

# COOPERS HILL

Welcome to the online consultation  
session for the redevelopment  
of Coopers Hill, Bracknell

**December 2020**





# WHO WE ARE

Bracknell Forest Council gained approval to enter into a Joint Venture with Countryside Properties to deliver this vision as a 50:50 partnership.

The partnership's first project will be the redevelopment of the Coopers Hill site. Our aim is to create new homes for families, first time buyers and older people, all within walkable reach of the town centre.

We want this to be an inclusive community that sits in a green and attractive setting, complementing the surrounding character of the site.





# TOWN CENTRE VISION

The success of the regenerated Lexicon, a vibrant retail and leisure destination in Bracknell town centre, has been followed by a number of other new developments.

The Council is seeking to capitalise on the reinvigoration of the wider town, delivering further regeneration through its land ownership.

Coopers Hill is part of the first phase of sites (Category 1 Sites) to come forward as part of this strategy.





# OUR VISION FOR COOPERS HILL



Development at Coopers Hill will create contemporary, sustainable housing in a green setting



In-keeping with the local context and no more than three storeys in height



Create new play spaces, whilst new planting and public landscaping to promote wellbeing and sustainability



Sustainable location that is a short walk from Bracknell train and bus stations and the town centre



All homes will have parking provision on site





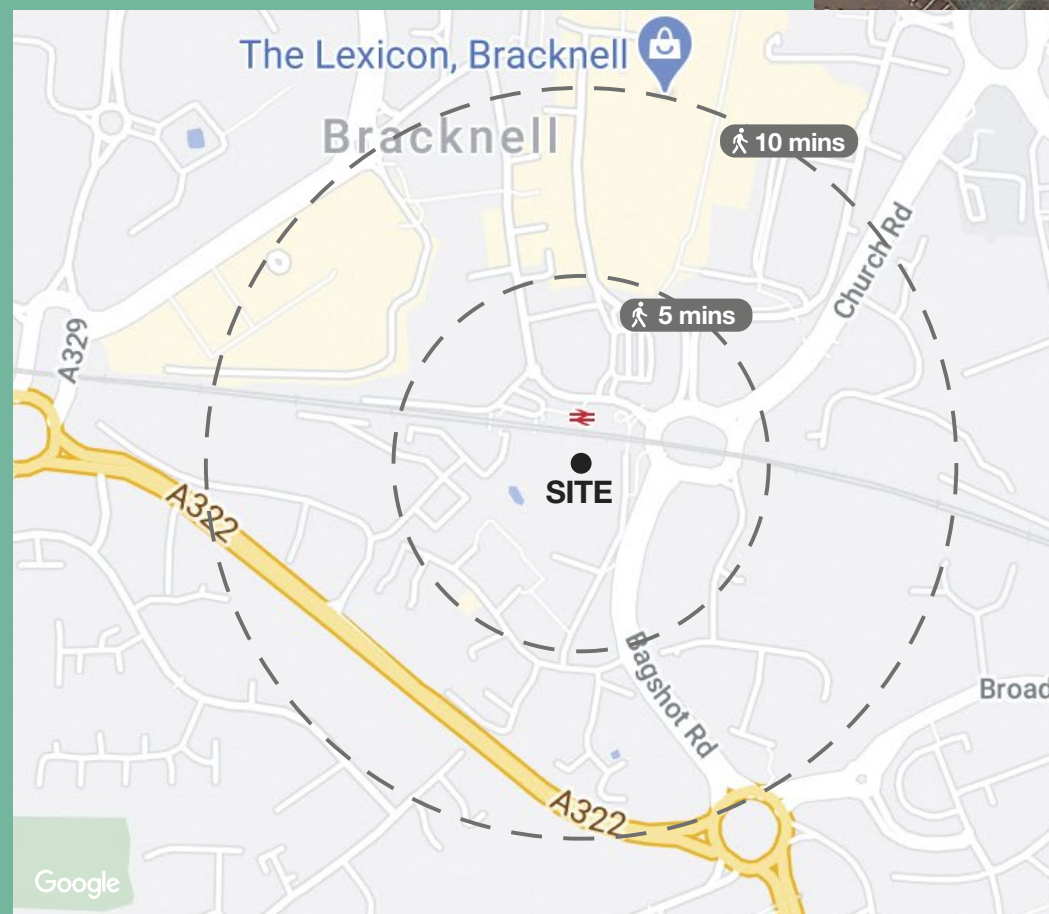


# CONTEXT



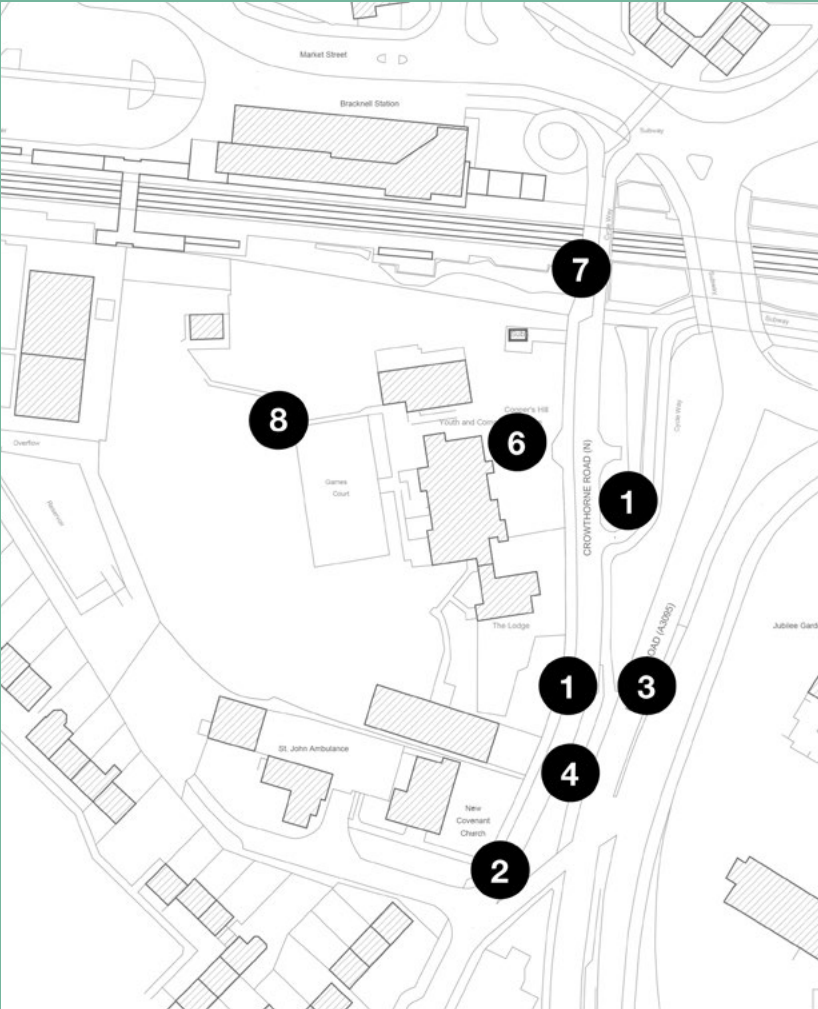


# THE SITE IN CONTEXT





# SITE AND SURROUNDING AREA





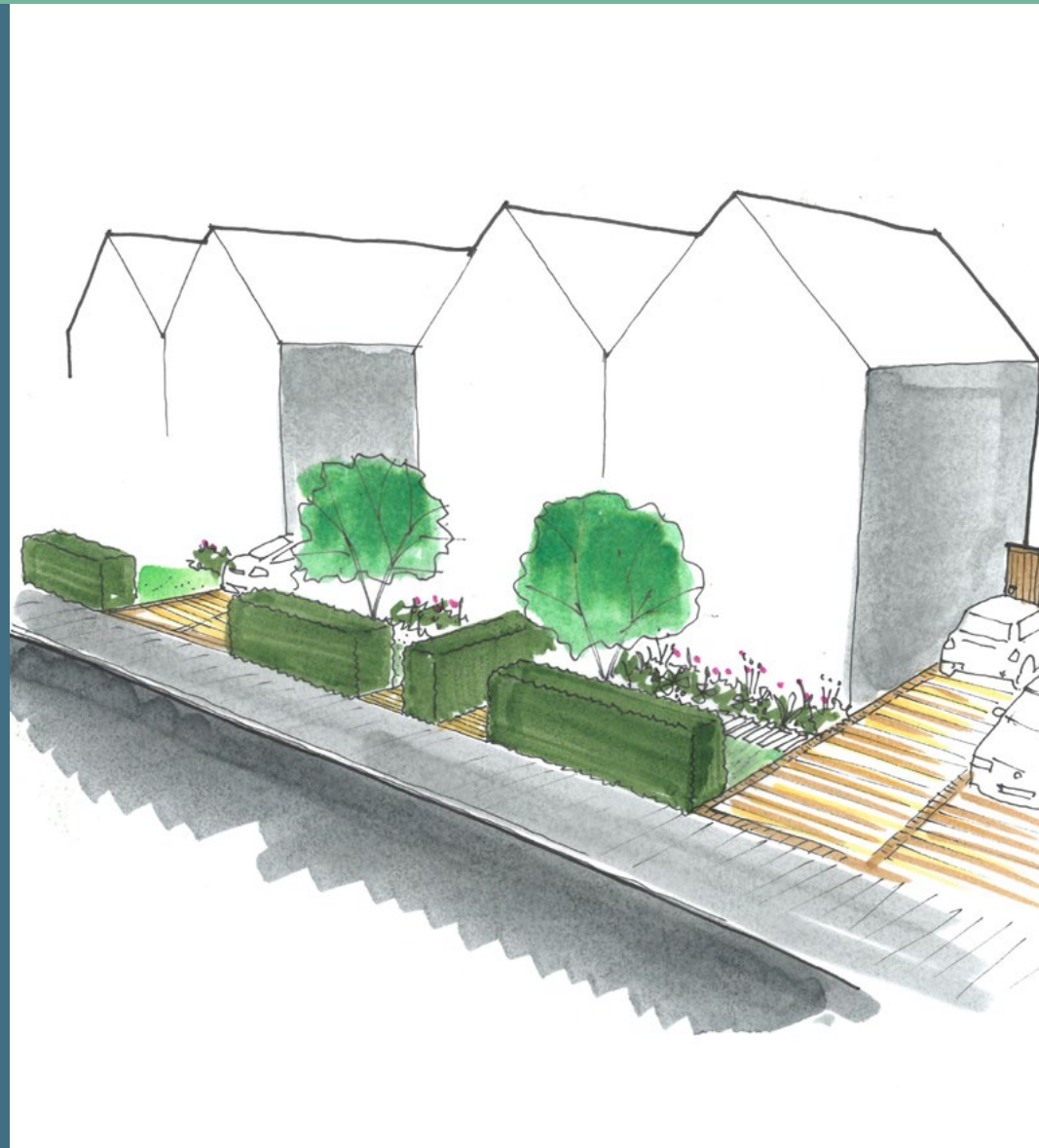
# LANDSCAPING



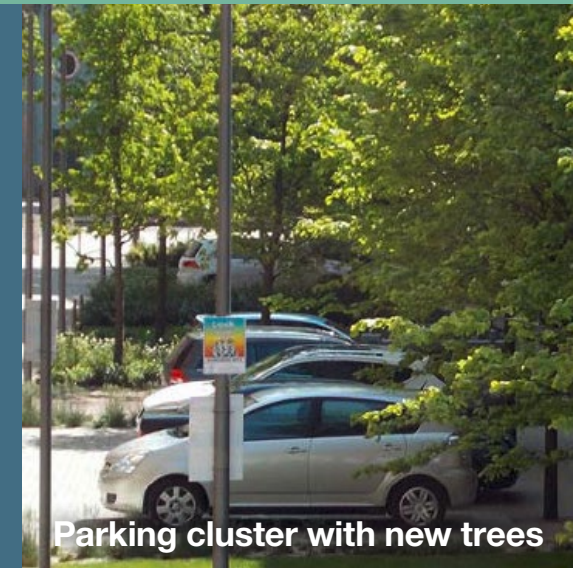


# LANDSCAPING STRATEGY

The landscaping strategy for Coopers Hill provides diverse planting, natural play space, paths for jogging or dog walking and seating.



