



**BAILY
GARNER**



Boyd Court Estate
Downshire Way
Bracknell
RG42 1PX

DESIGN AND ACCESS STATEMENT



silva



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Authorised For Issue:

DESIGN AND ACCESS STATEMENT

Design proposal relating to the proposed redesign of the landscaping strategy across the scheme within the Boyd Court Estate.

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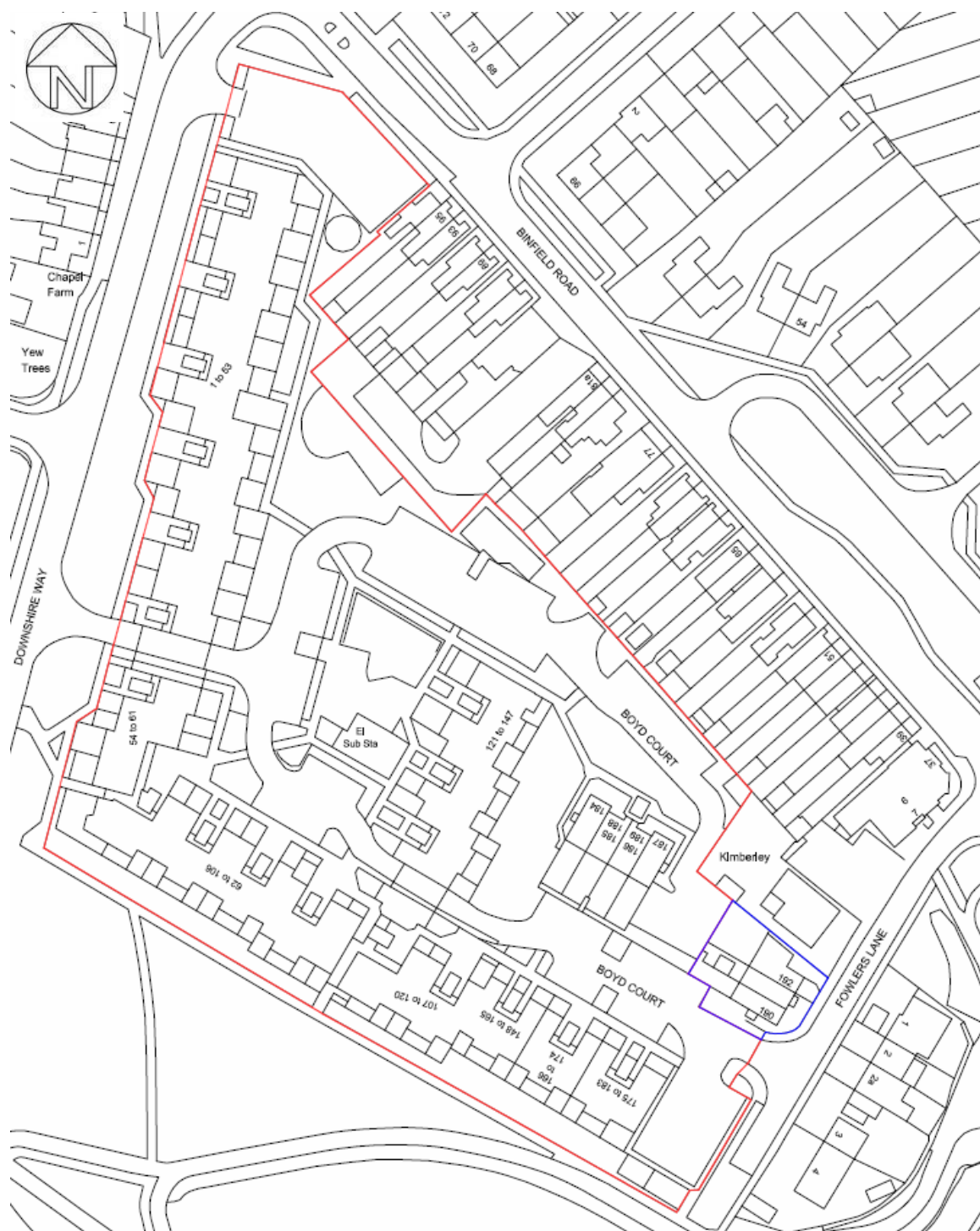
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1.0 INTRODUCTION



This Design and Access Statement has been prepared by Baily Garner LLP on behalf of Silva Homes. It accompanies the full planning application for the proposed landscaping upgrade works to the amenity space serving the Boyd Court estate.

The proposal seeks to provide improvements to the existing outdoor amenity space that serves the estate.

