

ENGLEFIELD GREEN VILLAGE NEIGHBOURHOOD AREA

Masterplan Document

FINAL REPORT

December 2022

Reg 16 (of the
Neighbourhood Planning
Regulations 2012)
Consultation Document

AECOM

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Quality information

Project role	Name	Action summary	Organisation	Date
Associate Director	Jessie Watson	Final Report Submitted for comments	AECOM	20/12/22
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Project role	Name	Position	Action summary	Signature	Date
Director / QA	Mark Hughes	Technical Director	Revision and approval of Final Report	Mark Hughes	05/04/22
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Glossary of terms

The following terms and abbreviations will be consistently used across the document, they are included here for clarity:

- ‘NF Area’: Neighbourhood Forum Area.
- ‘RHUL’: Royal Holloway University of London.
- ‘RBC’ = Runnymede Borough Council.
- ‘Local Plan’: RBC Adopted Local Plan 2030.
- ‘Current Document’: Englefield Masterplan Report (2022).

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INTRODUCTION

A

1. OVERVIEW OF BRIEF

Introduction

Through the Ministry of Housing, Communities and Local Government Neighbourhood Planning Programme led by Locality, following the preparation of the Design Codes for the Englefield Green Neighbourhood Area (NA), AECOM has prepared masterplanning design guidance for two key sites within the Neighbourhood Area.

This document provides a vision for how the two sites could come forward, via site concepts and layouts. These design concepts are high level and illustrative, prepared to demonstrate how the design principles that the Neighbourhood Forum wishes to promote could be applied on the sites. We have not undertaken technical studies on topics such as ecology, ground conditions, traffic or drainage. It is expected that full co-design exercises are undertaken by applicants on the sites. This report is just a step in that direction, enabling stakeholders to progress from an informed position.

How to use this guide

It is intended that this independent technical report becomes an integral part and evidence base of the Neighbourhood Plan by informing policies that will influence the design of new development and have weight in the planning process.

This report provides an evidence base and high-level masterplan framework and as such, should be read in conjunction with the Neighbourhood Plan and its related policies, such as the Design Code document, which covers the whole Neighbourhood Area.

It is expected that a robust design process, in line with pre-application protocol, is undertaken by applicants on the two sites.

Process

Following an inception meeting, AECOM and the members of the Neighbourhood Plan Steering Group carried out a high level assessment of the two sites. The following steps were agreed with the group to produce this report:

- Initial meetings.
- Preparation of an overview of work undertaken thus far via the Design Codes.
- Urban design analysis of the sites.
- Preparation of masterplan concept and layout for the two sites.
- Draft report.
- Final report.



2. OVERVIEW OF WIDER CONTEXT

Runnymede Borough

Runnymede is located in north west Surrey, on the edge of Greater London. It is twenty miles from Central London and is strategically located at the junction of the M25 and M3 motorways. It has excellent road and rail connections to the capital and by road to Heathrow Airport. There is good access to the wider South East Region by the motorway network and the Reading – Waterloo and Weybridge – Waterloo railway lines.

The borough is named after the Runnymede Meadows (located adjacent to the River Thames), where the Magna Carta was sealed by King John in 1215.

It is a small Borough, measuring only eight miles from north to south. Approximately 79% (Runnymede Local Plan 3.2) of its area lies within the Metropolitan Green Belt, which makes the

NF Area an attractive location to live, work and visit.

Its character is influenced by its location next to Greater London. Its urban areas are to the east of the Borough, in close proximity to the M25. The M3 travels through the borough, connecting up to the M25 at junction 11. The River Thames forms the eastern edge of the Borough, to the north of Addlestone, and the River Bourne meanders east west through the southern part of the Borough.

The built-up areas of the borough are well defined and sit alongside the Green Belt, which comprises a mix of golf courses, woodland and private estates. The Borough has three main towns: Egham, Chertsey and Addlestone.

Englefield Green is located in the north of the borough, to the west of Egham and north of Virginia Water.

KEY

-  Runnymede District Boundary
-  Road network
-  Settlement

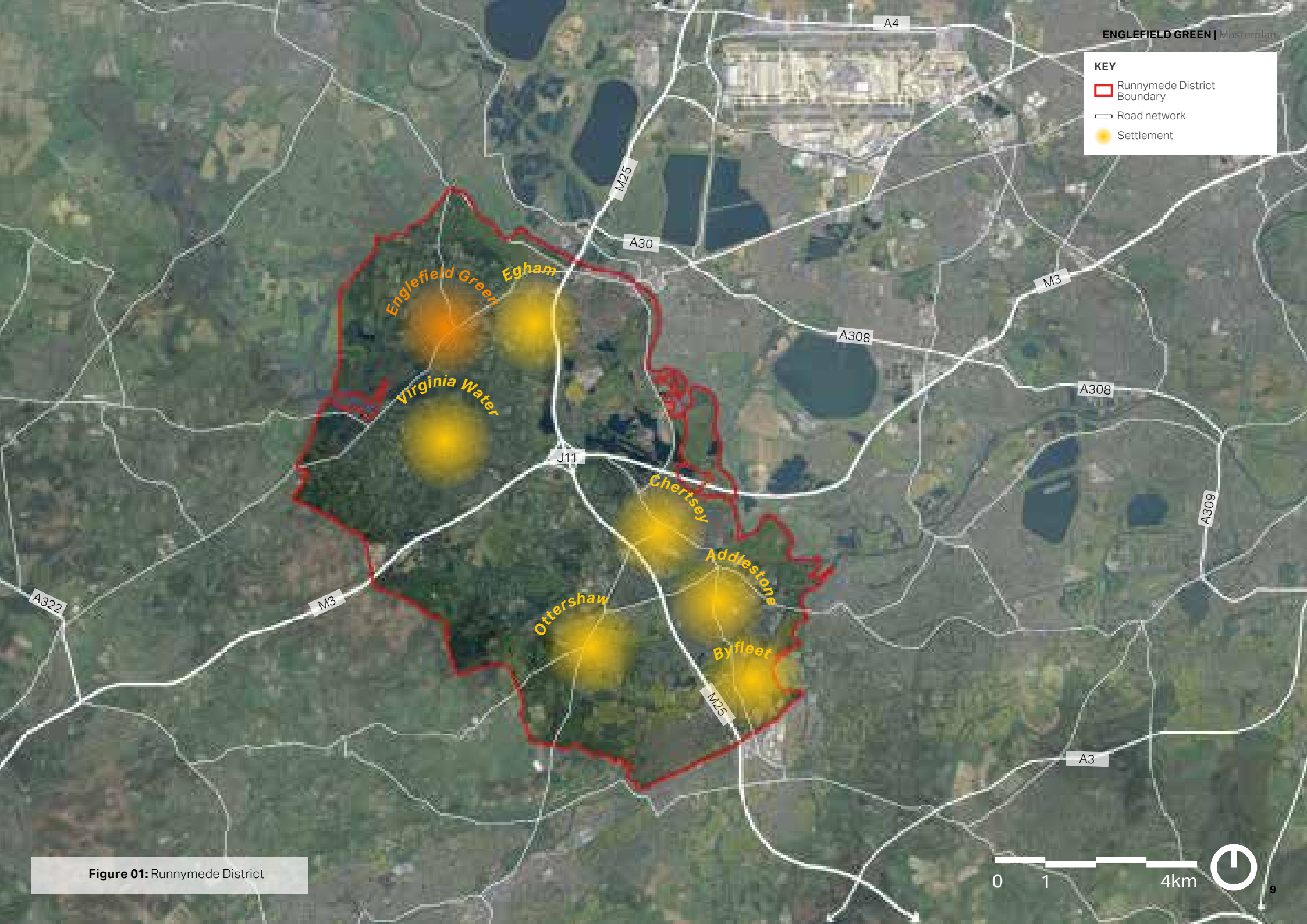


Figure 01: Runnymede District

3. OVERVIEW OF STUDY AREA

Englefield Green

The NF Area comprises the village of Englefield Green (the Urban Area) and its surrounding natural open spaces. The NF Area is located circa 30 km west of central London.

The Urban Area grew from the combination of a hamlet and medieval farm land in the former Great South West Road and the neighbouring land known as Egham Hill.

Most of the Urban Area boomed in the 19th century, consequence of the public sale of a large portion of the Great Park in the Crown Estate. Parts in the west remain property of the Crown Estate.

Nowadays, the Urban Area has grown to encompass a mixed rural-urban character, set in a steeply undulating landscape surrounded by green belt. It is included in the wider context of Coopers Hill, Windsor Great Park and the River Thames Basin, well-connected by a network of key traffic routes.

To the north, the green that gives the Urban Area its name is included as part of a Conservation Area. Larger properties and estates are characteristic of the northern edge of the settlement.

The central portion of the Urban Area, developed in the XIX century, includes late Victorian residential examples. It contains shops, the church, the cemetery and a number of public houses.

Surrounding the historic core to the east and west, post-war extensions of different styles complete the residential infrastructure of the Urban Area.

