

NEW CUSTOM AND SELF-BUILD HOMES ON BROADCOMMON ROAD



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Welcome

Leaper and the project team has prepared this document to describe our proposal for new Custom and Self-Build homes on Broadcommon Road, Hurst, Berkshire.

We are providing you with this opportunity to engage with, comment on, and influence the outcome of our proposals before they are sent to Wokingham Borough Council for consideration.

This is your opportunity to:

- View our proposal for 33 homes (including affordable homes); a new 'village' green and wildlife area; and improvements to drainage
- Ask any questions you may have
- Leave your comments and provide us with your feedback.

We're at a stage in the design process where we'd love to share our initial ideas and hear what you have to say. You will understand that it's currently not advisable to consult in person, so we're making everything available virtually: you can download our drawings, fill out an online feedback form, and speak to us directly by phone and email.

Everything will be available from Monday 17 May until Tuesday 1 June at:

<http://www.leaperlandpromotion.co.uk/hurst/>

If you do not have access to the internet then we'll happily make alternative arrangements for you to view the information; please contact us using the details provided.

We would also like to take this opportunity to remind you to look at the information about Custom and Self-Build, available on Wokingham Borough Council's website. You can also sign up to the register to get notified when Self-Build plots become available in the area.

<https://www.wokingham.gov.uk/housing-and-tenants/housing-needs/register-for-a-self-build-home/>

Who we are

Leaper specialises in promoting Custom and Self-Build developments in rural areas of the UK, creating homes and places of the highest quality whilst enabling the buyer to design or configure a home specific to their own needs and aspirations.

We are passionate about place-making and about leaving a legacy for future generations. We work hard with our expert team to develop frameworks that allow the creativity of the homeowners to flourish whilst maintaining a sense of coherence and harmony within our developments and to our surrounding neighbours.

At Hurst, we are working with an award-winning team, who are experienced in delivering high quality Custom and Self-Build and homes in rural settings.

If you wish to contact us:

Online

<http://www.leaperlandpromotion.co.uk/contact-us/>

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Our vision

In Hurst, we want to create a legacy of beautiful, affordable, equitable, and sustainable homes which will stand the test of time; a place that adds value to the village and in a hundred years' time people will still be proud to call their home.

We will do this by:

- Creating a great place which feels like part of Hurst.
- Offering choice and diversity in the homes we design. This helps make a place that feels like it is grown over time. By choosing to specialise in Custom and Self-Build, we have set out to improve affordability and create a way for people to influence the design of their own homes and create something specific to their needs.
- Enabling people to build beautiful, efficient houses which feel like home. That means creating homes that are flexible, environmentally high-performing, and delightful places to live.
- Providing people-friendly streets and open spaces - essential elements in creating popular, safe, healthy, and sustainable places.

The Proposal

We're working with the landowner, multi-award winning architect Pollard Thomas Edwards and planning consultancy Rural Solutions on a proposal for 33 new Custom and Self-Build homes, including affordable homes, delivered through serviced plots.

Landscape design is by Collington Winter. An enhanced ecological habitat network, with new trees, native flowering and nectar producing species and improved hedgerows will enhance connectivity with existing linear habitat networks, improving the landscape for wildlife and local biodiversity. In addition to the new habitats created, bird and bat boxes will be positioned throughout the site, together with hibernacula/refugia (ie log piles etc). Additionally, a new sustainable drainage system (SuDS) will increase the capacity of surface water detention. The design is strongly influenced by the village vernacular and builds on the positive characteristics that make the area special.

Our development will:

- Create plots for 33 new homes, including 13 affordable homes that will increase housing choice in Hurst for existing and new residents.
- Be designed to be sympathetic and complimentary to the existing vernacular, such as red brick, clay flat tiles and stained weatherboard cladding.
- Protect the existing hedgerow along Broadcommon Road and enhance biodiversity by introduction of a new native vegetation buffer zone behind the hedgerow.
- Improve drainage on site through sustainable and attractive landscape features such as ponds and swales.
- Respond to the climate emergency with environmentally sustainable new homes and landscape.
- Positively contribute to local life by encouraging residents to be actively involved in their neighbourhood.
- Create a sustainable community for the long-term.

We're planning to submit an 'outline' application to establish the principles of the proposed development, before fully detailed proposals are considered. This will be followed by a 'reserved matters' application, to establish the detail of individual homes before any development can commence. The developer will be responsible for delivering any communal highways and landscaping works and installing utilities before custom or self-builders get underway.

Local Planning Policy & Context

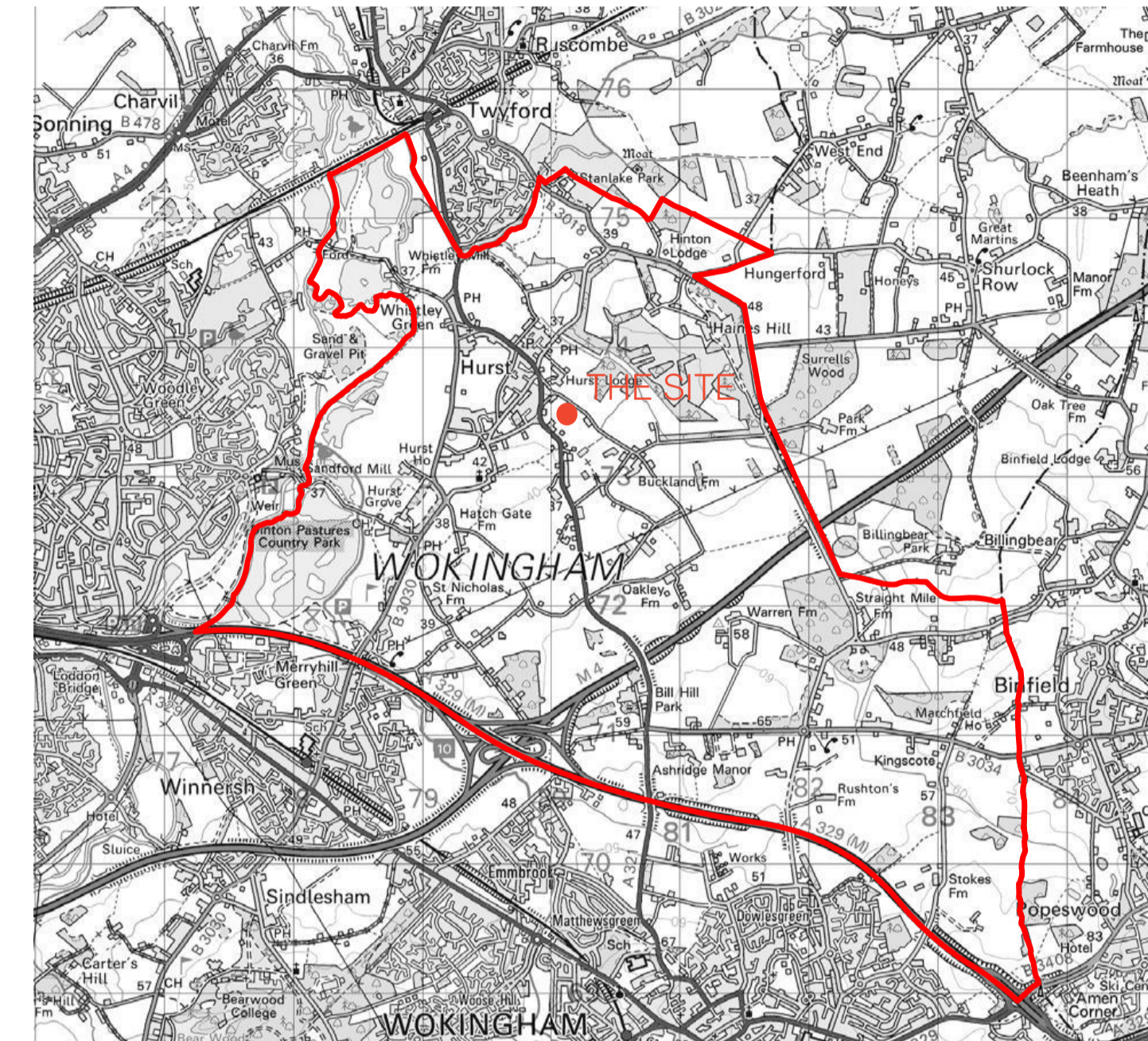
The borough of Wokingham has one of the greatest demands for Custom and Self-Build in the country. Every local authority is legally required - by the Housing and Planning Act 2016 - to grant sufficient development permissions to meet the demand for Custom and Self-build housing in their area. A recent survey undertaken by St Nicholas Hurst Parish Council, as part of the Neighbourhood Plan preparation (dated September October 2019), confirmed 32% of respondents or their family members will require a new home in the next five years. In relation to the need for Custom and Self-Build homes, 22% said that there is a need for more Custom and Self-Build homes within the parish. Our proposal will go a long way to helping the Council meet their legal obligation to provide for this demand and will ensure there is sufficient housing to meet the many needs of different groups in the community.

Our proposal carefully responds all the relevant local planning policy and guidance, including the Local Plan for Wokingham Borough Council, the Borough Design Guide (2012), Affordable Housing documents (2011), Sustainable Design and Construction documents and guide (2010), Infrastructure Delivery and Contributions (2011), and A Design for Hurst, the helpful village design guide.

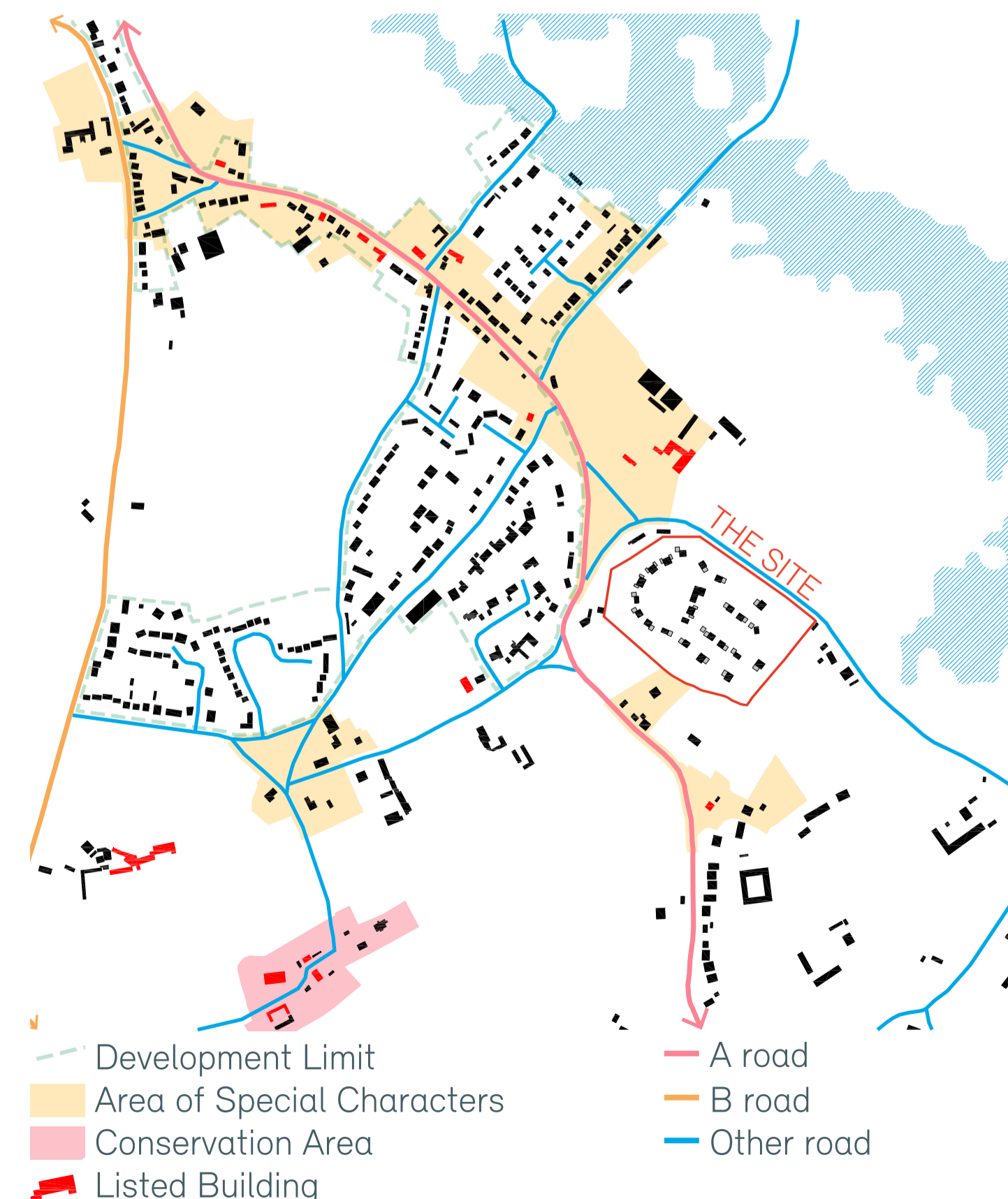
The parish is also in the early stages of producing a Neighbourhood Plan. We are due to meet with Parish Council and Neighbourhood Plan group in May 2021 to discuss how our proposal relates to the Plan.

Our site is outside the designated settlement boundary of Hurst. As a result, we're making sure to maintain a sizeable gap to the other buildings surrounding the site, to the north west, south and south east, to avoid the perception of continuous development.

