



THE PROPOSALS

4

4.1 Concept

Centrally located new street

- Integrate a new, family friendly street into the existing road network

Respite Care Facility Accessible

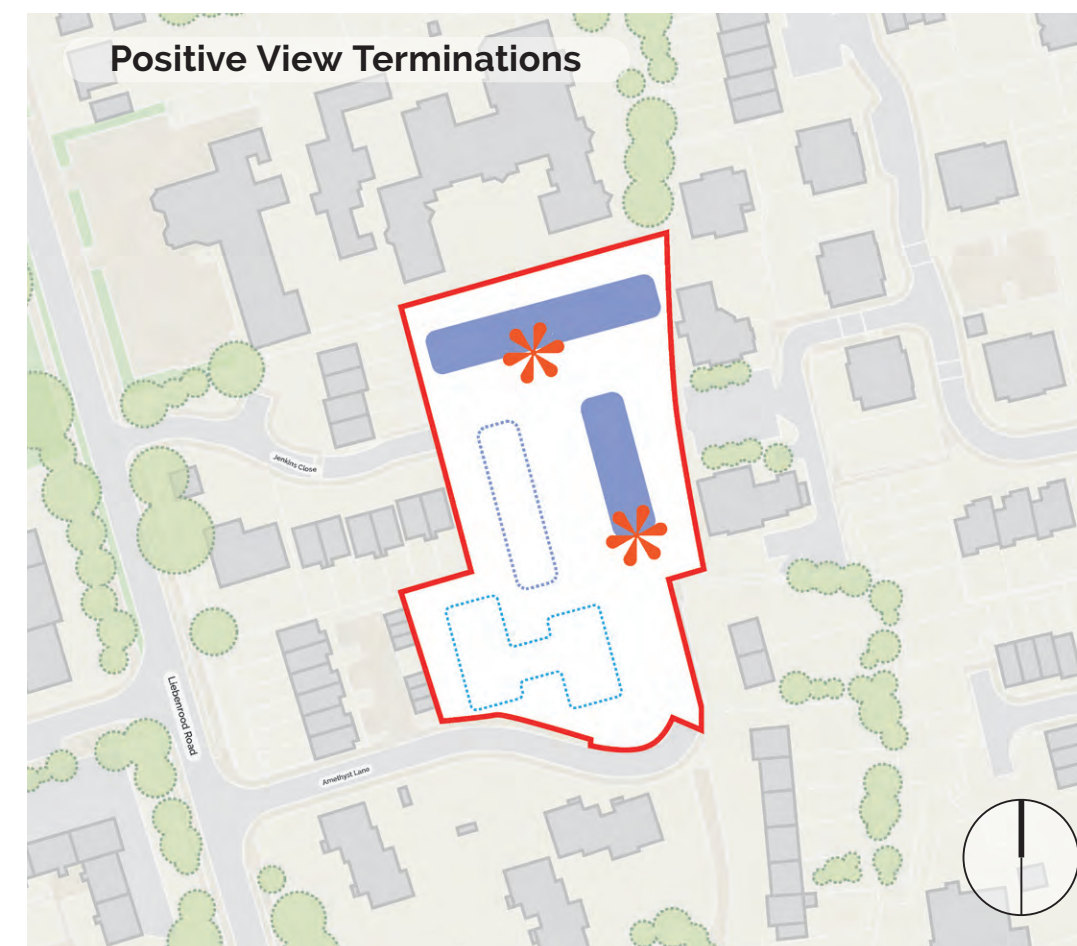