The Royal Holloway College campus is located to the south of the Urban Area. Its Founder's Building has been described by The Times as "one of Britain's most remarkable university buildings", largely for its elaborate architecture.

According to the 2011 census, Englefield Green has 10,607 residents plus approximately 5,000 students (approximately 2000 of those are in residential accommodation and 3000 in halls of residence).

The Sites

This masterplanning document sets out design proposals for two key sites within the Area. The sites are located on the diagram, right.

Site 1 - This site is located in the south of the Area, off Wick Road.

It benefits from an allocation in the Runnymede Borough Council 2015-2030 Local Plan (ref: policy SL5).

Site 2 - This site is located in the north of the Area, off Coopers Hill Lane.

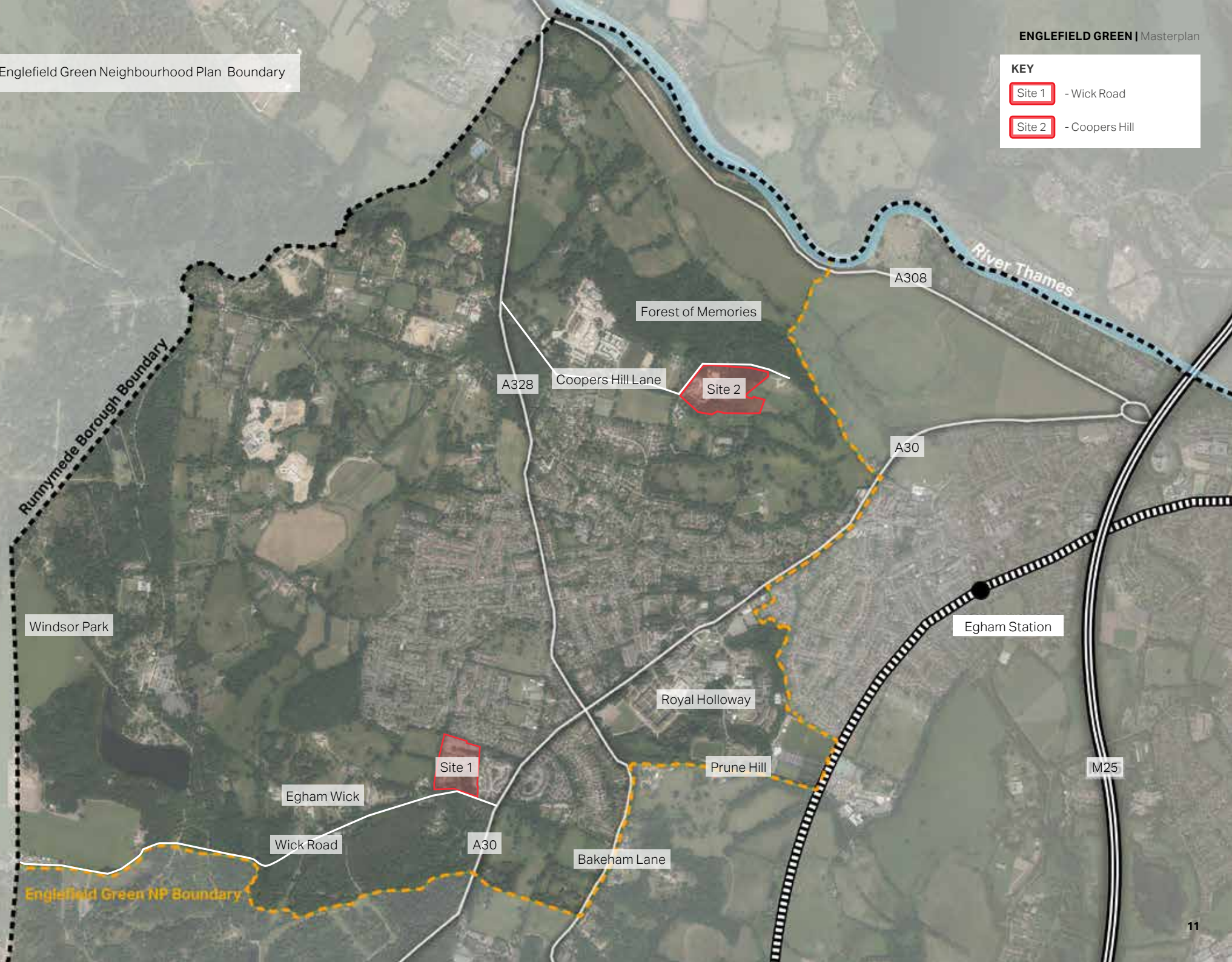
This site is currently being considered for the RBC 2025-2040 Local Plan, however this plan is in the early stages of development.

More information is provided about both sites later on in this document.

Figure 02: Englefield Green Neighbourhood Plan Boundary

KEY

- Site 1 - Wick Road
- Site 2 - Coopers Hill



4. OVERVIEW OF RELEVANT POLICY AND GUIDANCE

The following documents have informed the Current Document. These guidelines have been produced at national, district or village level.

Any new masterplan and planning application should be familiar with these documents and make explicit reference to how each of them is taken into account in the proposal.

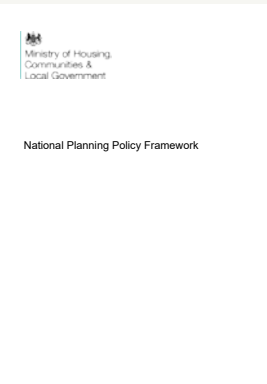
NATIONAL LEVEL

National Planning Policy Framework Department for Levelling Up, Housing and Communities (2021)

The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

National Model Design Code Department for Levelling Up, Housing and Communities (2021)

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide.



National Design Guide

Department for Levelling Up, Housing and Communities (2019)

The National Design Guide (NDG) underlines that creating high quality buildings and places is fundamental to what any planning and development process should achieve.

Building for a Healthy Life

Homes England (2021)

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but

can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

Manual for Streets

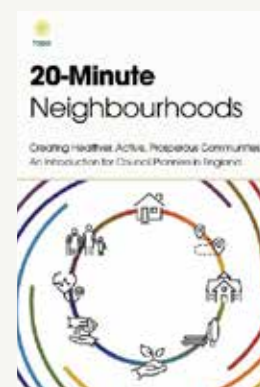
Department for Transport (2007)

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

20 Minute Neighbourhoods

Town and Country Planning Association (2020)

This guide picks up on the concept of walkable communities and prioritises pedestrians and proposes that 'most of people's daily needs can be met within short walk or cycle'.



Local Plan 2030

Runnymede Borough Council (2020)

The Runnymede 2030 Local Plan is the key framework document that guides the future development in the Borough of Runnymede over the period to 2030.

The policies in this plan provide an understanding of where growth is directed and how development will be encouraged, whilst recognising the need to safeguard historic and natural environments.

The design principles in the Current Document are based on the broad objectives of RBC.



Design SPD

Runnymede Borough Council (2020)

The Design SPD provides design guidance to supplement policies within the Local Plan and clarifies the RBC's expectations for development and high quality design.

More information on the Design Guide is set out on the following spread.



Landscape Character Appraisal

Runnymede Borough Council (2020)

The Surrey Landscape Character Assessment is one of Runnymede Borough Council's Supplementary Planning Documents (SPD) and sets out the general characteristics of Runnymede's townscape/ landscape and how development can be sympathetic to and/or mitigate its impact. Runnymede's landscape assets include ancient woodland, areas of archaeological potential and built heritage and environmental assets important to nature conservation.



Englefield Green Village Neighbourhood Plan

Englefield Green Village Forum (2022)

The history section of the emerging neighbourhood plan outlines the main architectural features and characters of the village.

The character areas included in the history section have informed the delineation of character areas and the different design codes in the Current Document.

Ecology Study

Surrey Wildlife Trust (2022)

The Surrey Wildlife Trust have prepared a report as part of the Neighbourhood Plan, which summarises the biodiversity requirements for the local area and the opportunities for enhancements.

Housing Audit

Englefield Green Village Forum (2020)

The Housing Audit is a summary of the types and styles of buildings in subdivisions of our Area. It has assisted in guiding the provisions of the Design Codes.

During the second half of 2020, the Steering Committee conducted a photographic Survey of every street in our Area, recording where the photographs were taken on maps. This created a record of the type, style and architecture of the buildings in our Area, and provided the basis for the Housing Audit.

Village Plan

Englefield Green Village Forum (2022)

This report is the predecessor of the current Neighbourhood Plan under preparation.

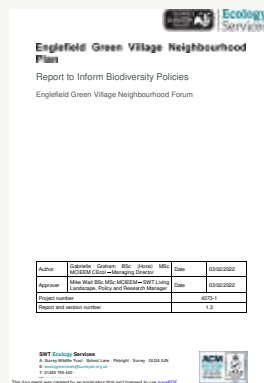
This document presents the views and concerns of residents about the Urban Area.

It includes a list of actions to be undertaken from the period between its production to the completion of the emerging Neighbourhood Plan.

Design Codes

Englefield Green Village Forum (2022)

Design codes have been produced to guide developers and householders wishing to alter their properties so that the design of new developments are in keeping with their surroundings.