The site is not subject to any national landscape, environmental or heritage designations which would preclude development and it's within Flood Zone 1, an area with the lowest probability of flooding. We're also retaining the existing landscape features and reinforcing these, bring biodiversity enhancements throughout the scheme.



Hurst Neighbourhood Area Boundary



NEW CUSTOM AND SELF-BUILD HOMES ON BROADCOMMON ROAD



Computer generated image of proposed Custom and Self-Build development on Broadcommon Road

Custom and Self-Build homes

At Leaper, we believe that Custom and Self-Build homes are higher quality and more sustainable, delivering greater benefits for the homeowners and the wider community they are part of.

Buying a Custom or Self-Build home gives you the unique freedom to create a home that best suits your needs. You can be as involved as you want to be in the process, from designing and managing everything, to employing expert designers and builders to lead the way.

Custom and Self-Build is very much a response to the current speculative model used by developers who build generic houses and hope that people buy them. A model that is often criticised for uniform, bland designs that are low quality and lacking character.

Home buyers are increasingly seeing the advantages of buying a Custom or Self-Build home. Unsurprisingly, they are quick to embrace the fact that they can set their own priorities for where money is spent; whether that is maximising floor space, making the most environmentally sustainable home possible, or installing state-of-the-art technology, or balancing all three. Either way they can make savings and achieve greater value for money.

At Hurst, we will offer three options to potential Custom and Self-Builders:

1. Self-Build

This offers the greatest degree of personalisation. Individuals buy a serviced plot that is subject to pre-approved rules set out in a Design Code and Plot Passport. If the design complies with the rules no further planning permission is required. Buyers can either manage the build themselves or, as is more likely, contract with a local housebuilder or developer. Buyers benefit from Stamp Duty and planning charge savings and can access Self-Build mortgage products.

2. Custom-Build

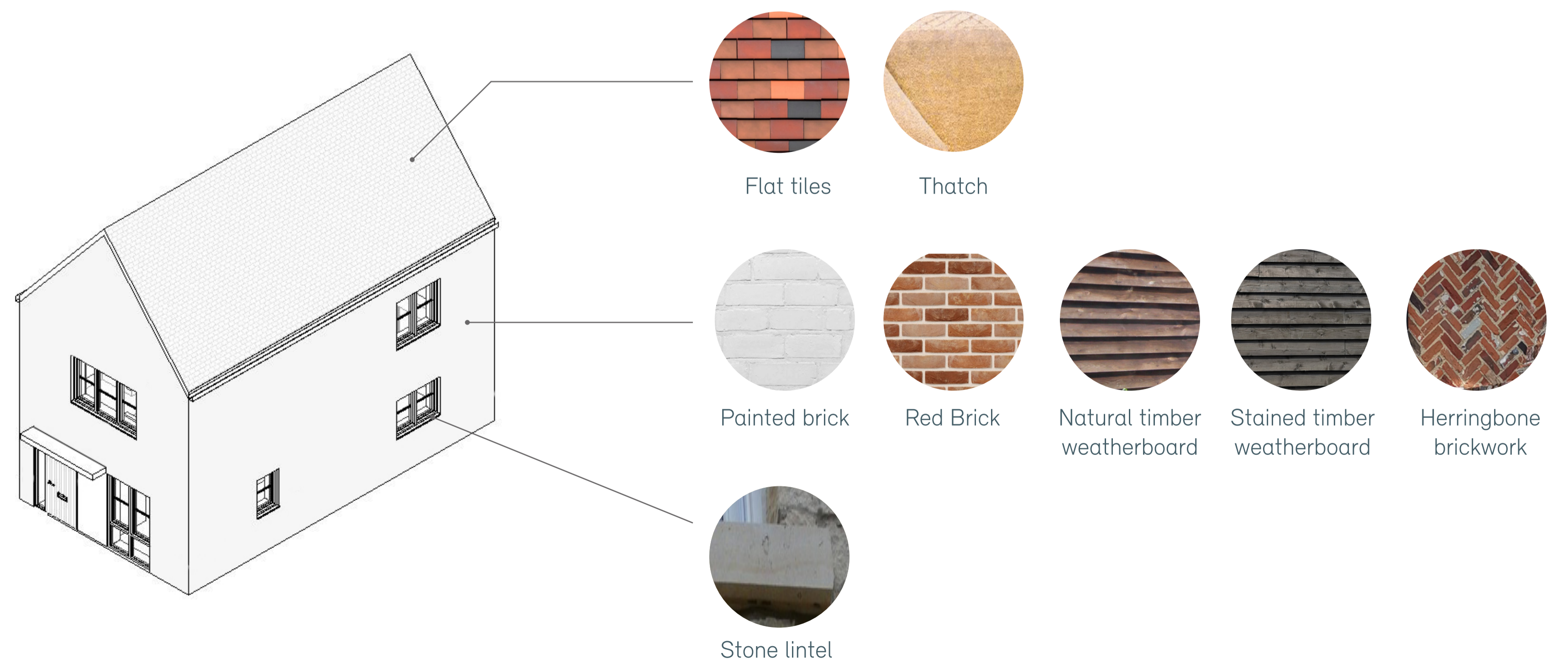
Like Self-Build, individuals buy a serviced plot, however, the degree of personalisation is less. Buyers configure their home from a range of layout and specification options that have already been approved for planning. Options might include ground floor extensions and rooms in the roof. Buyers are entitled to manage the build themselves, however, in all likelihood the house is built by a local house builder or developer. Buyers benefit from Stamp Duty and planning charge savings and can access Self-Build mortgage products.

3. Custom Choice

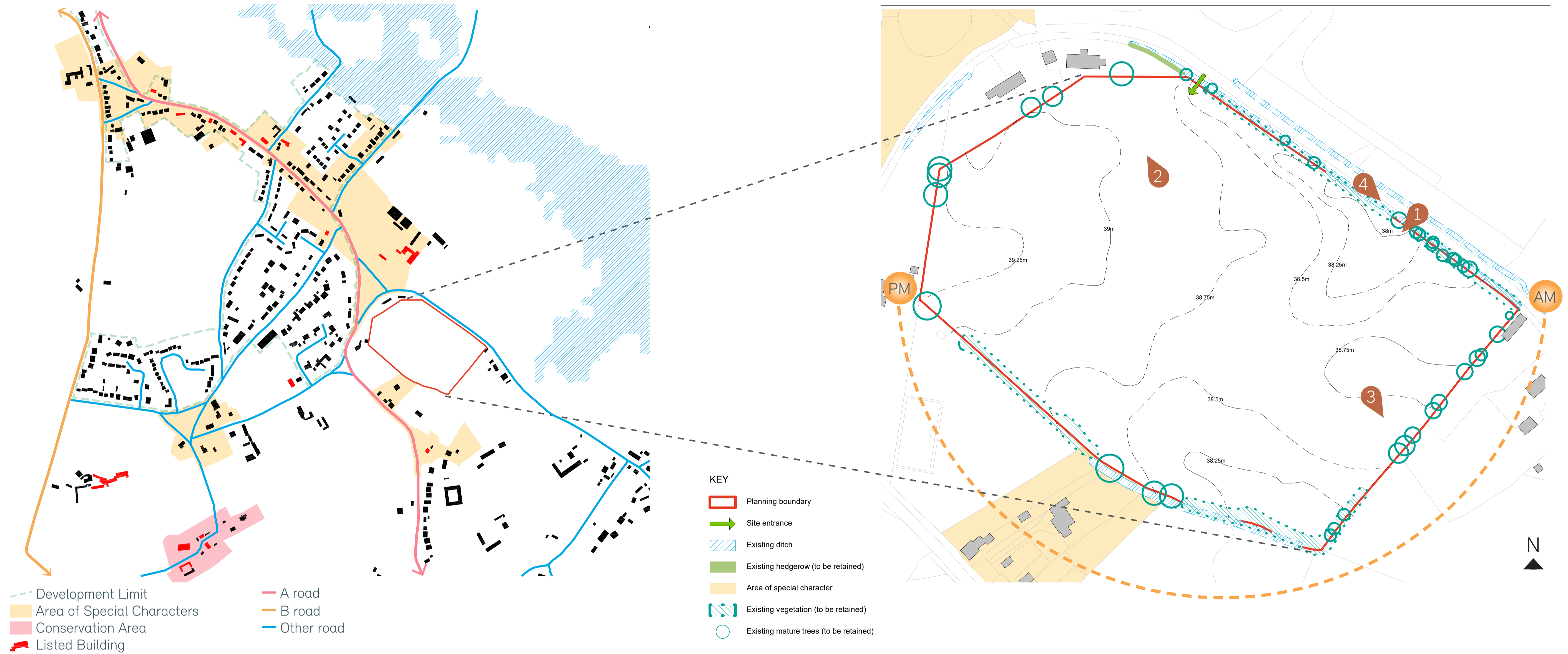
With Custom Choice the developer builds the external walls and roof. Buyers then exchange contracts on the watertight shell and can pick from a wide range of interior layout and specification options. Although buyers do not benefit from Stamp Duty savings, they are able to access Help to Buy and standard mortgage products.

All meet Government's definition of what constitutes a Custom and Self-Build home.

Example of custom material choices at Hurst.



The Site



Opportunities

- Protection and enhancement of existing hedgerow
- Improved drainage and surface water detention
- Additional native trees and hedges to enhance local landscape.

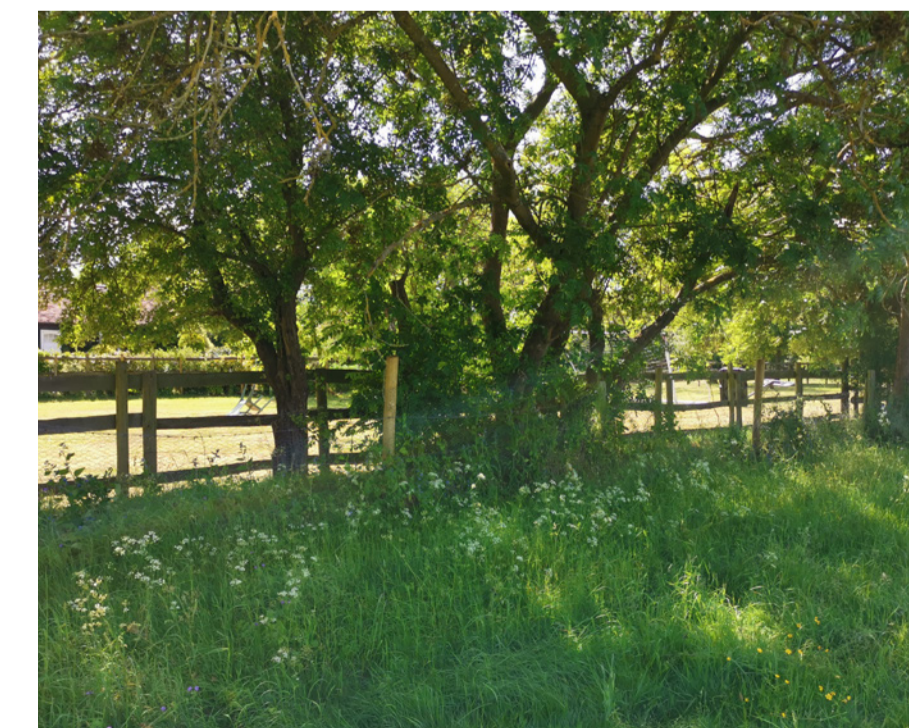
PHOTOS FROM AND AROUND THE SITE



1 View from site entrance to tree line on western boundary



2 Existing houses and back gardens beyond the northern boundary



3 Trees and fence on south-eastern boundary



4 Broadcommon Road

Village Character

Historically, the village centre of Hurst settled along what is now known as Broadwater Lane. Subsequently, clusters of residential settlement and farmsteads spread thinly out along Hinton Road, Wokingham Road and Church Hill.