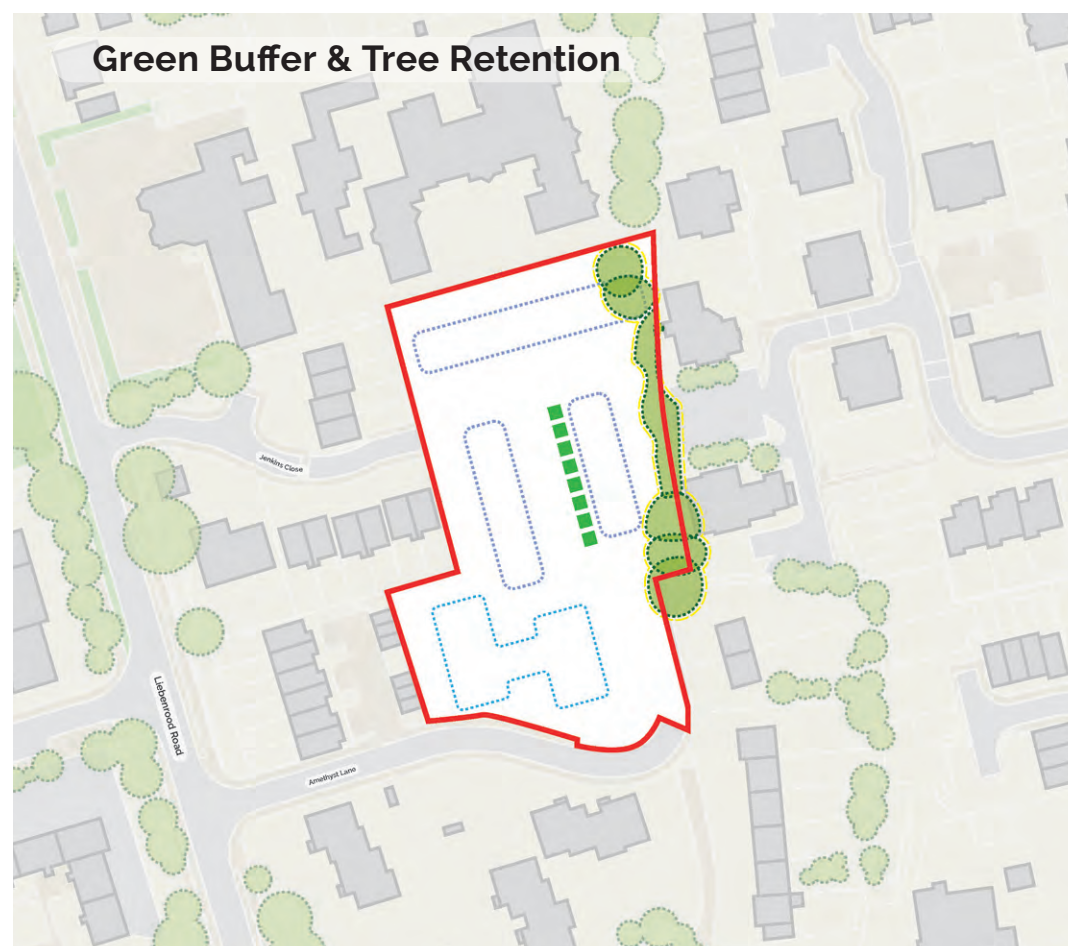
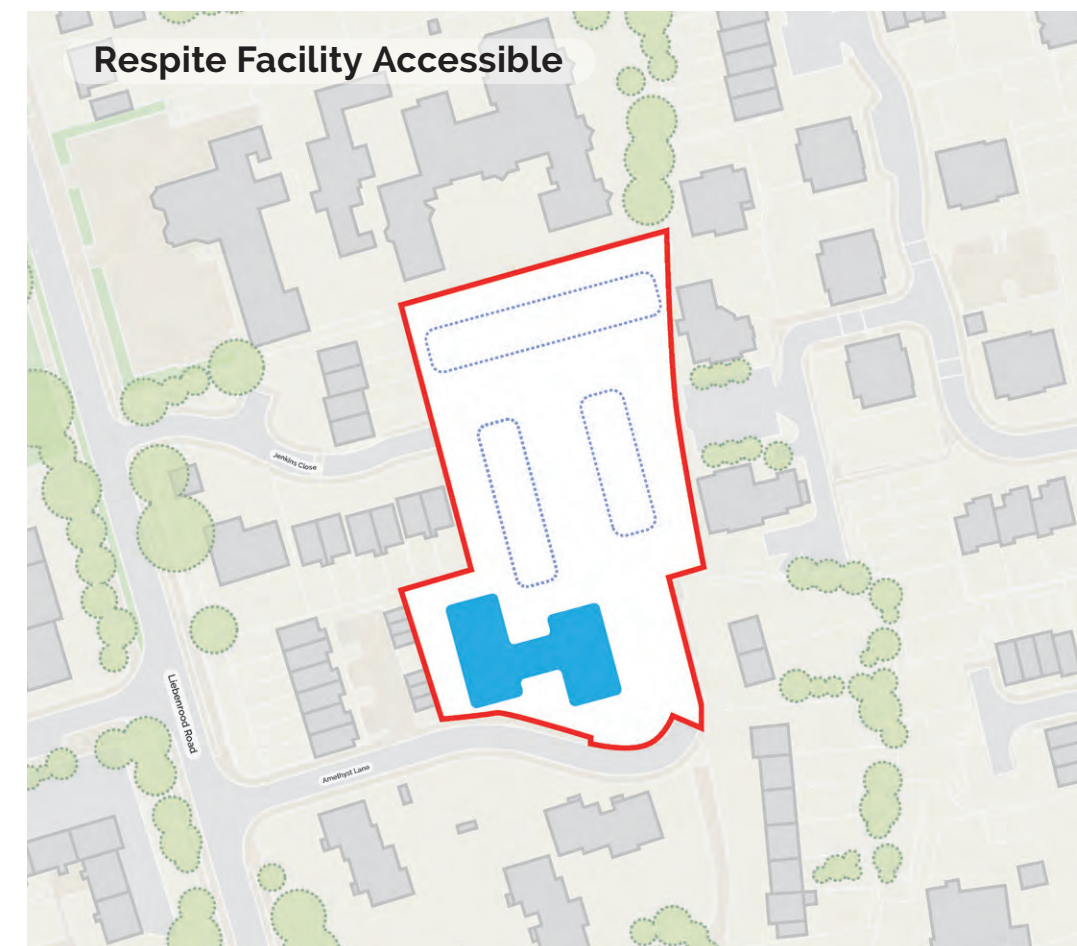
- Locate the respite care facility and accommodation at the front of the site to ensure it is accessible and integrated into surroundings

