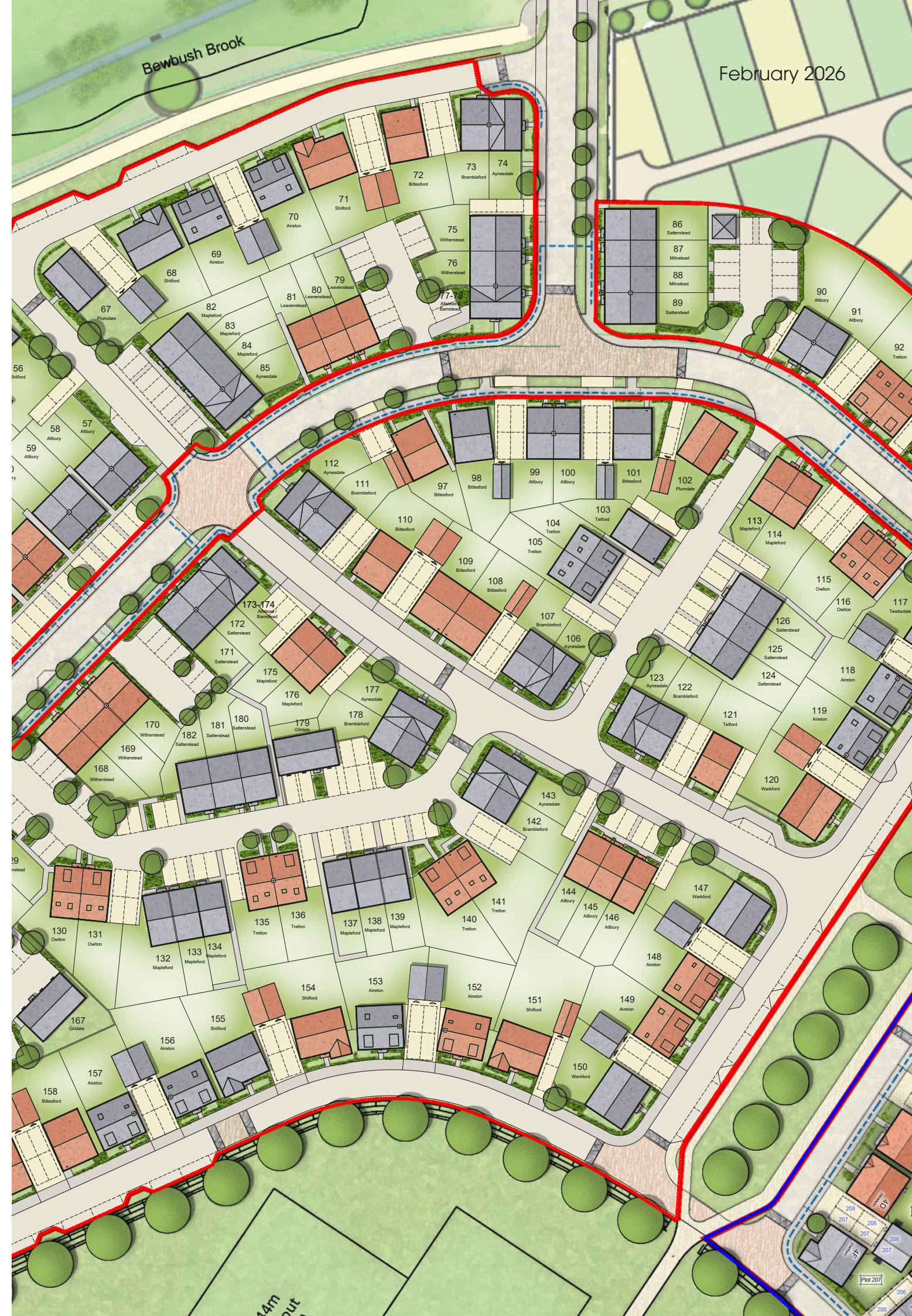


Design amendments document

Phases 3D, 3F & 3G Kilnwood Vale

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Revisions

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/	First Issue	26.11.2025	KB	KE
A	Amended to Planning consultants comments	05.12.2025	KB	KE
B	Amended to comments	04.02.2026	KB	AK