This report responds to the requirements of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (the GPDO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement which explains:

- the design principles and concepts that have been applied to the development;
- how issues relating to access to the development have been dealt with.

The structure and content of the statement has been informed by the Department for Communities and Local Government (DCLG) Circular 03/2014 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2006). Design guidance is taken from the National Planning Policy Framework 2021 (NPPF) as well as Bracknell Forest Council's Design Supplementary Planning Document, dated March 2017.

This statement therefore:

- Provides a review of the site's immediate and wider context in terms of its physical, social and economic characteristics.
- Provides a rationale for the scheme's design.
- Explains and illustrates the design principles in terms of the development's layout, scale, landscape and visual appearance.
- Explains how the development will meet the Local Authority's planning design objectives.
- Demonstrates how the proposals meet access for all criteria.

2.0 UNDERSTANDING THE CONTEXT

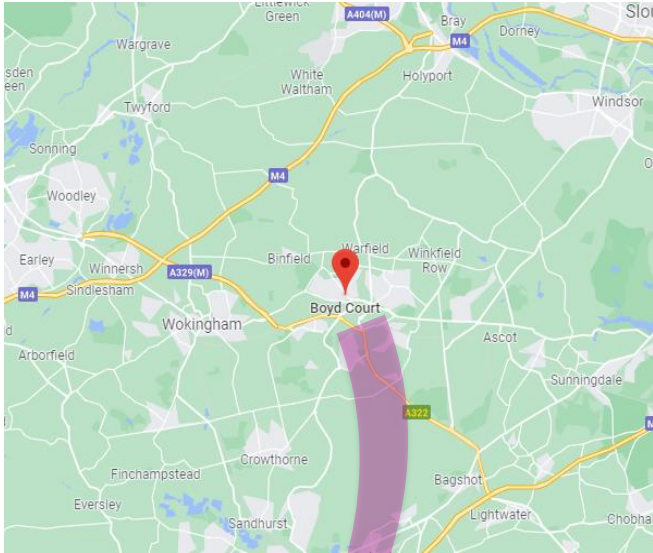


2.0 UNDERSTANDING THE CONTEXT

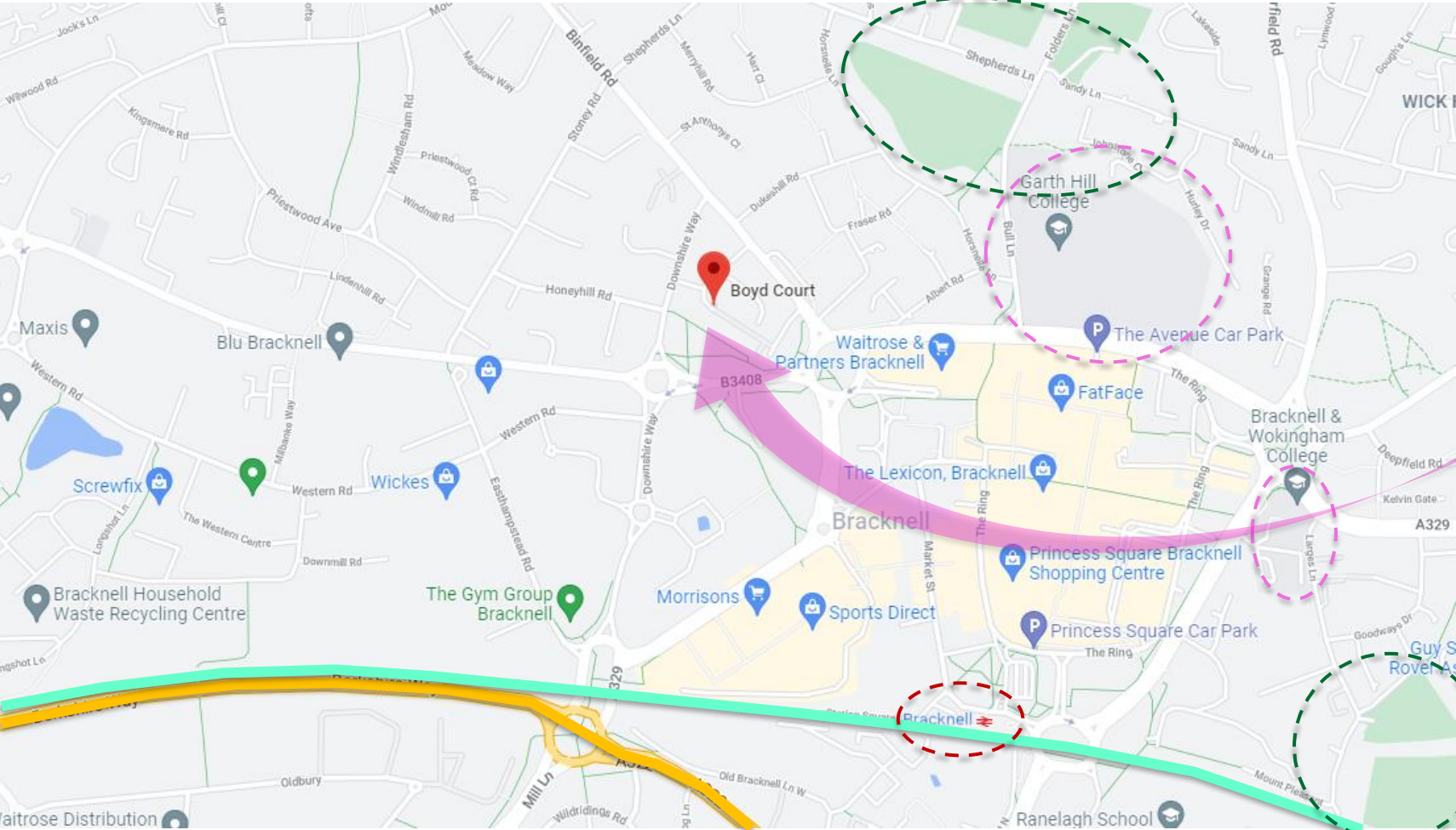
2.1 Location and Site Context

The site is located in Bracknell, within the Bracknell Forest area, in the wider Berkshire borough. Boyd Court sits in the middle of residential roads, with a mixture of houses, shops and flats in close proximity. It is located to the north of both the main road B3408 and the A322 Berkshire Way.

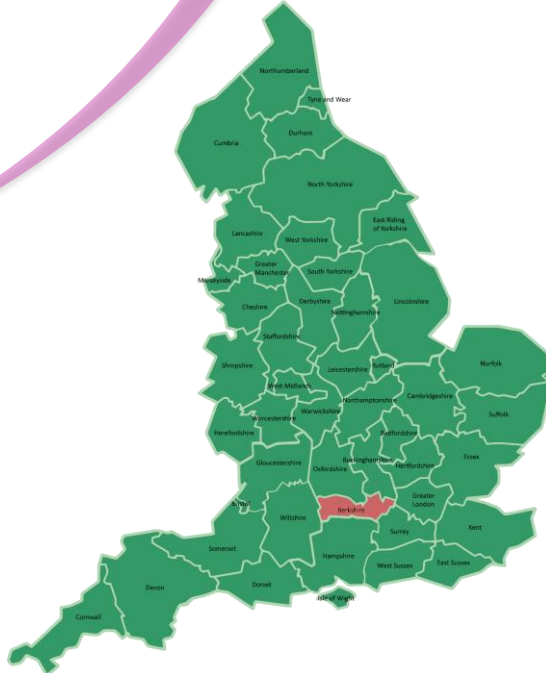
