

DESIGN AND ACCESS STATEMENT

LAND AT EVENDONS LANE
WOKINGHAM, BERKSHIRE

179

OUTLINE APPLICATION

Revision E 13.11.23

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1.0 INTRODUCTION

1.1 PROJECT OVERVIEW

This Design and Access Statement (DAS) has been prepared in support of an outline planning application on behalf of Bewley Homes for the development of a **new-build 64 bedroom care home**, on the site of Evendons Business Centre, at 171 Evendons Lane, Wokingham, Berkshire (RG41 4EH). This application includes the proposed access, with all other matters reserved for later approval.

This document is to be read in conjunction with the accompanying application documents and drawings prepared by other selected consultants.

This application is for the creation of a **class C2 facility providing specialist dementia and nursing care**. The proposed care home represents a development of the earlier proposals, based on the feedback received during the pre-application consultation process with Wokingham Borough Council (ref.: 223471).

The planning case for the proposed scheme, including a local needs assessment, contextual analysis, and the planning history of the site has been covered in the Planning Statement and other accompanying documents. This document will not seek to redefine those analyses that remain valid, and they will be referred to, so as to aide in the understanding of the rational of the proposals.

The proposal aims to:

- Provide high-quality specialist care home accommodation.
- Ensure safe and appropriate access to the proposed development for all users.
- Preserve and enhance the local identity and landscape character of the area.
- Improve the sustainability of the site.
- Protect and improve the ecological dimension of the locality.
- Enhance the economic vitality of the site.

1.2 THE PURPOSE OF THIS DOCUMENT

The purpose of this document is to demonstrate that prior to the submission of this application the local context and planning policy have been considered, along with the issues that were raised in the previous applications, and in the recent pre-application advice.

This document will therefore:

- Explain the design principles and concepts that have been applied to the proposed development.
- Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.
- Illustrate how relevant policies have been taken into account.
- Explain how any specific issues relating to the proposed development have been addressed.



0.83 hectares
site area



64
specialist care ensuite bedrooms



Pedestrian link
New pedestrian connection linking to Blagrove Lane



Approximately 35
Car parking spaces (inc. 4 disabled)



10%
Car spaces including EV charging



20
Cycle spaces (14 for care teams, 6 for visitors)

1.0 INTRODUCTION

1.3 PLANNING AND LOCAL POLICY CONTEXT

The Planning Statement submitted with this application sets out in detail the planning policies that have been considered in the formation of the proposals, during design development and the preparation of this document.

The adjacent table sets out the local policies that have been considered when drawing up this application.

Please refer to the Planning Statement submitted with this application for full details.

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Wokingham Borough Local Development Framework Adopted Core Strategy Development Plan Document – Adopted January 2010.	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP17 – Housing Delivery
Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21st February 2014	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB07 – Internal Space Standards TB09 – Residential accommodation for vulnerable groups TB12 – Employment Skills Plan TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology
Central and Eastern Berkshire Joint Minerals & Waste Plan – Adopted 19th January 2023	DM1 – Sustainable Development DM2 - Climate Change Mitigation and Adaptation DM3- Protection of Habitats and Species DM5- Protection of the Countryside DM9 – Protecting Health, Safety and Amenity DM10 – Flood Risk DM12 – Sustainable Transport Movements DM13 – High Quality Design of Minerals and Waste Development
Supplementary Planning Documents, Statements and Guidance Documents	Affordable Housing Supplementary Planning Document (2013) CIL Guidance Climate Change Interim Policy Position Statement (2022) First Homes Interim Policy Statement (2022) Infrastructure Delivery and Contributions (2011) Sustainable Design and Construction SPD (2010) and the Companion Document to the Sustainable Design and Construction Supplementary Planning Document (2010) Wokingham Borough Council Borough Design Guide Supplementary Planning Document (2012)

1.0 INTRODUCTION

1.4 DESIGN GUIDANCE FRAMEWORK

In addition, the following Supplementary Planning Documents and design guides are of relevance to this application:

WOKINGHAM BOROUGH COUNCIL DESIGN GUIDE (2012)

The design has been measured against the Wokingham Borough Council Design Guide SPD, which encourages well considered and contextually sympathetic schemes.

NATIONAL DESIGN GUIDE

The National Design Guide has been considered during development of the design, to ensure that the proposal creates appropriate physical character, a sense of community and positively addresses environmental & climate issues.

BUILDING FOR A HEALTHY LIFE

Building for a Healthy Life guides highlights good and poor design practice, and is a tool that has informed the scheme.

SECURED BY DESIGN

Secured by Design principles have been considered throughout the design process.



1.0 INTRODUCTION

1.5 PLANNING HISTORY

43 DWELLINGS: FULL PLANNING APPLICATION (REF: F/2012/0467)

A Full Application was submitted in 2012 for: "a residential development of 43 dwellings (including the provision of 14 affordable homes), Provision of open space, a Local area of Play (LAP), creation of a new vehicular access onto Blagrove Lane, improved access onto Doles Lane. Demolition of Rosery Cottage and 171 Evendons Lane."

The application was withdrawn.

Concerns were raised by the Local Authority due to:

- The loss of hedgerow, urbanisation of the landscape, and the loss of identity and views.
- Urban design and security issues, including inward looking development.
- Inadequate proportion of affordable units.
- Inadequate refuse access.

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40 DWELLINGS: FULL PLANNING APPLICATION (REF: F/2013/0253)

A further Full Application was submitted in 2013 for: "a residential development of 40 dwellings (including the provision of 16 affordable homes), provision of open space, a Local Area of Play (LAP), creation of a new vehicular access onto Blagrove Lane. Demolition of Rosery Cottage and 171 Evendons Lane."

The application was refused and the subsequent appeal was dismissed (ref: APP/X0360/A/13/2198994).

Concerns were raised by the Local Authority due to:

- The application was contrary to the Local Plan for target housing locations outside of the settlement boundary.
- The impact of the design on the trees and the surrounding character was deemed to be unacceptable due to the proposed loss of and proximity to trees.
- The inspector also raised issue relating to highway safety and site visibility lines.



01 Proposed site plan for 40 unit scheme (ref: F/2013/0253)



1.0 INTRODUCTION

1.6 PRE-APPLICATION ADVICE

62 BEDROOM CARE HOME: PRE-APPLICATION (REF: 223471)

In 2022 pre-application advice was sought for: "the proposed erection of a 62-no. bedroom care home with associated parking and landscaping, following demolition of the existing commercial buildings."

The pre-application sought to address the concerns raised in the previous applications by:

- Reducing the overall site area and footprint of the proposals. Rosery Cottage is retained, with its own independent access and garden area.
- Positioning the building on the southern part of the site on previously developed land, keeping the existing open space around this for landscaping and parking.
- Retaining the existing perimeter mature landscaping, and therefore the character of the site.
- Proposing access via Blagrove Lane, which was previously agreed with the Council.

The pre-application advice response is summarised below:

- Under Core Strategy Policy CP2, a care home with dementia speciality is capable of being considered to be a 'community facility'.
- Under Policy CP11 an 'essential community facility' could be considered acceptable in this location if it were demonstrated that his proposal cannot be accommodated within development limits.
- Policy CP2 and TB09 (of the MDD Local Plan) give in-principle support to this specific type of proposal in meeting ongoing needs within the borough.
- The proposal would also not prejudice employment provision in the borough.

Please refer to the Planning Statement submitted with this application for full details.



01 Proposed site plan for 62 bedroom care home (ref: 223471)



02 Proposed site section for 62 bedroom care home (ref: 223471)

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2.0 SITE CONTEXT

2.1 SITE LOCATION

- The site is located in the Borough of Wokingham, in the residential area of Eastheath, south west of Wokingham town centre. It falls within the Evendons East Ward.
- The site is outside the settlement boundary on land classed as countryside, however it abuts and forms a natural extension of the existing built up area, and has been classified as suitable for development within the Council's SHLAA.
- The site is bounded by Evendons Lane and Blagrove Lane, with the existing vehicle access from the southern boundary along Evendons Lane.
- It falls within the 5km to 7km zone around the of Thames Basin Heaths Special Protection Area (SPA).

- KEY**
- Site location
 - Wokingham Station



01 Site location (source: Google Maps)

2.2 SITE DESCRIPTION

- The site area totals approximately 0.83 hectares. It is partly brownfield and partly open field/paddock.
- 'The Evendons Centre' occupies approximately half of the site, which comprises of an assortment of small commercial units, and a large area of hardstanding for parking.
- The remainder of the site is a small field/paddock, enclosed by strong partially wooded boundaries.
- The site surroundings are varied. It sits between new and existing residential settlement areas, including a built up area to the east along Evendons Lane/Blagrove Lane, and the newer development Redlands Place to the south-west.

- To the north and west the area is generally characterised by farmland, open space and rural houses.
- The site boundary wraps around a residential dwelling, 'Rosery Cottage' on the north side of Evendons Lane.
- Sandmartins Golf club sits further south, on the opposite side of Evendons Lane.
- The site is relatively flat with a very gentle slope and established landscaping to the periphery.
- Views into the site are limited due to the mature vegetation.

- KEY**
- Site boundary
 - Land in same ownership



02 Site boundary and location (source: Google Maps)

2.0 SITE CONTEXT

2.3 SITE PHOTOS



01 View along Blagrove Lane, looking south (source: Google Maps)



02 View along Blagrove Lane, and the eastern boundary of the site



03 Existing site access from Evendons Lane, looking west



04 Existing site access from Evendons Lane, looking north-east



05 View along Evendons Lane, looking east (source: Google Maps)



KEY



2.0 SITE CONTEXT

2.3 SITE PHOTOS



01 View of the Evendons Centre when arriving via the main access point from Evendons Lane



02 View into the courtyard and parking



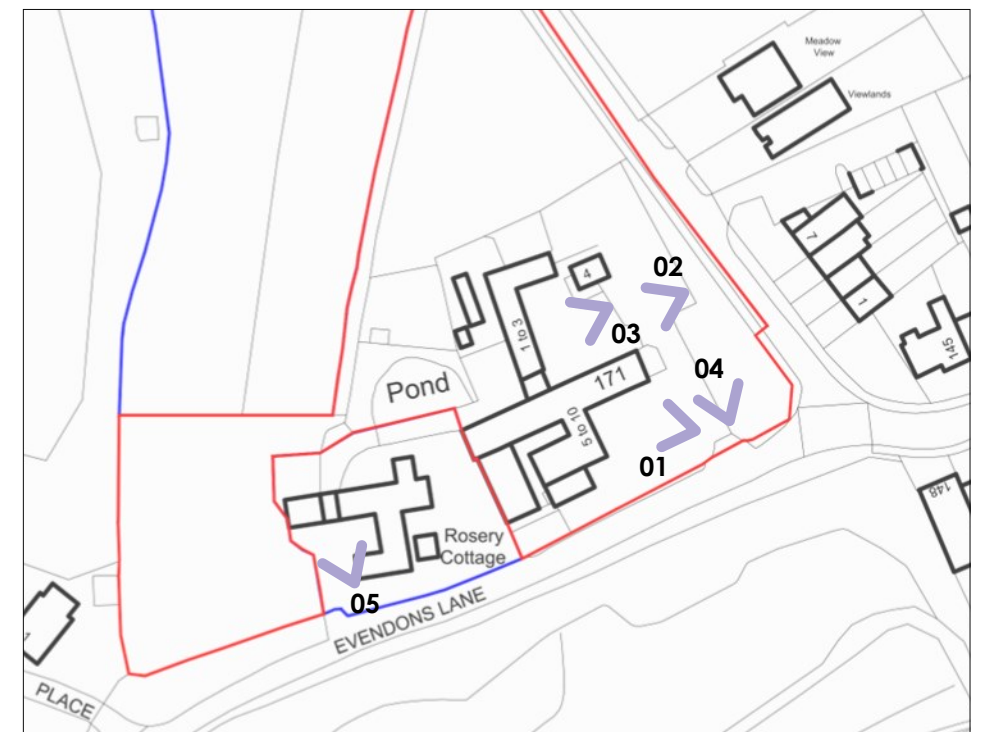
03 View of the commercial units and parking area



04 Extensive existing hardstanding, viewed from the site entrance



05 View of Rosery Cottage



KEY



2.0 SITE CONTEXT

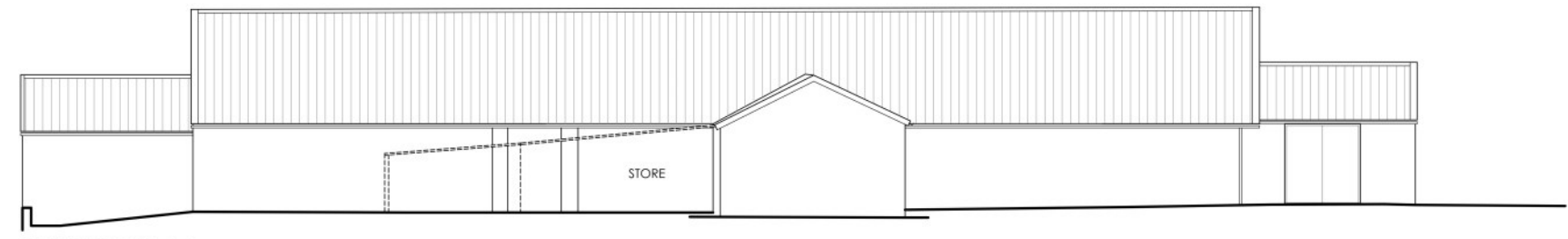
2.4 EXISTING BUILDINGS

- 'The Evendons Centre' comprises of an assortment of converted buildings used for business purposes.
- The main buildings are linear and arranged in an irregular cross shape, with additional adjoining outshots, and a number of small individual buildings and stores.
- The buildings are single storey, with varying roof pitches and heights.
- Due to the steeply pitched roofs the total height of the complex is similar to that of a 2 storey building.
- The existing buildings are uninteresting and of low quality, clad in render with profiled metal roofing.
- Around the buildings are large areas of hardstanding for parking that is mostly vacant/unoccupied.
- The existing buildings provide a total commercial floorspace of approximately 450sqm.