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Introduction

1.0



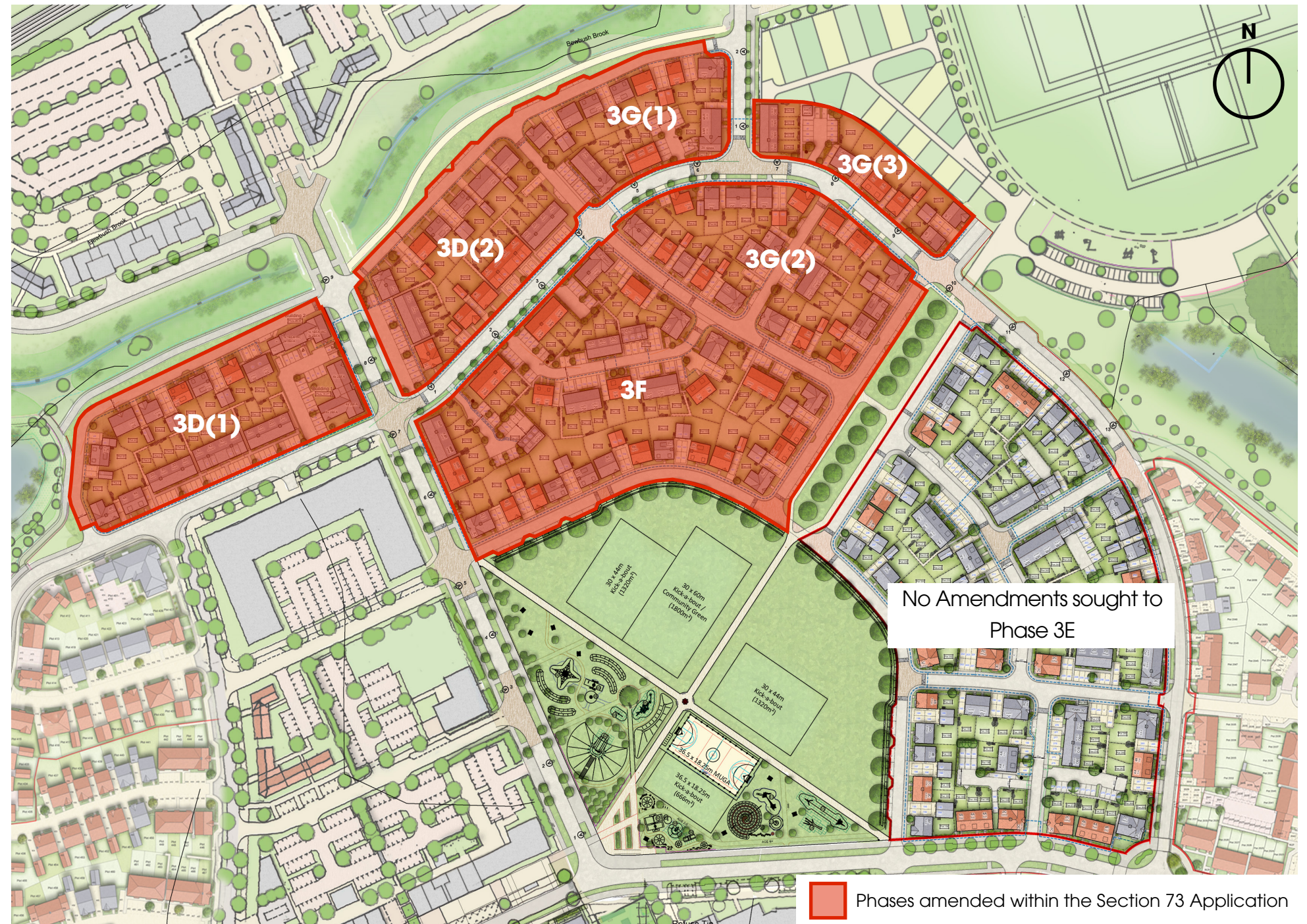
1.0 Introduction

1.01 Introduction

This Design Amendments Document has been prepared in support of a Section 73 application by Taylor Wimpey South Thames, seeking to vary the approved plans associated with the Reserved Matters approval sought for Layout, Appearance, Landscaping, Scale and Access (in accordance with DC/15/2813) for Phase 3 D, E, F and G of the Kilnwood Vale development, comprising 280 dwellings with associated landscaping, access and parking (Ref. DC/23/0856). The S73 Application relates to Phases 3D, 3F, and 3G of the Kilnwood Vale development. It is important to note that Phase 3E, which formed part of the original Reserved Matters approval, does not form part of this Section 73 application and remains unchanged.