Green Buffer and Tree retention

- Maintain mature and high quality trees along most sensitive boundary edges, and introduce greening to the public realm

Positive view Terminations

- Calm building forms, with areas of interest to terminate terraces and key views



4.2 Layout

Following design development and pre-application feedback from Planning Officers across a number of disciplines, the adjacent plan represents the scheme.

- 21 new family homes
- A mix of 3 & 4 bed terraced houses
- 6 bedroom respite care facility
- 22 on-street parking spaces
- 1 servicing/delivery bay
- 6 respite parking spaces
- New bio-diverse planted swale
- PV provision to all roofs
- Biodiverse green roof for all flat roofs

Key:

-  Building entrance - primary
-  Building entrance - secondary
-  CAT B / TPO Trees
-  Potential for Green Roof & PV
-  Potential for PV
-  Private gardens
-  Amenity
-  Parking
-  Site Boundary

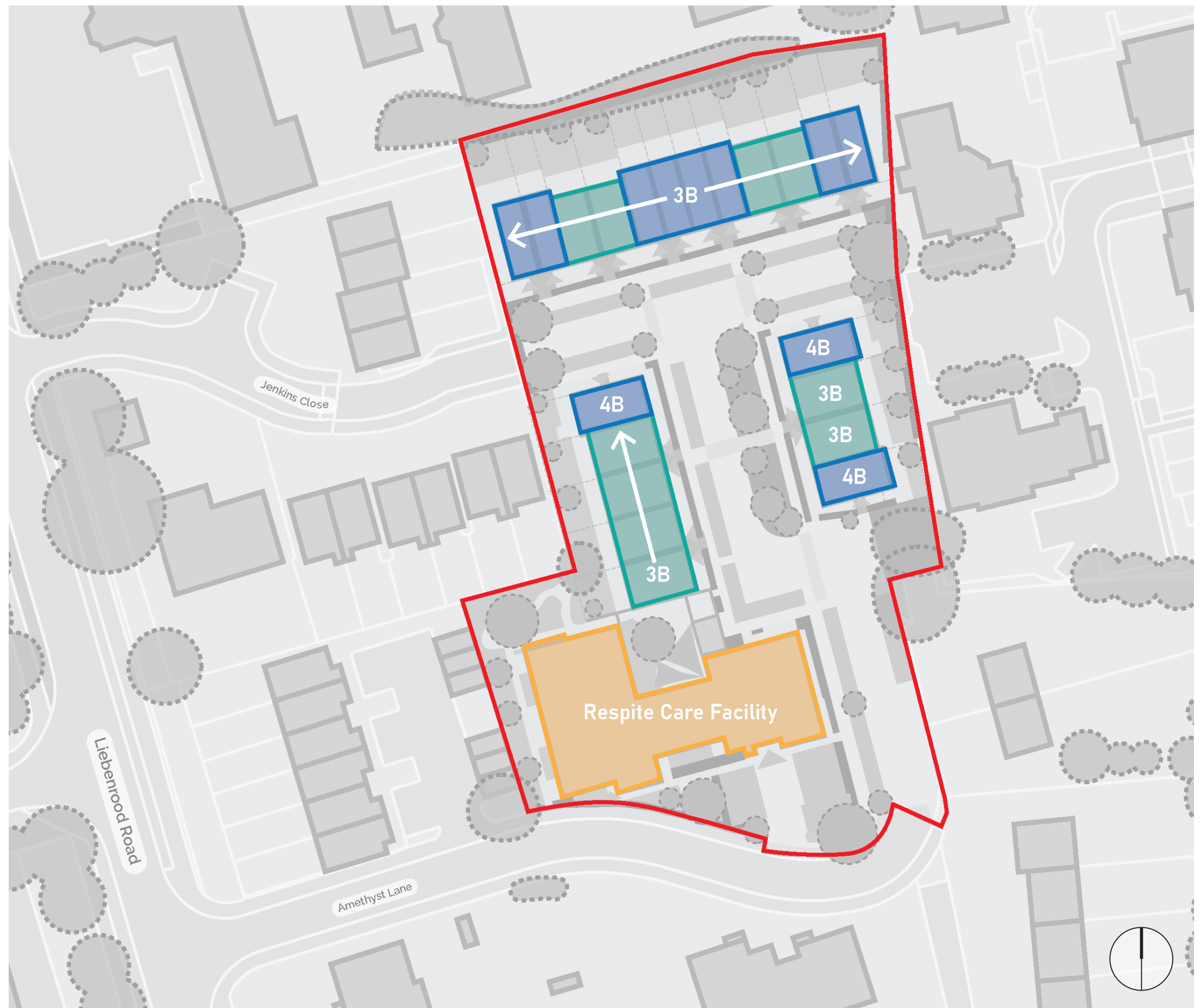


Concept plan

4.3 Building Heights

The proposals vary between 1, 2 and 3 storeys

- Relative height is to the North, minimising impact on the more sensitive users of the Respite Care facility
- Height is used to create an articulated roofline across the terraces
- The middle of the Northern Terrace has a series of 3 storey dwellings in the middle, to create a positive termination to the main vista along the central swale street.
- Flat roofs have been proposed in order to reduce the overall massing of the 3 storey elements, and also to maximise the opportunity for biodiverse green roofs.
- The 2 storey homes have pitched roofs, creating more surface area for PV provision, and allowing 'book ends' to be celebrated at the termination of the terrace.