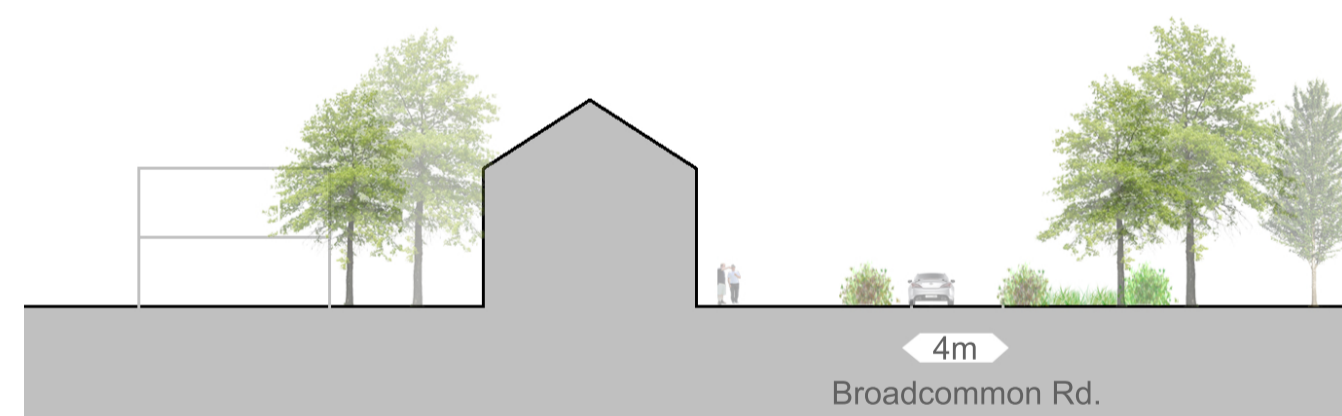
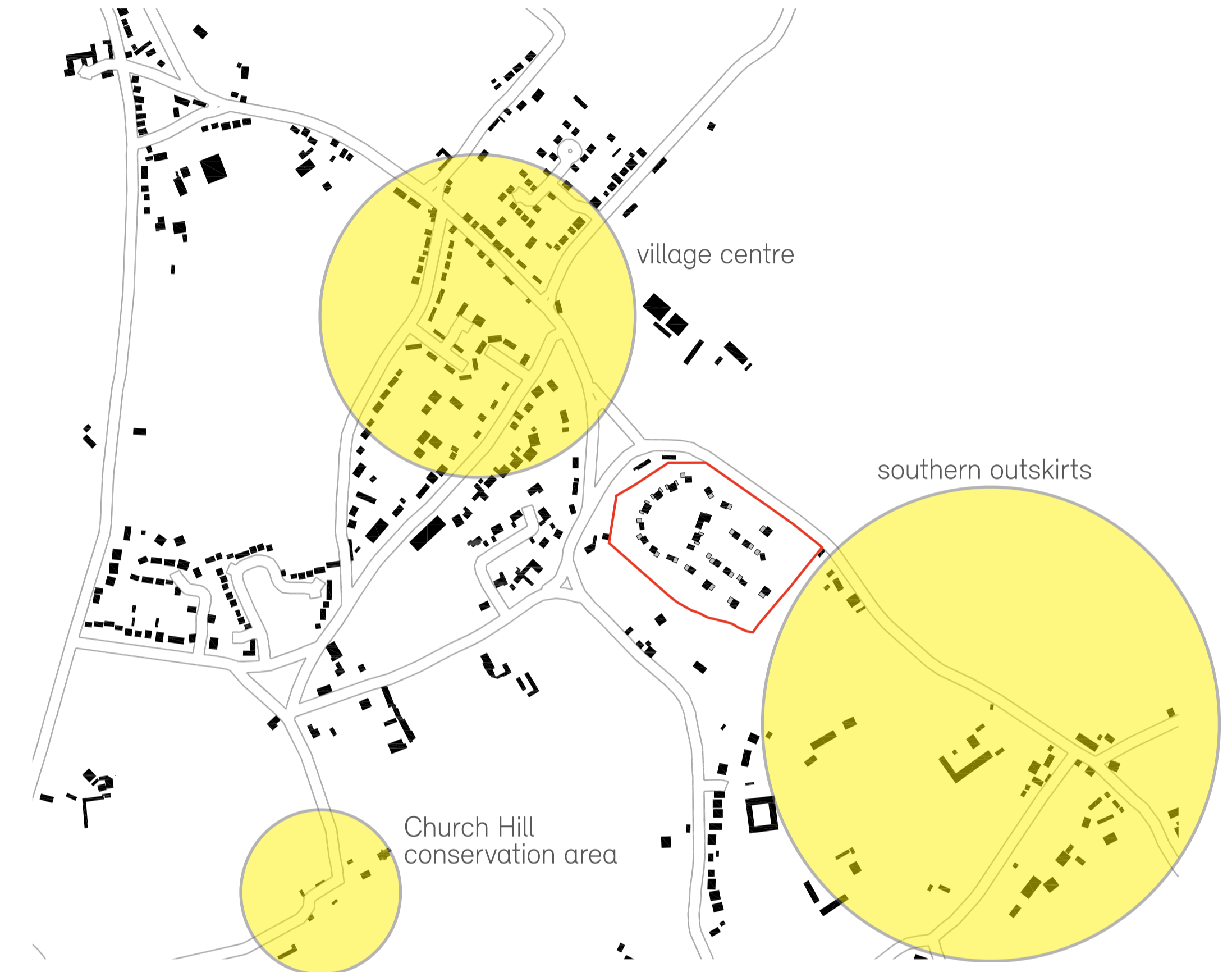
Sporadic developments and isolated domestic properties are mainly seen outside of the defined centre of the village. They are often linked to large estates and farms, and front open views to green fields or farm land.

Residential areas at the centre of the village envelope are made of large plots along both sides of the streets. Houses are set well back from their front boundaries and are mostly screened by mature hedgerows. School Road also features an open rill as part of the sustainable drainage system.

The conservation area at Church Hill demonstrates the clustering of housing dating back to the 17th century, including the Church Cottages and William Baker Almshouses. This part of the settlement was built to a tighter urban grain.

Demographic change since the late 19th century has turned Hurst from a collection of farming hamlets into a wooded, rural village of more suburban characters. New residential developments have mainly taken the forms of detached and semi-detached houses, arranged along the main roads or clustered around cul-de-sacs.

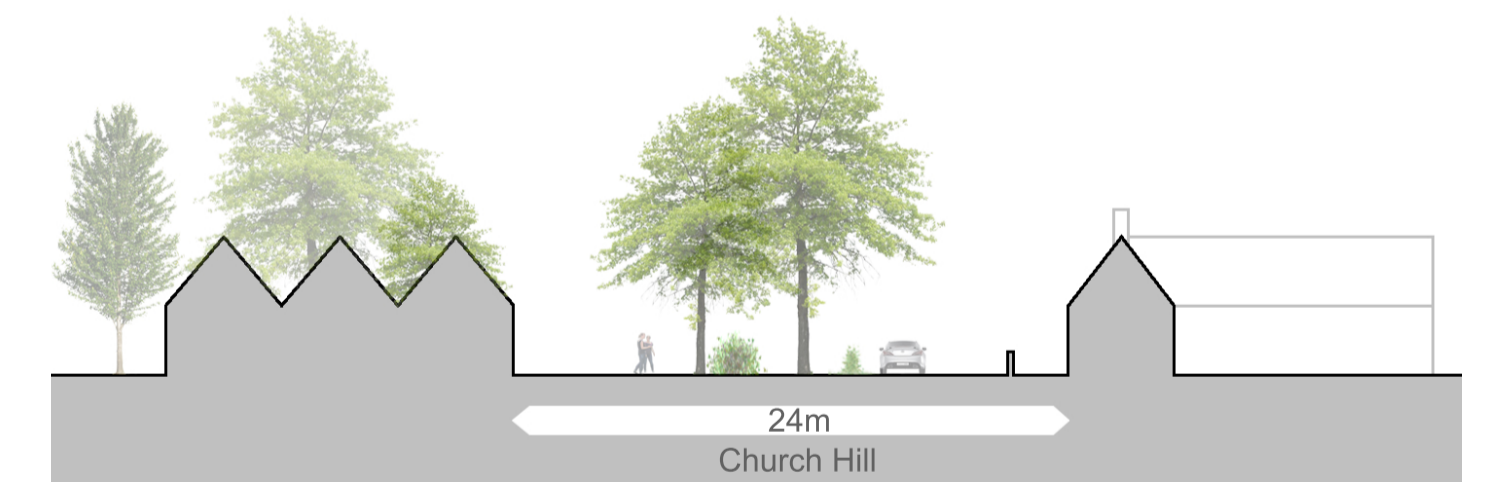
Hurst has a rich variety of architectural style and, as described by A Design for Hurst (2009 amendment), a number of listed buildings in the village are “built in a wide range of materials: timber framed, wattle and daub, red brick, render under roofs of thatch, slate and tile”.



Outskirts



Village Centre



Church Hill Conservation Area



Design Code

As a Custom and Self-Build development, the design of each new home will be controlled by a Design Code to ensure buildings make a positive architectural contribution to the existing village. The Design Code, which will be part of our planning application, sets out design 'rules' ensuring there is a good balance of design coherence and individuality, whilst building on the existing unique and special built character of Hurst.

In preparing the Design Code, we started by learning from the traditional character of Hurst. We looked at local materials, colour palettes, and traditional building forms. Equally as important are the spaces between the buildings, seeing how traditional village homes sit alongside each other, the adjacent streets and the farmyards. These are the relationships that create characterful places and are sadly missing from many modern developments. The Design Code is primarily about implementing lessons learned from the historic village, its buildings and streets, and showing straightforward ways of producing the character and quality we want.

Among many well preserved historic buildings in Hurst, some are humble and rooted in the agricultural heritage, whilst others can be extravagantly detailed and opulent, reflecting the rich diversity of the village. Although most of the houses are made of red brick and clay roof tiles, there are some timber framed houses featuring herringbone brick infill and thatched roofs. The prevailing architectural language of dwelling houses is derived from the robustness of the farming history and local building materials. Traditional houses, which are mainly one or two storey with rooms in the roof space, set the precedent for the proposed building height. These are characteristics we value and will capture in the design code to ensure they feature in the new development.

The Design Code looks to capture different aspects of these qualities, including:

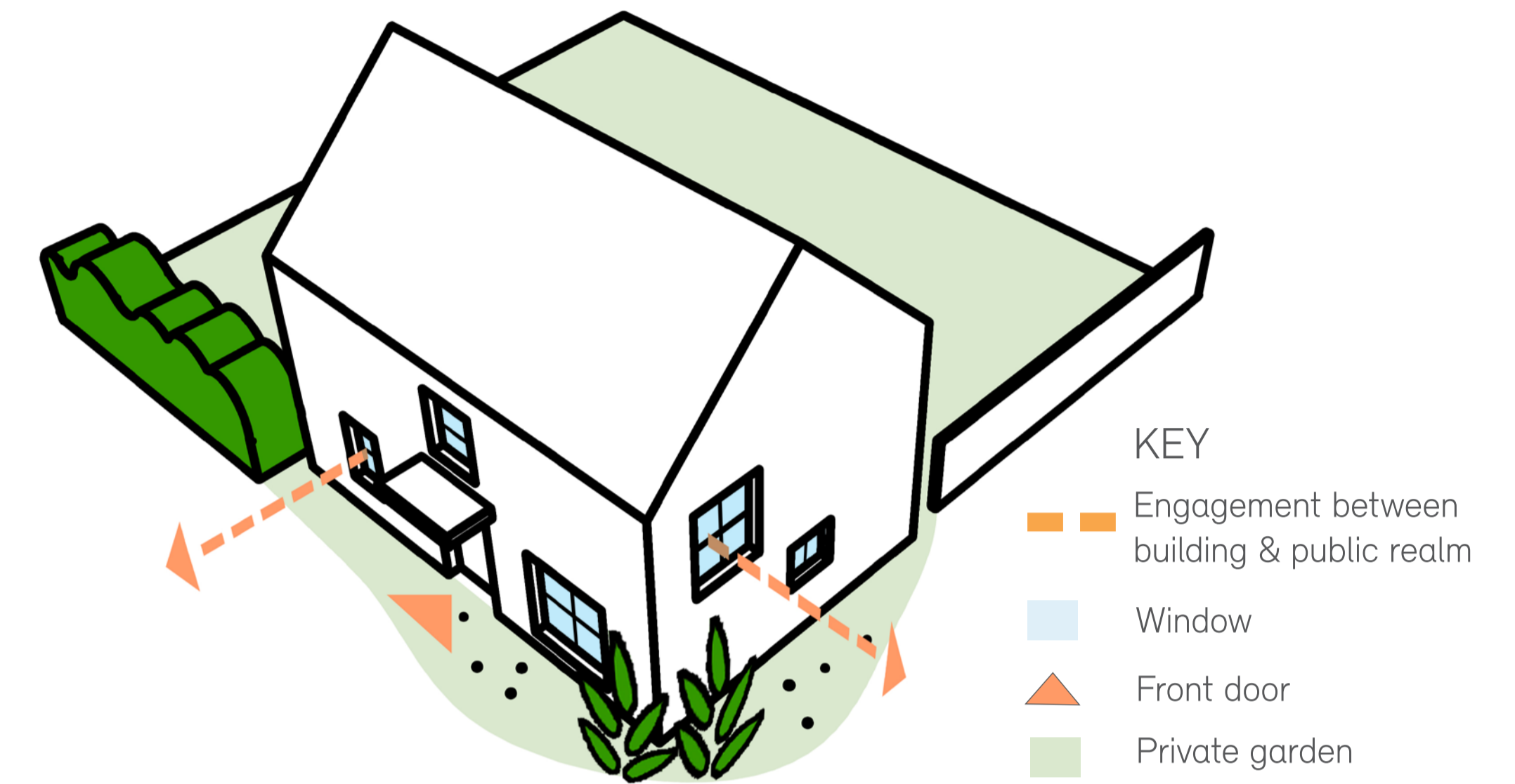
- Relationship to the street
- Form and roof design
- Appropriate detailing
- Boundaries
- Materials