Policy & design guidance (cont'd)

The Runnymede Design SPD was adopted in July 2021. It draws upon and supersedes the Council's Urban Area Character Appraisal (2009) and Householder Guide (2003). The SPD provides design guidance to supplement policies within the adopted Runnymede 2030 Local Plan for applicants making development proposals in the borough of Runnymede.

The SPD is used by the Council to assess development proposals; provide applicants a greater clarity about design expectations and the process to follow for achieving high quality design; and provide a means of assessing whether planning proposals meets the Council's design vision and expectations.

The document provides a high-level design guide, relating to urban design and architecture, and embeds good design at the outset of the design process. It is written as a general design guidance document for the entire Borough of Runnymede, with limited information about Englefield Green, specifically.

The Design Guide defines a set of aspirations for new developments within the borough, which should protect and enhance the special qualities of the borough, whilst working towards:

- The creation of healthier and safer communities with greater emphasis on walking and cycling;
- The provision of 'inclusive' people friendly places delivering a wide range of high quality homes and new developments across the borough;
- Regeneration of our town centres to provide more robust, vibrant and attractive high quality centres where people will want to live, work and play;
- The need to address sustainability and climate change in all of our thinking;
- An ambition to respect and enhance historic environments;
- Strengthening our network of green spaces and infrastructure for our benefit and for local biodiversity

- The importance of gaining and building support amongst our local communities for new developments, and
- The future proofing of development and encouraging more flexible design and use of buildings.

The Guide then goes on to describe the four influences of good design process (planning policy, the site and context, the design brief and community involvement) and the four stages of the design process (contextual analysis; design concept; masterplanning; and detailed design). This information contains generally well known best practice guidance.

It then sets out twenty five specific design standards, which are as follows:

1. Strengthening Runnymede's Character
2. Making People-Friendly Places
3. Placemaking and Creating Character
4. Achieving Sustainable Design
5. Respond positively to site character
6. Creating a permeable and legible structure
7. Reflecting plot rhythm
8. Designing the built form and roofscape

9. Developing a masterplan or site strategy
10. Making good connections
11. Creating a permeable and legible structure
12. Reflecting plot rhythm
13. Designing the built form and roofscape
14. Using building heights positively
15. Designing good buildings
16. Using landmarks, gateways, focal points and corners to create variety
17. Patterns of activity
18. Reinforcing landscape character and biodiversity
19. Addressing the settlement edges
20. Providing and managing recreational open space and landscape
21. Designing the space between buildings
22. Protecting and enhancing ecology and biodiversity
23. Providing for vehicle and cycle parking
24. Ensuring residential amenity
25. Remembering 'forgotten' elements

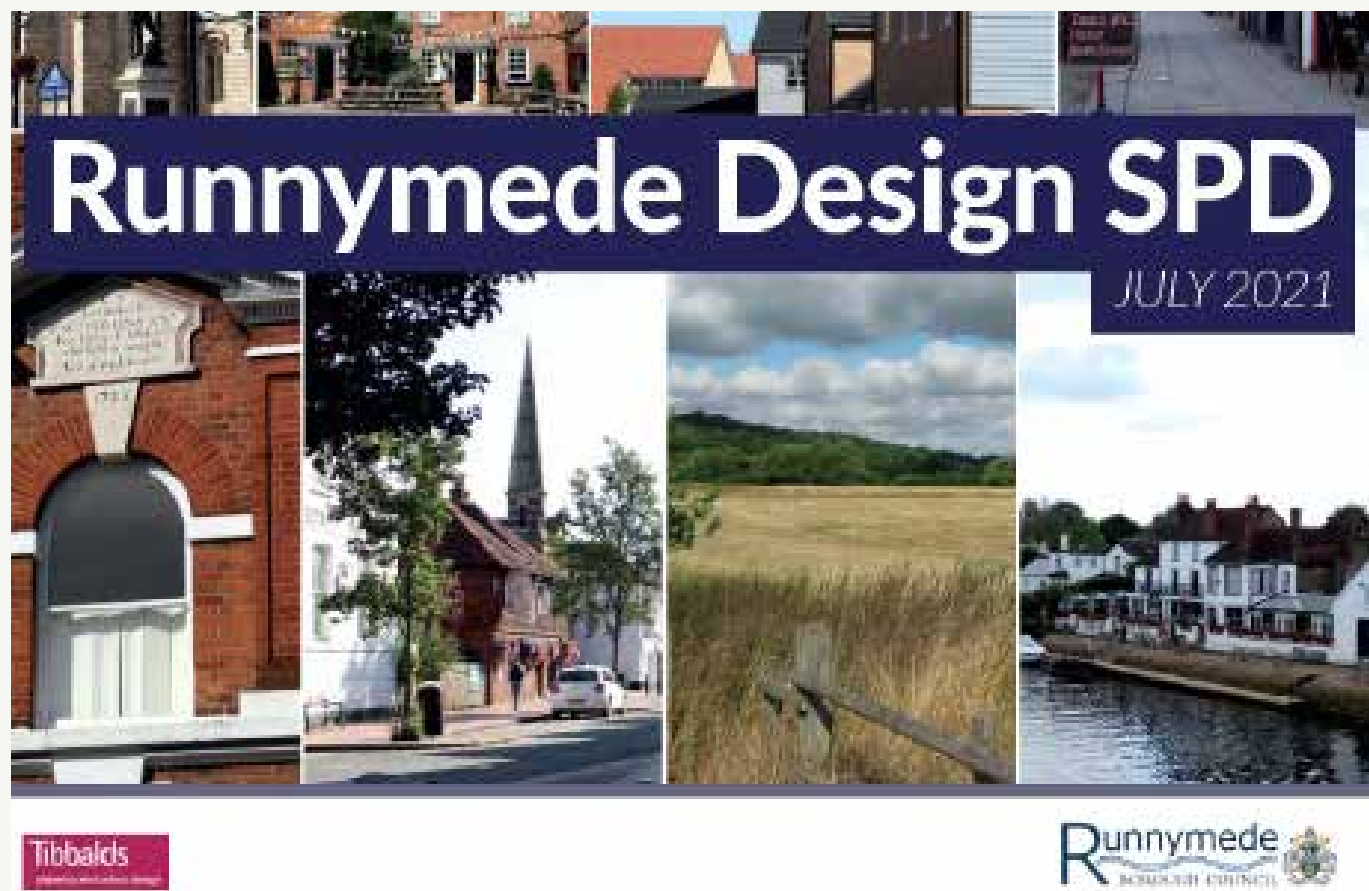


Figure 03: RBC Design SPD Front Cover





**VILLAGE
WIDE
BASELINE
CONTEXT
B**

5. VILLAGE WIDE BASELINE CONTEXT

Transport & mobility

The NF Area has a well connected road network.

The A328 runs north-south through the Urban Area, acting as one of the main routes connecting the Urban Area to Old Windsor to the north and to the A30 to the south.

The A30 separates the Urban Area to the north from the Royal Holloway University campus to the south, this road runs south west and connects the Urban Area to Virginia Water to the south-west and to Staines to the east.

The M25 is a major motorway situated to the east of the Urban Area, past Egham. The nearest rail station is Egham Station, located within Egham.

There are many walking routes connecting the Urban Area to the surrounding countryside. There is also an off-road cycle route running east west (north of the green) that links to the A30.



Figure 04: Transport and Mobility

KEY

- | | | | |
|--|-----------------|-------------------------|--------------------|
| --- Borough Boundary | Motorway | --- Railway Line | ● Council Car Park |
| - - - Neighbourhood Plan Boundary (in white) | Primary Roads | ● Rail Station | ● Bus Stops |
| | Secondary Roads | --- Public Right of Way | |
| | Local Roads | --- Cycle Routes | |
| | Cul-de-sac | ● Petrol Stations | |

The following section provides an overview of the village wide baseline context, extracted from the Design Code.