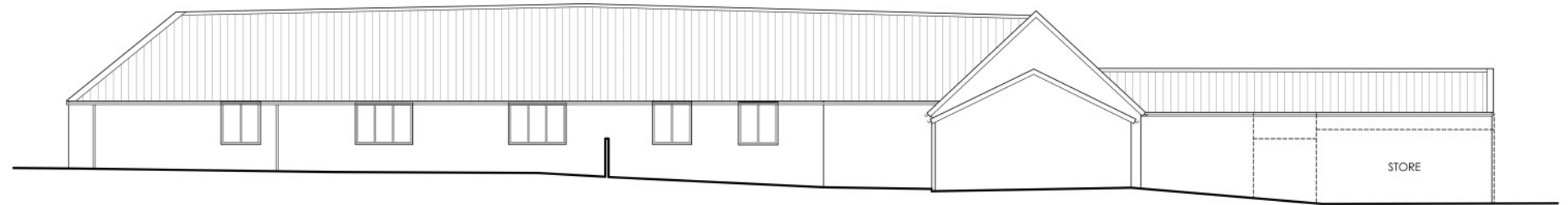
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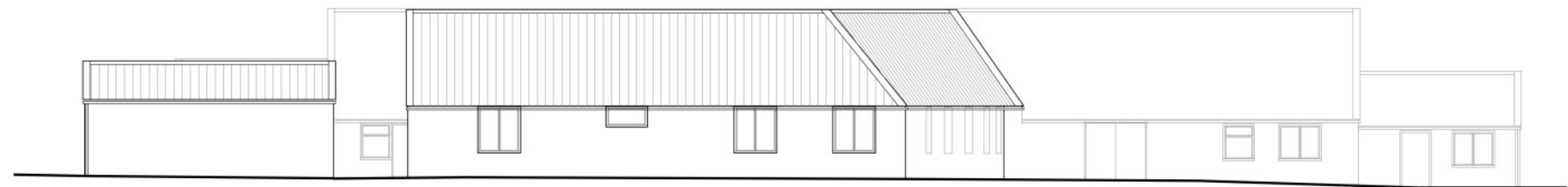
KEY



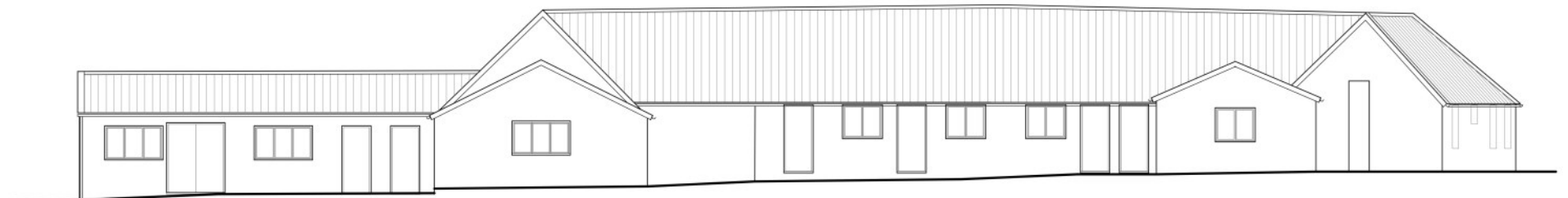
ELEVATION A-A



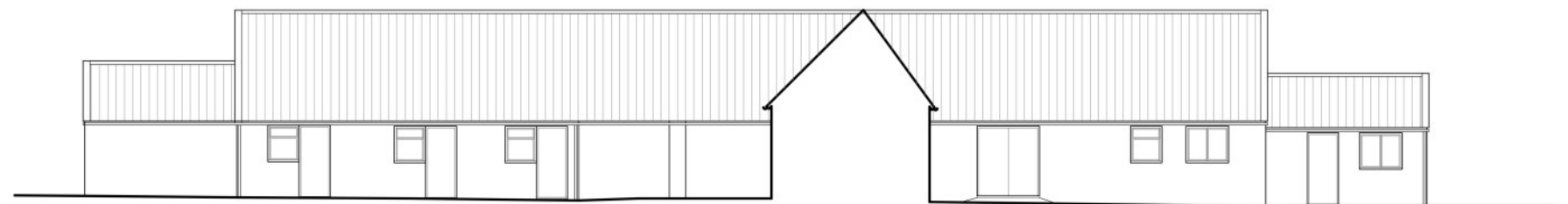
ELEVATION B-B



ELEVATION C-C



ELEVATION D-D



ELEVATION E-E

01 Existing building elevations

2.0 SITE CONTEXT

2.5 LOCAL CHARACTER

The neighbouring area is predominantly residential, and of a notably varied form and character. There is no one particular prevailing style, with all buildings exhibiting typical vernacular forms and detailing.

Evendons Lane:

- The south side of Evendons Lane is characterised by semi-detached and detached Edwardian/Victorian houses, terraced cottages, and a terrace of bungalows.
 - On the opposite side, the dwellings consist of a more modern mix of post-war and later semi-detached and terraced homes. Further eastwards along Evendons Lane the character is more suburban.
- 191 Dwellings are 2 or 2.5 storeys, with the exception of the terrace of bungalows. There are a number of properties with roof extensions, dormer windows and rooflights.
- West of the site is Redlands Place, where the large detached dwellings have a ridge height similar to the proposed indicative care home.
 - The material palette is predominantly red brick or painted brick, and slate or tiled roofs.

Blagrove Lane:

- At the corner of Blagrove Lane facing the eastern boundary of the site is a residential development of terraces and semi-detached homes.
- The large detached properties 'Viewlands' and 'Meadow View' are comparable in height to the indicative proposals.
- Both Evendons Lane and Blagrove Lane convert into narrower, quieter country lanes beyond the junction to the south-east corner of the site.
- Further north at the junction with Doles Lane the dwellings are of a rural character, and are generally larger detached homes with associated outbuildings.



01 Local character photographs of Evendons Lane (source: Google Maps)



02 Local character photographs of Redlands Place (source: Google Maps)



03 Local character photographs of Blagrove Lane (source: Google Maps)

2.0 SITE CONTEXT

2.6 MOVEMENT AND CONNECTIONS

The site is a sustainable place for development, as it benefits from a good existing movement network and local amenities.

WALKING AND CYCLING

- The site is well connected to the existing pedestrian network, which provides onwards routes to the centre of Wokingham to the north.
- A short distance from the site along Evendons Lane pedestrians can join the network of public rights of way, which connects to nearby open spaces and the wider area.
- The majority of roads in the vicinity of the site are also suitable for cycling.

RAIL

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Wokingham has its own mainline rail station, located approximately 2.4km to the north-east of the site.

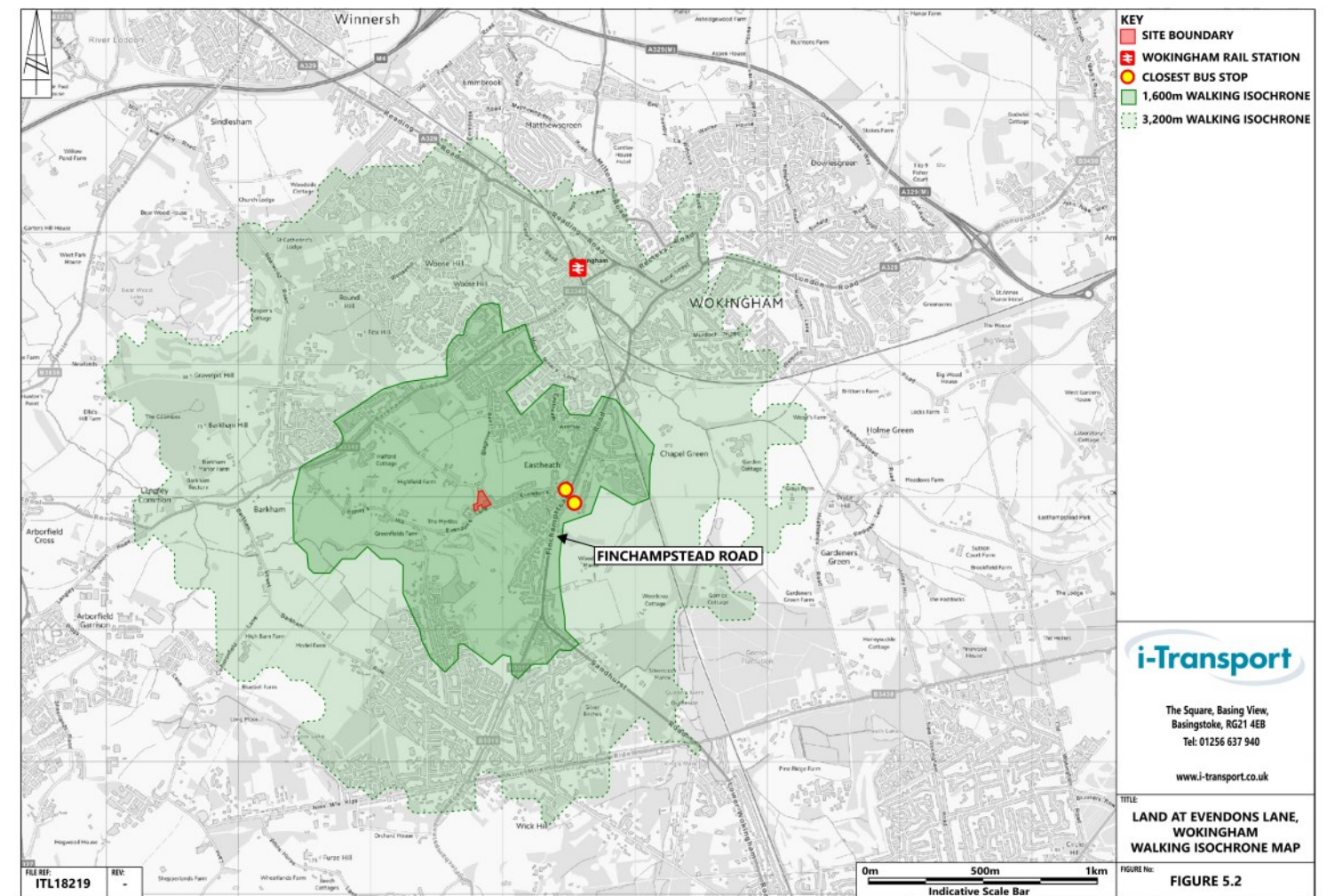
- The railway station is served by frequent rail services between London and Reading, providing connections to key local destinations such as Bracknell.
- Onward connections to numerous destinations further afield are available from Reading.