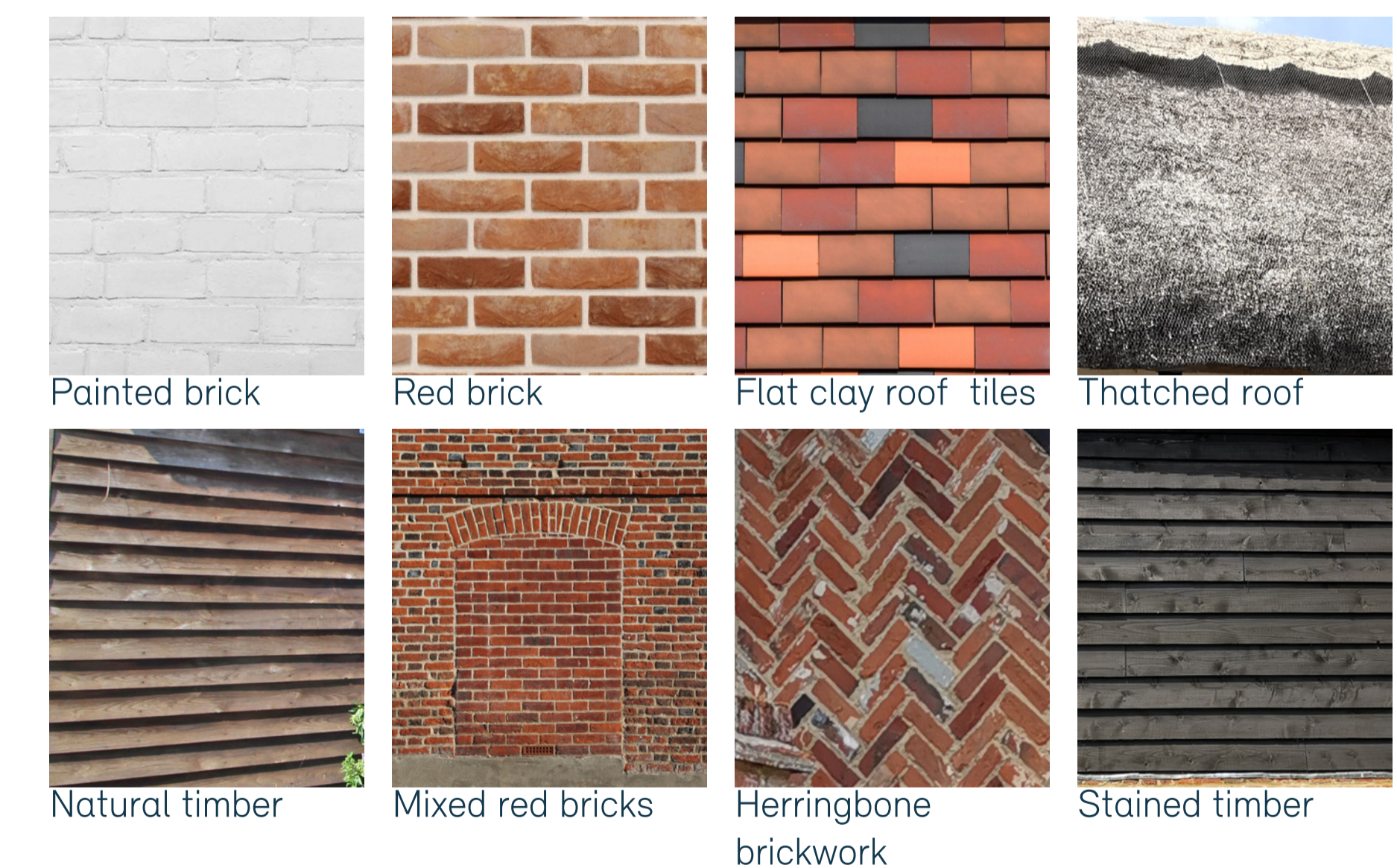
The Old Cottage, Broadcommon Road



Church Cottage, Church Hill



Building in the round - Engaging with the public realm

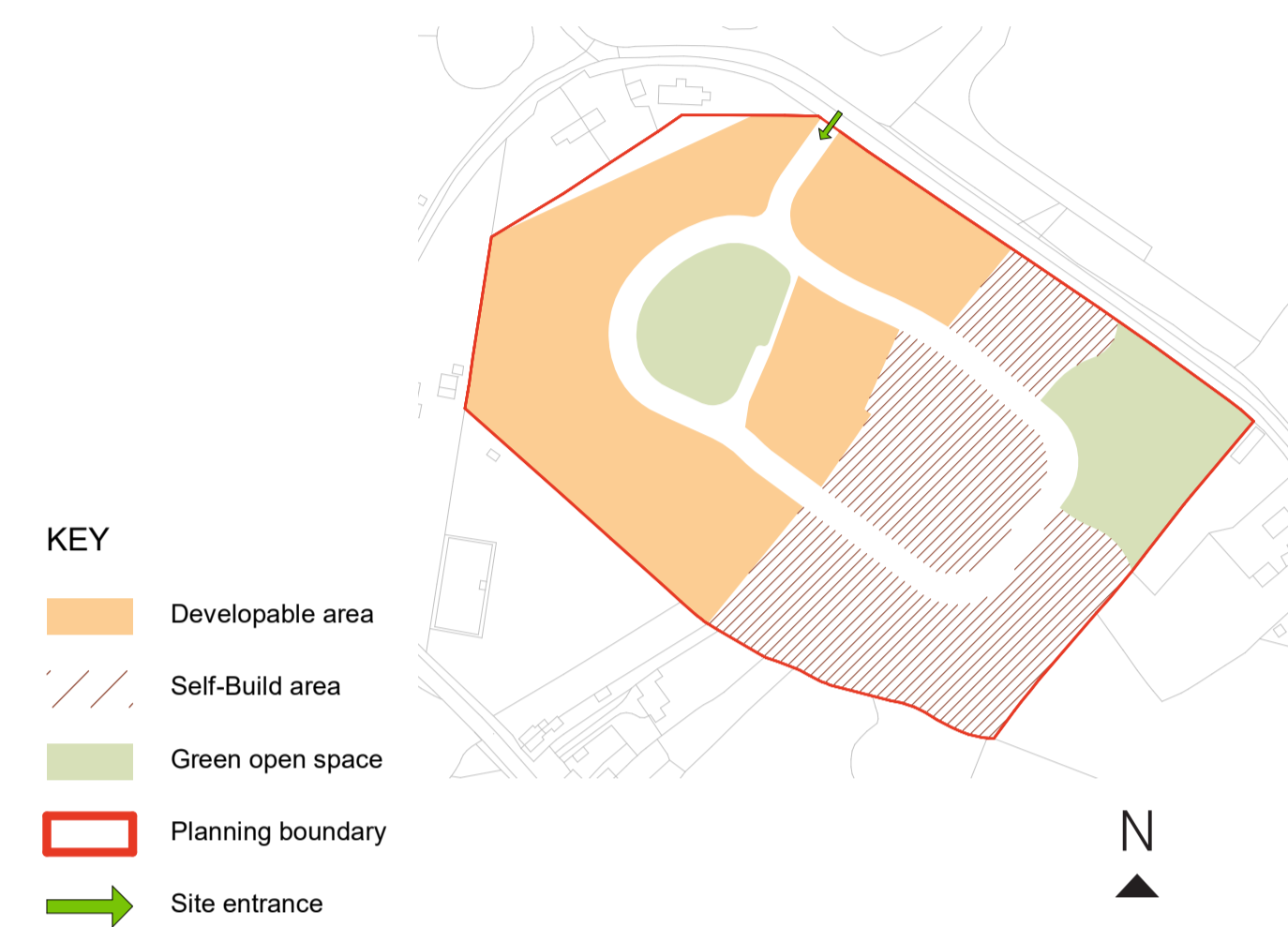


Colours for houses and windows

Colours for front doors

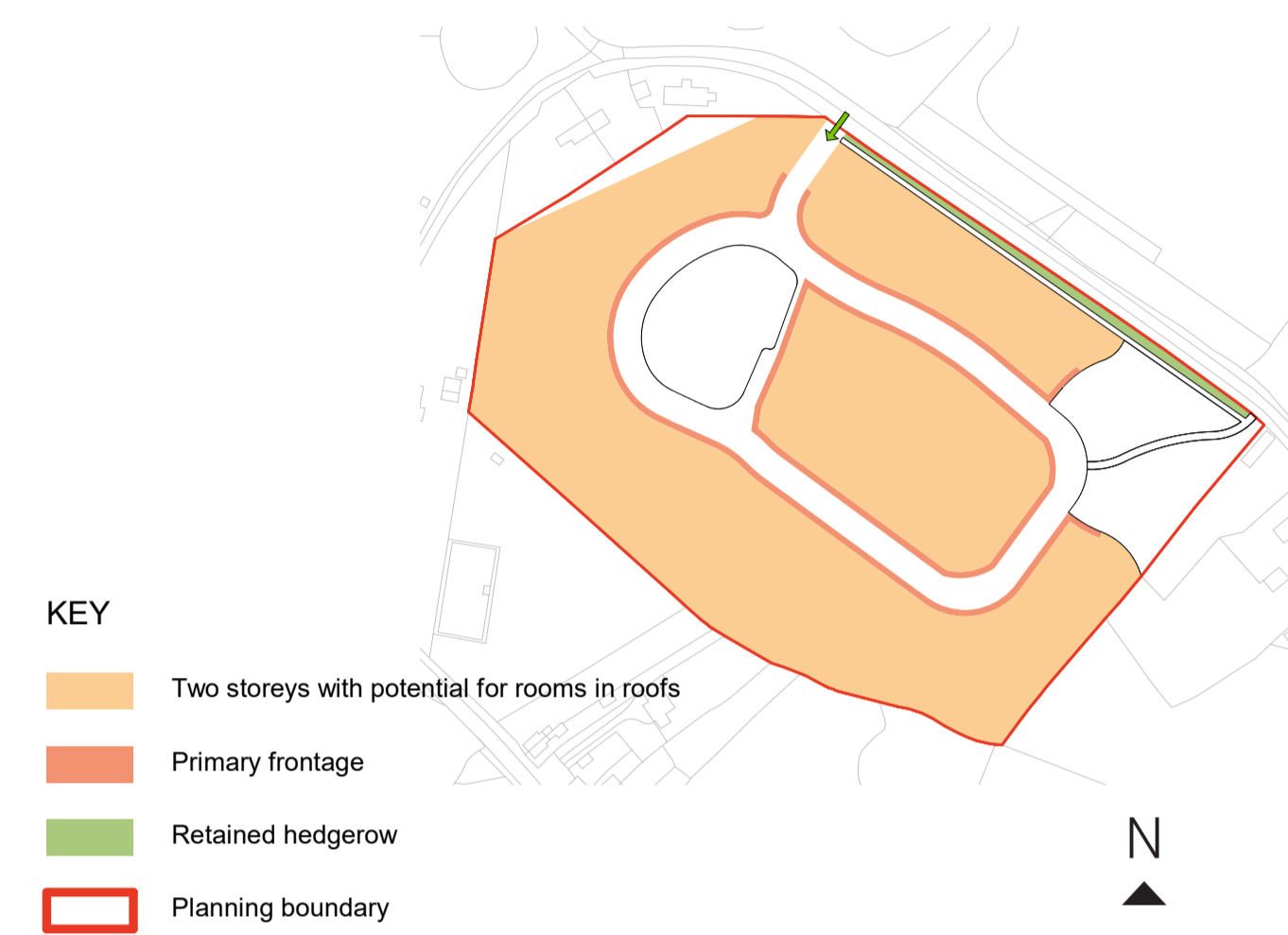


Masterplan Design Parameters



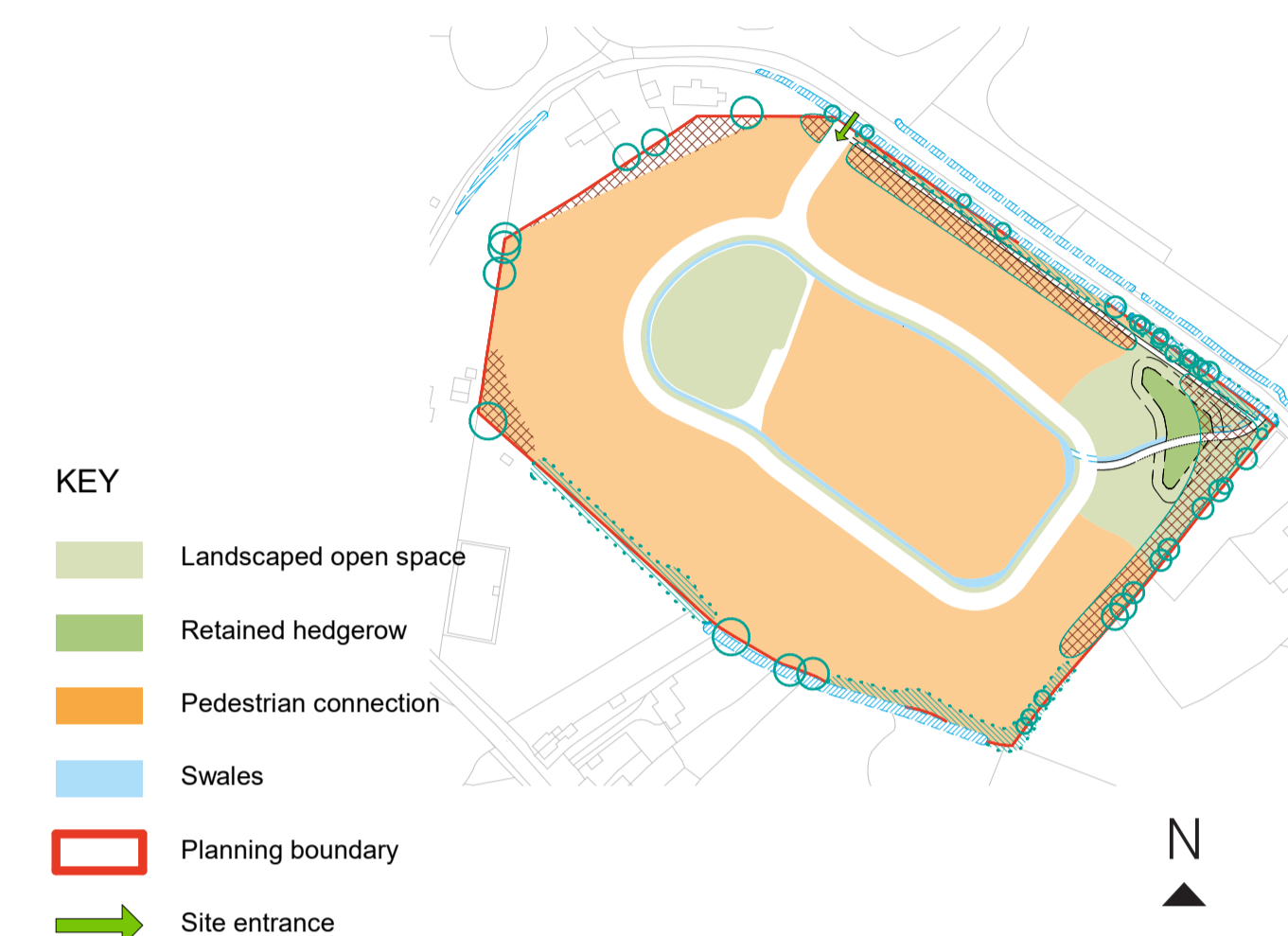
Land Use

3.1 hectares of proposed developable area is allocated for new homes. This is 69% of the overall site area of 4.5 hectares. This produces a density of 7.3 dwellings per hectare (dph) compared to 13dph in the village.