Proposed Building Heights

4.5 Townscape, Scale & Massing



4.5 Townscape, Scale & Massing



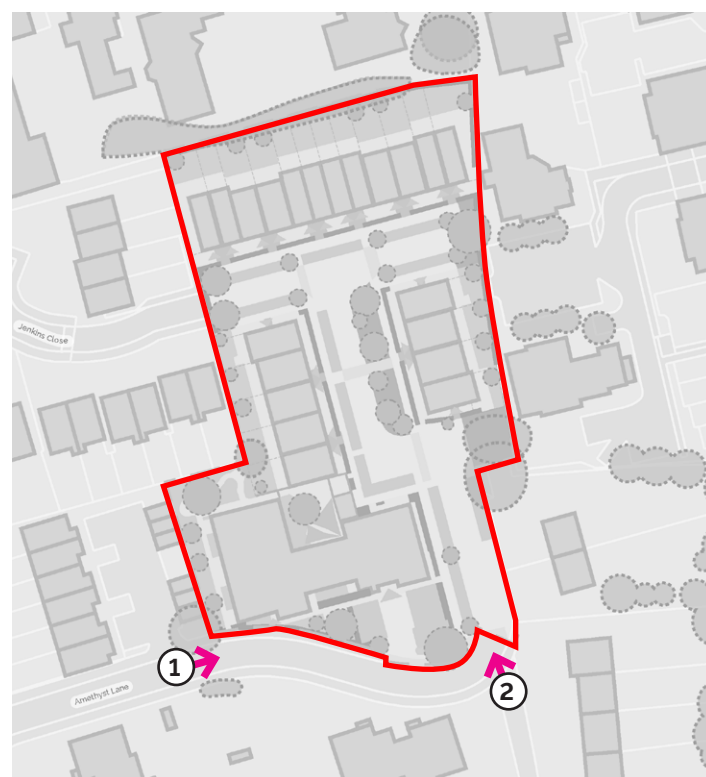
Proposed Aerial View, Looking southeast

4.5 Townscape, Scale & Massing

- The townscape impact of the proposals have also been assessed in street views, to understand and refine building positions and massing from key approaches.
- The arrangement of buildings and homes across 1, 2 and 3 storeys are located to fit into the existing context
- The low rise respite centre is located to the south, relating to the immediate context of lower rise building to the south and west, as well as allowing sun and daylight to the north portion of the site



Townscape View 1 - Looking East along Amethyst Lane



Townscape View Location



Townscape View 2 - Looking north from Parkhurst Drive

4.5 Townscape, Scale & Massing

- Taller 3 storey elements are sited to create townscape moments or maximise the benefit of open aspects, provide activation and overlooking
- The 3 storey homes also provide bookends, terminating runs of lower rise 2 storey terraces
- The angle of the 2 storey pitched roof was amended following Reading Design Review Panel comments, to increase and sit more comfortably alongside their 3 storey neighbours