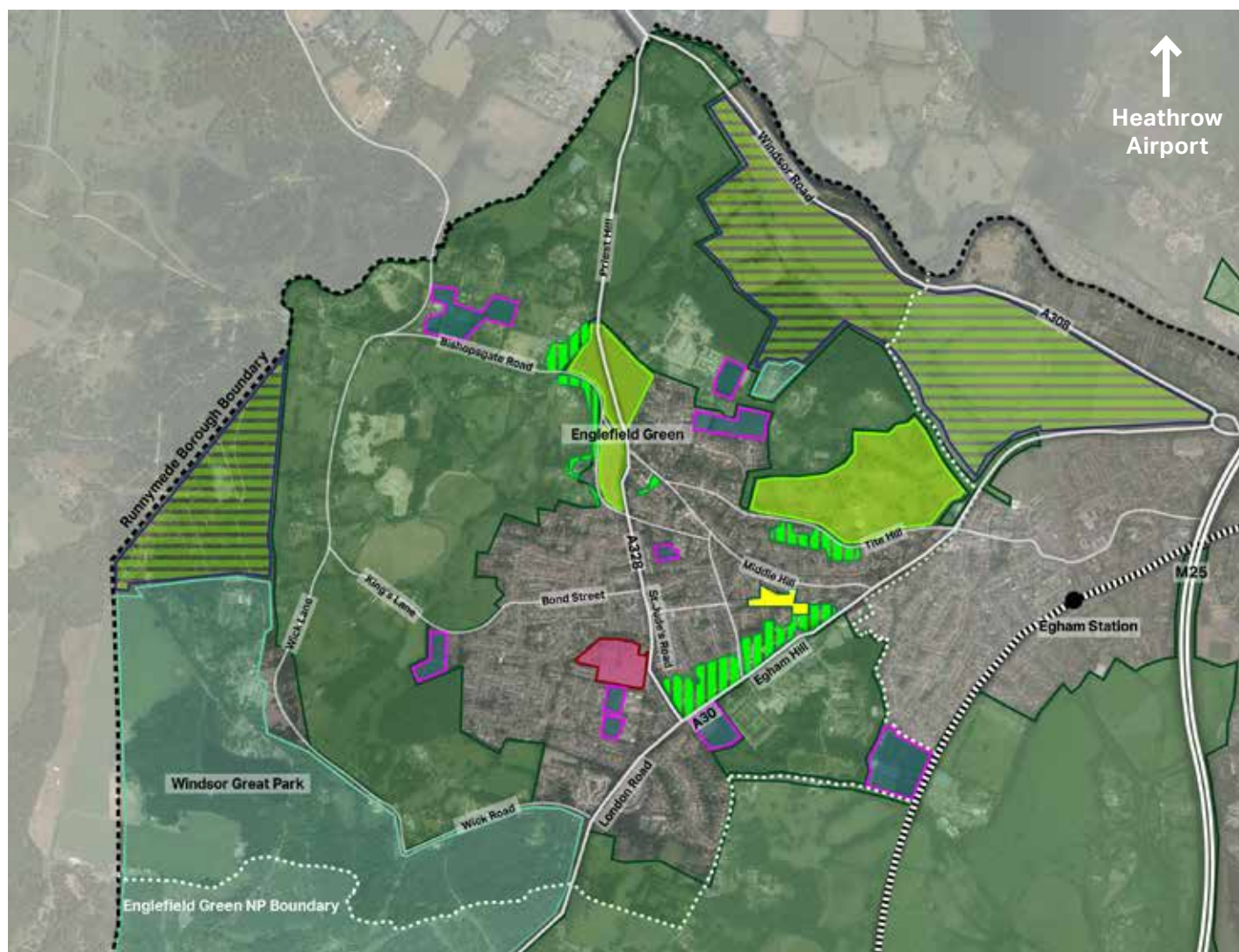


Figure 05: Environment and Landscape

KEY

— Borough Boundary	Green Belt	Tree protection order (large groupings)	— Railway Line
— Neighbourhood Plan Boundary (in white)	Parks and Gardens	Local green spaces	● Rail Station
	Outdoor Sports Facilities	Cemeteries and churchyards	— Roads
	Amenity Green Spaces		
	Natural and Semi Natural Green Space		

Environment & landscape

The Urban Area can be understood as a built centre inserted in a context of open green spaces, as much of the land to the west and south of the NF Area is designated as Green Belt.

Windsor Great Park lies to the north and east of the Area. The portion of the park inside the NF Area boundary to the south west displays a number of gardens and a lake. There are a number of outdoor sports facilities in different locations around the Area, accessible for residents and visitors.

The most significant green space within the Urban Area is the green. Located along St. Jude's Road to the north of the settlement, it lies within the Conservation Area and it is an important landscape and historic feature of the village.

The cemetery is located centrally in the core of the Urban Area next to the church and opposite the local shops and services. As a local open space, it is important to the character of the Urban Area and provides vital amenity and services for the residents.

Water, air quality and SPA

This plan shows areas subject to flooding. The north east corner of the NF Area is in flood zone 3 due to its proximity to the River Thames. There are two small areas in zone 3, which could be affected by surface water flooding to the south. For the majority of the Urban Area flooding is not a major consideration.

There is an Air Quality Management Area surrounding the M25 to the east of the Area. If a local authority finds any places where the objectives for air quality are not likely to be achieved, it must declare an Air Quality Management Area. The air quality conditions along the motorway are unlikely to have any relevant effect on the eastern edge of the Area.

The Thames Basin Heath Special Protection Area (TBH SPA) was designated in 2005 and is part of a European-wide network of sites of international importance for nature conservation. The TBH SPA is a lowland heath habitat supporting important populations of Dartford Warbler, Nightjar and Woodlark, which are vulnerable ground nesting birds.

No development is permitted within 400m of the SPA. Within 400m to 5km of the SPA boundary, some residential development may be possible if accompanied with sufficient mitigation measures. Within 5km to 7km from the SPA boundary, large scale residential development (50 units or more) will be assessed on an individual basis to understand if the proposal would have a significant adverse impact on the protection area.

As most of the Urban Area lies within the 5km to 7km zone, any new development will need to consider mitigation measures to protect the Thames Basin Heath habitat. The allocated Wick Road site is located within the 400m-5km zone.

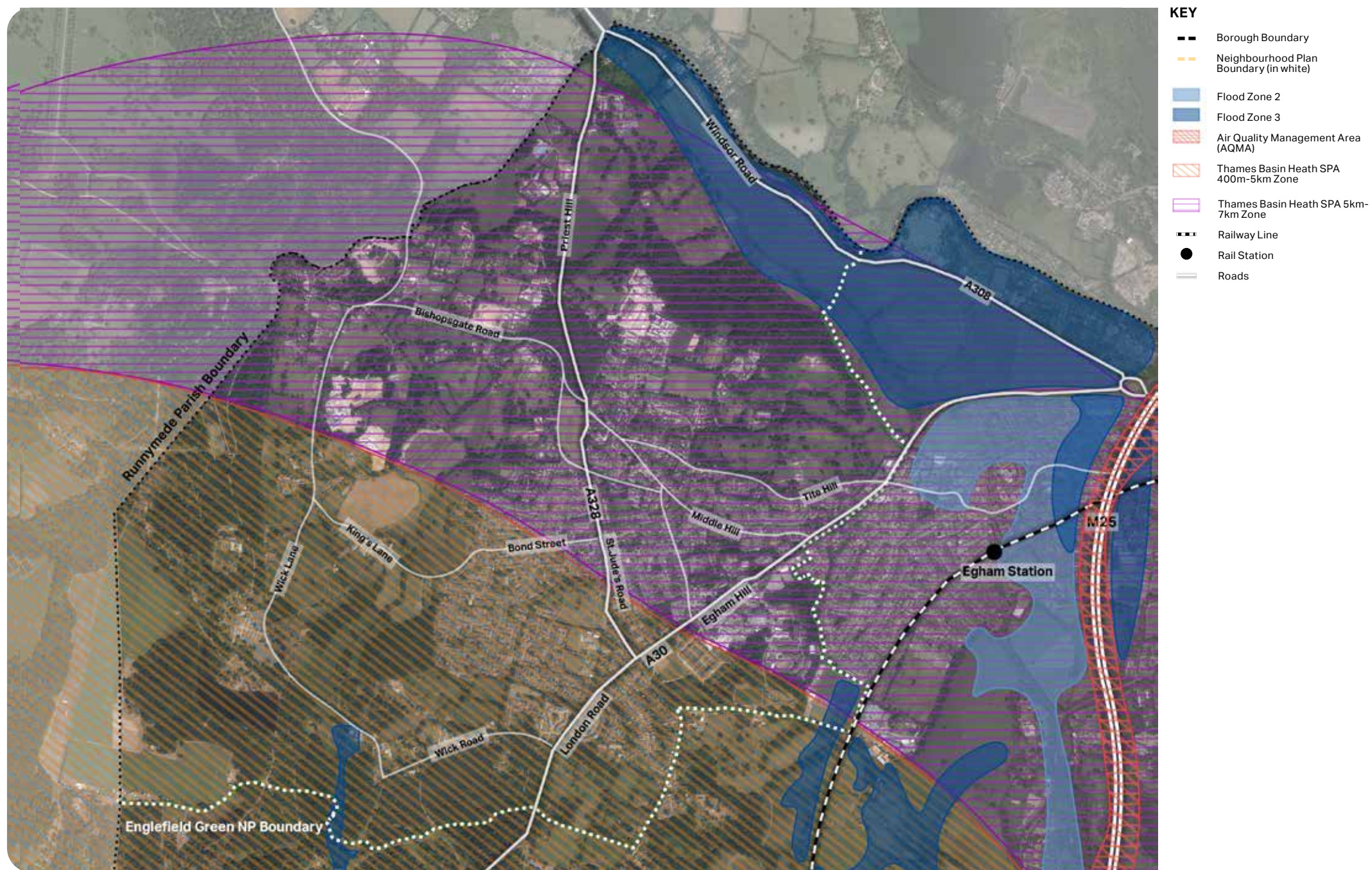


Figure 06: Water, Air Quality and SPA

Built character

The built character within the Urban Area Character Area of Englefield Green is mixed, owing to its historic evolution. As described in the Design Code, the extent of the Urban Area Zone is composed by a heterogeneous mix of housing ranging from:

- **Character Area North East:** Housing is mainly detached, with generous sized gardens. Houses 3 to 4 bedroom on average.
- **Character Area North Edge:** Housing is detached and the largest in the area, with generous gardens and curtilage. The new Royal 'Magna Carta Park' development on the old Brunel university site adds to the typological variety of the character area.
- **Character Area West:** Composed of Victorian semi detached and terraces, through to post war bungalows, to different 50s, 60s, 70s and 80s housing estates, including some blocks of flats. Houses 2 to 3 bedroom on average.
- **Character Area South:** Housing typologies are mixed and tend to be 3 to 4 bedroom with generous gardens and a leafy street character.
- **Character Area University North:** This area is formed by the bulk of student residential development integrated within the Urban Area. This area features pockets of planted trees, many of them protected.