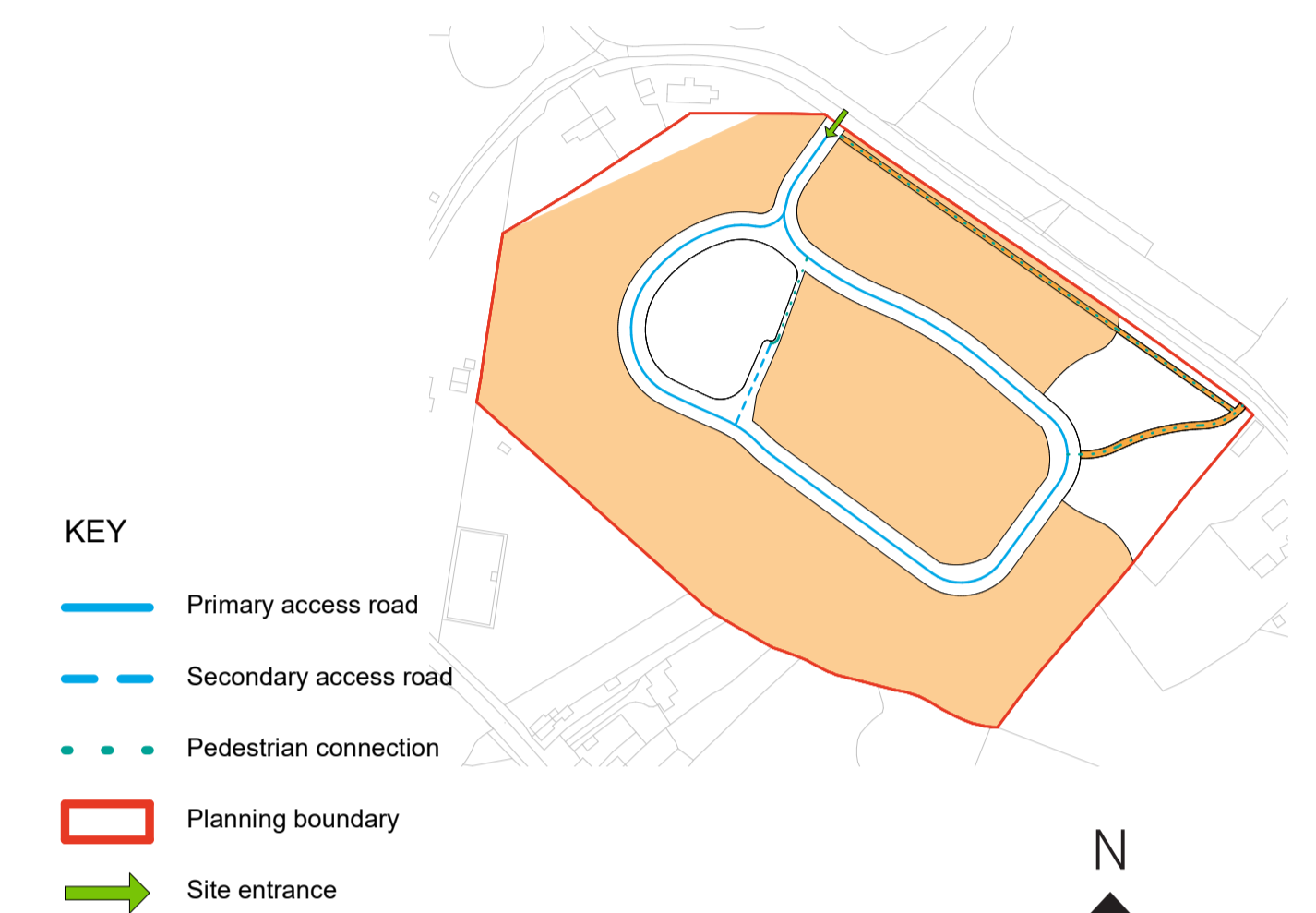
Building Heights

All buildings are no more than two storey, with the potential for additional rooms within loft spaces where this does not affect the ridge height.



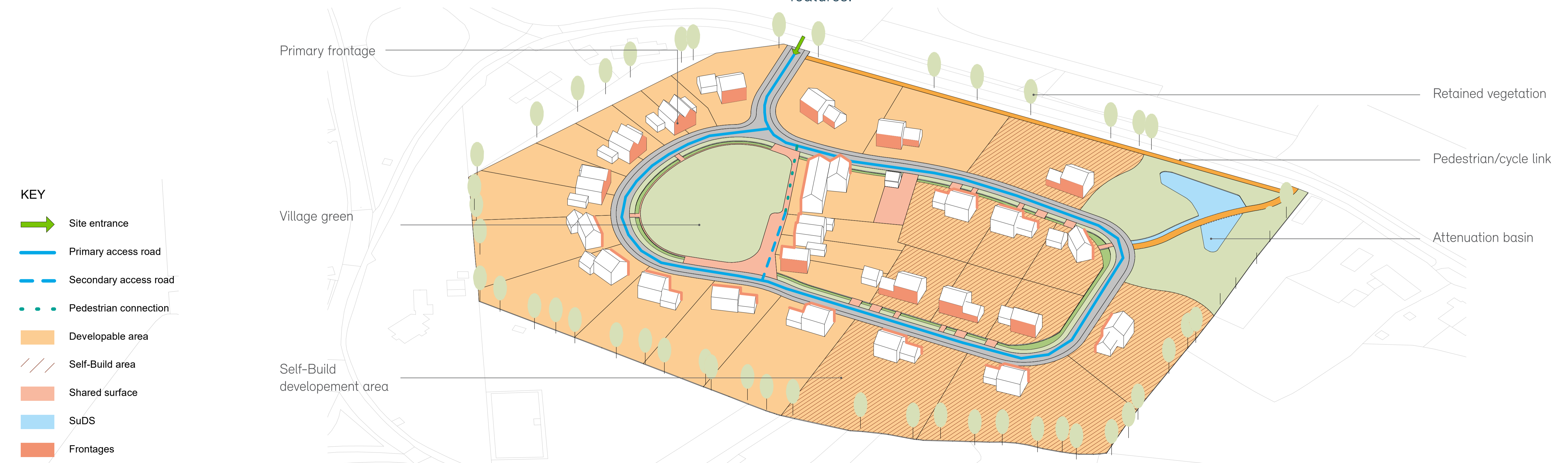
Landscape and Sustainable Urban Drainage

Existing hedgerow and trees will be largely retained. The vegetated buffer zones surrounding the site will be reinforced with new plants of local species. Two large pockets of green open space will be located within the site. A sustainable drainage system (SuDS) will be incorporated as part of the landscaping features.



Movement

A single point of access for motor vehicles is proposed to provide access for all private cars, servicing and emergency services required by the development. Priority is given to pedestrians and cyclists wherever possible with generous footways and shared surfaces.



The Masterplan



The Masterplan



NEW CUSTOM AND SELF-BUILD HOMES ON BROADCOMMON ROAD



Computer generated image of proposed Custom and Self-Build development on Broadcommon Road

Custom and Self-Build House Types

A range of material combinations tested on a variety of house types



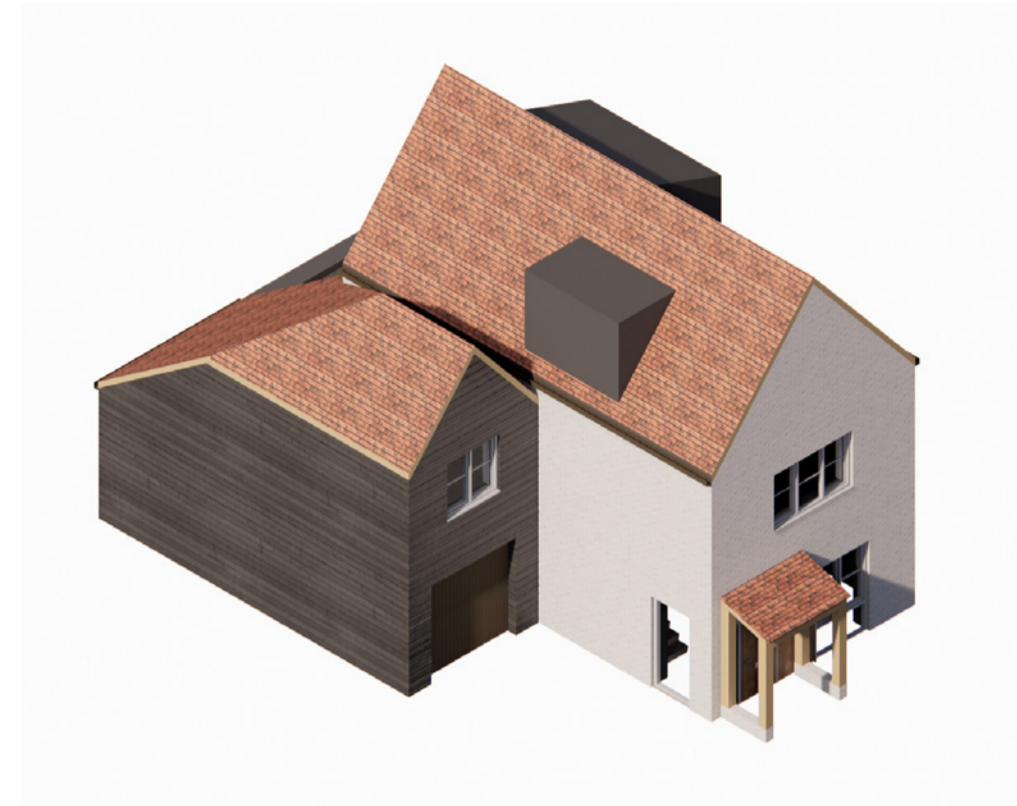
A 2-bedroom house with white painted brick, gable frontage and clay plain tile roof.



A 2-bedroom house with red brick walls and a thatched roof with a hipped frontage.



A 2-bedroom wide-frontage house with red brick wall and clay plain tile roof.

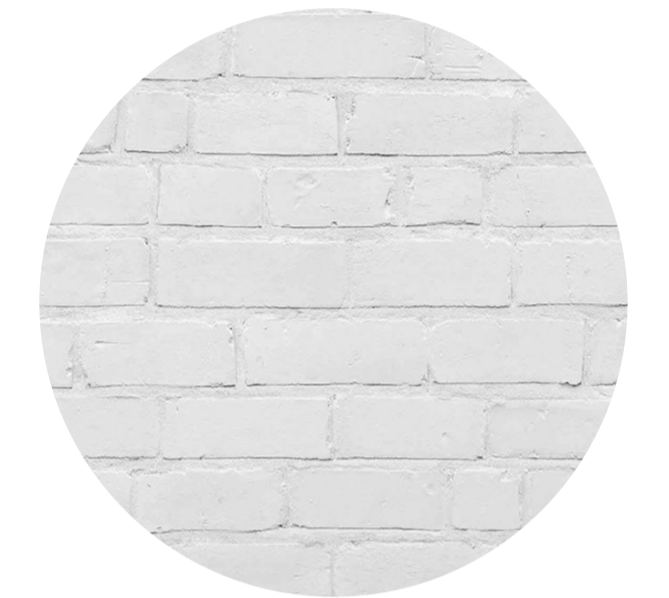


A 2-bedroom house with painted brick, gable end clay plain tile roof and optional black stained timber extensions.