The purpose of this application is to substitute the previously approved Crest Nicholson house types on Phases 3D, 3F, and 3G, with Taylor Wimpey standard house types. The proposed amendments maintain the approved layout principles, including the overall disposition of plots, access arrangements, parking provisions (providing the same quantity), and key design parameters.

This document outlines the design amendments proposed as part of the substitution, setting out the comparison between the approved and proposed house typologies, any resulting changes to street scene, appearance, scale, and materiality.



Approved Coloured Site Layout from the Reserved Matters Application (Ref. DC/23/0856)



2.0 Layout



2.0 Layout

2.01 Reserved Matters Application Approved Layout - Phases 3D, 3F, and 3G

The Reserved Matters application (Ref. DC/23/0856), approved on (25th October 2024), established the plot layout, access hierarchy, street network, parking distribution, and overarching design principles for Phases 3D, 3F, and 3G at Kilnwood Vale. The approved layout defines the spatial configuration of residential parcels, including the arrangement of dwellings, primary and secondary road access points, pedestrian links and parking courtyards.

The proposal was informed by the guidance and parameters within the approved outline application (Ref. DC/15/2813).



Approved Coloured Site Layout from the Reserved Matters Application for Phases 3D, 3F, and 3G (Ref. DC/23/0856)



2.0 Layout

2.02 Section 73 Application Layout - Phases 3D, 3F, and 3G

This Section 73 application maintains conformity with the approved layout established under Reserved Matters consent (Ref. DC/23/0856). The overall site arrangement, plot distribution, street hierarchy, access points, pedestrian routes and parking strategy have been retained in line with the approved plans.

The only amendments proposed under this Section 73 submission relate to the substitution of the previously approved Crest Nicholson house types with the most equivalent Taylor Wimpey house types. Wherever possible, Taylor Wimpey house types have been selected to closely match the approved building footprints, frontage widths, heights, and plot orientations. This approach ensures minimal impact on the established layout principles, with only minor adjustments made where necessary.



Section 73 Coloured Site Layout for Phases 3D, 3F, and 3G



Appearance 3.0



3.0 Appearance

3.01 Materiality

The proposed Section 73 application has been designed to reflect and maintain the material palette established within the approved Reserved Matters scheme. In order to ensure visual continuity and consistency across the street scene, the proposed materials largely replicate those previously approved, including the use of Brown and Buff Multi Stock Facing Brickwork, Light Grey Hardiplank, and Reddy Brown and Grey roof tiles.

To preserve the established character and provide coherence across Phases 3D, 3F, and 3G, the majority of plots will continue to adopt the approved brick and roof tile finishes. The proposed housetypes have been carefully selected to align with the original design principles, ensuring that the architectural rhythm, material hierarchy, and overall streetscape composition are retained.

The only material change introduced as part of this application relates to the replacement of previously approved render finishes with white boarding on select plots. This alternative treatment provides a high-quality, durable, and visually sympathetic solution that complements the surrounding architecture while enhancing articulation and elevational interest. The white boarding reflects typical vernacular detailing found in the wider Kilnwood Vale development.