The site is easily accessed by foot, car and public transport. The local bus route through Bracknell is the 299, which starts and ends at Bracknell Bus station and goes alongside Boyd Court, through Whitegrove, Winkfield, Warfield Park and Bullbrook. Within the surrounding area, the main train station Bracknell is approximately 0.7 miles to the south of the site. Immediately to the south-east of the site is Bracknell Town Centre.



Location Map. NTS. Courtesy of Google Maps ©.



-  Site
-  Green Urban Areas
-  Transport Station
-  Surrounding Schools



Boroughs Map. NTS.

Location Map. NTS. Courtesy of Google Maps ©.

2.0 UNDERSTANDING THE CONTEXT

2.1 Location and Site Context

The Boyd Court Estate is easily accessed by foot, car and public transport. Bus services connect Bracknell Town Centre with key local destinations, including The Lexicon Shopping Centre, Bracknell Train Station, Garth Hill College, the Industrial Area off Wokingham Road, and the majority of the surrounding residential areas.

Bracknell Train Station is approximately 0.8km distance from the site. Bracknell is well connected with public transport, with trains to Wokingham and on through to Reading. There are also direct links to London Waterloo, which can be reached within 1 hour.

The site can be accessed from either from Downshire Way or Fowlers Lane, via Binfield Road, Millenium Way or Wokingham Road, all of which can be used by both vehicles and pedestrians. The primary vehicular entrance to the site is via Downshire Way, leading to Boyd Court Road via an undercroft. There is also a secure access point located on Fowlers Lane, which also houses the primary emergency access gate. Designated cycle paths are located in the green areas that sit along the B3408 road.