BUS

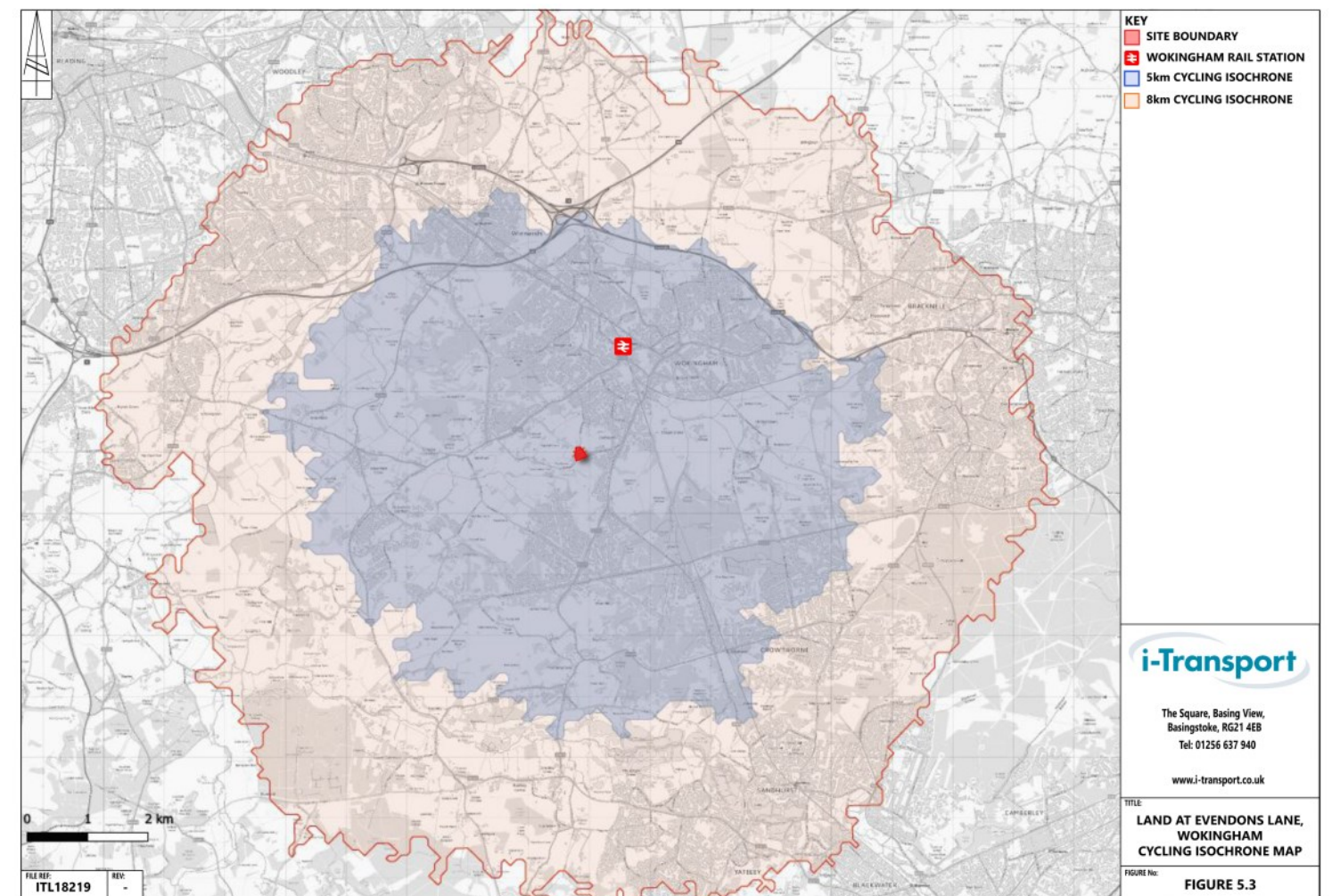
- The nearest bus stops are located 800m from the site, which is the equivalent of a 10-minute walk.
- There are a number of frequent bus services available from Wokingham railway station that serve a wide range of destinations.

Please refer to the Transport Statement prepared alongside this application for further details.

01 Walking isochrone map



02 Cycling isochrone map



2.6 MOVEMENT AND CONNECTIONS

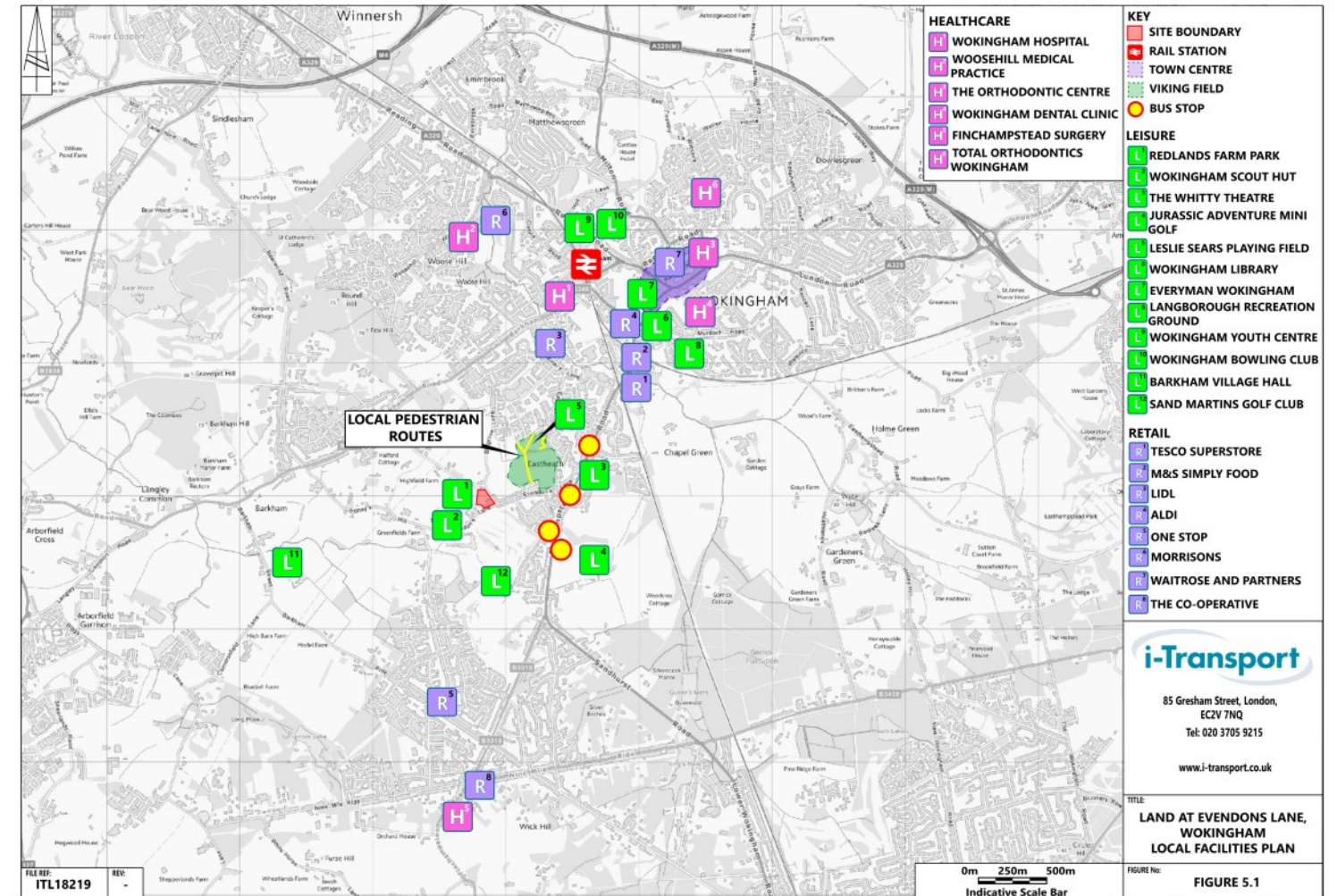
VEHICULAR

- The site has easy access to Wokingham town centre, which is less than a 10 minute car journey.
- Evendons Lane also provides access to main roads (A321 Finchampstead Rd and B3349 Blagrove Rd) linking to the larger neighbouring towns of Reading and Bracknell, and the M3 and M4 motorways.

AMENITIES

- There are a wide range of everyday facilities within a 'comfortable' and 'acceptable' walking distance of the site, which could be used by staff or visitors.
- This includes retail, personal business services, a range of leisure facilities and employment opportunities.
- These services and facilities are within a reasonable cycle distance of the site.
- Within a few minutes walk of the site along Evendons Lane there are a number of recreational spaces and a small café and hairdressers.
- Wokingham provides all the facilities a large market town has to offer, including a hospital and doctors surgeries.

Please refer to the Transport Statement prepared alongside this application for further details.



01 Local facilities plan

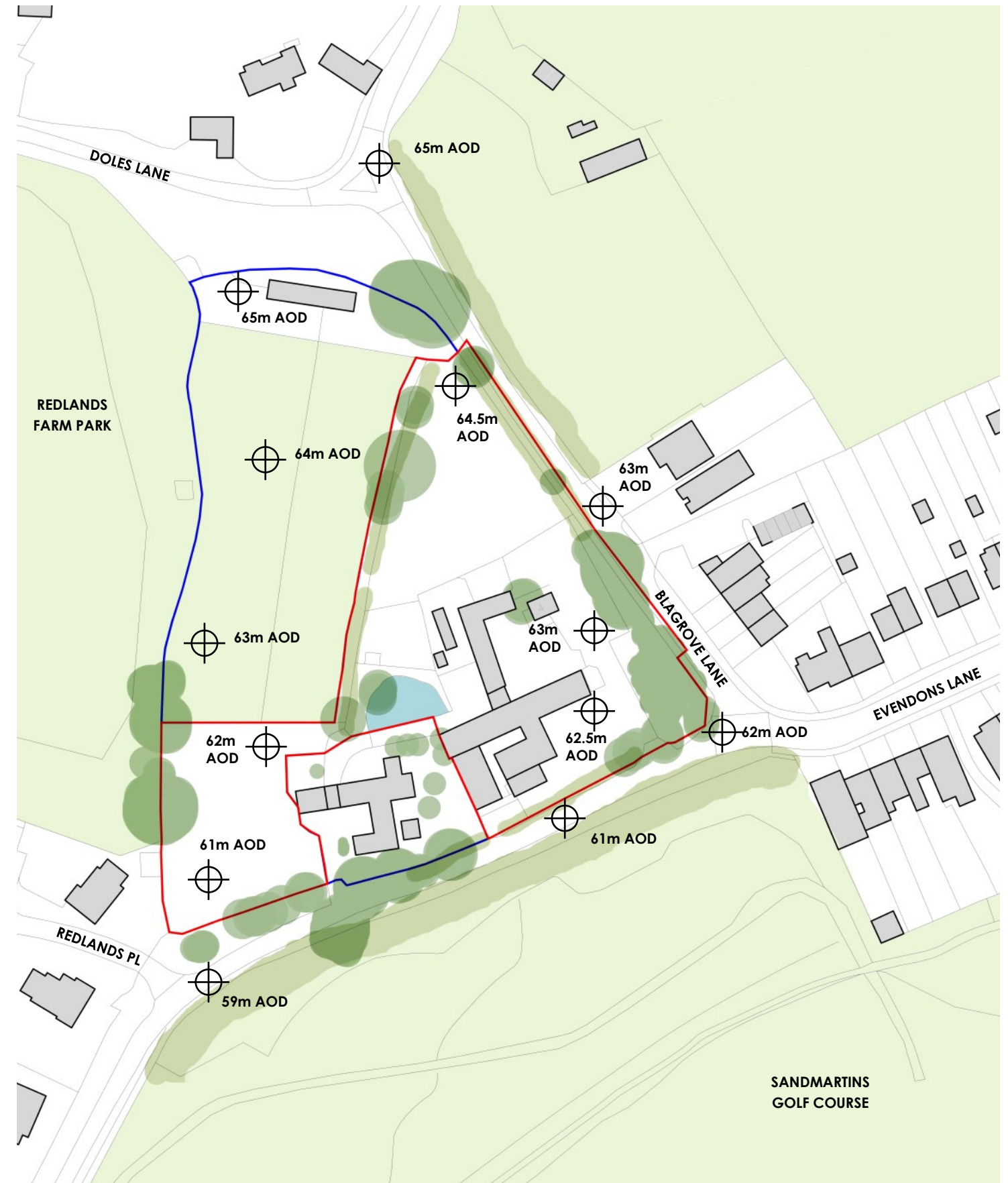
2.7 LANDSCAPE CONTEXT

- The site is not subject to any qualitative landscape designations.
- The site has a gentle topography, falling approximately 3m to 4m from north to south.
- The site is visually well contained by robust vegetation, nearby settlement and the topography.
- There are no long distance views of the site, and from the localised landscape setting views are restricted to those of the robust boundaries around the site.
- There is an ornamental pond just north of Rosery Cottage, and to the western boundary of the site there are existing ditches.
- At the south eastern corner, there is a level access from Evendons Lane into the site.