Laurel hedges



Parking cluster with new trees



Front gardens with trees and soft landscaping



Natural play landscaping



New public path

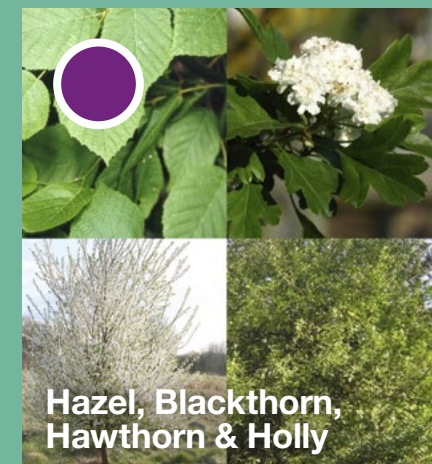
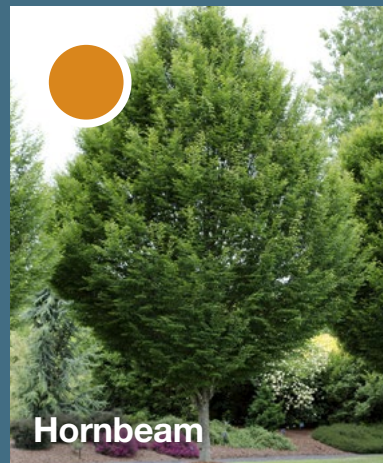


New public path



# ABORICULTURAL STRATEGY

Our proposals will retain quality trees where possible and replace seeded trees with a diverse set of indigenous trees and planting.





# EMERGING PLANTING STRATEGY

The planting strategy aims to protect ecological opportunities on site.

-  Private garden
-  Car park planting
-  Buffer planting
-  Roadside planting
-  Enhanced landscaping
-  Native Hedgerow to the boundary
-  Garden boundaries with hedgehog gates to to all fencing
-  Ecological enhancements (bug hotels, bat and bird boxes, dead wood habitat etc)
-  Proposed trees in rear gardens are under review as part of the levels strategy





# PLANTING EXAMPLES

A variety of diverse indigenous  
planting will be incorporated  
on site.



Woodland planting



Woodland planting



Roadside planting



Bug hotel



# PLAY AND PATH STRATEGY

Our proposals will deliver natural play space for children.