To the north, most properties are residential in nature, with commercial properties situated to the south. The south of the site is served by a series of pedestrian and cycle subways that sit beneath the main road, allowing safe access. Bracknell Town Centre is a 2-minute walk to the south of the site.



Boyd Court Satellite View. NTS. Courtesy of Bing Maps ©

— Site Boundary

2.0 UNDERSTANDING THE CONTEXT

2.2 Photographs of the Existing Site



2.0 UNDERSTANDING THE CONTEXT

2.2 Photographs of the Existing Site



Site Location Plan. NTS.



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8

2.0 UNDERSTANDING THE CONTEXT

2.3 Surrounding Context

The majority of the surrounding buildings are a mix of two- and three-storeys. There is a selection of flatted accommodation and houses in the immediate surrounding area. Bracknell Town Centre is located to south of the site.

Pitched tiled roofs are dominant in the immediate context. The forms of surrounding dwellinghouses vary between roads, with some areas having more decorative frontages than others. Along Binfield Road, the main property type is terraced housing. The private amenity to these residences back onto the northern site boundary. The materiality of surrounding properties are a mixture of red brick and rendered finish.

Boyd Court is accessible from Downshire Way, with parking available on the estate. The surrounding dwellings are served by either private driveways or permit holder parking bays on the main public highway.



Satellite View (Courtesy of © Google Maps)

— Site Boundary



View 01 Looking At Boyd Court from Downshire Way (Courtesy of © Google Street View)



View 02 Looking onto Boyd Court from Fowlers Lane (Courtesy of © Google Street View)



View 03 Looking over Boyd Court from Boyd Court (Courtesy of © Google Street View)

2.0 UNDERSTANDING THE CONTEXT

2.4 Site Analysis



KEY:

Sun Path		Air Pollution	
Overlooking		Noise Pollution	
Vehicular Access		Site Boundary	

2.4.1 Site Opportunities & Constraints

A number of elements have been identified as key factors which helped with the design process and the development of the scheme. These include the following:

- The site is surrounded by a busy road (B3408) to the south, which is one of the main roads linking the centre of Bracknell (to the east along Millennium Way) to the more industrial area (off of Wokingham Road).
- The site provides pedestrian access routes to the main city centre. On the outskirts of the site, there are many undercrofts which provide pedestrian links to surrounding areas.
- There is a lack of signage and wayfinding at the approach of the site from the B3408 and along Downshire Way. From the street scene, there is no information about the residential court behind.
- There are key pedestrian and cycle routes binding the western and southern sides of the court that connects through to the other residential areas and the main town centre.
- There are a number of dark communal areas within the existing undercroft walkways at the various entrances across the site.

2.0 UNDERSTANDING THE CONTEXT



2.4.2 Aspect / Overlooking

- The site is directly surrounded by residential areas on all sides of the boundary.
- The main properties to the east of the site have their secondary aspect overlooking the rear of the site, with fencing along the back gardens. These form part of the site boundary.
- To the west of the site along Downshire Way, all residential buildings have their main aspect overlooking the front of Boyd Court.
- Along Fowlers Lane, there are 5 residential buildings which do not form part of the estate. The houses towards the south have their main aspect overlooking the rear of the site. The building located on the other side of the road also has its secondary aspect overlooking the rear of the site.
- At the south of the site is a main road and no residential buildings, with no overlooking risk.

KEY

- Main Aspect 
- Secondary Aspect 
- Site Boundary 

2.0 UNDERSTANDING THE CONTEXT



2.4.3 Trees and Amenity

- Boyd Court Estate provides a variety of amenity spaces.
- There are large areas of landscaped public green space which serves as a buffer zone from surrounding buildings and noise associated with the busy main road (B3408).
- An allotment provision is situated along the northern site boundary, along with a greenhouse. Both spaces are currently unused, neglected and overgrown.
- At the centre of the site sits a childrens' play area, which is currently rarely used. The equipment and surfacing seems to be fairly new, but there have been no signs that the space is frequently used by the children on the estate.
- The site backs onto the rear gardens of the properties along Binfield Road, some of which house sheds and outbuildings visible from Boyd Court.

