

## **Exhibition 2015 Feedback Residential Design**

59 responses were received concerning the design aspects of new development sites and homes.

26 of the responses concerned the design of the new homes. The majority favoured the characteristics of the Victorian/Edwardian buildings in Mortimer. A couple of responses raised concerns about being locked into an old fashioned style keeping out innovation.

11 responses regarding the height of buildings were received with the majority favouring a restriction to 2 storeys.

22 people commented of the design of a new development site. A number of features and characteristics were put forward uses to trees, hedging and green spaces, avoiding straight line layouts, sky line views.

Other issues raised concerned environmental design/features in the new homes (7) and cycleways/pedestrian paths (4)

The availability of adequate residential parking was raised by 12 respondents.

Ref No           = cross reference to feedback cards

Threads         = colour highlights common threads

If no comment was made the card was omitted from the analysis hence missing ref number

30<sup>th</sup> March 2015

## Comments Catalogued into Principle Themes

Ref No	Response	Thread
301	Brick houses in cottage style in keeping with the aesthetics of the village.	Building Style
302	I do not believe house design should however lock us into old fashioned 'faux' cottages.	
305	Don't understand what 'Mortimer Style' is - too all embracing and varied. Pick something specific e.g. Strawberry fields for terrace/detached is a good example.	
309	Houses should conform to the overall 'village' look of Mortimer.	
314	Sympathetic to existing, small scale ....	
315	Homes in keeping with recent village developments.	
318	Sympathetic red brick and clay tile should be used where possible. Yellow brick should only be used for ornamentation etc. Budgens is too yellow!	
320	Opportunity got modern design if in one comprehensive scheme as contrast to existing housing stock.	
323	Many new buildings have been timid, conservative, dull.	
324	Keep old fashioned looking.	
326	Use of local brick/tile patterns (not pale yellow as in Hammonds Heath!). Approval of well designed but interesting modern houses with relevant height etc and limitations.	
328	Individual design (multiple),	
334	For some reason West Berks have allowed a variety of brick colours to be used on recent developments. Don't understand why – they should revert to strongly encouraging the use of red brick particularly for houses closer to the centre.	
343	Design compatibility with buildings existing within the Village.	
345	House design should be in keeping with older W Berkshire cottage style.	
346	New houses should be built in different coloured brick in the style of the existing Victorian properties in the village. Part tile-hung or part mock-Tudor also acceptable as quite a few older properties like this also exist. Within this, particularly in a larger development each house/pair/terrace should have different design to reflect the original character of the village New houses should be built in different coloured brick in the style of the existing Victorian properties in the village. Part tile-hung or part mock-Tudor also acceptable as quite a few older properties like this also exist. Each dwelling to have ... and front garden, however small.	
347	Traditional design.	
348	House designs in the village are generally poor. Please improve.	

354	Make new builds as characterful as possible in line with rest of the village i.e. mix of designs but sympathetic to rest of village. <u>Not</u> rows of 'cookie cutter' boxes.	
354	Mortimer does have a hotch potch of house designs which in a way gives it character,. However going forward we must try to keep Mortimer as a village with traditional houses	
358	Red brick (and support level 6(?) of core strategy	
362	Compatible with existing housing ...	
364	Although the houses will vary in design and there is no real 'Mortimer look' to copy, I would like the local colour of red brick to predominate.	
368	Attractive to the eye – sympathetic materials to the area.	
369	Design of houses and building materials should harmonise with the rest of the village.	
370	The house building should look as if it has evolved over time, not rows of cloned modern houses. The style should be sympathetic with the older houses in the village. Houses with different angles to each other and differing styles, especially Victorian/older	
300	I'm agnostic on building height.	Building Height
312	... house limited to two storeys.	
313	Max 2 storeys.	
318	<u>No</u> three stories – these are not in character with village.	
320	No problem with 3 storey if in the roof.	
326	Approval of well designed but interesting modern houses with relevant height etc and limitations.	
331	No > 2 storey houses any where near older houses. Keep the skyline visible and distant, trees visible.	
340	Restrictions on height ...	
341	No development above 2 storeys.	
344	... Nothing more than 2 storeys. ...	
351	No more than 2 storey houses fronting roads. Houses can have 3 floors within.	
301	Area surrounding houses to be planted and mature trees maintained.	Site Design
302	Importantly design briefs should maintain the village feel with open grass areas within developments.	
316	Affordable, with some green open space. ...	
325	All existing small areas of fields should be preserved i.e. corners, steep bits etc. together with their trees and undergrowth that has grown naturally over the years. These areas sustain a lot of wildlife. The appearance of attractiveness of the village depends on residents own frontages.	
328	... essential green areas play areas.	
329	No straight lines – housing in curves or closes.	
330	Keep the village feel with lots of greenery ...	
331	Keep the skyline visible and distant, trees visible.	
337	A good mix of design and size of houses and gardens. Feeling of space	