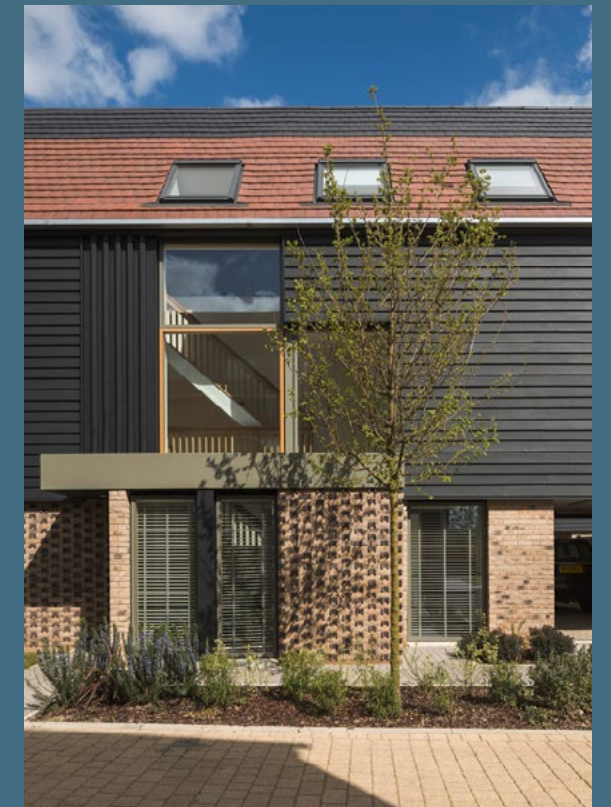




# HARD LANDSCAPING

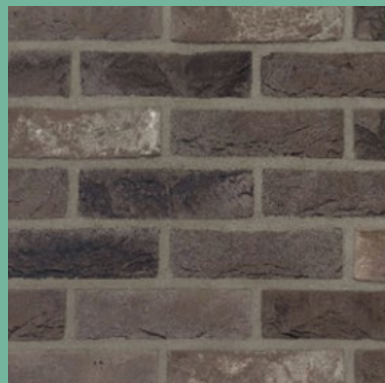
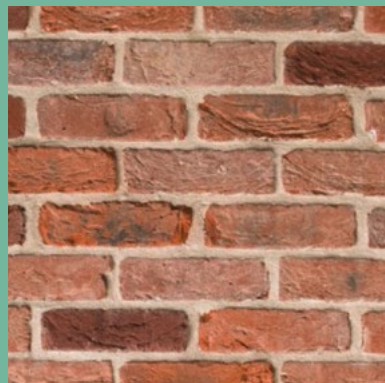
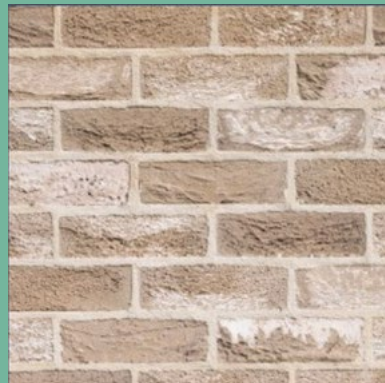


Detailed view of the street layout and its relationship with open spaces.





# DESIGN & MATERIALS





# SUSTAINABILITY



Hedgehog gates



Bird boxes



Photovoltaic cells



Bat boxes



Electric car charging



# THE PROPOSALS





# DESIGN DEVELOPMENT



## Early proposals

Mix of modern houses and flats for town centre living.



## Design evolution

A range of houses, flats and maisonettes set within enhanced landscaping.



## REFINED PROPOSALS

A mix of modern houses and flats for town centre living.



# KEY FEATURES

## Housing choice

Cooper's Hill provides a predominantly 'houses with gardens' development that will complement the future delivery of apartments in the town centre.

## Trees

Existing trees retained where possible. Extensive selection of new trees.

## Height

Two storey housing with three storey residential buildings against railway and western edge.

## Frontage

Row of houses form street frontage.

## Streetscape


Tree-lined streets with front door access. Car parking kept off street frontages.






# SITE LAYOUT


The site will be served by an access road, with the provision of a pedestrian link at the north-east corner of the site.