Further details can be found under separate cover within the Landscape & Visual Technical Note.

KEY

- Site boundary
- Land in same ownership
- Trees and hedges
- Pond



01 Existing landscaping diagram

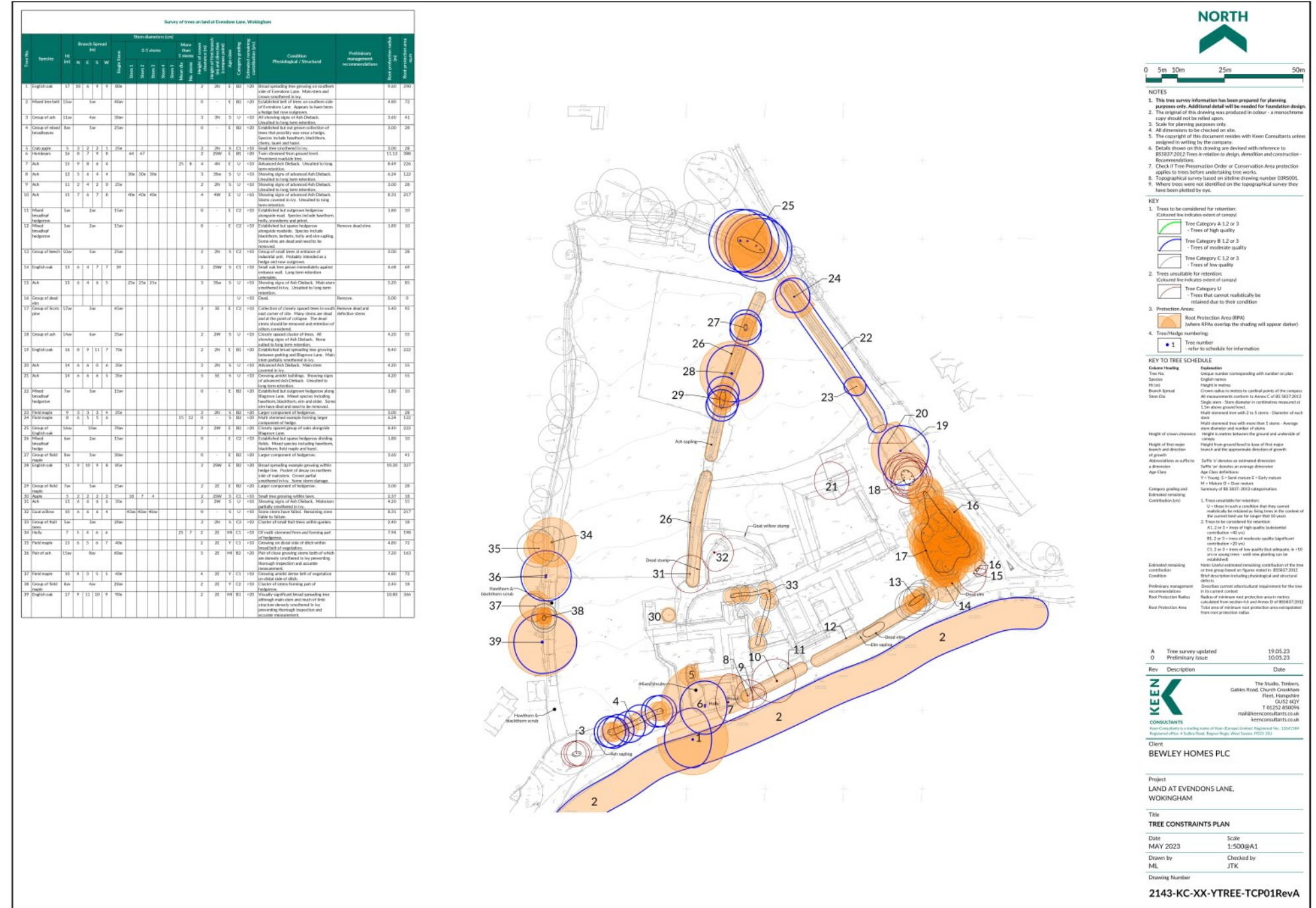
2.8 ARBORICULTURAL CONTEXT

An arboricultural survey and assessment was undertaken of the existing and relevant off-site trees.

- There are no Tree Preservation Orders (TPO) protecting trees on the site (at the time of the tree survey).
- Much of the site's boundaries are lined with trees and hedgerows of varying quality.
- There are occasional oak trees that are of good quality and value.
- Some of the trees are dead, poor quality, or unsuited to long term retention.
- No category 'A' trees were identified.
- All of the better quality trees and hedgerow of 'B' category are located at the periphery, and these will be retained, except those required to create site access.
- There is potential for new trees and planting to enhance the site character.

Please refer to the arboricultural assessment submitted under separate cover with this application for full details.

- KEY**
- Tree Category B
 - Tree Category C
 - Tree Category U
 - Root Protection Area



01 Tree constraints plan

2.0 SITE CONTEXT

2.9 ECOLOGY

- The site was originally surveyed in April 2020 based on standard extended Phase 1 methodology.
- In addition, a general appraisal of faunal species was undertaken to record the potential presence of any protected, rare or notable species.
- An updated Phase 1 survey and building inspection has subsequently been undertaken in May 2023.

ECOLOGICAL DESIGNATIONS

- The site itself is not subject to any statutory or non-statutory ecological designations.
- All of the ecological designations in the surrounding area are physically well separated from the site, and are therefore unlikely to be adversely affected by the proposals.

HABITATS AND PROTECTED SPECIES

- Habitats found at the site include grassland, an ornamental pond, hedgerows, coniferous woodland and ruderal vegetation and scrub.
- Of the habitats within the site, hedgerows and the onsite pond are considered to qualify as Priority Habitats and therefore constitute important ecological features.
- Small numbers of roosting bats have been recorded using the buildings at the site, whilst foraging and commuting bats were also recorded.
- Great Crested Newt were confirmed to make use of the ornamental pond.
- Accordingly consideration will need to be given to licensing and mitigation in relation to roosting bats and Great Crested Newt.

Please refer to the Ecological appraisal for full details.

2.10 HERITAGE

- A heritage statement has been prepared alongside this application.
- This identified the relevant heritage assets within the vicinity of the site: the three Grade II listed buildings at Hutt's Farm, located to the north of the site.
- Hutt's Farm comprises of: Hutt's Farmhouse; Cattle Shelter Approximately 10 metres East of Hutt's Farmhouse; and Barn Approximately 15 Metres southwest of Hutt's Farmhouse.
- Additionally, a group of grade II listed buildings at Blagrove Farm are located approximately 400m to the northeast of the site.
- However, site inspection confirms that Blagrove Farm is sufficiently removed from the site that it is unlikely to experience any material effect from the proposals.
- The impact assessment concluded that if the proposals are delivered in a manner consistent with the submitted parameter plans, then it will sustain the significance of the three Grade II listed buildings at Hutt's Farm.

Please refer to the Heritage Statement submitted with this application.



01 Hutt's Farm photographs (source: Google Maps)

2.0 SITE CONTEXT

2.11 SITE CONSTRAINTS

The site constraints have informed the evolution of the indicative layout and parameter plans, and are summarised below:

PREVIOUSLY DEVELOPED LAND

The southern part of the site contains The Evendons Centre and extensive hardscaping, which is deemed to be previously developed land. The existing buildings are in a poor state of repair and are underused.

TOPOGRAPHY

The site is relatively flat with a gentle slope, down from the north of the site. The lowest point is the south western corner.

LANDSCAPING

Much of the established landscaping is to the boundaries, consisting of trees and hedgerows of varying quality.

ACCESS

Access to the site is currently in the south eastern corner via Evendons Lane, and it is in a poor location for comprehensive development.

VIEWS IN AND OUT OF THE SITE

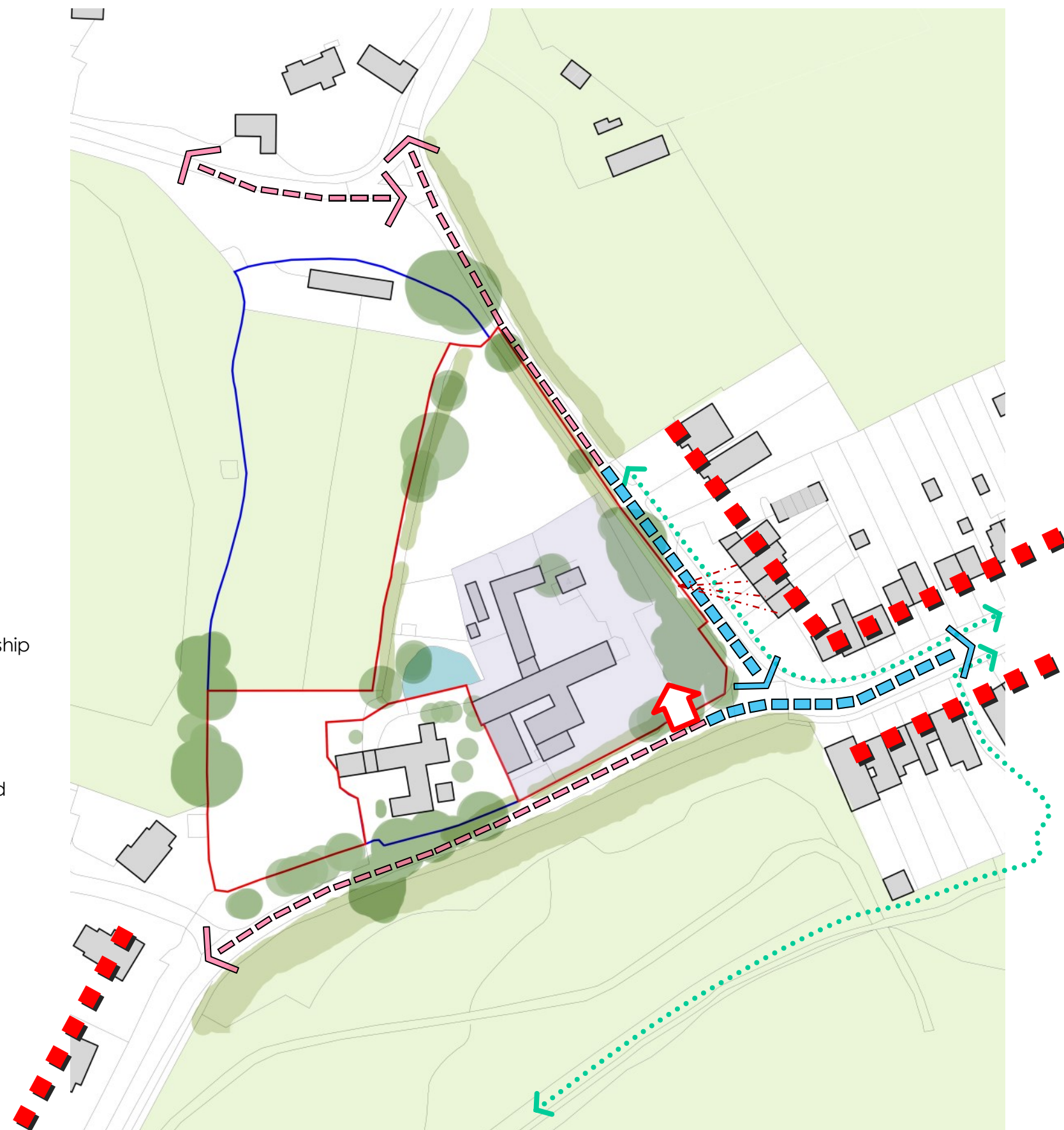
Views into the site are limited due to the mature boundary vegetation, the topography and surrounding settlement.