	on any development not 'crowded in' housing.	
338	If a large estate then plenty of green landscaping.	
339	Greenery and green spaces – paths throughout, traffic access only onto the min arterial routes ...	
345	Plenty of open grass and planted areas i.e. trees and evergreen shrubs.	
346	Roads should curve gently with plenty of green spaces between. This provides safety with good aesthetics.	
350	Any development needs more greening than Strawberry Fields. Where lack of trees in street and green areas is very apparent.	
352	Design is very important in order that the character of the village is preserved. Policies should encompass as much detail as possible.	
353	Keep the 'green' feel to the village. Plenty of open space, low level street lighting if essential but rest of area dark. Plenty of local services – post box, bus stop, benches, play areas, wild life, traffic calming measures,	
355	Don't have a design like Strawberry Fields. It is all buildings and bricks no space or greenery and poor sight lines. Other developments need to be better.	
358	Tree landscaping	
360	Design should be in keeping with the rural atmosphere and existing architecture of the village .... Space between houses and decent sized gardens are important.	
364	I would like ... to make the roads into small 'communities' by their layout. I think pavements, street lights etc. can be kept to a minimum by careful design.	
367	Grass	
370	Please don't cram in the houses. Allow space for grass verges and trees. The house building should look as if it has evolved over time, not rows of cloned modern houses. Please include small grassed areas. Houses with different angles to each other and differing styles, especially Victorian/older	
300	I very much hope street lighting will be designed not to dazzle, not to go upwards and to retain the 'dark sky'.	Lights
322	Keep lighting to a minimum.	
339	No more street lighting.	
340	Restrictions on ... lighting (minimal light pollution) would be welcomed.	
349	Try to ensure that sites maintain Mortimer 'dark village' approach.	
358	Dark village – development brings lighting – what is a dark village?	
364	I think ... street lights ... can be kept to a minimum by careful design.	
312	... parking for at least two cars ...	Parking
316	Garages to avoid road parking. Consider parking	

326	Enough garages for storage other than cars where desired.	
328	adequate off road parking,	
329	Adequate off road parking – unlike Strawberry Fields	
338	Housing needs off road parking for at least two cars.	
340	Sufficient parking to avoid the need for homeowners to park on the street and paths plus space for visitors.	
345	Parking for 2 cars. No garages!!	
346	sufficient off-street parking	
351	All properties to have an appropriate number of off-road /garage facilities i.e. 1 bed = 1 space, 3 bed = 2 spaces, 4 bed =3 spaces.	
353	... enough driveways to keep cars when parked off the roads.	
366	Enough room for parking off the street so not like Strawberry \Fields where pavements clogged up.	
304	Energy efficiency..	House Features
305	Smart thermostats (e.g. Google nest) Smart homes in general could include monitoring of patients and elderly.	
312	Good sized gardens and green space,	
313	Reasonable garden space.	
316	all need to be energy efficient.	
323	[Sustainable construction etc] –leave to standard code	
328	... privacy to rear gardens, ...	
343	Good standard of environmentally efficient construction.	
359	Solar energy Insulation Geothermal heating system.	
360	... and be energy efficient. Space between houses and decent sized gardens are important.	
362	... and as eco-friendly as possible.	
300	I'd like to explicitly mention cycle/walking to have a priority over car routes in developers plans.	Cycleways, paths etc
326	Safe cycle tracks.	
339	Greenery and green spaces – paths throughout, traffic access only onto the min arterial routes – cut down on lanes being used as 'rat runs' –	
346	Roads should curve gently with plenty of green spaces between. This provides safety with good aesthetics.	
364	I would like • to make the roads into small 'communities' by their layout. I think pavements, street lights etc. can be kept to a minimum by careful design.	
366	Cycle paths essential with bicycle racks instated outside shops.	
369	Good pedestrian paths and cycle routes to village centre important.	