Townscape View 3 - Looking north, along new swale street



Townscape View Location



Townscape View 4 - Looking southwest from northern terrace

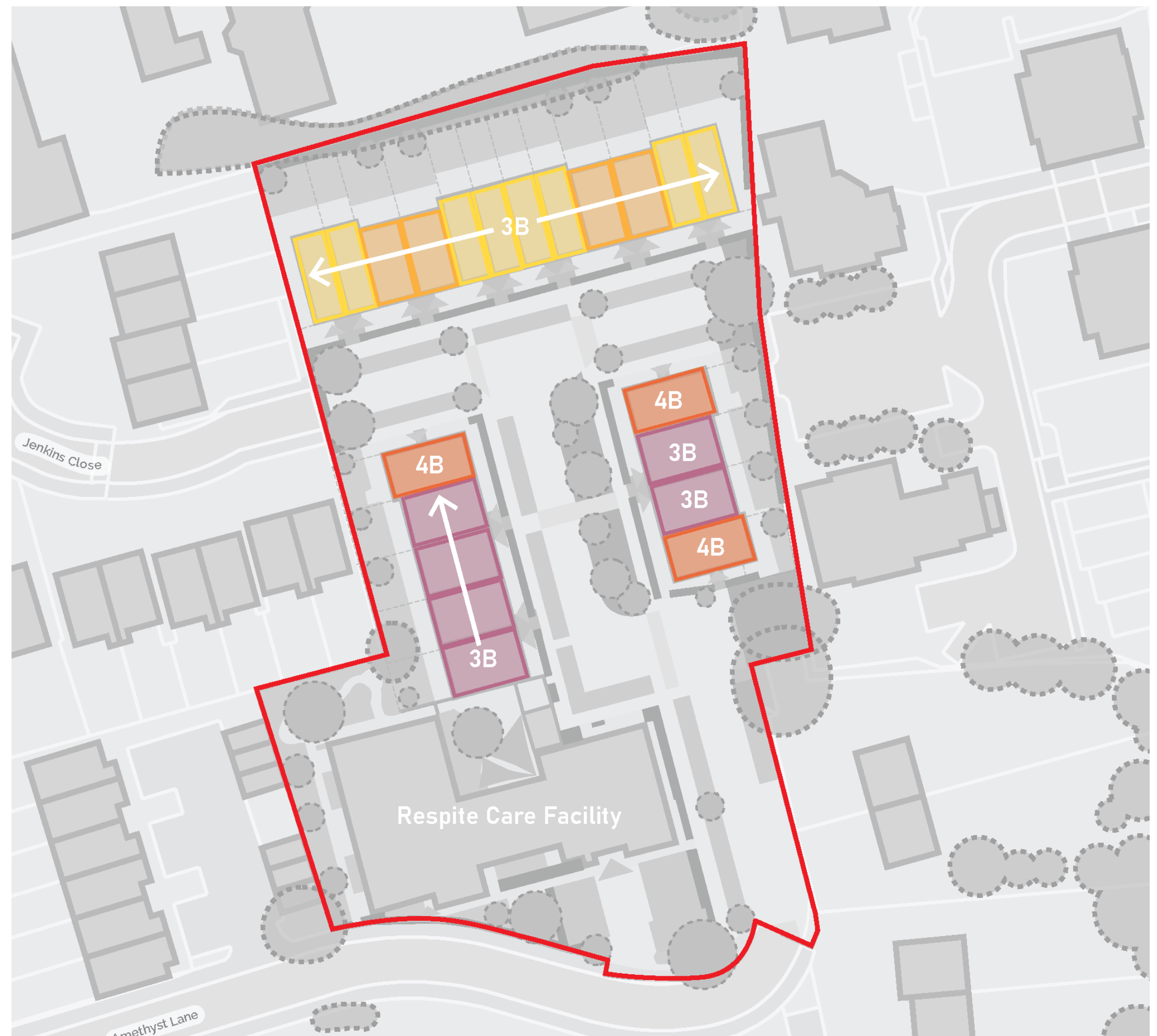
4.6 Types of Affordable Homes

The proposals are residential, providing a range of family homes that will create a new, multi-generational community of affordable homes..

- 21 new homes in total
- All homes types are individual family houses, to meet RBC housing needs
- Respite care facility features 6 wheelchair accessible bedrooms for short term stays.
- All homes are designed to meet or exceed NDSS spatial standards
- All homes include private amenity space as either rear gardens, or shared communal garden space.

Key:

- 3 Bed 5 Person House - Type A
- 3 Bed 5 Person House - Type B
- 3 Bed 6 Person House - Type A
- 4 Bed 8 Person House - Type A
- Site Boundary



Concept plan

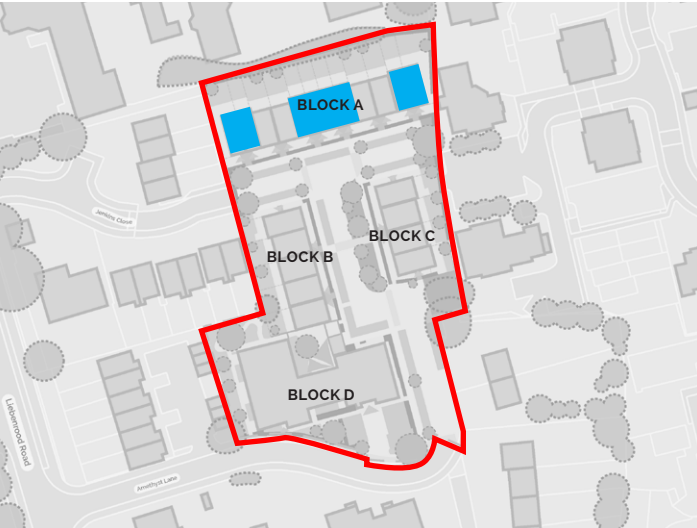


View from new swale street, looking North

4.6 Types of Affordable Homes

Block A

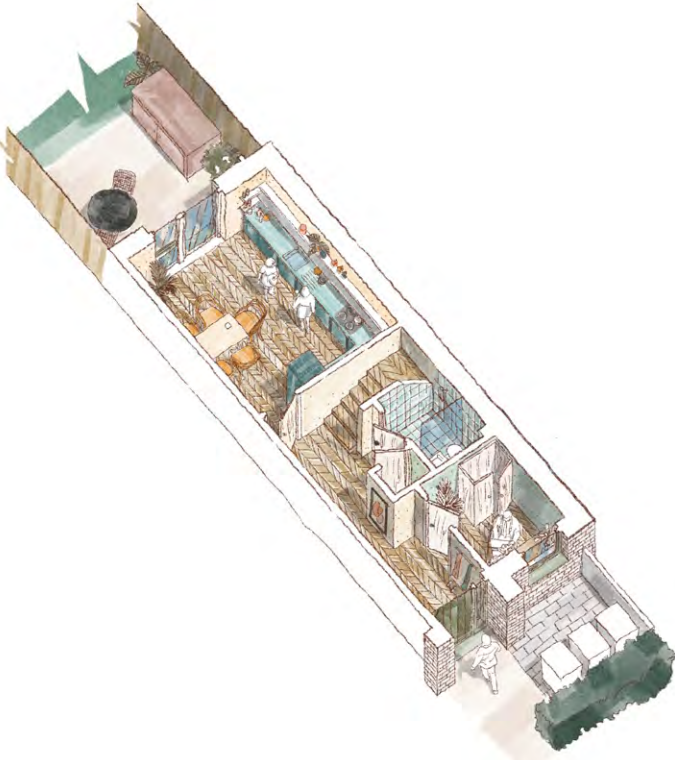
- A 3 storey terraced home, with biosolar flat roof forms a 'bookend' to the terrace, and positive street 'vista'
- Simple built form with no recesses to improve thermal efficiency
- Separate living and kitchen/dining provide flexible habitable space for larger families
- Additional home office space provides further habitable space for flexible family living
- Generous Living Room Width (+3.2m)
- Family homes all providing family bath and additional shower/bathroom
- Glazing size and position tested to provide balance of daylight and overheating
- Utility cupboards house ASHP system, MVHR and washing machine
- Front gardens designed to create green streets, and screen space for refuse stores from the pedestrian environment.
- Rear gardens provide private amenity space and bike storage