BUILT UP AREAS

There are existing built up areas to the east and west of the site, which are predominantly residential, including examples of 2.5 storey dwellings. Some dwellings close to the site at Redlands Place and Blagrove Lane have ridge heights similar to a 2.5 storey care home.

ECOLOGY

The existing ornamental pond and hedgerows are considered to be priority habitats.



01 Constraints diagram

2.0 SITE CONTEXT

2.12 SITE OPPORTUNITIES

The analysis of the site context has led to the identification of a number of site opportunities, which the proposals will respond to:

PREVIOUSLY DEVELOPED LAND

The PDL classification of the site provides an opportunity to optimise efficient reuse of the brownfield element of the site.

TOPOGRAPHY

The paddock to the south west corner is the lowest point of the site, this is the natural place for sustainable drainage solutions to be located.

LANDSCAPING

The existing mature vegetation provides screening and habitats, and its retention would strengthen the character of the area and development.

ACCESS

The wider section of Blagrove Lane provides both pedestrian and vehicle carriageways, and the potential for a new and improved site access, in a safer location than the existing access.

VIEWS IN AND OUT OF THE SITE

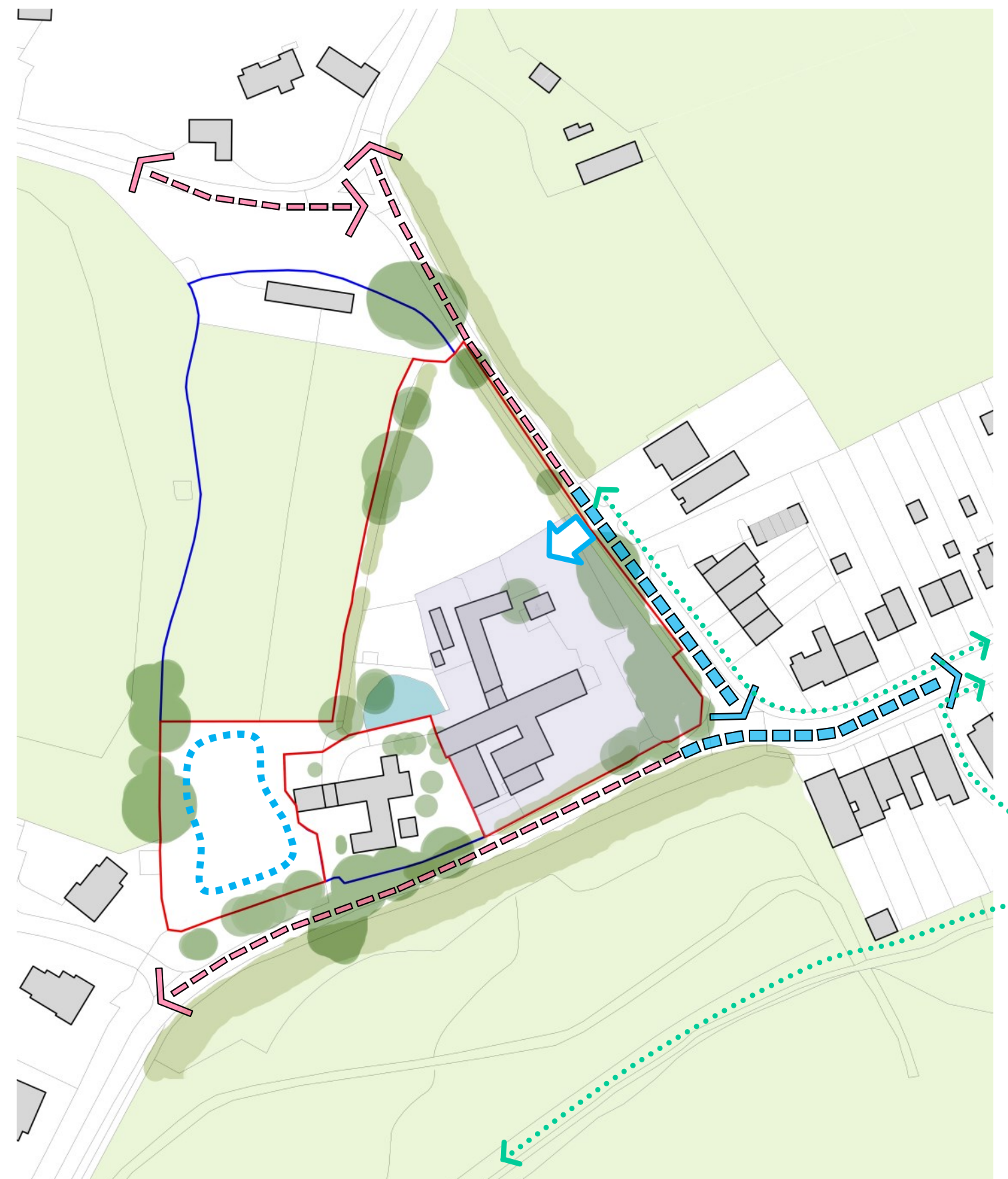
The existing mature boundary vegetation will provide privacy and screening, and a rural and tranquil outlook for the enjoyment of residents.

BUILT UP AREAS

There is an opportunity to create a new frontage that responds to and continues the existing built up areas in a logical way.

CHARACTER

The development will respond positively to the local existing variation in character and building heights.



01 Opportunities diagram

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3.0 DESIGN PROPOSAL

3.1 PROJECT BRIEF

The project brief is for a high quality, bespoke new-build 64 bedroom care home facility providing specialist dementia and nursing care. The proposals incorporate resident communal areas, helping to create an environment which encourages connection and engagement.

The proposal aims to:

- Provide high-quality specialist care home accommodation.
- Ensure safe and appropriate access to the proposed development for all users.
- Preserve and enhance the local identity and landscape character of the area.
- Improve construction and operational sustainability of the site's development uses.
- Provide a net gain in the site's biodiversity.

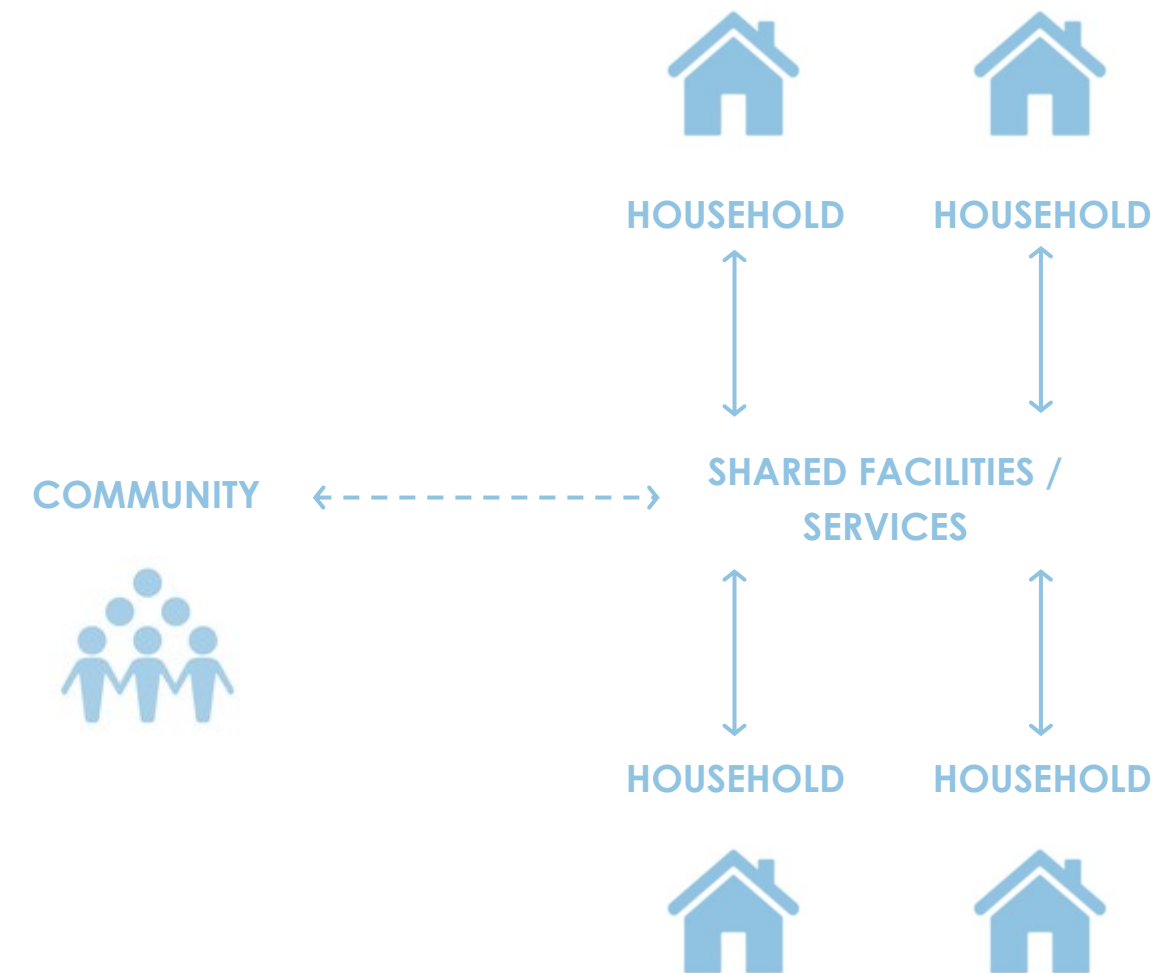
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The dementia enabling principles have informed the design, the key points include —

- Encouraging movement and social interaction.
- Encouraging engagement with the community.
- Visual accessibility, allowing people to see and be seen.
- Creating familiarity and homeliness.
- Providing a safe environment.
- Enhancing the economic vitality of the site.

LOCAL NEEDS ASSESSMENT

A Planning Local Needs Assessment has been undertaken by Carterwood Analytics, which will be submitted under separate cover.



3.2 DESIGN DEVELOPMENT

Prior to submission of this application, the pre-application advice received was carefully considered, and the following steps have been taken—

ACCESS AND HIGHWAYS

- The access has moved north along Blagrove Lane to avoid the Root Protection Area of a Category B oak tree.
- A direct pedestrian connection to the site is proposed to the south of the vehicular access, providing a safe new connection to the footway on the other side of Blagrove Lane.
- The indicative parking and road layout within the site has been improved following swept path tracking of the site for both a large refuse vehicle and fire tender.
- The vehicular site access was widened to accommodate larger vehicles for regular daily servicing.

DRAINAGE

- Sustainable drainage solutions have been incorporated into the design.
- An attenuation basin is proposed in an area in the south west corner of the site where ground levels are lower.
- Foul water will be discharged to the existing Thames Water sewer network along Evendons lane to the southeast of the site boundary.

TREES

- Following the completion of an arboricultural survey there has been further consideration of the retention of existing trees and planting, and root protection areas.
- All of the better quality trees and hedgerow of 'B' category are located at the periphery, and these will be retained, except where removal is required to create safe site access.
- There is potential for new trees and planting to enhance the site character.