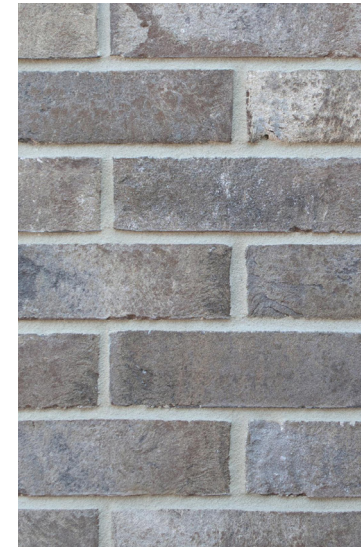
Elevational Treatments



Brown Multi Stock Facing Brick



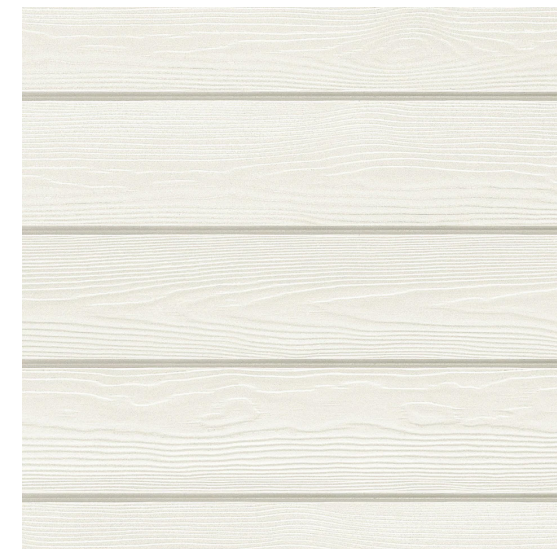
Buff Multi Stock Facing Brick



Light Grey Multi Stock Facing Brick



Light Grey Hardiplank or Similar Boarding



White Weatherboard

Roof Treatments



Reddy Brown Plain Roof Tiles



Grey Slate Appearance Roof Tiles



3.0 Appearance

3.02 Housetypes

The Taylor Wimpey housetypes as part of the Section 73 Application have been carefully selected to closely replicate the approved Crest Nicholson dwellings on each plot. Each replacement housetype has been chosen to match the scale, footprint, orientation, and elevational rhythm of the original, ensuring that the street character, visual cohesion, and overall layout intent of Phases 3D, 3F, and 3G are fully maintained.

3.03 Housetype Amendment Example Plots 92-93

Approved Elevation



Section 73 Elevation



3.04 Housetype Amendment Example Plot 1

Approved Elevation



Section 73 Elevation





3.0 Appearance

3.05 Housetype Amendment Example Plots 39, 43, 53, 54

Approved Elevation

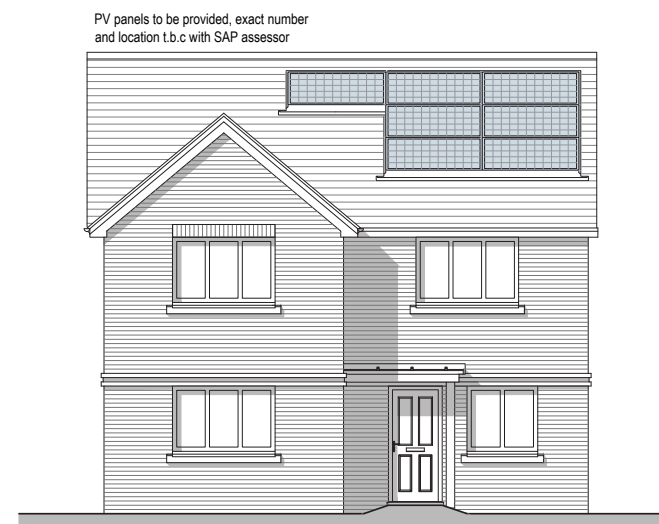


Section 73 Elevation



3.06 Housetype Amendment Example Plot 38

Approved Elevation



Section 73 Elevation





3.0 Appearance

3.07 Housetype Amendment Example Plots 50-51

Approved Elevation



Section 73 Elevation



3.08 Housetype Amendment Example Plots 113-114

Approved Elevation



Section 73 Elevation





3.0 Appearance

3.09 Housetype Amendment Example Plots 78-77-76-75

Approved Elevation



Section 73 Elevation



3.10 Housetype Amendment Example Plots 81-80-79

Approved Elevation



Section 73 Elevation





3.0 Appearance

3.11 Housetype Amendment Example Plots 4-5, 6-7

Approved Elevation



Section 73 Elevation



3.12 Housetype Amendment Example Plots 126-125-124

Approved Elevation



Section 73 Elevation





3.0 Appearance

3.13 Housetype Amendment Example Plots 167, 179

Approved Elevation



Section 73 Elevation





3.0 Appearance

3.14 Flat Blocks

The flat blocks within Phases 3D, 3F, and 3G remain largely unchanged from the approved Reserved Matters scheme. Their scale, massing, siting, and overall design continue to reflect the originally approved layout, ensuring consistency across the development.

A small number of minor amendments have been introduced to improve integration with the surrounding development. These changes include subtle adjustments to porch designs and window articulation, which enhance the visual interest of the elevations while maintaining the established architectural character. The amendments are limited in scope and do not alter the overall appearance, footprint, or functional layout of the flat blocks.