Building Location

3 Bed 5 Person House - Type A Total GIA - 110.6m² (NDSS 99m²)

Room	Area/Quantity
Living Room	12.2 sqm
Kitchen / Dining	16.3 sqm
Bedroom 1	12.8 sqm
Bedroom 2	12.2 sqm
Bedroom 3	8.1 sqm
Home Office	4.7 sqm
Bath/Shower room	x3
Storage	3.7 sqm
Total Area	110.6 sqm



Ground Floor Axo Sketch



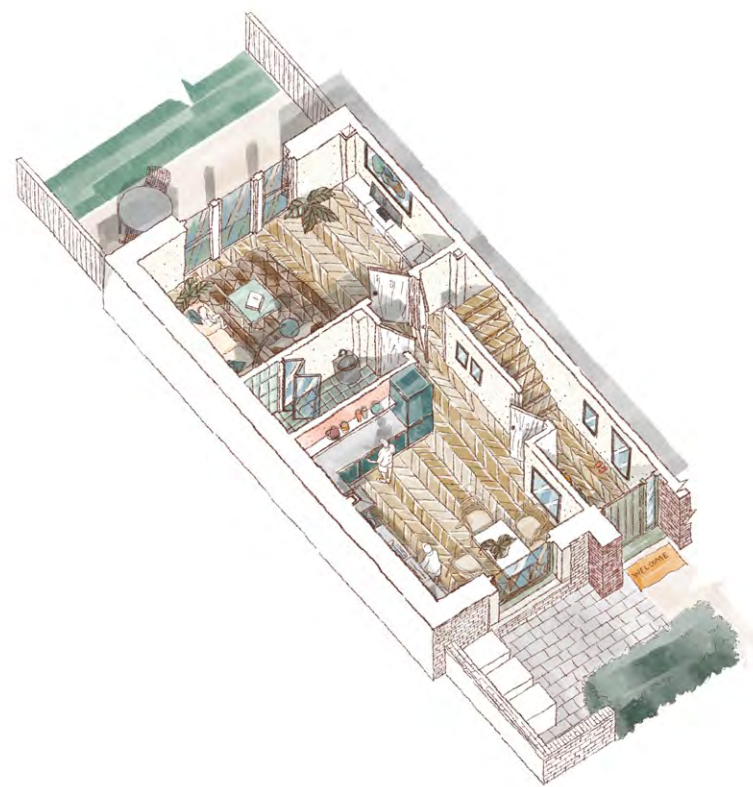
4.6 Types of Affordable Homes

Block A

- A 2 storey terraced home, with pitched roof
- Simple built form with no recesses to improve thermal efficiency
- Projecting entrance canopy creates an individual and domestic 'arrival' experience for each home
- Flexible layout allowing for open plan and future partitions if preferred.
- Active kitchen & dining spaces face the street, and living rooms open to private rear garden
- Generous Living Room Width (+3.2m)
- Family homes all providing family bath and additional shower/bathroom
- Glazing size and position tested to provide balance of daylight and overheating
- Utility cupboard houses complete ASHP system, MVHR and washing machine
- Front gardens designed to create green streets, and screen space for refuse stores from the pedestrian environment.
- Rear gardens provide private amenity space and bike storage

3 Bed 5 Person House - Type A Total GIA - 95.3m² (NDSS 93m²)

Room	Area/Quantity
Living Room	16.3 sqm
Kitchen / Dining	16.9 sqm
Bedroom 1	12.3 sqm
Bedroom 2	11.7 sqm
Bedroom 3	7.7 sqm
Bath/Shower room	2
Storage	3.9 sqm
Total Area	95.3 sqm