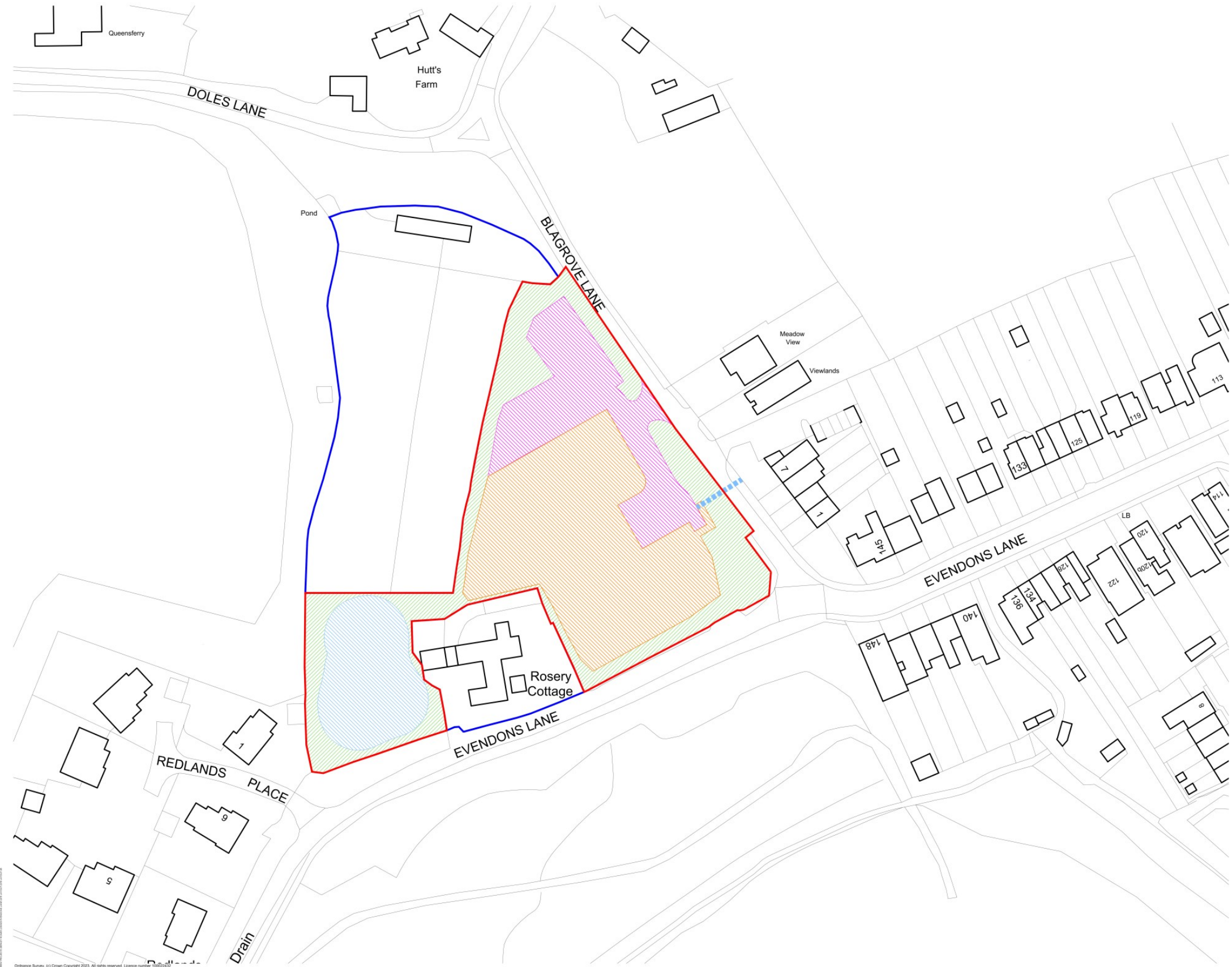
LANDSCAPING AND ECOLOGY

- It is proposed that the existing ornamental pond will be removed, as it is poor quality in ecological terms, and it will be replaced by the new drainage basin feature in the south-west corner of the site, which has the potential to provide ecological enhancements.
- The removal of the pond could also allow for a larger private garden area for residents.
- New hedgerows, trees and planting has been suggested to strengthen the landscape character of the site.
- The landscape strategy has been developed to provide ecologically rich habitats, and enhance the connectivity of those that already exist on the site.

DEVELOPMENT FOOTPRINT

- The indicative building and site layout has been rationalised and simplified.
- The suggested footprint and massing refers to the local character and built forms.
- The indicative layout includes 'glazed links' which are proposed as a device to create a visual separation between the 3 wings of the building, and improve visual accessibility.

3.3 PARAMETER PLANS



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Rev	Date	Drawn	Checked
-	23/05/23	HS	
FIRST ISSUE			
A	23/05/23	HS	
REVISIONS FOLLOWING COMMENTS.			
B	25/05/23	HS	
RED AND BLUE LINE AMENDED. BASIN UPDATED.			
C	30/05/23	HS	
KEY UPDATED. CO-ORDINATED WITH LANDSCAPING.			
D	09/11/23	HS	
CO-ORDINATED WITH INDICATIVE LAYOUT.			

Legend

[Red outline]	Application Boundary
[Blue outline]	Land in Same Ownership
[Orange hatched]	Development area - including site Class C2 Residential care home (with nursing), gardens, paths, landscaping, refuse storage
[Pink hatched]	Proposed vehicular access, roads, and parking
[Light blue hatched]	Sustainable Urban Drainage System
[Green hatched]	Green infrastructure - including existing trees and planting, new garden areas and landscaping
[Dashed blue line]	Proposed pedestrian crossing

Project:
 EVENDONS LANE
 WOKINGHAM
 RG414DX
 Drawing Title:
 PARAMETER PLAN
 LAND USE

BEWLEY HOMES

carlton
 design partnership

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 023 8211 8844 www.carltondesignpartnership.com

Issue	Rev	Date	By	Check
01	01	09/11/23	HS	

Dwg No: 230323/SL03 Rev: D

01 Parameter Plan: Land Use

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3.0 DESIGN PROPOSAL

3.4 PARAMETER PLAN: LAND USE

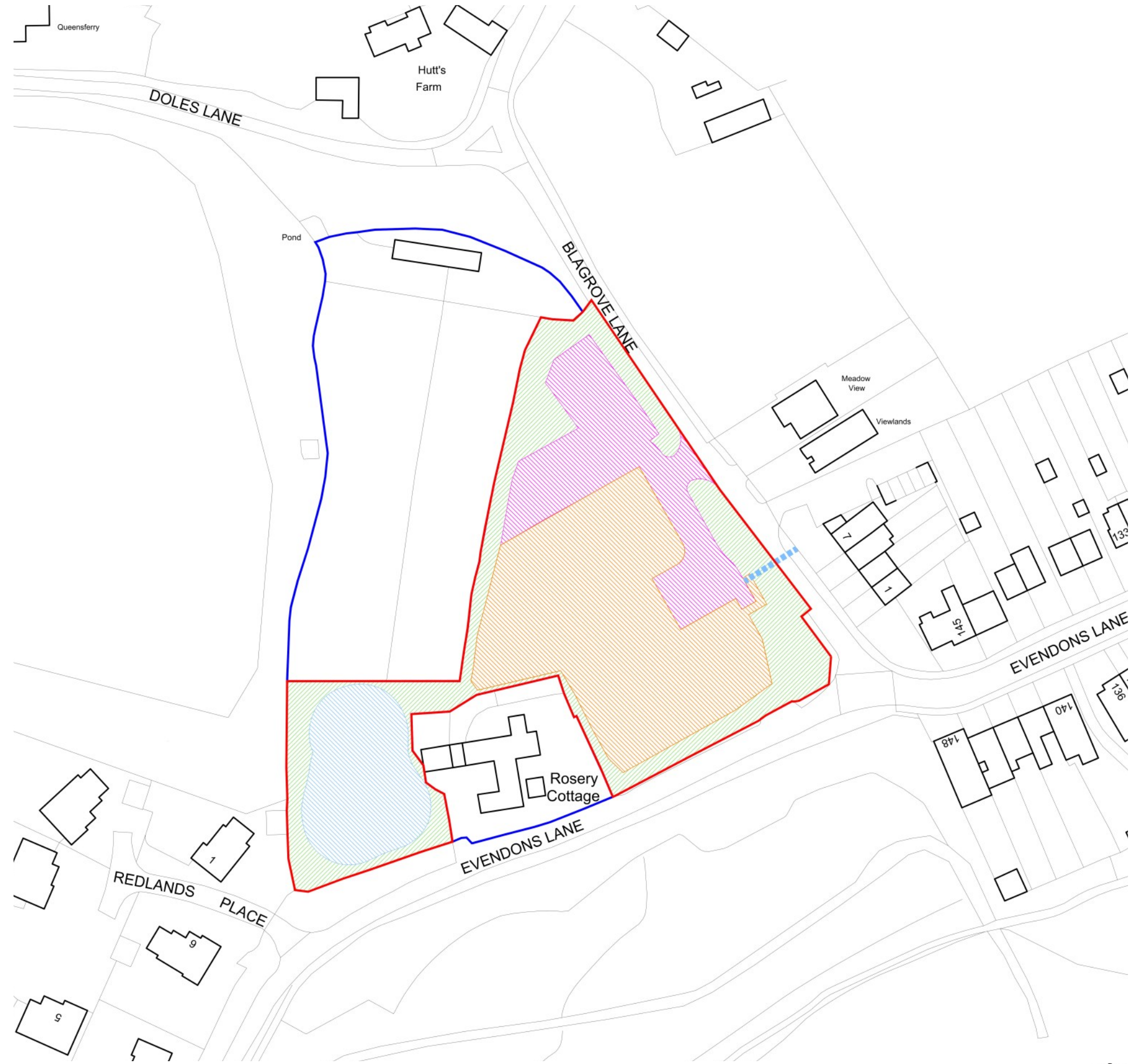
- The total site area is 0.83 hectares.
- The proposal is for a class C2 facility providing specialist dementia and nursing care.
- The care home will be delivered within the Development Area only, and will be up to 2.5 storeys in height, and will accommodate up to 64 ensuite bedrooms.
- The Development Area provides sufficient space for bedroom sizes to be approximately 15m² each (approximately 20m² each including ensuites).
- A number of communal areas can be included within the proposals, with opportunities for different activities and group sizes.
- Externally there is scope for associated gardens, private amenity spaces, and landscaping.
- The approximate areas indicated on the parameter plan are set out below:

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Development area	3130 sqm
Access road and parking	1510 sqm
SuDS	1120 sqm
Green infrastructure	2520 sqm

KEY

- Site boundary
- Land in Same Ownership
- Development area
- Vehicular access, road and parking
- SuDS
- Green infrastructure
- Pedestrian crossing



01 Parameter Plan: land use



3.0 DESIGN PROPOSAL

3.5 INDICATIVE LAYOUT

Following identification of the unique site opportunities and constraints, and development of the project brief and design aspirations, an indicative site layout has evolved. This demonstrates how the proposed development could come forward. The rationale is summarised below, and will be set out in more detail in the following sections:

- The development forms part of the rural frontage when leaving/entering Eastheath and has been designed to respect the transition between the existing built up areas and countryside.
- The proposal utilises the area identified as previously developed land, with parking and open spaces proposed for the area to the north which is currently paddock/field.
- The building can be positioned to follow the existing building line along Evendons Lane & Blagrove Lane.
- The footprint and massing of the indicative layout is inspired by the locality, and maintains a similar form to the existing buildings.
- There is a broad equivalence in ridge heights between the indicative 2.5 storey care home and some of the dwellings in the local area, and therefore the proposals would not be out of character in this area.
- The main entrance into the building could be located on the east elevation, addressing the frontage along Blagrove Lane.
- The proposals can be carefully designed to avoid overlooking of existing properties. Bedrooms could face north and south, and maximise on the surrounding views.
- It has been suggested that the garden areas are located on the western boundary, away from the access and road, to provide a peaceful and secure setting for residents to relax.
- Sufficient space has been allowed for the existing green edges to be retained, enhanced or replanted. Existing planting will only to be removed where it is of low quality, or removal is required for safe site access and visibility.