Material palette



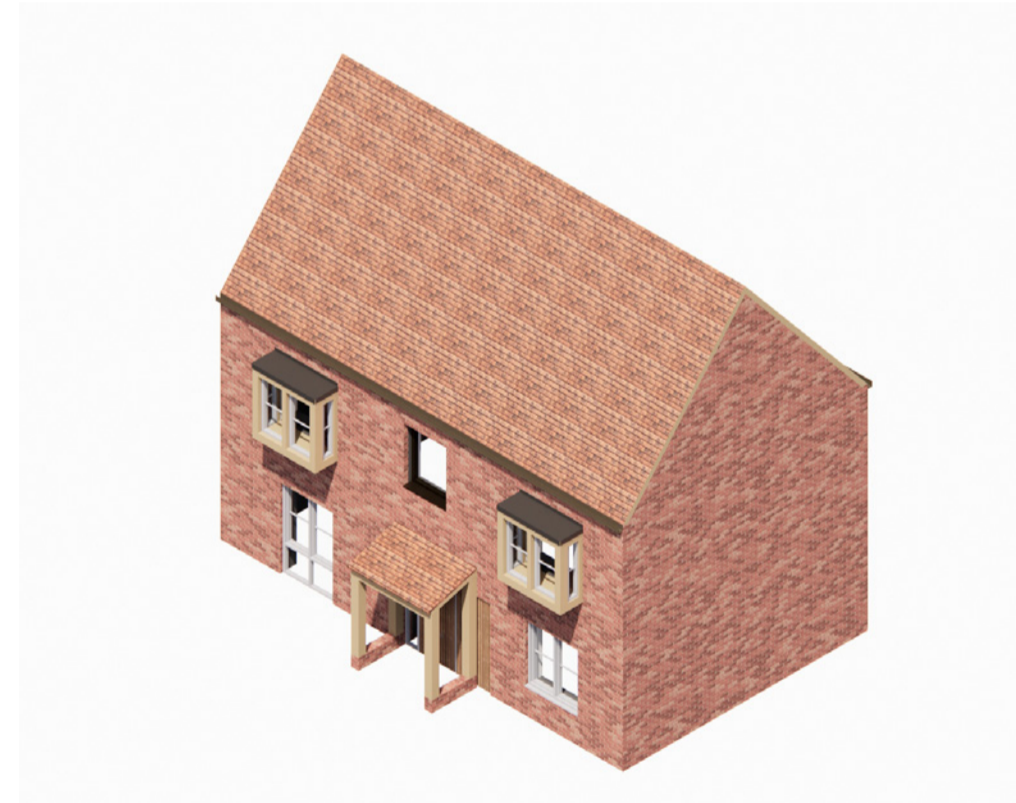
Brick wall



Painted brick wall



A 3-bedroom brick house with red brick walls and hip-roofed frontage and thatched roof.



A wide-frontage 3-bedroom house with red brick walls and clay plain tile roof. Raw oak frame oriel windows feature on the main facade.



A pair of 3-bedroom semi-detached houses. One has red brick walls and the other has painted brick walls. Both have gable-end thatched roofs.



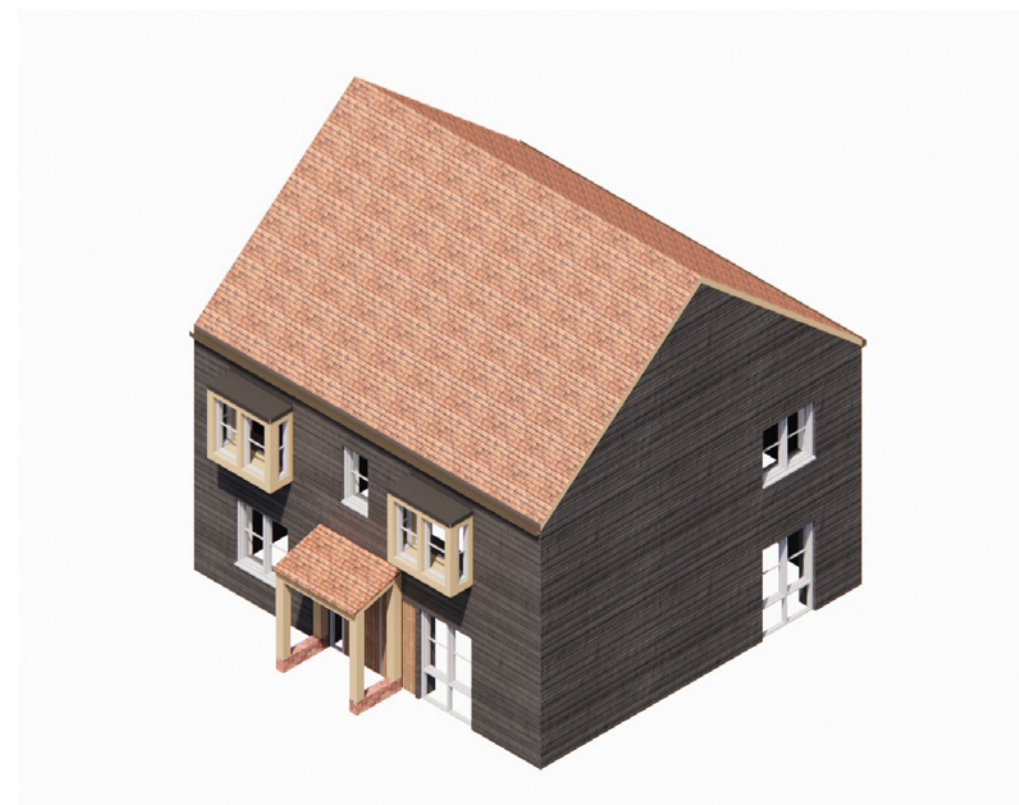
A 3-bedroom house with red brick, gable end thatched roof and optional black stained timber extensions.



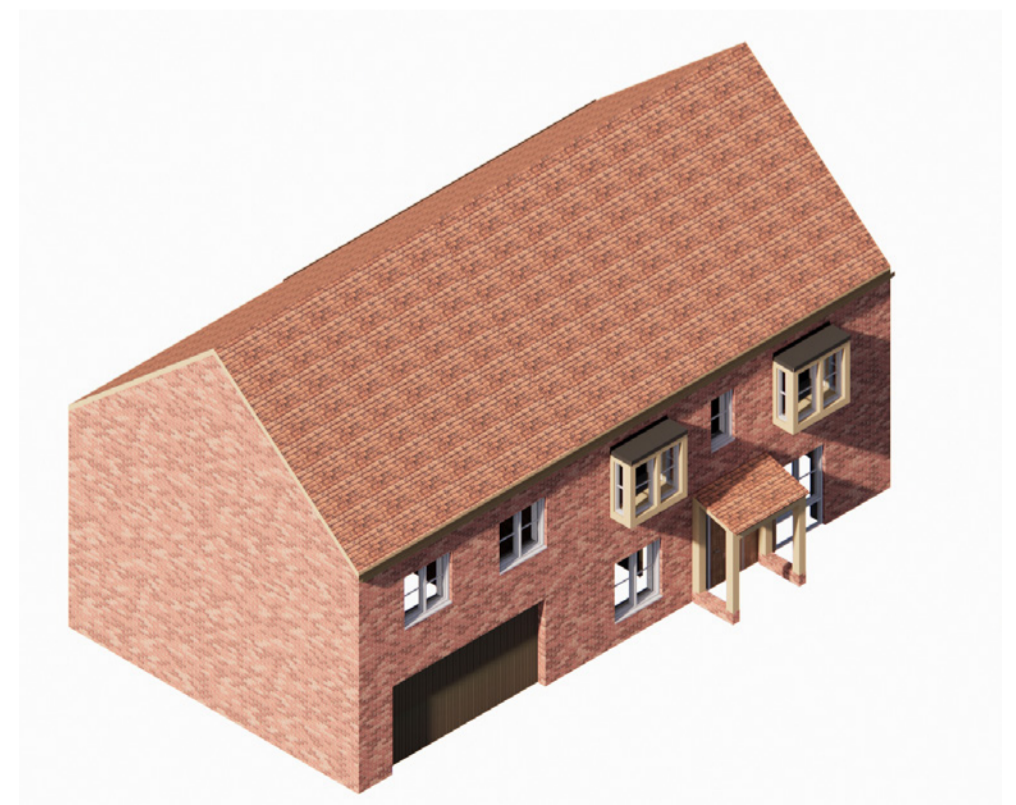
Herringbone brickwork



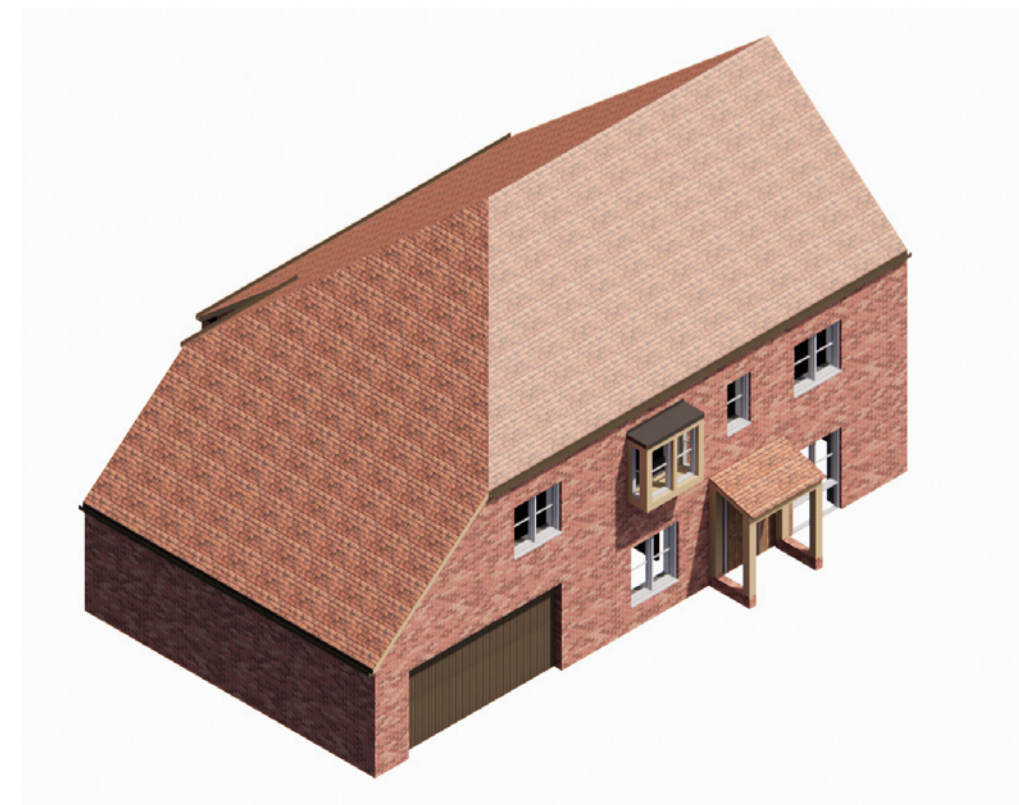
Painted / stained timber



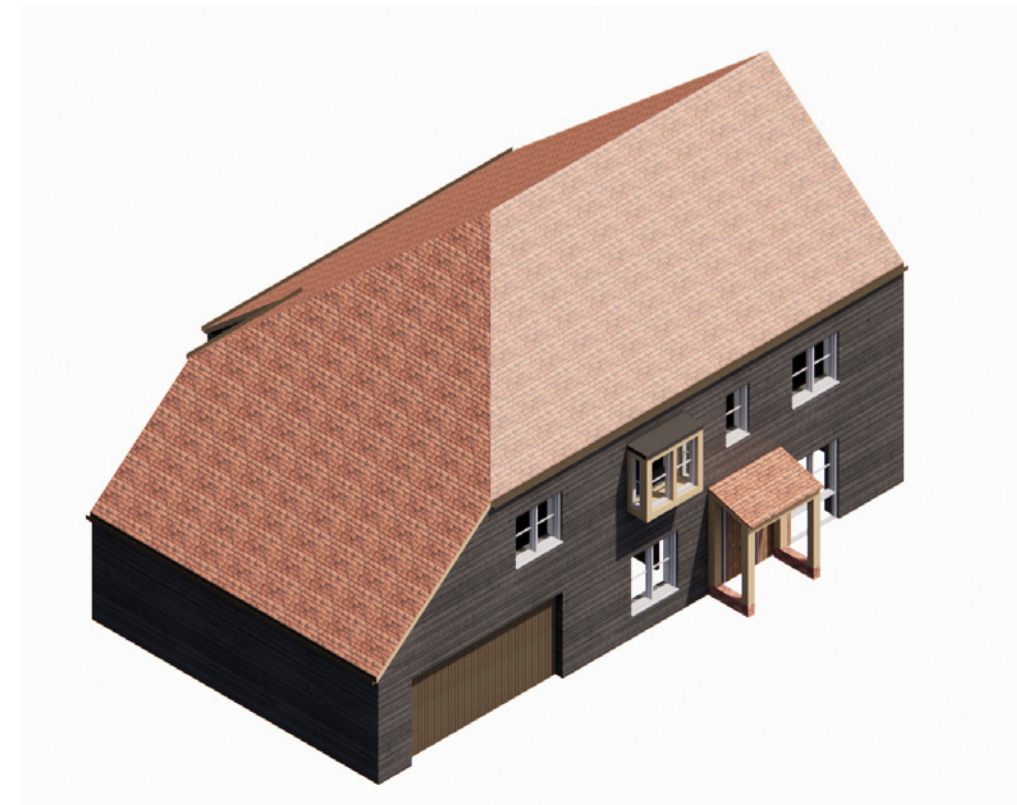
A 4-bedroom detached house with black-stained weatherboard walls and plain clay tile roof. Raw oak-frame oriel windows and porch feature on the main facade.