KEY

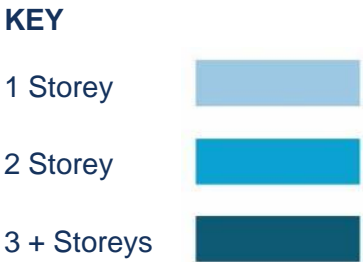
	Public Amenity		Vehicle Entrances
	Private Amenity		Pedestrian Entrances
	Allotment		Play Area
	Existing Trees		

2.0 UNDERSTANDING THE CONTEXT



2.4.4 Surrounding Building Heights

- The immediate area surrounding Boyd Court is residential in nature.
- To the south of the site, the area is primarily commercial in nature, with Bracknell Town Centre a 2-minute walk away.
- To the east of the site, along Binfield Road, sits a row of two-storey residential properties with their gardens facing the rear of the site.
- To the north-east of the site, on the other side of Binfield Road, the majority of the buildings are 2 storeys in height. There is one small block of 3no. one-storey houses.
- Along Fowlers Lane, to the south of the site, the majority of the residential buildings are two-storeys, with the exception of 1no. one-storey property.
- To the west of the site, along Downshire Way, the residential properties are all two-storeys in height.
- In the estate of Boyd Court itself, the residential buildings are a mix of two, three and four storeys in height.



2.0 UNDERSTANDING THE CONTEXT



2.4.5 Pedestrian Access

- Boyd Court Estate is served by a number of pedestrian routes across the site, making it easily accessible by foot.
- There are currently landscaped planters along each of the pedestrian pathways on the site, acting as buffer zones, providing protection to the private amenity spaces that serve the existing ground floor units.
- The site is served by 3 pedestrian undercrofts, providing access from different sides of the estate. These vary in size, and either run parallel with vehicle access routes or under residential units as a single-storey height entrance.
- The main block entrances follow a consistent design across the estate, with the exception of one smaller building which is 2 storey and of a different residential dwelling type. This consist of central individual stair cores with external circulation and landing walkways to enter the units..

KEY

- • • • • Pedestrian Movements
- Vehicle Entrances
- Pedestrian Entrances

2.0 UNDERSTANDING THE CONTEXT



2.4.6 Vehicle Access

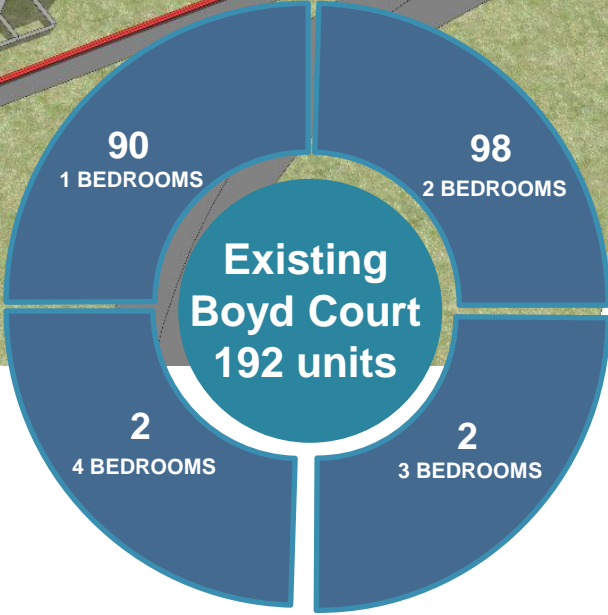
- The main vehicular entrance to the site is located off of Downshire Way, through the undercroft, where the road splits to access the different parts of the Estate.
- Along the western side of the site sits Downshire Way, which heads towards the town and onwards to the A322 Berkshire Way.
- To the north-east of the site sits Binfield Road. This leads up to the area of Binfield, which forms part of the Bracknell Forest Conservation Area.
- There is a service road located off of Binfield Road, providing the residents with an access point to the garages and outbuildings to the bottom of their rear gardens. This is a no-through road, which backs onto the site boundary of Boyd Court.
- There is also a closed emergency services access point off Fowler Road. It has been assumed that this has been implemented to stop the estate being used as a shortcut.