01 Indicative site layout

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3.5 INDICATIVE LAYOUT

INDICATIVE BUILDING LAYOUT

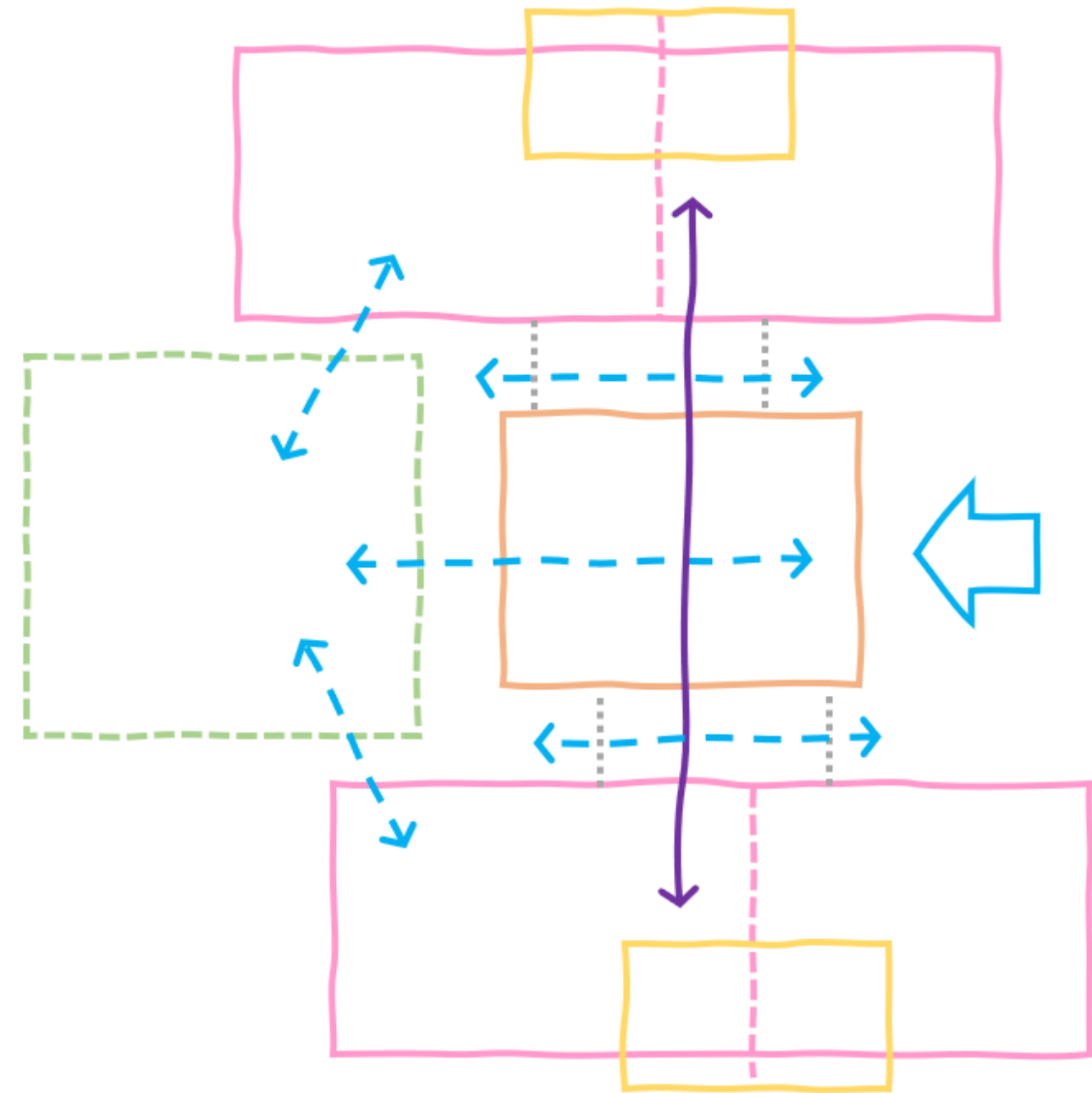
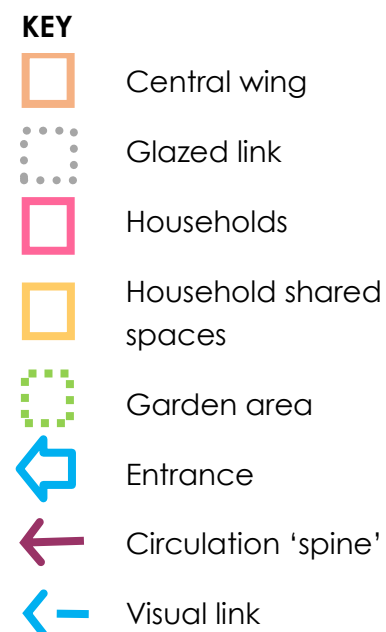
The indicative building layout has been provided only to demonstrate how the scheme could be delivered within the parameter plans. The rationale is outlined as:

- The dementia enabling principles have informed the indicative building layout.
- This consists of 3 parts. A central block serves as the main entrance, and contains a range of communal facilities and staff areas.
- Connecting to this are two further 'wings' that sub divide into 10 households. Each household contains either 6 or 8 individual ensuite bedrooms (totalling 64 rooms).
- The 3 wings are connected by 2 'glazed links', and a central 'spine' corridor, facilitating good visual access, helping residents to understand their environment.
- Internally the indicative layout has been designed to be flexible. Households are small and domestic in size. They can be independent, or share common facilities when required.
- There has been careful consideration of public and private spaces, both internally and externally.

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EXTERNAL SPACES

- It has been suggested that the main point of arrival is to the east, with an area for parking, and drop-off/deliveries.
- To the west could be an external garden area for residents, which would provide spaces for a range of activities, seating areas and outdoor visiting spaces.
- In this position, the gardens would be enclosed on 3 sides by the building, and would be secure and private.
- Each ground floor bedroom could have its own terrace space, directly accessible from the individual rooms.
- Some of the communal spaces would also be served by external terraces.



01 Indicative building layout concept diagram

3.0 DESIGN PROPOSAL

3.6 LANDSCAPING

The overall landscaping aspiration is to preserve and enhance the local landscape character of the area. The proposals are summarised as:

- The key boundary features will largely be retained and enhanced through new native hedgerow and tree planting to reinforce any gaps.
- While losses to the hedgerow along Blagrove Lane will be required to create a new entrance, the retention of the oak will help to maintain the verdant character of the lane.
- The boundary hedgerows will be managed by removing dead and dying trees, with planting of new native hedging trees to ensure the continued rural character.
- The existing hedgerow along Evendons Lane will be continued where the existing access is closed off.
- A new hedgerow will be created along the north of the small field to the west of Rosery Cottage, and to the north of the main part of the Site, which will deliver enhanced connectivity of habitats, and help the transition to the countryside to the north.
- Hedgerows will include species rich wildflower areas along their margins.
- As well as strengthening the character of the proposals, retaining the green edges of the site will also provide privacy for future and existing residents.

Further details of the landscaping proposals are provided on separate plans by the Landscape Architect.

NOTE: Building layout and car parking detail are indicative only

Native Shrub & Hedge Planting
 Acer campestre
 Cornus sanguinea
 Corylus avellana
 Crataegus monogyna
 Ilex aquifolium
 Ligustrum vulgare
 Prunus spinosa
 Rhamnus cathartica
 Rosa canina
 Sambucus nigra
 Viburnum lantana
 Viburnum opulus

Mixed Native Hedgerows
 10% Cornus sanguinea
 40% Crataegus monogyna
 5% Ligustrum vulgare
 25% Prunus spinosa
 5% Rosa canina
 5% Viburnum lantana

Attenuation Basin Planting & Wetland Meadow
 Emorsgate Wet Grass Mix EM8, Dogwood (Cornus sanguinea), Coppiced Willow (Salix spp), Alder (Alnus glutinosa), Downy Birch (Betula pubescens).

Species Rich Wildflower Grass
 Emorsgate EM2 General Purpose Meadow Mix, EH1 Hedgerow Mix & EM10 Tussock Mix

Ornamental Shrubs and Hedgerows
 Cistus corbariensis, Cornus sanguinea, Euonymus fortunei 'Silver Queen', Fatsia japonica, Hebe 'Nicola's Blush', Ligustrum Ovalifolium Aureum, Viburnum davidii

Internal Trees
 Acer campestre 'Streetwise'
 Amelanchier arborea 'Robin Hill'
 Betula pendula
 Carpinus betulus 'Lucas'
 Corylus colurna
 Malus trilobata
 Prunus avium 'Plena'
 Pyrus calleryana 'Chanticleer'
 Sorbus aucuparia 'Sheerwater Seedling'
 Tilia cordata 'Rancho'
 Tilia tomentosa 'Brabant'
 Ulmus 'New Horizon'

Key:
 Site Boundary
 Land in Same Ownership
 Existing Vegetation
 Proposed Tree Planting
 Proposed Blossom Tree Planting
 Proposed Native Hedge Planting
 Proposed Ornamental Hedge Planting
 Proposed Ornamental Shrub Planting
 Proposed Feature Shrub Planting
 Proposed Raised Beds
 Proposed Seating
 Attenuation Basin
 Proposed Marginal Planting
 Proposed Wet Grass Mix
 Proposed Species Rich Wildflower Mix
 Grass Crete
 Proposed Gate Access

Revisions:

REV	DATE	DESCRIPTION	BY	CHECKED
B	10.11.21	Updated to final scheme	AS	AS
D	02.02.22	Updated to latest layout	AS	AS
M	31.05.22	Updated to latest drainage strategy	BS	AS
A	31.05.23	Updated to latest Application Site Boundary	BS	JJ

aspect landscape planning

TITLE: Evendons Lane Landscape Strategy Plan
CLIENT: Bewley Homes

SCALE	DATE	DRAWN	CHECKED
1:750 @ A3	MAY 2023	BS	JJ

DRAWING NUMBER: 8231 / ASP5 / LSP
REVISION: E

01 Proposed landscape strategy plan

3.0 DESIGN PROPOSAL

3.6 LANDSCAPING

EXISTING TREES

- The proposals have been located to make use of the area of the site that is mostly devoid of trees, resulting in the loss of very few trees, which are predominantly of low quality and value.
- Whilst a section of hedge is removed for the proposed access, this loss safeguards a prominent oak tree on the Blagrove Lane frontage.
- There is potential for new trees and planting to enhance the site character.
- Hard surfaces may coincide with root protection areas in places, but specialist measures can be deployed to minimise harm.
- Overall, the proposals seek to retain existing trees and integrate new trees to ensure the sustainability of green infrastructure in the future.

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Please refer to the tree survey and impact assessment submitted under separate cover with this application for full details.

AMENITY SPACES

- A mix of high quality landscaped spaces is proposed.
- The residents garden will include places to sit, ornamental planting and fruit trees, as well as raised beds which could be used for growing vegetables.
- Inclusion of wildlife friendly ornamental species has been suggested in close proximity to the new building and in the residents' garden, where the use of native species is not appropriate.
- External spaces will be well overlooked and secure to ensure the safety of residents and minimise opportunities for them to accidentally leave 'safe' zones.

Further details of the landscaping proposals are provided on separate plans by the Landscape Architect.

NOTE: Building layout and car parking detail are indicative only



01 Proposed landscape strategy plan

3.0 DESIGN PROPOSAL

3.6 LANDSCAPING

ECOLOGY

Ecological mitigation and enhancement measures have been incorporated into the proposals, including:

- The landscape scheme has been designed to provide ecologically rich habitats.
- New native planting will be provided along with new wetland and wooded habitats, and new roosting features for bats and nesting features for birds.
- The existing ornamental pond is poor quality in ecological terms, and it will be replaced by the new drainage basin feature in the south-west corner of the site.
- Appropriate mitigation measures, centred on the careful timing of works, will be implemented to safeguard protected species during relevant site clearance works.