Figure 07: Victorian property with feature bay windows, Harvest Road



Figure 08: On plot parking, Alderside Walk



Figure 09: Pantile tiles and dormer window, Blay's Lane



Figure 10: Commercial core, Victoria Street



Figure 11: Feature corner building, corner of Victoria Street and St Jude's Road



Figure 12: View of historic properties overlooking Englefield Green

Heritage

The Urban Area features a Conservation Area within its boundary and a number of listed buildings. Historically, the Area’s proximity to Windsor and the Royal Court along with a good quality connections made it an ideal location for grand houses north and west of the green.

Englefield Green Conservation Area was first established in 1970 to protect the open green and the buildings immediately adjoining the open land as this area was considered to be subject to the greatest visual impact. In 1978, the Conservation Area was extended to include the wooded section of the green and the surrounding Victorian and turn of the century buildings. The extension of the designation aimed to protect the local character of these buildings and open spaces.

The majority of the listed buildings within the NF Area are grade II listed. The listed buildings are clustered in the historic parts of the Urban Area. There are two grade I listed buildings, which include Royal Holloway College, which is located towards the southern boundary of the Area.

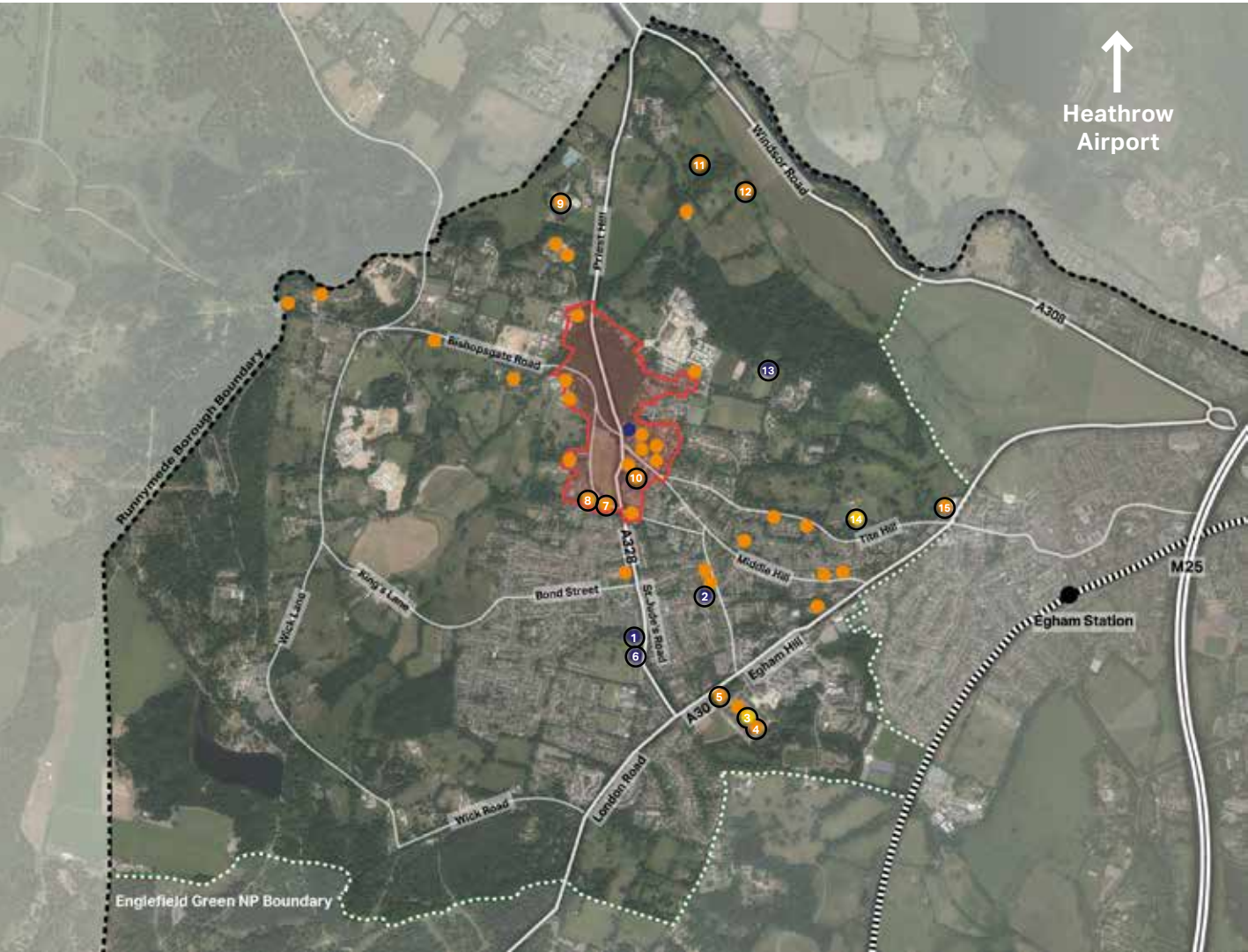


Figure 13: Heritage

KEY

- | | | |
|---------------------------------|------------------------------------|------------------|
| --- Borough Boundary | Englefield Green Conservation Area | --- Railway Line |
| --- Neighbourhood Plan Boundary | ● Grade I Listed Buildings | ● Rail Station |
| | ● Grade II Listed Buildings | — Roads |
| | ● Grade II* Listed Buildings | |



Figure 14: St Simon & St Jude, Listed Grade II



Figure 15: Methodist Church, Listed Grade II



Figure 16: Royal Holloway College, Listed Grade I



Figure 17: Royal Holloway College Statue in South Quadrangle, Listed Grade II



Figure 18: Royal Holloway Entrance Gates, Listed Grade II



Figure 19: Pair of Mausolea, Listed Grade II*



Figure 20: The Barley Mow Pub, Listed Grade II



Figure 21: Englewick and the Coach House, Listed Grade II



Figure 22: St John's Beaumont School, Listed Grade II



Figure 23: Bulkeley House, Listed Grade II



Figure 24: John F Kennedy Memorial, Listed Grade II



Figure 25: Magna Carta Monument, Listed Grade II



Figure 26: Commonwealth Air Forces Memorial, Listed Grade II*



Figure 27: Tite Hill, Runnymede Park, Listed Grade I



Figure 28: Tower Garage, Listed Grade II





WICK ROAD SITE BASELINE CONTEXT

C

6. WICK ROAD SITE BASELINE CONTEXT

Site context

This chapter sets out the baseline context for the Wick Road site. It presents the planning context, along with an high level site analysis, which sets out the main constraints and opportunities to development.

The Wick Road site is 2.86ha and is located on the southern edge of Englefield Green.

It is bordered by Blay's Lane to the west, Wick Road to the south, Larksfield to the north and the recent development of Queenswood Crescent to the east.

The site is accessed from Wick Road and Blay's Lane and currently features a number of commercial buildings and associated areas of car parking, along with natural features such as trees and green space. These features are described in more detail in the site analysis on the following page.



Figure 29: Wider Location of Site



Figure 30: Site Boundary

Policy SL5

This site is allocated for housing development in the RBC Local Plan under Policy SL5: Blays House, Blays Lane and will be removed from the Green Belt, as part of the site allocation. The policy states the following:

This 2.86ha site will deliver a high quality development that will:

- a) Make provision for a minimum of 100 net additional C3 dwellings;
- b) Take account of site boundary vegetation in the design, layout and landscaping of the site especially fronting Wick Road and the north boundary of the site; This will need to be demonstrated and implemented through an appropriate landscaping strategy;
- c) Safeguard biodiversity at the Windsor Great Park SNCI in the design and layout of the site through an appropriately designed green infrastructure buffer and through provision of boundary vegetation and landscaping take account of the objectives and targets for Biodiversity Opportunity Area TV01. This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
- d) Ensure that the Locally Listed Park House and its setting is maintained and enhanced;

e) Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment and improve the pedestrian footway between the site and London Road;

f) Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);

g) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;

h) For the avoidance of doubt, in relation to open space requirements for the site (policy SL26) it will be expected that open space provision for children and teenagers will be provided on site wherever possible, whilst a financial contribution towards off site outdoor sports facilities and allotments will be required. Beyond this it is expected that the applicant will provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.



