
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 width of the north elevation has been broken down into two brick elements, with a subservient, recessed panel between them to separate the massing visually.

The 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.

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



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

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 visually.

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



Camera make & model - Canon EOS 6D MkII
 Lens make & focal length - Canon TS-E 24mm, f/3.5
 Date & time of photograph - 06/03/2023 @ 09:42
 Grid reference - 480654, 168555
 Viewpoint height (AOD) - 60.3m
 Distance from site - 40m
 Projection - Planar
 Enlargement factor - 100%
 Visualisation Type - Type 4 (L1 TGN 06/19)
 Horizontal Field of View - 73.7°
 Height of camera AGL - 1.5m
 Page size / Image size (mm) - 420 x 297 / 390 x 260
 To be viewed at comfortable arm's length
VIEWPOINT 1 - PROPOSED MASSING MODEL VIEW
 JUNCTION OF WELLINGTON RD (A321) AND PARK RD
 10-12 Latimer Road, Wokingham | TYPE 4 VISUALS

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 | Viewpoint height (AOD) | - 58.6m | Visualisation Type | - Type 4 (L1 TGN 06/19) |
| Camera make & focal length | - Canon 50mm, f/1.4 | Distance from site | - 146m | Horizontal Field of View | - 39.6° |
| Date & time of photograph | - 06/03/2023 @ 11:08 | Projection | - Planar | Height of camera AGL | - 1.5m |
| Grid reference | - 480487, 168347 | Enlargement factor | - 100% | Page size / Image size (mm) | - 420 x 297 / 390 x 260 |

To be viewed at comfortable arm's length

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



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

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July 2023 | View 5 - Proposed view by TVIA Consultants



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



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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



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





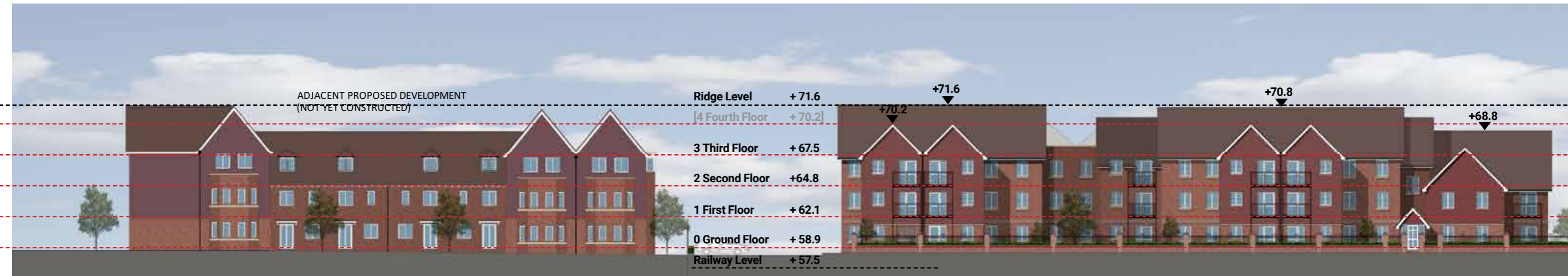
Surrounding area building heights

- 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.

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



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



WELLINGTON ROAD STREET SCENE

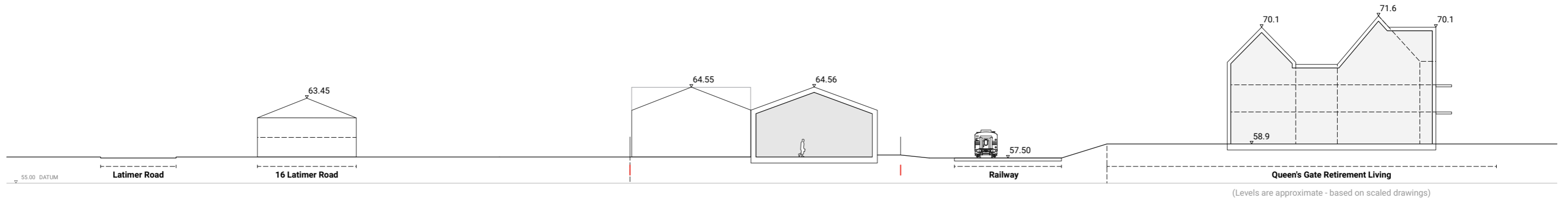
116



SOUTH EAST ELEVATION

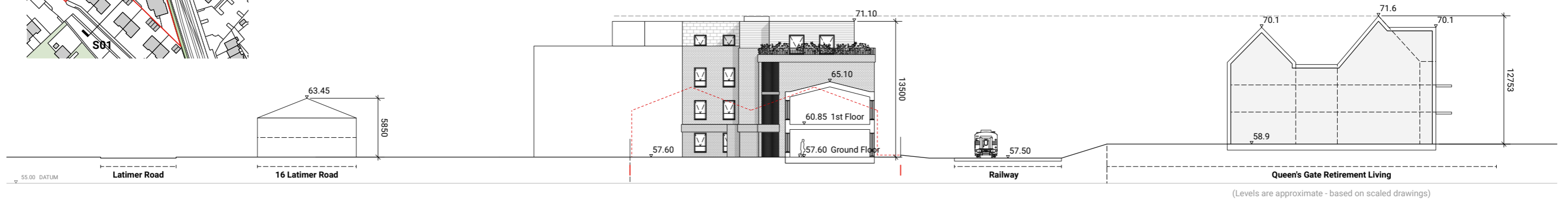


Key plan showing Queens Gate opposite our site



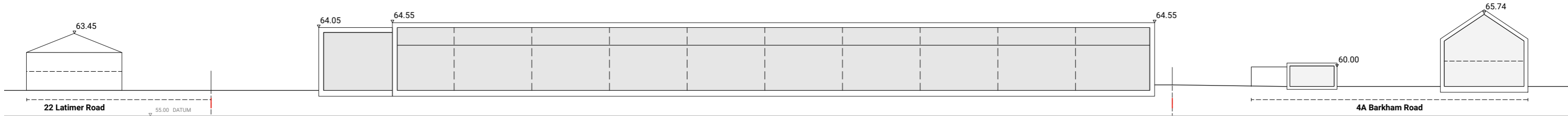
117

Site section 01 - Existing

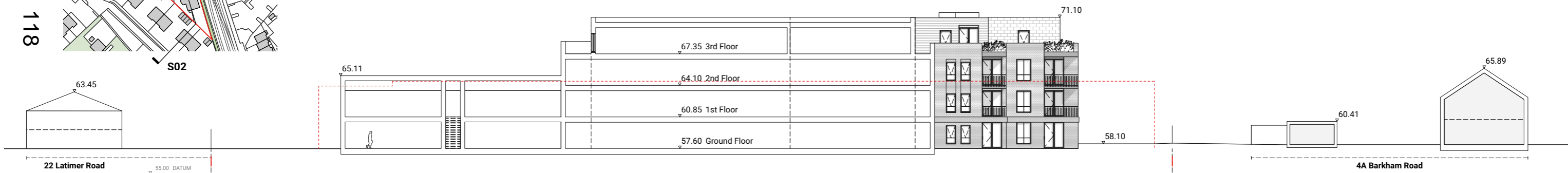


Site section 01 - Proposed





Site section 02 - Existing



Site section 02 - Proposed



0 1 2 5 10m

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:

Burlington

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