3.15 Flat Block Plots 16-27

Approved Elevations



Front Elevation
Plots 16-27



Side Elevation A



Rear Elevation



Side Elevation B



3.0 Appearance

3.15 Flat Block Plots 16-27

Section 73 Elevations





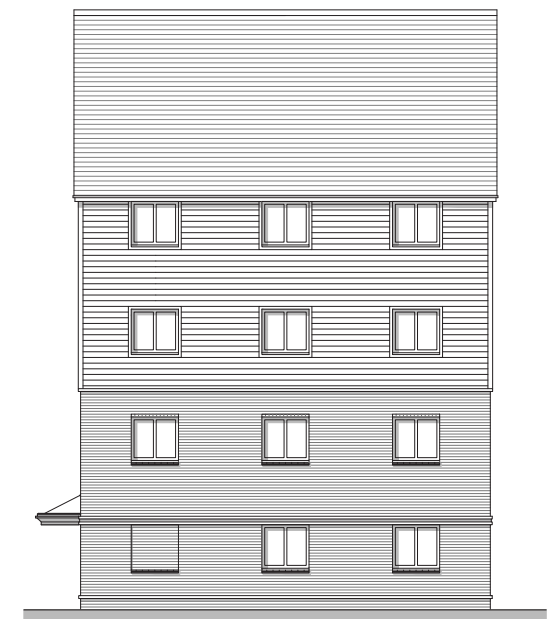
3.0 Appearance

3.16 Flat Block Plots 28-35

Approved Elevations



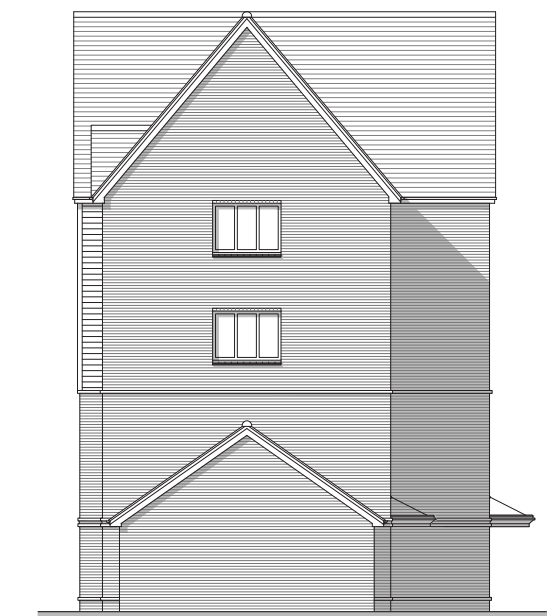
Front Elevation
Plots 28-35



Side Elevation A



Rear Elevation



Side Elevation B



3.0 Appearance

3.16 Flat Block Plots 28-35

Section 73 Elevations

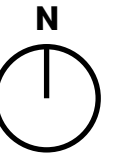




4.0 Landscape



4.0 Landscape



4.01 Landscape Amendments

The approved Reserved Matters scheme for Phases 3D, 3F, and 3G incorporated a comprehensive landscape strategy, including a structured approach to tree planting across the development. Following approval, a Non-Material Amendment (NMA) was submitted, which removed a significant number of trees from the original layout to accommodate essential infrastructure and service requirements.