A 4-bedroom house with an integrated garage. The 'maximised' option features built-in habitable space over the garage. The raw oak-frame oriel windows are optional.



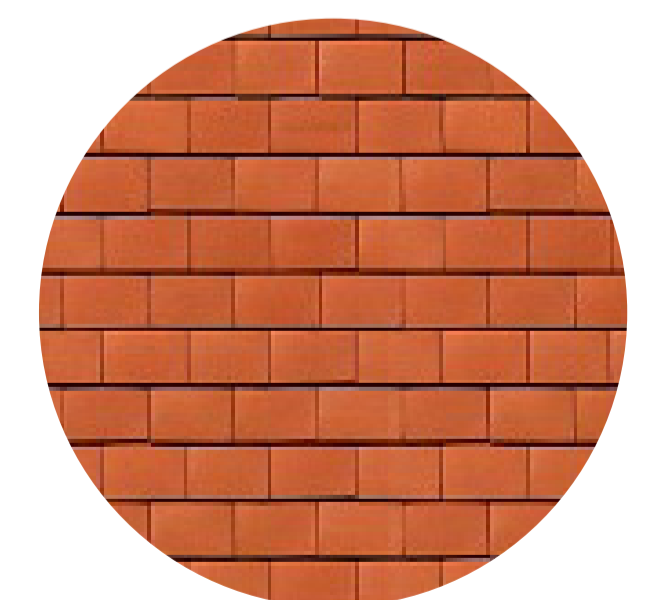
A 4-bedroom house with an integrated garage. This 'baseline' option features a 'cat-slide' roof over the garage. Future habitable space can be added over the garage.



A 4-bedroom house with an integrated garage and 'cat-slide' roof. This version is clad in black-stained weatherboard and has a clay plain tile roof.



Thatch roof



Flat clay tiles

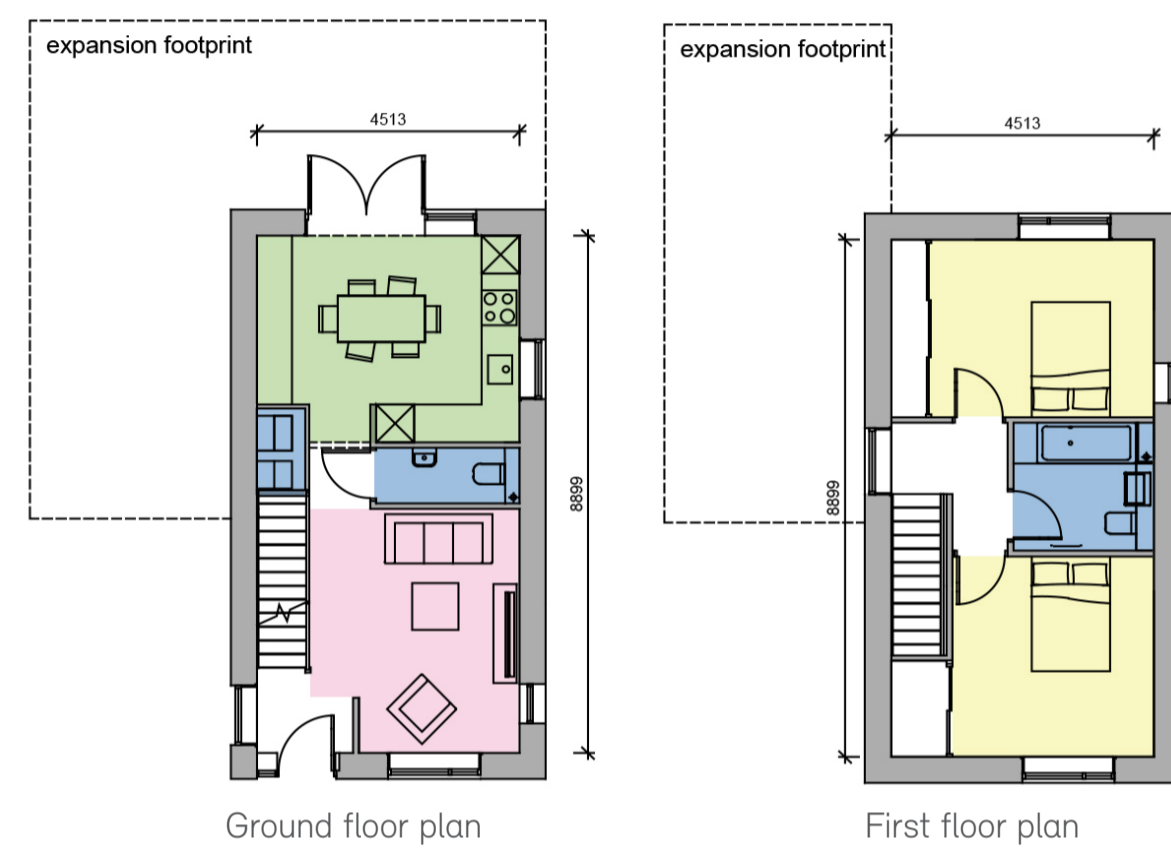
Custom and Self-Build House Types

BASELINE HOUSE

2B4P

1 Bath
Driveway Parking

Area (GIA) - 80.4m²

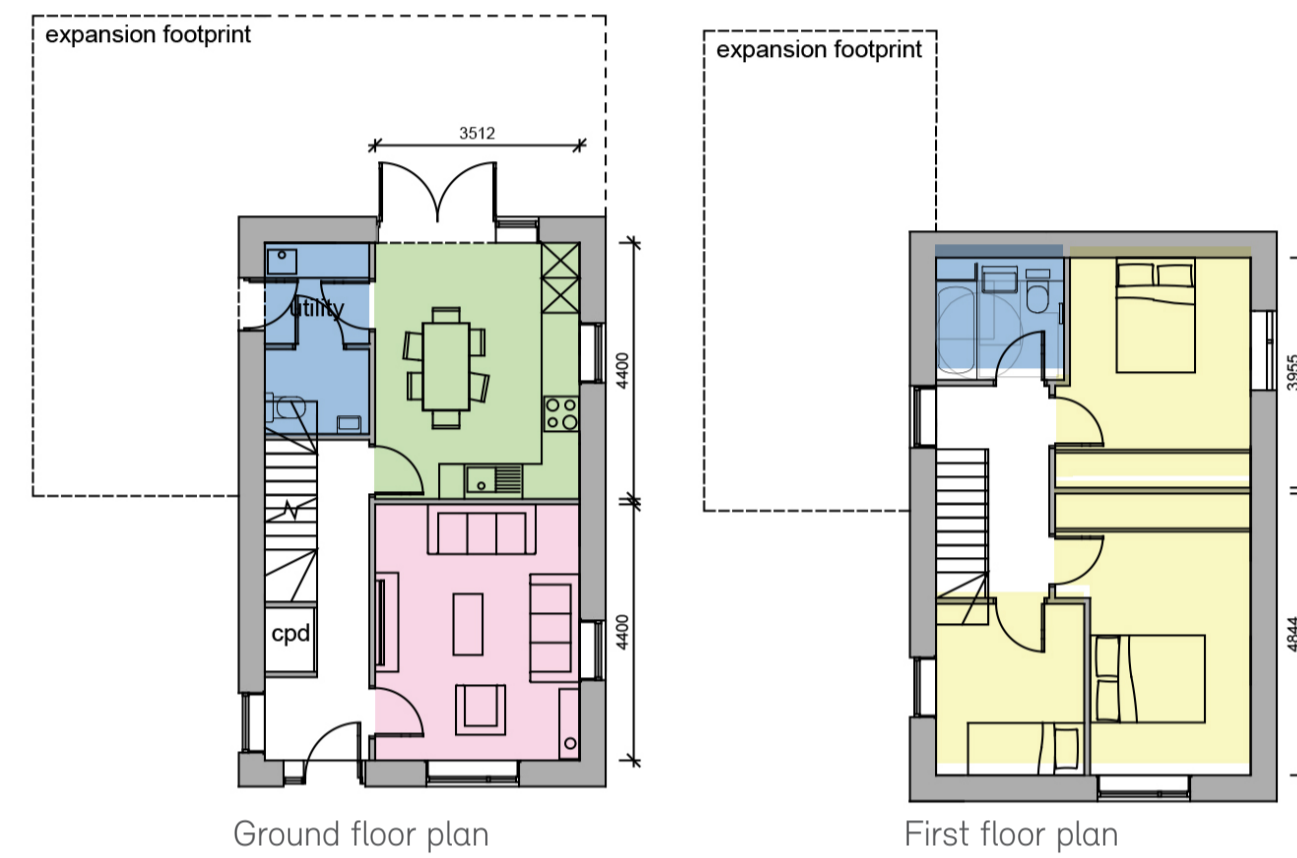


BASELINE HOUSE

3B5P

1 Bath
Driveway Parking

Area (GIA) - 96.4m²

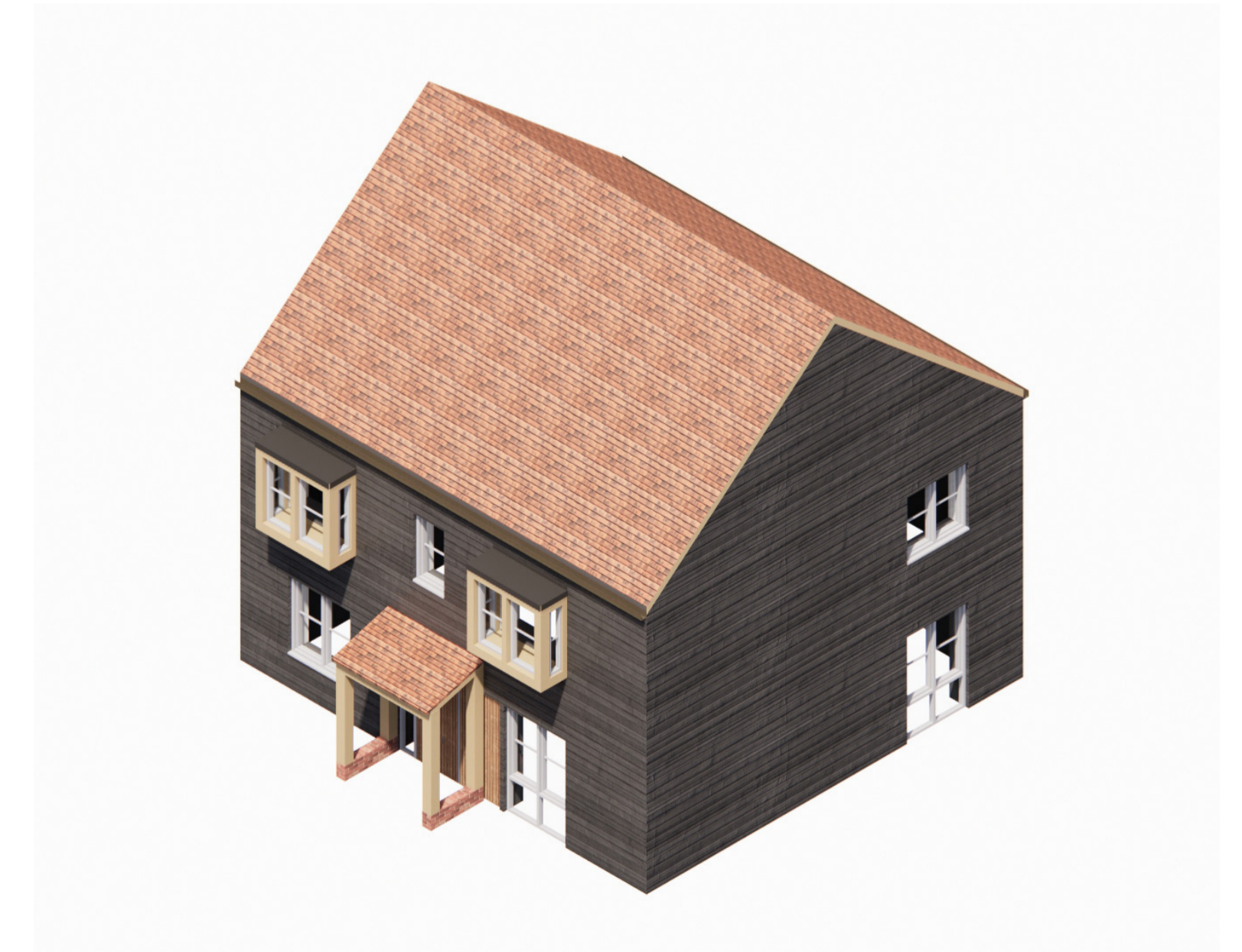
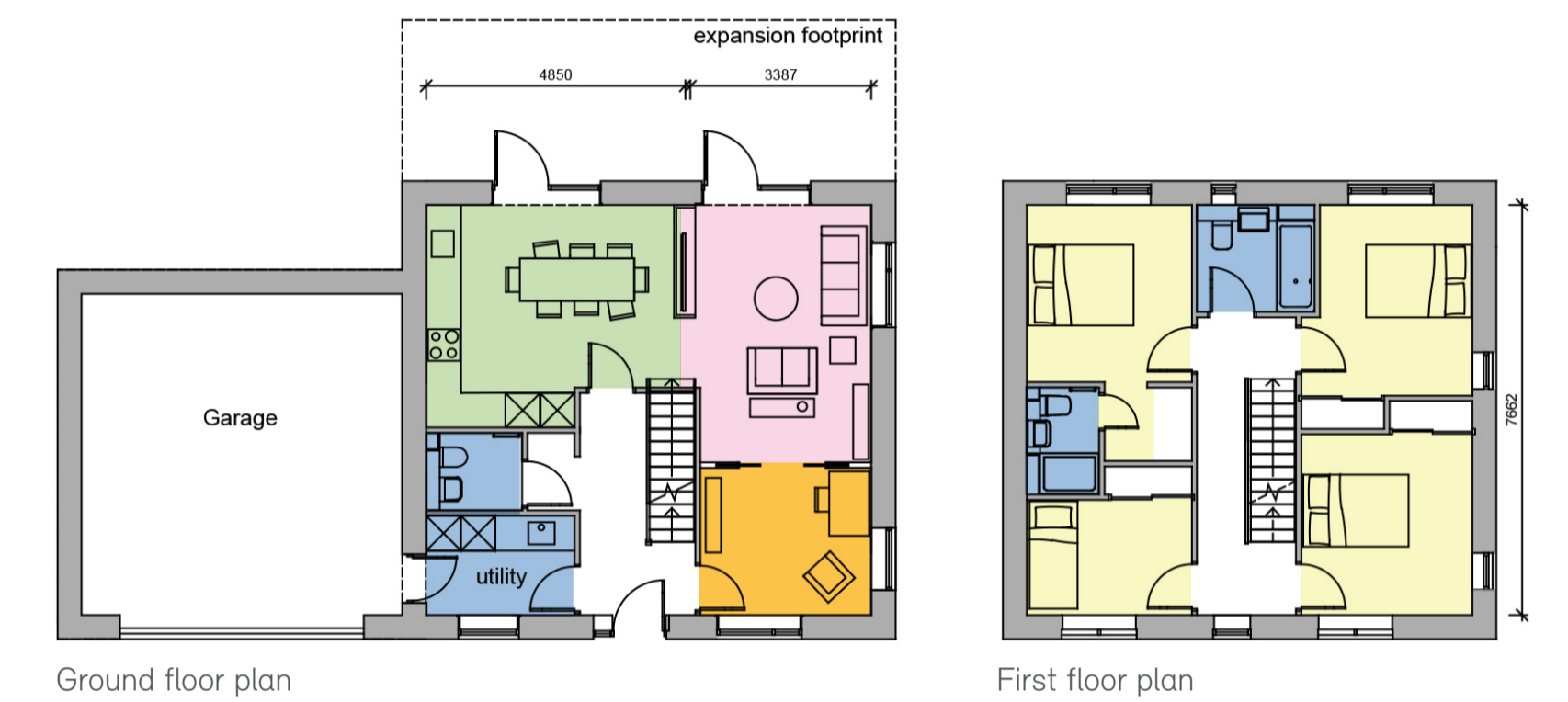