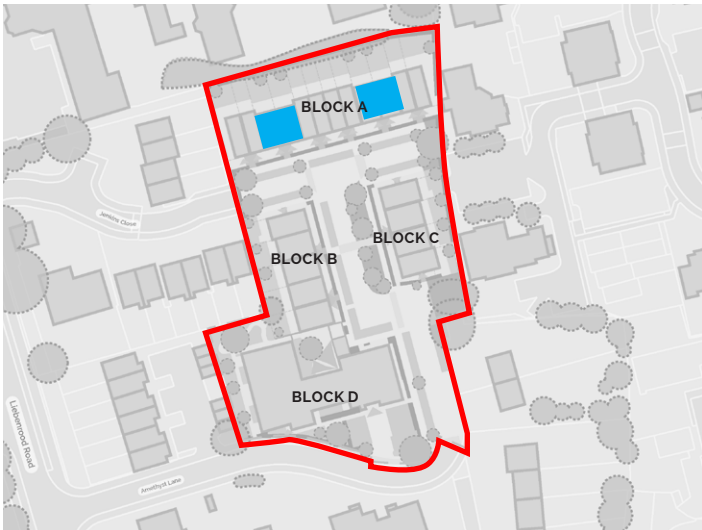
Ground Floor Axo Sketch



Ground Floor



First Floor



Building Locations

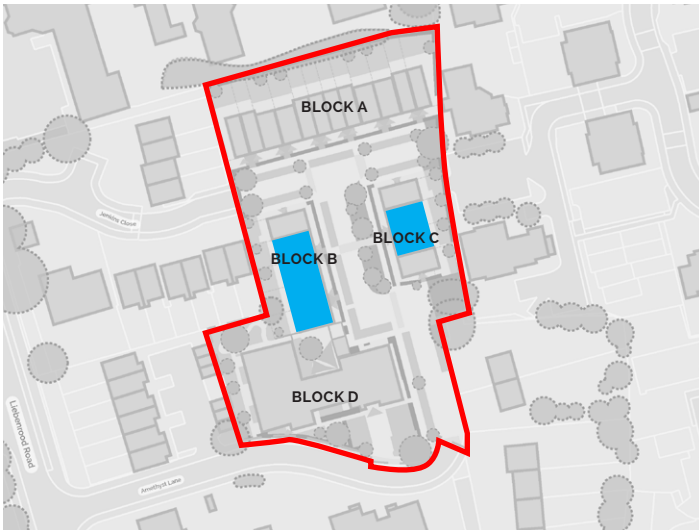


View towards new swale, looking East

4.6 Types of Affordable Homes

Block B & C

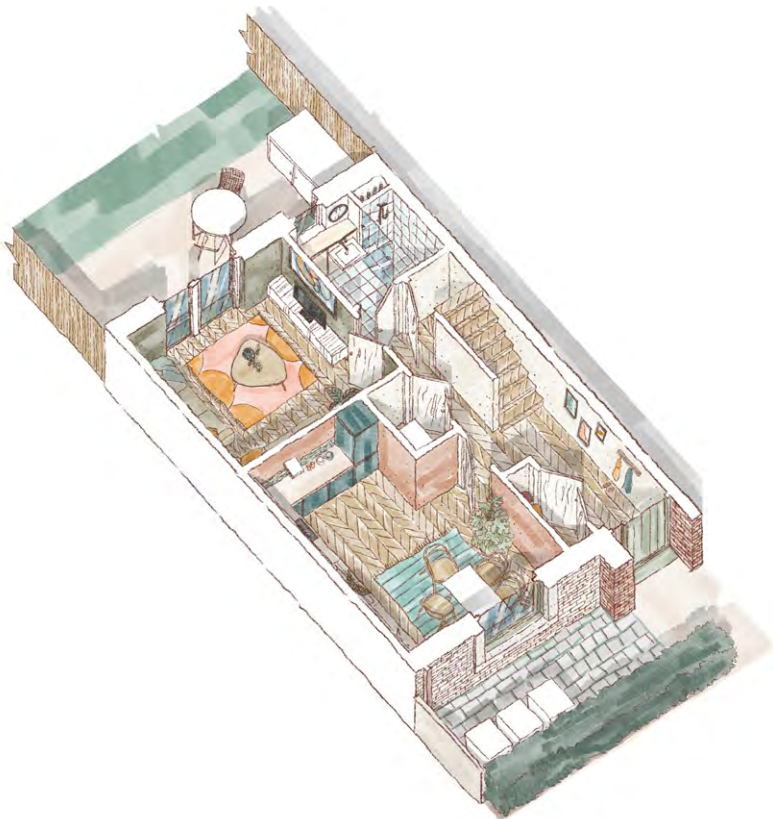
- A 2 storey terraced home, with pitched roof
- Simple built form with no recesses to improve thermal efficiency
- Projecting entrance canopy creates an individual and domestic 'arrival' experience for each home
- Flexible layout allowing for open plan and future partitions if preferred.
- All bedrooms designed as double/twin rooms for flexibility.
- Generous Living Room Width (+3.2m)
- Family homes all providing family bath and additional shower/bathroom
- Glazing size and position tested to provide balance of daylight and overheating
- Utility cupboard houses complete ASHP system, MVHR and washing machine
- Front gardens designed to create green streets, and screen space for refuse stores from the pedestrian environment.
- Rear gardens provide private amenity space and bike storage