Shared car park



Primary pedestrian access



Primary vehicle access



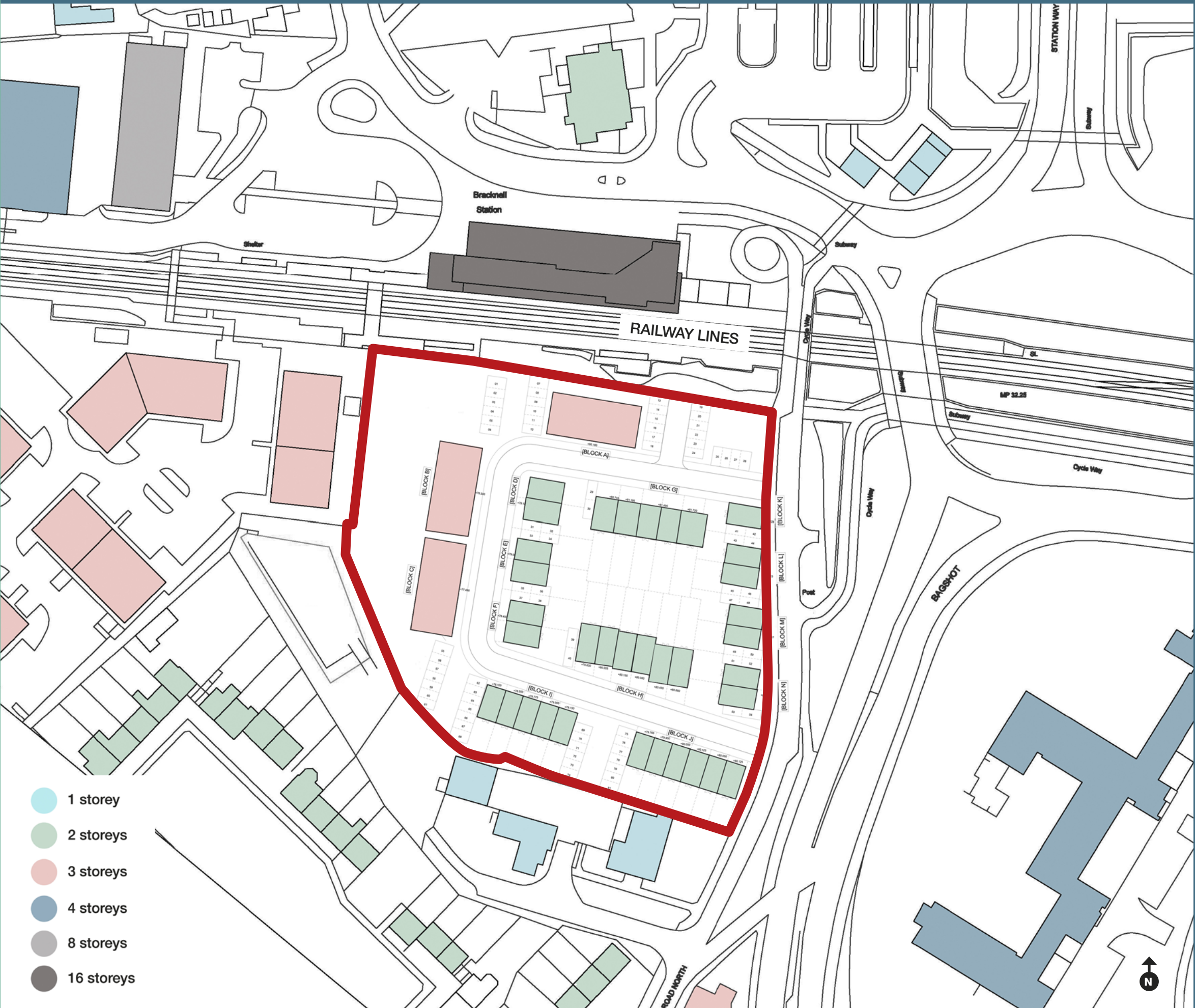
Future connection to Bracknell town centre





# BUILDING HEIGHTS

All buildings will be three storey or less to fit into the local context.





# NEW HOMES

A mix of around 53 new homes and apartments of which 25 per cent will be affordable. Wheelchair accessible homes will be provided as part of the proposals.





# STREET SCENE





# PARKING AND ACCESS








An architectural rendering of a modern building with a series of pointed, gabled roofs. In the foreground, a wide, light-colored paved path runs alongside the building. Several people are using the path: two women walking away, a child riding a bicycle, a man and a woman pushing a stroller towards the viewer, and two children on scooters in the distance. The path is bordered by lush green trees and shrubs. To the right of the path, there is a parking area with a blue car and a dark car. The sky is a clear, bright blue.



# PARKING AND CYCLE STORAGE

Our proposals will deliver around 83 parking spaces for residents. Family homes will receive two parking bays.

All homes will have their own cycle storage facilities.

-  Managed zone
-  Adopted road
-  Public footpath
-  Substation
-  Entrance
-  Refuse store
-  Cycle store









# TIMELINE





# THANK YOU FOR LISTENING

We will now take some time to answer any questions you may have about the proposals.

Please submit any questions using the Q&A button at the bottom of your screens.

To get in touch after the session please email: [coopershill@fourcommunications.com](mailto:coopershill@fourcommunications.com)

**[www.coopers-hill.com](http://www.coopers-hill.com)**