Figure 31: Policy SL5 Site Allocation

Site analysis

- **Access and movement:** The main site access is via Wick Road, which provides access to a number of car parking areas servicing the commercial units. A secondary site access via Blay's Lane is a single track rural lane.
- **Connectivity:** The site is accessed from Wick Road and Blay's Lane.

There are no formal PROW in close proximity to the site. A number of local footpath routes (not PROW) provide walking and cycling routes surrounding the site. St Cuthbert's and St Jude's Schools, and the local centre beyond, can be accessed via a footpath linking Blays Lane to Larksfield, to the north of the site.

- **Topography:** The landscape slopes gently towards the south from 59m to 55m.
- **Natural features:** The site's current Green Belt designation will be removed by RBC as part of the 2015-2030 Local Plan.

The site has a wooded setting on the edge of the settlement. An area of Ancient Woodland is located directly south of Wick Road, within Windsor Great Park.

There are a number of trees within the site - which provide enclosure and structure - as well as along the site boundaries; many of which are Ancient Oaks and protected

via Tree Preservation Orders. A small watercourse runs through the southern part of the site.

- **Built features:** There are a number of existing buildings on site: Incubon House, Blays House and Park House, along with some smaller ancillary buildings associated with Park House. Park House is locally listed.
- **Enclosure:** The site is well enclosed, via a brick wall which runs along the length of Blay's Lane (associated with Blay's House), high fencing along Wick Road. Trees and hedge planting along all sides further enclose the site. Some glimpsed views eastwards through the site are possible through trees at the site access, off Blay's Lane.



Figure 34: Blay's House viewed from the car park to the south



Figure 32: Entrance to the site from Blay's Lane, with the Gatehouse in the foreground and Park House in the distance



Figure 33: Parking to Stable Blocks



- KEY**
- Site boundary
 - Road network
 - Deciduous woodland
 - Ancient woodland
 - High priority woodland network
 - Green open space
 - Registered park & garden
 - Green belt
 - Existing tree on-site
 - Tree Preservation Order
 - Footpath
 - Grade II listed building
 - Locally listed building
 - Bus stop
 - 2 storey building
 - 3 storey building
 - Site access
 - Car parking
 - Watercourse



Figure 36: Park House



Figure 37: New housing along Queenswood Crescent backing onto the eastern boundary of the site



Figure 38: The Gatehouse



Figure 39: Site exit from car park in northern part of site



Figure 40: Trees play an important role in enclosing and screening the built development on site.



Figure 41: Extensive grounds with mature trees setting to the south of the site





**WICK ROAD
SITE
DESIGN
PROPOSALS**

D

7. WICK ROAD DESIGN VISION

The vision for the site is for new, much needed housing set within an interconnected multi-functional, semi natural setting, which will benefit both people and wildlife. This green infrastructure will mitigate recreational impacts on nearby designated sites, such as Windsor Great Park and the Ancient Woodland, protected and notable flora and fauna and will seek to deliver Biodiversity Net Gain on-site. The site has the potential to boost biodiversity in the NF Area via a series of existing and proposed woodland belts, grassland, wetlands and open spaces, characterised by naturalistic planting.



Figure 42: Marshland habitat (Watercolour, Redhill)



Figure 44: Well integrated marshland (Watercolour, Redhill)



Figure 43: Housing overlooking wildflower meadow, (Cane Hill Park)



Figure 45: Broadleaved woodland, such as that on the site and nearby

"Development should enhance the natural as well as the built environment. Nature is good for health and wellbeing, for biodiversity, shading and cooling, noise mitigation, air quality and mitigating food risk as well as contributing to tackling the climate emergency. Nature is also central to the creation of beautiful places."

National Model Design Code, paragraph 57

"All new development needs to use, retain and improve existing habitats or create new habitats to achieve measurable gains for biodiversity. This includes landscaping and tree planting."

National Design Guide, paragraph 82.



Figure 48: Habitats for wildlife (bird/bat boxes).



Figure 49: Overlooked play area for children



Figure 50: Marginal reedbeds



Figure 47: Wildlife meadow planting.



Figure 46: Wildlife friendly ponds in gardens



Figure 51: Planting for wetlands within an residential setting

8. WICK ROAD OPPORTUNITIES AND DESIGN CONCEPT

Masterplan concept

As stated earlier in this document, this masterplan concept represents one way in which the site could come forward, in response to high level site analysis. Applicants will need to prepare full technical appraisals and will be expected to broadly align with the following design principles.

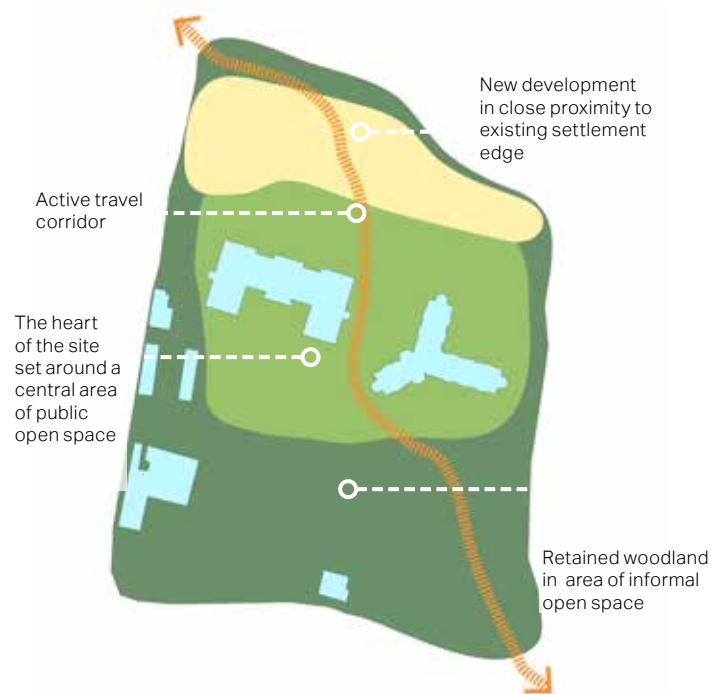


Figure 52: Site Opportunities

Development areas: New residential is proposed along the north-western and northern perimeter of the site, on roughly the same footprint of the current car parks and backing onto the rear gardens of neighbouring properties. This positions new housing in close proximity to existing housing, and retains the southern part of the site as natural open space.

Quantum: The layout provides at least 100 dwellings, in keeping with the requirements of the Local Plan. More detailed information on quantum and mix is included on the following page, which covers layout.

Access and movement: A vehicular access point at the existing access point off Wick Road is proposed, connecting up to a main street (the street is 6m wide to allow for overtaking if one car or refuse collection truck is stopped to a side and to facilitate manoeuvring to perpendicular parking). A secondary street (5m) and tertiary street off this, provide localised access to dwellings and car parking areas.

A 2m wide looped footpath / cycleway is provided throughout the site, to encourage active travel. This will allow residents to cycle to the local centre via Blay's Lane.

Building frontages and lines: The layout follows the street pattern, whilst building façades front onto the streets to create active frontages and informal surveillance. Buildings at the corners are treated as focal points and they could stand out in terms of scale of and architectural detailing.

Green infrastructure: Existing vegetation and trees are retained in this concept plan, to maintain the attractive woodland setting and the sense of enclosure. Existing greenery should be retained wherever possible, in line with the NPPF (paragraph 131) and Local Plan policies EE11 (Green Infrastructure) and SL25 (Existing Open Space). New trees are proposed throughout, to provide further structure within the public realm.

Open space is integral to the setting of the site and is used to structure the layout. A formal, central green is overlooked by new housing to the north and central parts of the site. Informal open space, comprising extensive broadleaved woodland and natural habitats such as wetlands (along the existing watercourse) and marshland, is located to the south and wraps around the site boundaries, providing valuable space for wildlife. This retained space in the south of the site provides a gentle transition to the woodland and open space beyond the site. A green corridor is proposed to the northern boundary, connecting up with the NF Area of open space to west and east of the site. This will also provide sufficient setback from existing properties along Larksfield. Opportunities for growing food could be incorporated into the layout, but it is not considered contextually appropriate for this site to meet the outdoor sports facilities requirement in the Local Plan Policy SL26. Other more natural and informal typologies are more in fitting. Sustainable Urban Drainage should be integrated into the layout in accordance with policies EE12 and EE13 of the Local Plan.

Two potential areas of overlooked play spaces for children are proposed, in line with Local Plan policy SL26.



Figure 53: Masterplan Concept

Compact neighbourhoods

It is important that the new neighbourhood meets the day to day needs of its residents as well as the neighbouring communities of Englefield Green, and is well connected and accessible.

The TCPA’s 20 minute neighbourhood model recommends that a place can readily become a 20 minute neighbourhood, if it is ‘complete, compact and connected’. A compact neighbourhood is described in the report as: *“one in which land is used efficiently so that buildings are distributed appropriately for their uses.”*

The impact of Covid has made the 20-minute neighbourhood even more pertinent, with access to local facilities and green and natural space being so important for wellbeing.