KEY

- Vehicle Movements
- Vehicle Entrances
- Pedestrian Entrances

2.0 UNDERSTANDING THE CONTEXT

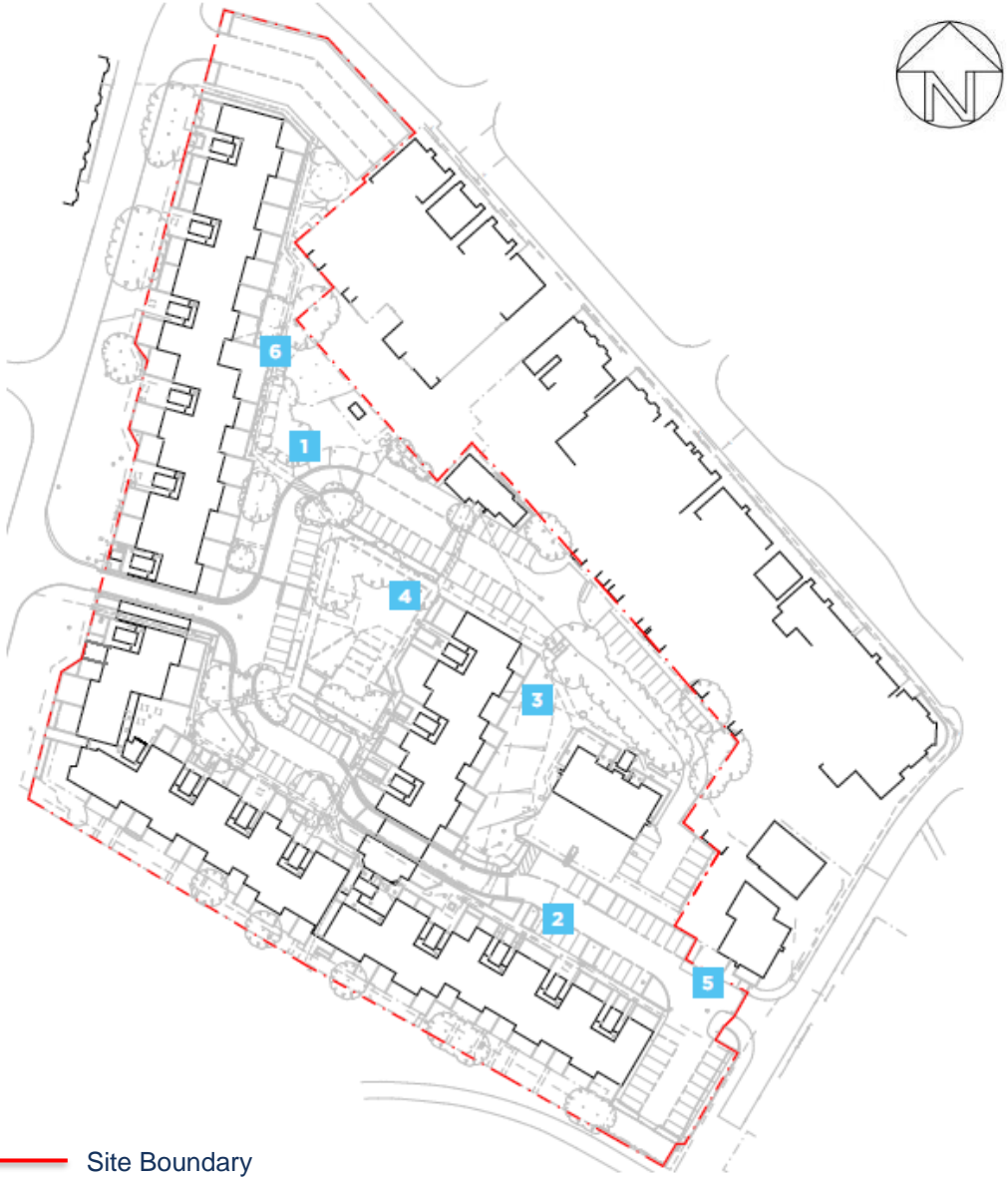
2.5 Existing Site



2.0 UNDERSTANDING THE CONTEXT

2.6 Existing Landscape

The existing amenity spaces across Boyd Court are currently unused and lack connectivity to other areas of the estate. The two main spaces of focus are the central courtyard and the existing communal garden to the north of the site.



View 1



View 2



View 3



View 4



View 5



View 6

3.0 PLANNING

3.1 Public Consultation

A consultation event was held in September 2023 with the residents of the estate to show them the proposed external works. This provided the opportunity to obtain stakeholder feedback and answer residents' questions during early design development stages prior to the submission of planning.

BOYD COURT ESTATE, BRACKNELL
EXTERNAL UPGRADE AND ENHANCEMENT WORKS
LANDSCAPING PROPOSALS - SEPTEMBER 2023

EXISTING SCHEME OVERVIEW AND WIDER CONTEXT

EXISTING SITE PLAN (NTS)

As part of this phase of works for the external areas and the enhancement works, we have reviewed various areas of the estate. The existing amenity spaces across Boyd Court are currently unused and lack connectivity to other areas of the estate and beyond. There are 2 main key spaces which we have focused on and these include the central courtyard and the existing communal garden to the north of the site. Over the following boards we are going to show you the proposals for the spaces.