## All Response

Ref No	Response
300	<p>I strongly support the general statement on the poster.</p> <p>I'd like to explicitly mention cycle/walking to have a priority over car routes in developers plans.</p> <p>I'm agnostic on building height.</p> <p>I very much hope street lighting will be designed not to dazzle, not to go upwards and to retain the 'dark sky'.</p>
301	<p>Brick houses in cottage style in keeping with the aesthetics of the village.</p> <p>Area surrounding houses to be planted and mature trees maintained.</p>
302	<p>Importantly design briefs should maintain the village feel with open grass areas within developments.</p> <p>I do not believe house design should however lock us into old fashioned 'faux' cottages.</p>
304	<p>Energy efficiency.</p> <p>Mortimer to keep some say in the style of new buildings.</p>
305	<p>Smart thermostats (e.g. Google nest)</p> <p>Smart homes in general could include monitoring of patients and elderly.</p> <p>Don't understand what 'Mortimer Style' is - too all embracing and varied.</p> <p>Pick something specific e.g. Strawberry fields for terrace/detached is a good example.</p> <p>Site Development brief, think so, not totally sure it is practical.</p>
306	<p>Decent sized houses of superior design to keep up standards.</p> <p><u>No</u> social housing – there is enough already. Social housing attracts undesirable residents and keeps house prices low.</p>
307	Policies on design most important.
309	Houses should conform to the overall 'village' look of Mortimer.
310	Ground level properties.
312	Good sized gardens and green space, parking for at least two cars/house limited to two storeys.
313	<p>Reasonable garden space.</p> <p>Max 2 storeys.</p>
314	Sympathetic to existing, small scale, close to the station, <b>architect design</b> not developer.
315	<p>Starter homes or single person occupancy homes.</p> <p>Homes in keeping with recent village developments.</p>
316	<p>Affordable, with some green open space.</p> <p>Garages to avoid road parking.</p> <p>Some bungalows would be an advantage.</p> <p>Consider parking and traffic.</p> <p>All need to be energy efficient.</p> <p>Mix of housing size &amp; good design.</p>
318	<p>Sympathetic red brick and clay tile should be used where possible. Yellow brick should only be used for ornamentation etc. Budgens is too yellow!</p> <p><u>No</u> three stories – these are not in character with village.</p>
319	Single level properties for the elderly. If two storey why not put in a lift in for

	the elderly.
320	No problem with 3 storey if in the roof. Opportunity got modern design if in one comprehensive scheme as contrast to existing housing stock. <b>What about having architectural competition?</b>
322	Small developments. Some more smaller homes for older people or starter homes. Keep lighting to a minimum.
323	Many new buildings have been timid, conservative, dull. [Policies on design] – will you ever get agreement [Sustainable construction etc] –leave to standard code [Development brief] – if policies above are in place.
324	Keep old fashioned looking.
325	All existing small areas of fields should be preserved i.e. corners, steep bits etc. together with their trees and undergrowth that has grown naturally over the years. These areas sustain a lot of wildlife. The appearance of attractiveness of the village depends on residents own frontages. Litter thrown out of cars along Turks Lane is ugly. Costa Coffee = Budgens. How about sponsoring a pick up?
326	Use of local brick/tile patterns (not pale yellow as in Hammonds Heath!). Green spaces and trees. Enough garages for storage other than cars where desired. Safe cycle tracks. Approval of well designed but interesting modern houses with relevant height etc and limitations.
328	Individual design (multiple), adequate off road parking, privacy to rear gardens, essential green areas play areas.
329	Adequate off road parking – unlike Strawberry Fields No straight lines – housing in curves or closes.
330	Do not let another Lower Earley or Woosehill. Keep the village feel with lots of greenery and better quality homes with sustainability built min.
331	No > 2 storey houses any where near older houses. Keep the skyline visible and distant, trees visible. 2 parking spaces per house at least.
334	For some reason West Berks have allowed a variety of brick colours to be used on recent developments. Don't understand why – they should revert to strongly encouraging the use of red brick particularly for houses closer to the centre.
337	A good mix of design and size of houses and gardens. Feeling of space on any development not 'crowded in' housing.
338	If a large estate then plenty of green landscaping. Housing needs off road parking for at least two cars.
339	Greenery and green spaces – paths throughout, traffic access only onto the min arterial routes – cut down on lanes being used as 'rat runs' –