The benefits of this approach are many; creating complete places with safe routes, encourages people to stay local, increasing active travel. Diversity caters for a wide range of people and therefore encourages residents to stay in a neighbourhood for longer, adapting to respond to their changing lifestyle, over time.

Compact neighbourhoods can often be best achieved in low-mid rise developments and the key issue is housing coverage, not necessarily scale. Terraces, for example have an efficient plot footprint and therefore encourage walking and create a friendly, compact neighbourhood.

Masterplan layout

The masterplan layout to the right demonstrates one way in which the site could be developed. It includes a mix of proposed houses and flats and features the following elements:

- 112 new dwellings in total, comprising 19 houses and 93 flats, and including the conversion of Park House into 6 new flats;
- The Locally Listed Park House and its setting is maintained and enhanced (not extended), in line with Policy SL5 (d) ;
- Housing typologies are in line with the guidance in the Design Codes;

- The majority of dwellings are double aspect;
- The layout is based around a strong green network and its attractive wooded setting; and
- Two car parking spaces are provided per property, in keeping with Neighbourhood Plan policy.

Housing mix

Dwelling Type	Dwelling Number	Parking spaces
Houses	19	38
Flats (including Park House conversion)	93	124
TOTAL	112	162







**COOPERS
HILL SITE
BASELINE
CONTEXT**

E

9. COOPERS HILL BASELINE CONTEXT



Site context

This chapter sets out the baseline context for the Coopers Hill site. It presents the planning context, along with an high level site analysis, which sets out the main constraints and opportunities to development.

The Coopers Hill site is 6.7ha and is located on the northern edge of Englefield Green. It is owned by Royal Holloway University. It is bordered by Coopers Hill Lane to the west and north, and open countryside to the east and south.

The site is accessed from Coopers Hill Lane and currently features accommodation for c413 students, housed in a collection of historic and more recently constructed buildings. Currently 352 students reside on site.



Figure 56: Site Location



Figure 57: Air Forces War Memorial pavilion



Figure 58: Air Forces War Memorial entrance



Figure 59: The Forest of Memories

Site analysis

- **Access and movement:** The main site access is via Cooper's Hill Lane, which is a narrow track and provides access to a large car park on the northern side of the site, servicing several student residential blocks. A secondary site access further south provides access to a small staff car park.
- **Connectivity:** There are good walking routes surrounding the site. A PROW along Coopers Hill Lane provides connectivity with the town centre to the south via Kingswood Rise, and to Coopers Hill, The Thames Path and the Magna Carter Memorials, to the north.

A private bus service provides students access to/from HOK student residences. There is no public bus service in the area.

- **Topography:** The site slopes steeply towards the east, ranging from 82m to 52m.
- **Natural features:** The site is located in the Green Belt and sits within a wooded setting on the northern edge of the settlement.

None of the trees on site are protected by Tree Preservation Orders.

An area of Ancient Woodland is located directly north of the site, in Coopers Hill, which is part of the Forest of Memories (which is also a SSSI).

- **Enclosure/views:** There are a number of trees within and along all of the boundaries of the site, which provide a pleasant, private setting and a strong structure.

These trees also filter and screen views into and out of the site, provided a strong sense of enclosure. The site is not visible from Runnymede Meadows.

- **Built features:** There are a number of existing buildings on the site providing student accommodation, including a Locally Listed building, along with a number of more recently constructed blocks (dated 1960's - 80's). The National Air Forces Memorial, which is Grade II* Listed, is located to the west of the site.



Figure 60: Extensive grounds to the south of the site



Figure 61: Glimpse of the Gatehouse from Cooper's Hill Lane

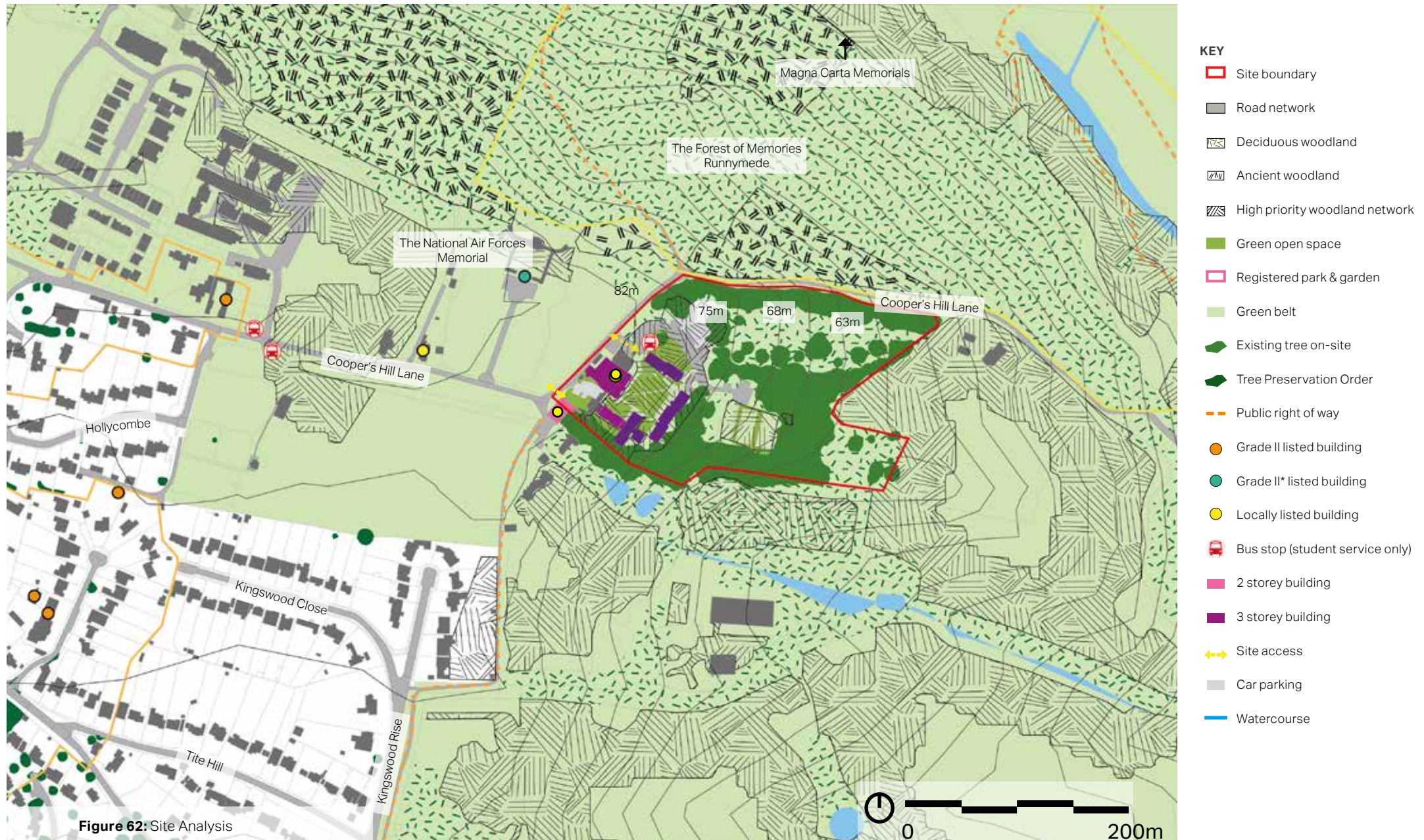




Figure 63: Site entrance, Cooper's Hill Road



Figure 69: Staff car park and entrance to Kingswood and adjoining Halls



Figure 64: Change in level on site

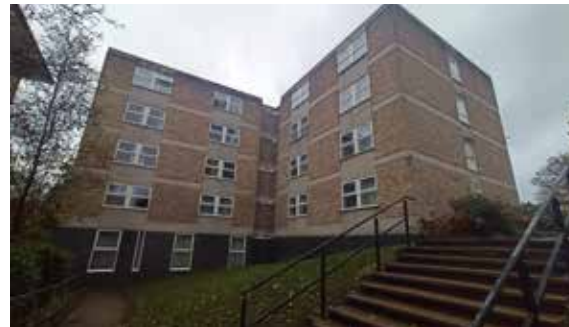


Figure 65: 1960's block of Halls



Figure 66: Halls of Residence, Blocks 1,2,3



Figure 67: Gateway Coach House building, with Kingswood beyond, Cooper's Hill Lane



Figure 68: Eastern elevation of Kingswood





**COOPERS
HILL SITE
DESIGN
PROPOSALS**

F

10. COOPERS HILL DESIGN VISION

The vision for the site is for a discrete new community, enclosed within an attractive woodland setting. The development will be rooted in, and shaped by its landscape context.

It will respect the architectural heritage of the site, retaining the magnificent Kingswood and Coach House buildings and incorporating new, high-quality built form that reflects the existing vernacular of the site and surrounding area.