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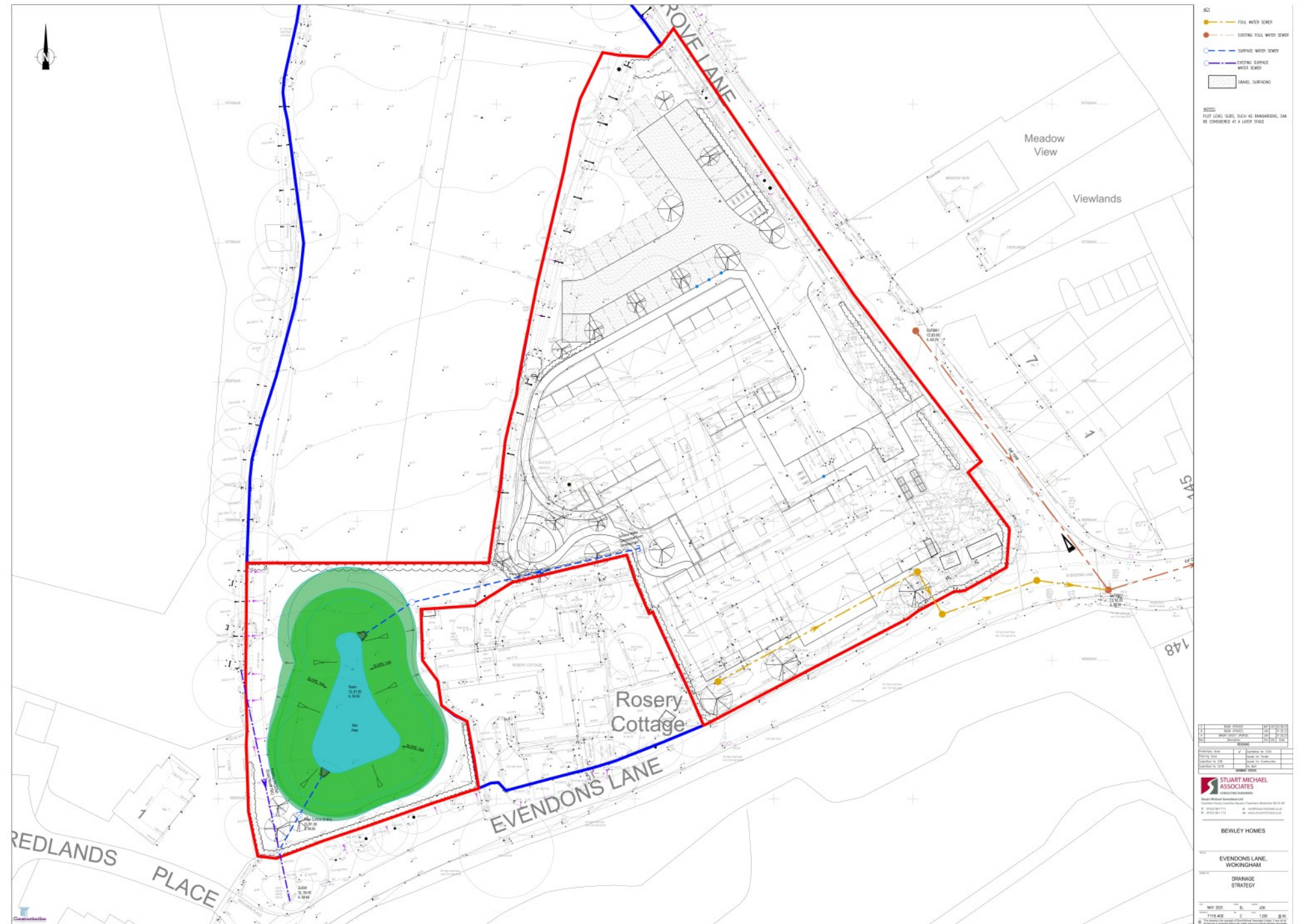
Further details can be found in the [Ecological Appraisal and Landscaping Strategy](#) submitted with this application.

DRAINAGE

- Sustainable drainage systems are proposed to manage surface water.
- A new attenuation basin will be located to the west of Rosery Cottage, in the lowest part of the site.
- An area of the pond will be permanently wet, and new planting around the edges will create habitats and green infrastructure.
- The basin will not be accessible to the care home residents. It is anticipated that it will be maintained by the care home, with access via Doles Lane and the field to the north.

Please refer to the [Drainage and Landscaping Strategies](#) submitted with this application for full details.

NOTE: Building layout and car parking detail are indicative only



01 Proposed drainage strategy

3.0 DESIGN PROPOSAL

3.7 ACCESS

The site will bring forward a sustainable transport strategy to further facilitate the uptake of sustainable modes and will comprise:

- The provision of a dedicated pedestrian access from Blagrove Lane to provide a direct connection to the local pedestrian network.
- The provision of EV charge points within the site.
- The provision of covered and secure cycle parking, alongside shower and changing facilities.
- The implementation of a robust Travel Plan.

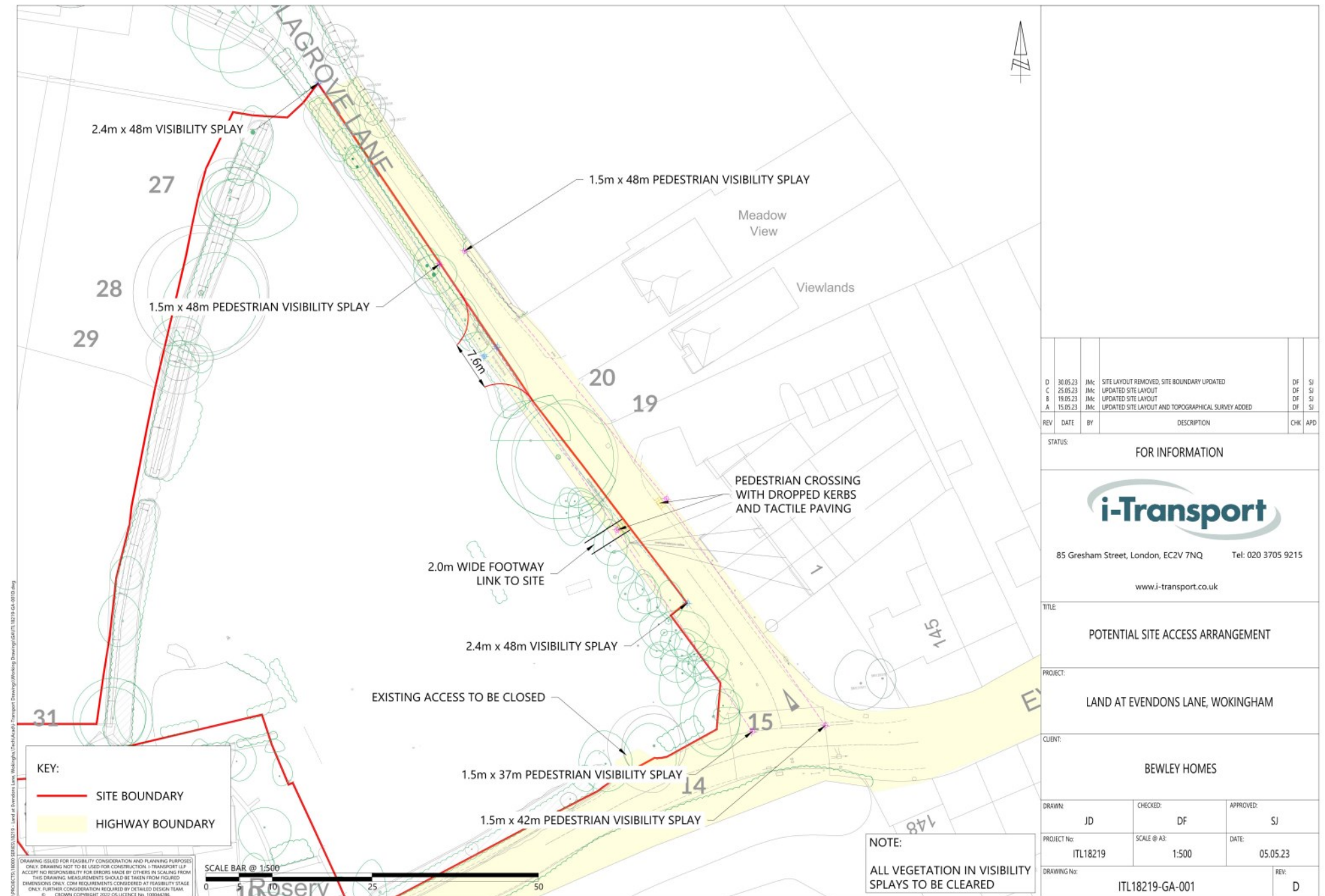
VEHICULAR ACCESS

- A vehicular access point is proposed from Blagrove Lane.
- The access will take the form of a simple priority junction.
- The access has been designed in accordance with relevant design standards with adequate visibility splays provided.
- The existing access from Evendons Lane will be closed.

PEDESTRIAN ACCESS

- A dedicated pedestrian access and crossing to the south of the vehicular entrance will be provided.
- This will facilitate the safe crossing of Blagrove Lane by creating a direct link to the existing footway on the eastern side, and to the wider pedestrian network.
- The crossing will comprise of dropped kerbs and tactile paving, connecting to a 2m wide footway link to the site.

Please refer to the documents prepared by the Transport consultant which will accompany this application for more information



01 Site access arrangements drawing

3.0 DESIGN PROPOSAL

3.7 ACCESS

FIRE, REFUSE & SERVICING

- Swept path analysis has been undertaken on the indicative layout which confirms that adequate refuse and emergency vehicle access can be achieved within the site (including the provision of an internal loading area).
- Provision can be made for a secure refuse store within the design of the building.
- This could be located close to the site and building entrances where it can be accessed easily by staff and refuse collectors, and would be unobtrusive.
- A private commercial refuse collection service will be used to collect waste.

Please refer to the swept path analysis drawings submitted with the application.

NOTE: Building layout and car parking detail are indicative only



01 Swept path analysis—large refuse vehicle

3.0 DESIGN PROPOSAL

3.7 ACCESS

PARKING

- Provision can be made for approximately 35 car parking spaces, including 3 disabled spaces.
- A parking accumulation assessment has been undertaken which demonstrates that the provision would be sufficient.
- The disabled spaces are located within a short distance of the main entrance into the building.
- There is also provision for deliveries and drop off/ ambulance parking.

EV PARKING

- The proposal will bring forward electric vehicle charging points at the reserved matters stage, with a minimum of 10% of all spaces fitted with charging point infrastructure.
- Electric buggy storage and charging will also be explored at the reserved matters stage.

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CYCLE PARKING

- There is scope for 20 cycle parking spaces within the indicative layout.
- 14 spaces are dedicated to staff, which meets the requirement for 1 space provided for every 5 members of staff.
- 6 spaces will be provided for visitors. These are located in close proximity to the main entrance into the building.
- Cycle parking will be accessible, secure and covered.

Please refer to the Transport Statement and Travel Plan for further details.



01 Indicative site layout



3.8 SUSTAINABILITY

The aspiration is for a sustainable development, with a **BREEAM 'very good'** certification. How this may be achieved is set out below:

SITE LOCATION, TRANSPORT AND AMENITIES

- The site is suitably located close to a large town, with a good network of connections and local amenities.
 - This provides staff with opportunities for sustainable transport and access to facilities during breaks.
 - EV charging points and cycle storage are incorporated into the scheme.
 - Local bus routes and Wokingham Rail station are within a short distance, and provide links to the wider area.
- 213 Local transport connections mean that friends and family of residents are more likely to be within easy visiting distance.

LAND USE

- Part of the site is currently developed and classified as brownfield land.
- The majority of the built form is located on previously developed land, maintaining the existing open spaces as parking, landscaping or drainage features.

ECONOMIC

- The proposals will provide jobs to the area through the running of the care home and its construction.

WASTE AND RECYCLING

- Refuse stores have been integrated into the design to reduce visual impact.

LANDSCAPING AND TREES

- The proposals recognise the important contribution trees make to the character and quality of built environments, and the role they play to help mitigate and adapt to climate change.
- The key boundary features will largely be retained and enhanced through new native hedgerow and tree planting to reinforce any gaps.
- Hedgerows will include species rich wildflower areas along their margins.

WELLBEING

- The well considered landscaping and external spaces will promote movement and social interaction, and contribute towards the well-being of residents.
- The proposed external spaces are inclusive, and easy to get to, so they feel accessible to their intended users.
- The character of the site, which is enhanced by the landscaping scheme, provides an interesting outlook which residents can engage with from both inside and outside the building.
- Spaces are flexible, meaning they can be used for a variety of activities, from gardening to exercise and rest, or social interaction, making them sustainable for the long term.

WATER MANAGEMENT

- Sustainable drainage systems are proposed to manage surface water.
- An attenuation basin will be situated in an area in the south west corner of the site where ground levels are lower.
- Soft landscaping will be maximised for natural infiltration.

ECOLOGY AND BIODIVERSITY

- The landscape scheme has been designed to provide ecologically rich habitats.
- New native planting will be provided along with wetland and wooded habitats, and new roosting features for bats and nesting features for birds.
- Sections of hedgerow will be removed under the proposals. However this will be compensated by new, native planting.
- The existing pond is poor quality in ecological terms, and it will be replaced by the new drainage basin feature in the south-west corner of the site.
- Appropriate mitigation measures, centred on the careful timing of works, will be implemented to safeguard protected species during relevant site clearance works.

CONSTRUCTION AND ENERGY

- The aspiration for the proposals is to reduce the need for energy through passive measures including form, orientation and fabric.
- The strategies suggested include insulation of the external envelope, and good ventilation to reduce overheating.
- Glazing will reduce reliance on artificial lighting, and provide residents with a connection to the outdoors.
- The use of energy efficient systems such as PV arrays and air source heat pumps will also be considered.
- Energy efficient and water saving appliances could help reduce consumption.
- Quality materials are proposed, with the aspiration of a development that is built for durability and resilience.

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