	<u>No</u> more street lighting.
340	Restrictions on height and lighting (minimal light pollution) would be welcomed. Sufficient parking to avoid the need for homeowners to park on the street and paths plus space for visitors.
341	No development above 2 storeys.
342	Range of housing – council, first time buyers, family homes, downsizing property (1 – 3 bedrooms)
343	Design compatibility with buildings existing within the Village. Good standard of environmentally efficient construction.
344	All development sites must have a mix of homes suitable for single low cost houses – retirees (this could release larger family homes in the village) and family homes. Nothing more than 2 storeys.
345	House design should be in keeping with older W Berkshire cottage style. Parking for 2 cars. No garages!! Plenty of open grass and planted areas i.e. trees and evergreen shrubs.
346	New houses should be built in different coloured brick in the style of the existing Victorian properties in the village. Part tile-hung or part mock-Tudor also acceptable as quite a few older properties like this also exist. Within this, particularly in a larger development each house/pair/terrace should have different design to reflect the original character of the village. Each dwelling to have sufficient off-street parking and front garden, however small. Roads should curve gently with plenty of green spaces between. This provides safety with good aesthetics.
347	Traditional design.
348	House designs in the village are generally poor. Please improve.
349	Try to ensure that sites maintain Mortimer 'dark village' approach. Make new builds as characterful as possible in line with rest of the village i.e. mix of designs but sympathetic to rest of village. <u>Not</u> rows of 'cookie cutter' boxes.
350	Any development needs more greening than Strawberry Fields. Where lack of trees in street and green areas is very apparent.
351	All properties to have an appropriate number of off-road /garage facilities i.e. 1 bed = 1 space, 3 bed = 2 spaces, 4 bed =3 spaces. Each site to have a balanced mix of dwelling size matching current demand/mix. No more than 2 storey houses fronting roads. Houses can have 3 floors within.
352	Design is very important in order that the character of the village is preserved. Policies should encompass as much detail as possible.
353	Keep the 'green' feel to the village. Plenty of open space, low level street lighting if essential but rest of area dark. Plenty of local services – post box, bus stop, benches, play areas, wild life, traffic calming measures, enough driveways to keep cars when parked off the roads.



354	Mortimer does have a hotch potch of house designs which in a way gives it character,. However going forward we must try to keep Mortimer as a village with traditional houses – not sure about the of social though.
355	Don't have a design like Strawberry Fields. It is all buildings and bricks no space or greenery and poor sight lines. Other developments need to be better.
356	<ol style="list-style-type: none"> <li>1 Some small traditional style terraced property</li> <li>2 2 storey flats/maisonettes built in a traditional terrace style</li> <li>3 Detached 2/3 bed bungalows with decent sized rooms.#</li> <li>4 Properties not crammed in with space between(not appropriate to terrace) to give village style.</li> <li>5 Other mixed 2 storey (+ used roof space if suitable) but taking into account 4 above</li> <li>6 Properties than can only be purchased by over 55's. Some small others larger but suitable for the elderly.</li> </ol>
358	<p>Red brick (and support level 6(?) of core strategy</p> <p>Tree landscaping</p> <p>Dark village – development brings lighting – what is a dark village?</p>
359	<p>Solar energy</p> <p>Insulation</p> <p>Geothermal heating system.</p>
360	Design should be in keeping with the rural atmosphere and existing architecture of the village and be energy efficient. Space between houses and decent sized gardens are important.
362	Compatible with existing housing and as eco-friendly as possible.
364	<p>I would like</p> <ul style="list-style-type: none"> <li>• the site layout to be designed with the involvement of local people,</li> <li>• to make the roads into small 'communities' by their layout.</li> </ul> <p>Although the houses will vary in design and there is no real 'Mortimer look' to copy, I would like the local colour of red brick to predominate. I think pavements, street lights etc. can be kept to a minimum by careful design.</p>
365	<p>We need to develop as many cycle routes as possible within the village and new developments.</p> <p>Smaller housing similar to Strawberry Fields but with enough parking for two cars.</p>
366	<p>Enough room for parking off the street so not like Strawberry \Fields where pavements clogged up.</p> <p>Cycle paths essential with bicycle racks instated outside shops.</p> <p>Need more parking controls for those parking on double lines outside shops on West End Road.</p>
367	Grass
368	<ul style="list-style-type: none"> <li>• Attractive to the eye – sympathetic materials to the area.</li> <li>• Practical and well designed internal facilities (accommodation). Storage space, cupboard space etc.</li> <li>• Emphasis on middle range and smaller. Less large, executive type.</li> <li>• Eco</li> </ul>

369	<p>Design of houses and building materials should harmonise with the rest of the village.</p> <p>Good pedestrian paths and cycle routes to village centre important.</p>
370	<p>[Policies on sustainable construction] Already part of building regs.</p> <p>Concentrate on local issues.</p> <ul style="list-style-type: none"> <li>• New housing estate often have no space for additional cars and very narrow streets. Please don't cram in the houses. Allow space for grass verges and trees. The house building should look as if it has evolved over time, not rows of cloned modern houses.</li> <li>• The style should be sympathetic with the older houses in the village. Please include small grassed areas. Houses with different angles to each other and differing styles, especially Victorian/older</li> </ul>
374	<p>In keeping with the 'Victorian' village</p>