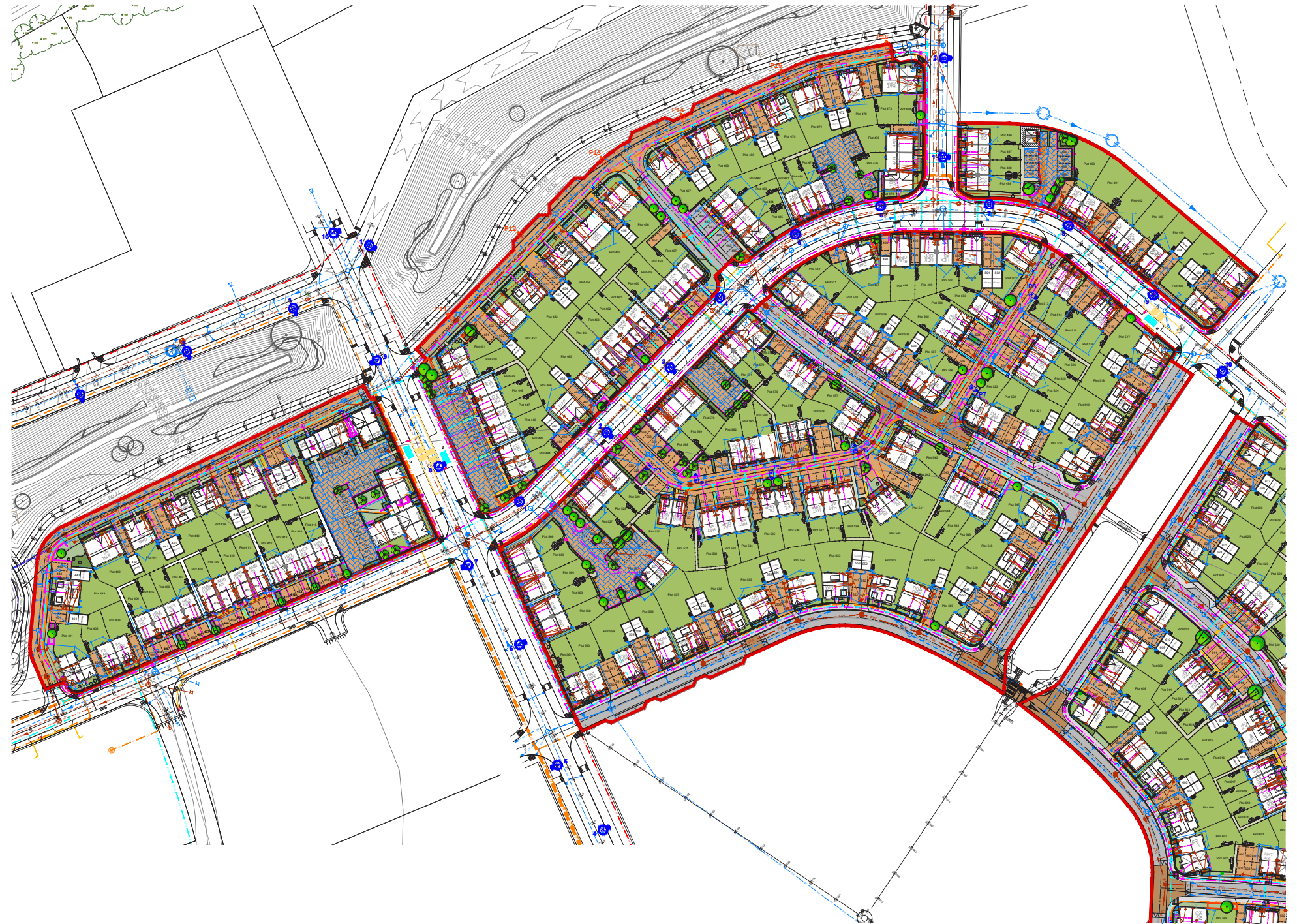
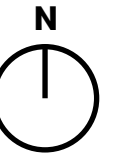
The landscape proposals submitted as part of this Section 73 application continue to follow the established principles of the approved landscape framework, ensuring consistency in structure, hierarchy, and overall design intent. In addition to aligning with the amended tree strategy, the current proposals introduce an additional 3 no. trees, positioned to complement the street scene and enhance the visual quality of the development.



Approved Coloured Site Layout from the Reserved Matters Application for Phases 3D, 3F, and 3G (Ref. DC/23/0856)



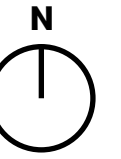
4.0 Landscape



NMA Landscape Plan for Phases 3D, 3F, and 3G



4.0 Landscape



Section 73 Landscape Plan for Phases 3D, 3F, and 3G



5.0 Conclusion



5.0 Conclusion

5.01 Conclusion

The proposed Section 73 amendments to Phases 3D, 3F, and 3G at Kilnwood Vale involve the substitution of the previously approved Crest Nicholson housetypes with carefully selected Taylor Wimpey housetypes. The approved layout, street hierarchy, plot distribution, and landscape framework remain fully retained, with only minor adjustments where necessary to accommodate the new housetypes.

Materiality has been preserved to maintain continuity across the street scene, with the only notable change being the introduction of white boarding in place of previously approved render on select plots. Flat blocks remain largely unchanged, with minor refinements to porches and window articulation to better integrate with the development.

Overall, the proposed amendments are considered minor, sympathetic, and fully compliant with the design principles established under the original Reserved Matters approval, ensuring continuity of character, scale, and visual cohesion across the affected phases.



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