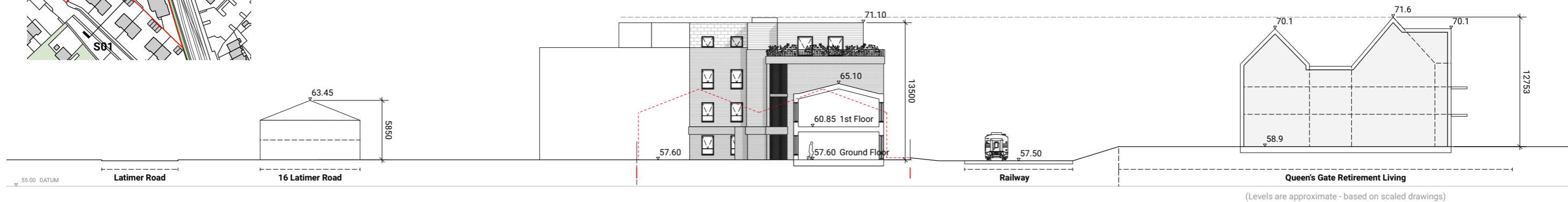
SOUTH EAST ELEVATION



Key plan showing Queens Gate opposite our site

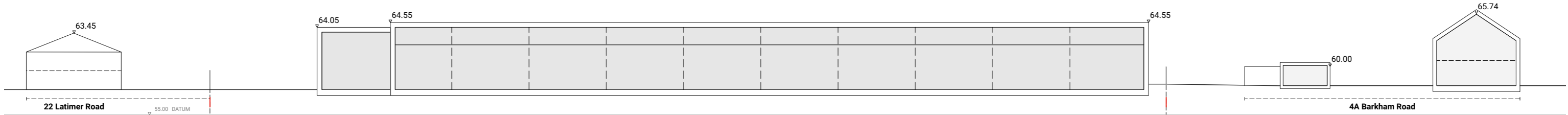


Site section 01 - Existing



Site section 01 - Proposed

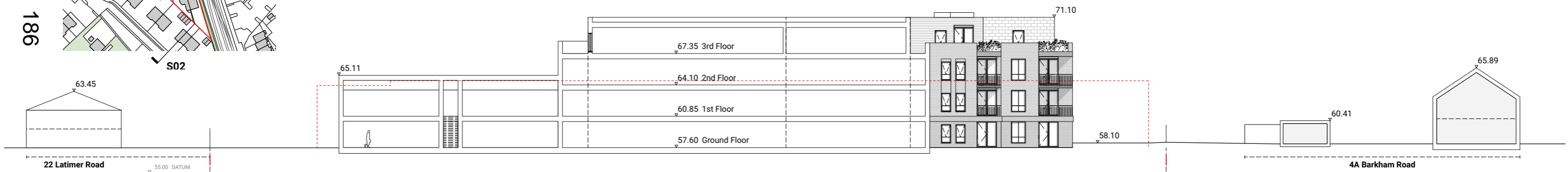




Site section 02 - Existing

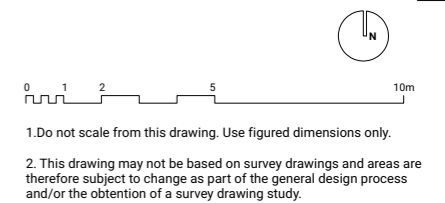


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Site section 02 - Proposed





1. Do not scale from this drawing. Use figured dimensions only.
 2. This drawing may not be based on survey drawings and areas are therefore subject to change as part of the general design process and/or the obtention of a survey drawing study.

- Site Boundary
- 1B2P
- 2B3P / 2B4P
- 3B4P / 3B5P
- Allocated Parking
- Unallocated Parking

Rev.	Date	Description
-		

Planning Application



10-12 Latimer Road
 Wokingham, RG41 2YD.

PROJECT NO.	DWG NO.	REV.
21261	224	-

TITLE
 Proposed Roof Plan

DATE	SCALE
02.11.2023	1:100 @ A1 / 1:200 @ A3

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Date:

10 November 2023

On behalf of:

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