EXISTING SITE PHOTOS

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BOYD COURT ESTATE, BRACKNELL
EXTERNAL UPGRADE AND ENHANCEMENT WORKS
LANDSCAPING PROPOSALS - SEPTEMBER 2023

ESTATE WIDE STRATEGY AND OBJECTIVES

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BOYD COURT ESTATE, BRACKNELL
EXTERNAL UPGRADE AND ENHANCEMENT WORKS
LANDSCAPING PROPOSALS - SEPTEMBER 2023

PRECEDENTS

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EXTERNAL UPGRADE AND ENHANCEMENT WORKS
LANDSCAPING PROPOSALS - SEPTEMBER 2023

VISUALS OF PROPOSAL

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BOYD COURT ESTATE, BRACKNELL
EXTERNAL UPGRADE AND ENHANCEMENT WORKS
LANDSCAPING PROPOSALS - SEPTEMBER 2023

DRYING AREAS AND COMMUNITY GARDEN

The Triangular Space

- Rotary drying lines to be relocated to the central drying area.
- Soft landscaping design with focal tree and bench seating proposed.

Drying & Community Garden Area

- Rotary drying lines to be combined into this area.
- Soft landscaping design with focal tree and bench seating proposed.
- Existing greenhouse to be removed if in unworkable condition. Potential to remain if condition allowed and is still functional.
- Raised beds for growing vegetables with compost bins and storage facilities for tools.
- Condition and form of existing mature trees along boundary line to be reviewed. To be pruned to avoid future issues.

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BOYD COURT ESTATE, BRACKNELL
EXTERNAL UPGRADE AND ENHANCEMENT WORKS
LANDSCAPING PROPOSALS - SEPTEMBER 2023

BINS AND BIKE STORAGE AND WAYFINDING

Wayfinding Signage

- You are here location on the maps.
- Block layout plan with flat numbers.
- Location of the play area, triangle garden, drying area, community gardens and the green link space.

Information Board

- Each board will have information on that particular area.
- Opening times and restrictions that might apply.
- Rules for using the space.
- Contact numbers for reporting issues.

Bin Storage

- Bins across the estate are inconsistent in terms of type, size and location for the units and number of residents who are using them.
- Communal areas on the internal roads need to have large quantities of bins and we are proposing to rationalise these and place them in locations with easy access and approach for all users. For these there will be the steel timber enclosures with a green roof.
- The strategy to be undertaken in front of the disusers will be consistent with colour as per the new signs.

Cycle Hangers

- Bins of these proposed to be around the site, these will be a secure and suitable solution for the residents bikes across the estate.
- Bins bike access to be provided.

Cycle Stands

- Six stands to provide a variety of spaces across the site for the visitors on a temporary basis.
- They have been positioned close to the new play areas and also on the main pedestrian route through the site.

Bin Strategies across the site

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3.0 PLANNING

3.2 Consultation Feedback

COMMENTS RECEIVED FROM RESIDENTS	RESPONSE / FURTHER ACTIONS UNDERTAKEN
<p>PLAY EQUIPMENT ENHANCEMENTS</p> <ul style="list-style-type: none"> • Age of the play equipment, whether this could be mainly aimed at the younger children to reduce the ASB aspect. Swings aren't the preference for this area. • The current climbing frame has been vandalised and damaged and there was the need for it to be repaired. 	<p>PLAY EQUIPMENT ENHANCEMENTS</p> <ul style="list-style-type: none"> • The play equipment is for a range of age groups, with specific equipment for younger children. The aim of incorporating facilities for other users is to encourage all residents to use the space, reducing the likelihood of one particular group causing issues for others. • The existing piece of play equipment is to be retained. Damage has been acknowledged by the site team and issues with the existing piece of play equipment are to be resolved during works.
<p>COMMUNITY GARDEN & LANDSCAPE ENHANCEMENTS</p> <ul style="list-style-type: none"> • Raise beds and community garden – great idea just will need assistance with the initial maintenance. • Standards of the gardens for all residential properties – residents responsible for these but aren't held responsible for them. • Allocation and looking after of the allotments – how will this be managed? 	<p>COMMUNITY GARDEN & LANDSCAPE ENHANCEMENTS</p> <ul style="list-style-type: none"> • Site wide communal maintenance schedule to be reviewed as part of enhancement works. • Day to day maintenance of individual beds within the community gardens to be the responsibility of the resident who uses the bed. • Within the communal areas excessive tree growth and overgrown hedges to be pruned and cut back to avoid overhanging and obscuring road crossings and communal spaces. • Residents will remain to be responsible for their private amenity spaces. If excessive growth from a private amenity space becomes a safety concern the resident will be notified to take action.
<p>PARKING</p> <ul style="list-style-type: none"> • Motorcycle parking space. • Relining of the car park surface as the sizes vary in width across the estate. • There seems to be a large number of allocated wheelchair spaces across the estate. • No electric car parking spaces to be included. • Thoughts about increasing the number of parking spaces across the estate. It was explained that once EQUANS have finished with Phase 1 there will be the possibility of 10 spaces to be added back once the site set up has been removed. 	<p>PARKING</p> <ul style="list-style-type: none"> • 8no. motorcycle spaces are proposed. No car parking spaces have been removed to cater for these. • Quantum of disabled spaces to be reviewed on-site. • EV only spaces are not currently proposed. • When Phase 1 is completed, there will be the possibility of 10no. spaces to be added back once the site setup has been removed. • Re-lining of the car park spaces for consistency.