It will provide a range of new areas of green open space which will reflect the pleasant amenity of the surrounding area and will provide opportunities for existing and future residents to spend time outdoors and will create an attractive setting for new homes.



Figure 71: Semi private courtyard



Figure 70: The Coach House



Figure 72: Kingswood building



Figure 73: Low density housing enclosed within a woodland setting



Figure 74: Enclosed central area of green space for residents



Figure 75: Play / exercise trail in woodland



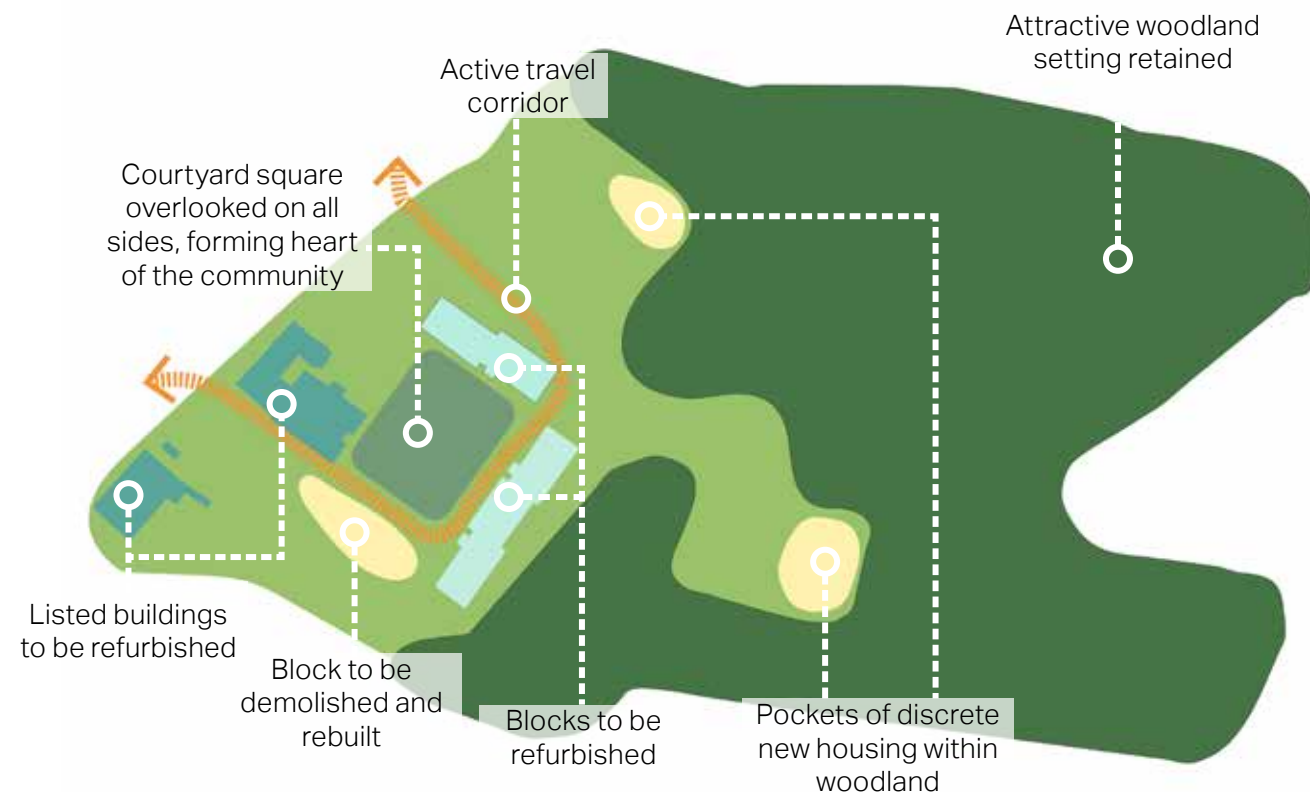
Figure 76: High density housing enclosed within a woodland setting



Figure 77: Natural play area with wet play

11. COOPERS HILL OPPORTUNITIES AND DESIGN CONCEPT

Masterplan concept



This masterplan concept represents one way in which the site could be reconfigured and redeveloped from student accommodation into housing, in response to high level site analysis. It does not preclude the re-use of the site as student accommodation.

Applicants will need to prepare full technical appraisals and will be expected to broadly align with the following design principles, and demonstrate very special circumstances for any additional building footprint proposed in this Greenbelt designated area.

Development areas: New residential is proposed within the same quadrant layout of the previous site layout, with four buildings on all sides of the main site overlooking a formal central greenspace. Three buildings are retained, along with one new building to the south (labelled 'new wing' on the diagram, far right) on a slightly smaller footprint. The corner Coach House building is also retained.

Quantum: The layout provides at 84 new dwellings, comprising a mix of houses and flats. The emphasis within the quantum is on flats, in keeping with the previous student housing

Figure 78: Site Opportunities

provision and in response to the building footprints.

More detailed information on quantum and mix is included on the following page, which covers layout.

Access and movement: A vehicular access point at the existing access point off Coopers Hill Lane, beyond Kingswood, is proposed, connecting up to a looped street through the site. The narrow access into the site is considered a key factor in the design, which promotes minimal new build with an emphasis on refurbishment of existing built assets.

Secondary routes (5m maximum street width) are proposed throughout the rest of the site, providing access to residential car parking areas.

A discreet separate access to car parking for the New Wing is provided off Coopers Hill Lane, in between Kingswood and the Coach House.

Footpath connectivity is provided throughout, with emphasis on the ability for residents to walk from each block and access the greenspace and play areas throughout.

Building frontages and lines: The building line follows the previous layout and therefore forms a formal, gridded layout, with emphasis on linearity. Where possible, flats are double aspect to provide overlooking, but the emphasis is on overlooking onto public green space.

Buildings at the corners will be landmarks and focal points and they should, therefore, stand out in terms of scale of architecture, in keeping with Kingswood.

Green infrastructure: The attractive wooded setting of the site is preserved. It is important that no trees will be removed, to maintain the strong sense of privacy and enclosure, and not impact on the setting of the surrounding

heritage and landscape assets, such as the Air Force Memorial and Runnymede Meadows. All new buildings should not be visible from Runnymede Meadows.

New trees are proposed throughout, to provide further structure within the public realm and screening between the public realm and car parking areas.

The layout is centred around the formal, central green, which is overlooked by new housing on all sides. This will become the hive of activity for the new development and provides valuable green space for residents, particularly for those living in flats. It could accommodate some growing gardens or a tennis court, in line with the requirements of Policy SL26 of the Local Plan.

The sensitive landscape setting of the site comprises a large area of informal open space, which features extensive broadleaved woodland, providing valuable space for wildlife. This is a key area for biodiversity and should be retained and enhanced.



Figure 79: Masterplan Concept



Figure 80: The Coach House

Masterplan layout

The masterplan layout to the right demonstrates one way in which the site could be developed. It includes a mix of proposed houses and flats and features the following elements:

- 84 new dwellings in total, comprising 11 houses and 73 flats (this includes the conversion of the Coach House into three townhouses with integral parking);
- Housing typologies are in line with the guidance in the Design Codes;
- The layout is structured around the retention of the woodland on the site and the main formal central square.
- The retention and refurbishment of the two listed buildings along the public face of the site, comprising Kingswood, which will form a row of three 5 bedroom houses, set across three stories and the Coach House, which will comprise three townhouses. Both will front onto Coopers Hill Lane, forming an attractive new gateway into the site.

- A further quadrant of new 1 and 2 bedroom flats within the southern wing of Kingswood, set across three floors.
- A new building to the south west of the main central square, forming twenty two new 1 and 2 bedroom new flats.
- A new refurbished wing to the east of the square, providing twenty four 1, 2 & 3 bedroom flats and set over four stories.
- A new refurbished wing to the north of the square, providing fifteen 1 and 2 bedroom flats and set over three stories.
- Two clusters (five in total) of four bedroom detached houses in an Arcadian setting, within the woodland.
- Two car parking spaces are provided per property, in keeping with Neighbourhood Plan policy.

Housing mix

Dwelling Type	Dwelling Number	Parking spaces
Houses	11	22
Flats	73	107
TOTAL	84	129

KEY

Existing features

Site boundary

Existing tree/vegetation

Proposed features

House (New Building)

Flat / House (Refurbished Building)

Flat (New Building)

Open green space

Tree/vegetation

Street

Footpath

Car park



Figure 81: Site Layout





NEXT STEPS G

12. SUMMARY

Good design is not an additional cost to development and good placemaking can result in uplifts in value.

This Masterplanning report will be a valuable tool in securing context-driven, high quality development in Englefield Green. The design concepts constitute place making principles which interpret and apply the statutory policies within the Neighbourhood Plan.

Actors	How they will use the this report
Applicants, developers, and landowners	As a guide to the community and the Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the design guidelines and principles in this report, as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The design guidelines and concepts should be discussed with applicants during any pre-application discussions.
Neighbourhood Forum	As a guide when commenting on planning applications, ensuring that the design guidelines and concepts are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

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