BASELINE HOUSE

4B7P

1 Bath + 1 Shower
Garage

Area (GIA) - 127.8m²



Landscape-led Proposal

To create a setting in which the landscape defines the character and context of the new development by:

- Respecting the relaxed and green, rural setting of Hurst
- Using species and materials of local provenance
- Creating an ecological habitat network of trees, hedgerows and ditches to enhance the existing linear habitat networks, which are an important and representative feature of the existing landscape.



Artist impression of the proposed landscape



Sustainability Approach

Because Custom and Self-Builders are not building homes primarily as speculative financial assets to sell or rent, but as things to live in and use, logically they build the best, most sustainable, most healthy, and most affordable homes they can.

We're setting a high benchmark by embedding a "fabric first" approach in developing a low-energy sustainable development. The energy hierarchy of : Be Lean, Be Clean and Be Green is used to inform the design. The design will also meet the requirements as set out by the Building for Life 12 Criteria.

LOW ENERGY USE

Building form and fabric is designed to have very low heating (and cooling) demands.

MICROCLIMATE

Green infrastructure will improve the microclimate through

1. Soft landscaping
2. Encouraging biodiversity
3. SuDS to reduce surface water run off
4. Local rainwater for irrigation

THERMAL COMFORT

Buildings designed to optimise solar gains within comfortable thermal limits ensuring that the building doesn't overheat and occupants are comfortable.

GOOD DAYLIGHT

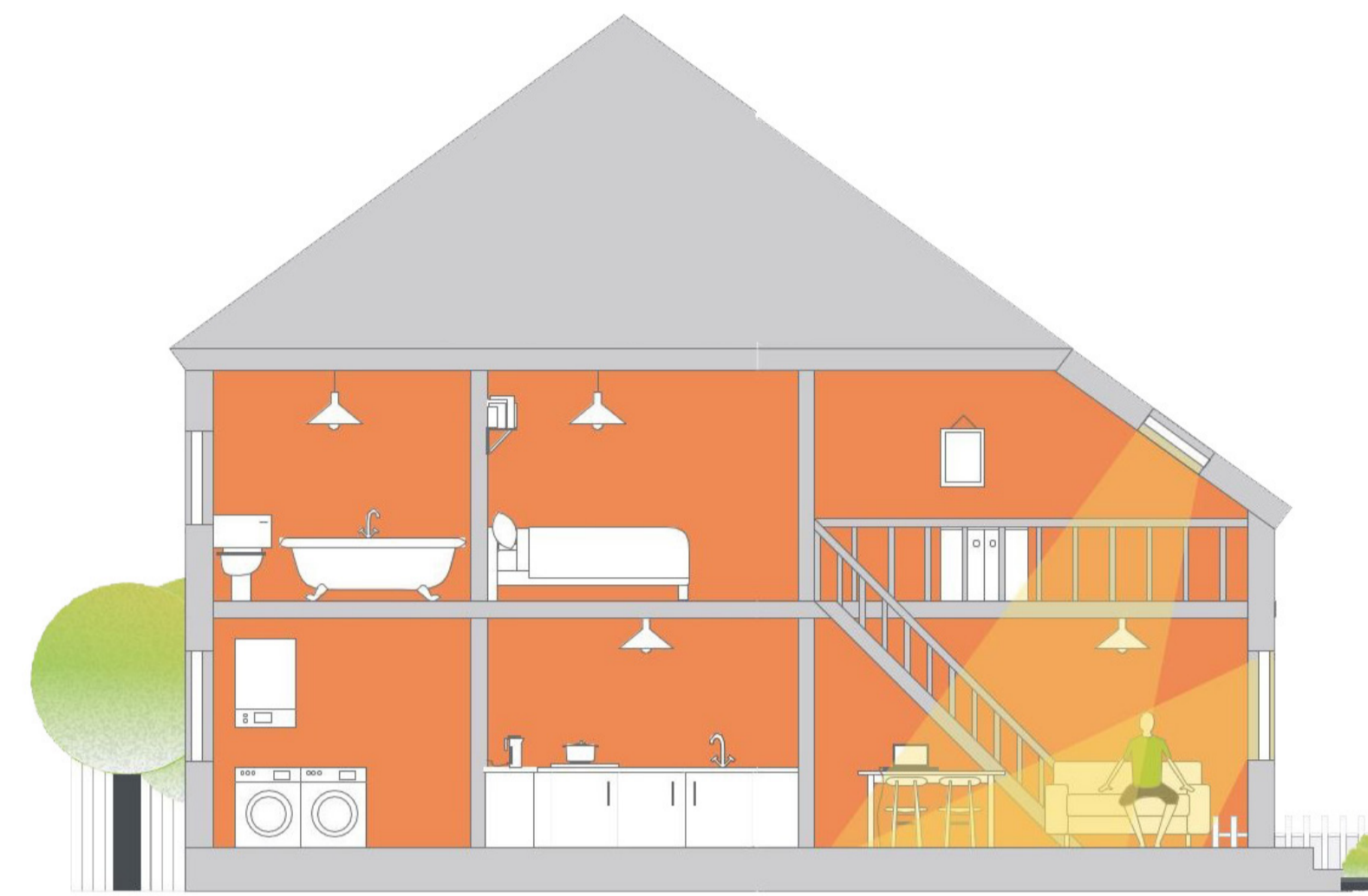
Buildings designed to deliver good levels of daylight and sunlight.

GOOD INDOOR AIR QUALITY

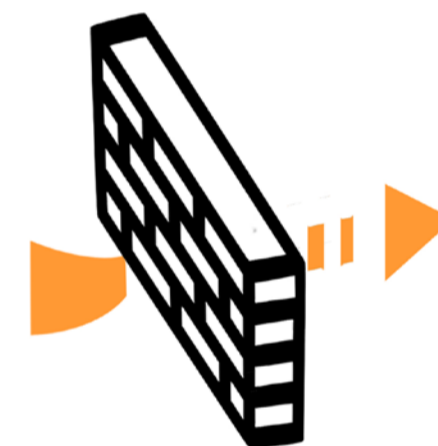
Buildings designed for appropriate ventilation, ensuring the building envelope has low air permeability to reduce infiltration heat losses and minimise external pollution.

ADAPTABLE TO CLIMATE CHANGE

Buildings designed to mitigate the risks of summer overheating and respond to anticipated future climatic conditions with scope for additional shading and increased ventilation. Materials are selected for their durability as well as having lower embodied environmental impact.



Design and construction quality



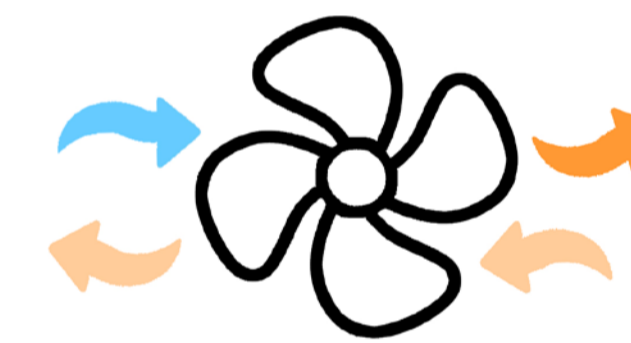
THERMAL ELEMENT U- VALUES

Walls : 0.15 W/m²k or less
 floors : 0.15 W/m²k or less
 Roofs : 0.15 W/m²k or less



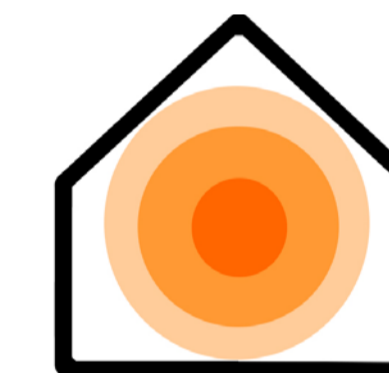
NO THERMAL BRIDGES

Achieve Y-value of 0.08



MVHR EFFICIENCIES

Electrical of 1.5 W/L.s or less with heat recovery of 85 % or more



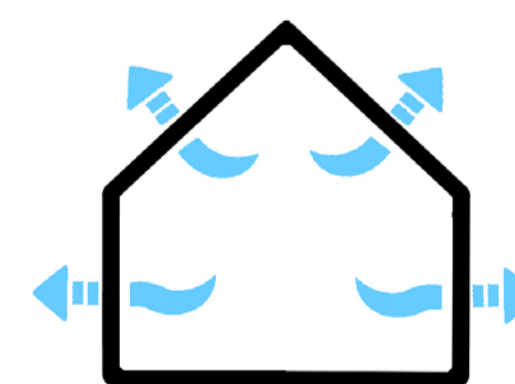
OVERHEATING RISK

As a minimum comply with Building Regulations Part L (SAP) Appendix P equivalent to achieve a 'Low' or 'Medium' risk



WINDOW & DOOR U-VALUES & G-VALUES

1.0 W/m²k or less and achieve a solar gain factor (g-value) of between 0.50 - 0.70



AIR LEAKAGE RATE

1.2 m³ /hr /m² @ 50 Pa (To be tested on site)



NO GAS BOILERS

Low carbon heating and hot water generation



BUILDING INTEGRATED PV TILES

Recommended if orientation and feed-in tariffs suitable (customer choice)

Next Steps

Thank you for taking the time to review our proposal. We hope you'll leave some feedback by filling in the online form at:

<https://forms.gle/sAyeUXYqSdPeHwaKA>

or getting in touch via email or phone.

We'll take time to review your feedback and integrate it in to the design before submitting a planning application to the Council in the coming months.

Once a planning application is submitted, the Council will notify local stakeholders. A copy of the full application will be available to view on the Council's website.

How to get in touch

If you're interested in building your ideal home in Hurst please fill out a form here and let us know:

<https://forms.gle/7CiU7D5ovLuh9voT8>

If you wish to talk to us about our proposal or if you don't have access to the internet and require a hard copy of this document and the feedback form then please do not hesitate to contact us at either:

Online

<http://www.leaperlandpromotion.co.uk/contact-us/>

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Thank
you