3.0 PLANNING

3.2 Consultation Feedback

COMMENTS RECEIVED FROM RESIDENTS	RESPONSE / FURTHER ACTIONS UNDERTAKEN
<p>BOUNDARY TREATMENTS</p> <ul style="list-style-type: none"> • Fencing by the underpass near 110 – bespoke option will be required for this unit – gardens on both sides. • Positive to have the boundary hedge included for the privacy of all users. 	<p>BOUNDARY TREATMENTS</p> <ul style="list-style-type: none"> • Consistent approach to private amenity fencing to be implemented where feasible. Fencing along external western elevation to improve privacy and impression of site. • Boundary hedge proposed along external southern elevation to improve privacy and impression of site.
<p>STORAGE FACILITIES</p> <ul style="list-style-type: none"> • Provision of new pram stores across the estate. • Bike stores are a positive to reduce damage to the stairwells. • Bin store located next to the vehicle main entrance on the left hand side. A roof for this space has been requested as it is often used by people who don't live on the estate. • Principle of new bin provisions – option with lids and lockable too if an option. 	<p>STORAGE FACILITIES</p> <ul style="list-style-type: none"> • Pram storage was considered and reviewed on site. However, at this time it will not be possible due to space constraints to install pram storage at each core entrance. • Bike stores proposed throughout site. • Roof proposed for bin store in front of core entrance to 46-53. • Lids are to be included. We do not feel locks would be a convenient feature and would result in bags being left beside bins.
<p>SAFETY</p> <ul style="list-style-type: none"> • CCTV cameras in key areas. • Pedestrian walkways to be relined across the estate roads as currently worn away. The hedge heights are also too high so pedestrians aren't often seen. • Lighting for the pedestrian walkway next to the main vehicle pedestrian underpass to be improved. 	<p>SAFETY</p> <ul style="list-style-type: none"> • CCTV cameras can be considered in specific locations if there are particular issues. • Relining of pedestrian routes with the addition of zebra crossing will give priority to the pedestrian circulation throughout the site. • Building bulkhead lighting and external corridor lighting to be installed to improve face recognition in secluded areas of the site. • Site wide lighting strategy is also under review with new fixtures being proposed to improve all communal areas.

3.0 PLANNING

3.3 Relevant Planning Policy

As well as national planning policy in the form of the National Planning Policy Framework 2021, the following are deemed relevant to the scheme and have therefore been given consideration throughout the design stages.

Bracknell Forest Core Strategy Development Plan

Policy CS1: Sustainable Development Principles
 Policy CS2: Locational Principles
 Policy CS7: Design
 Policy CS8: Recreation & Culture
 Policy CS14: Thames Basin Heaths Special Protection Area
 Policy CS19: Location of Employment Development

Local Plan 2002 - Saved Policies

Policy EN1: Protecting Tree and Hedgerow Cover
 Policy EN2: Supplementing Tree and Hedgerow Cover
 Policy M9: Vehicle and Cycle Parking
 Policy R4: Provision of Open Space of Public Value
 Policy SC3: No Reduction in Community Facilities

Bracknell Town Neighbourhood Plan 2016-2036

The Bracknell Town Neighbourhood Plan 2016-2036 identifies key issues facing Bracknell, which includes the need to “protect the valued green spaces which are an important part of the character of the town”, as well as “provide appropriate housing for local residents and their children”. The scheme aims to address these two key issues, with consideration giving to the following policies.

Policy EV1: Open Space of Public Value
 Policy EV4: Protection of Trees
 Policy EV5: New Tree Planting
 Policy HO4: Managing the Streetscape
 Policy HO5: Private Gardens: Green Infrastructure and Biodiversity Networks