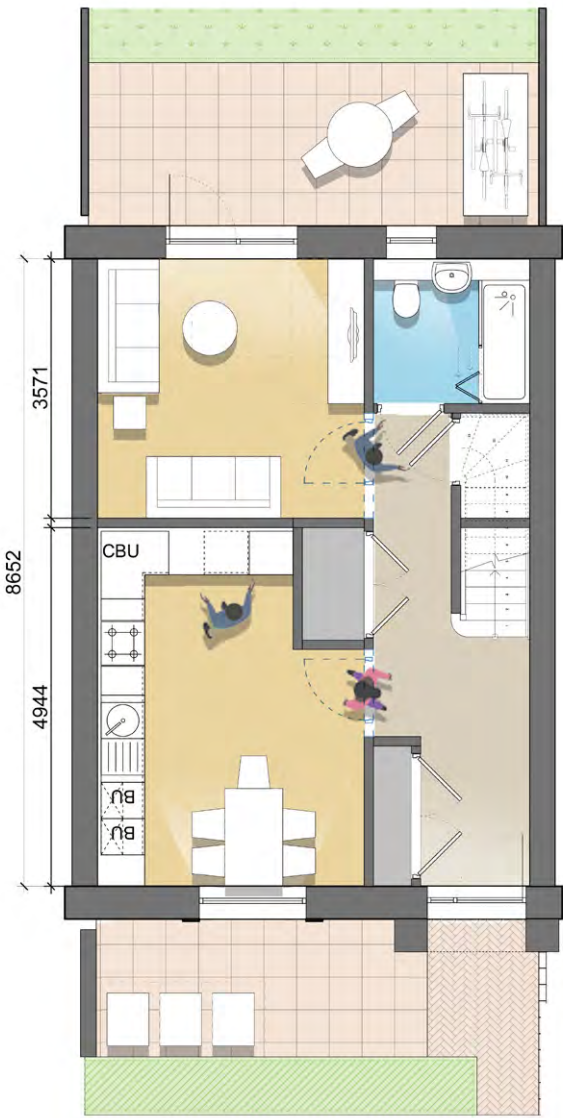
Building Locations

3 Bed 6 Person House - Type A Total GIA - 103m² (NDSS 102m²)

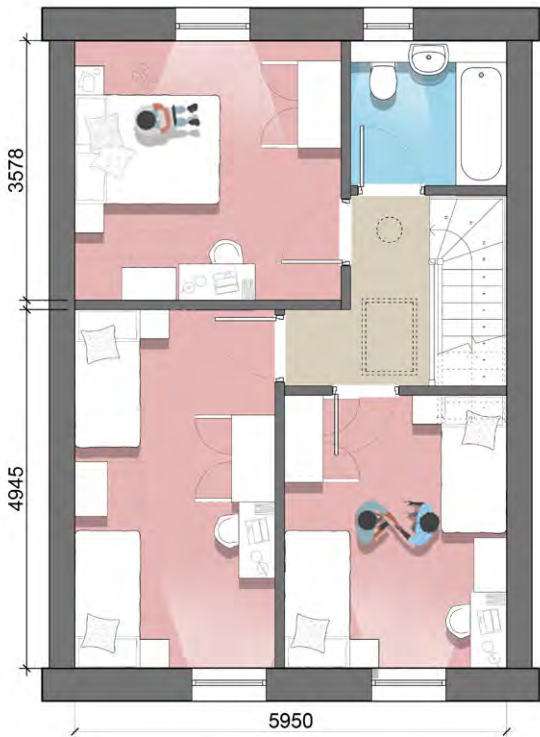
Room	Area/Quantity
Living Room	13.1 sqm
Kitchen / Dining	16.5 sqm
Bedroom 1	13.1 sqm
Bedroom 2	13.6 sqm
Bedroom 3	11.5 sqm
Bath/Shower room	2
Storage	3.7 sqm
Total Area	103 sqm



Ground Floor Axo Sketch



Ground Floor

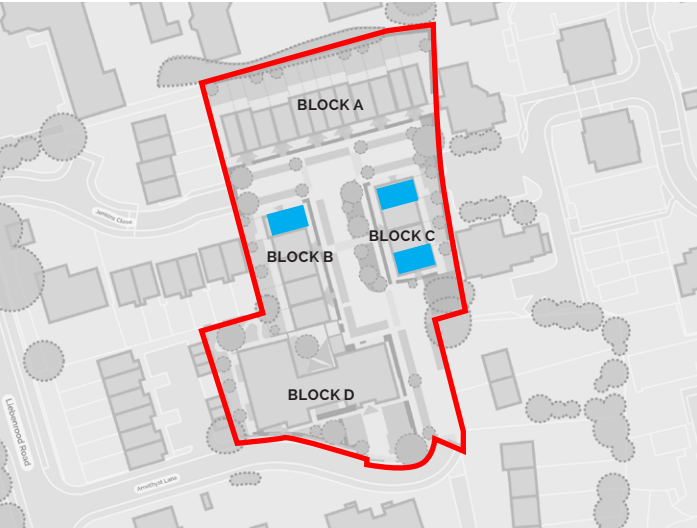


First Floor

4.6 Types of Affordable Homes

Block B & C

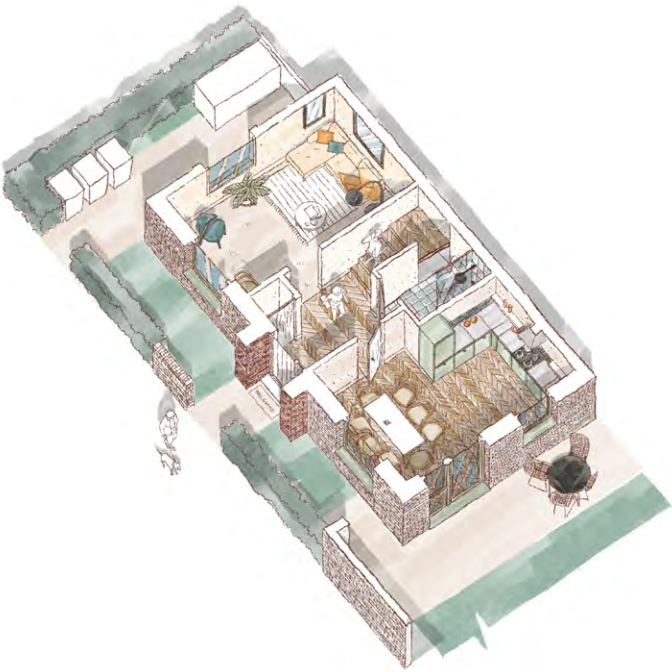
- A 3 storey terraced home, with biosolar flat roof forms a 'bookend' to the terrace
- Simple built form with no recesses to improve thermal efficiency
- Side entrance creates activity on additional streets
- Separate living and dining provide flexible habitable space for larger families
- Generous Living Room Width (+3.2m)
- All bedrooms designed as double/twin rooms for flexibility.
- Family homes all providing family bath and additional shower/bathroom
- Glazing size and position tested to provide balance of daylight and overheating
- Utility cupboards house ASHP system, MVHR and washing machine
- Front gardens designed to create green streets, and screen space for refuse stores from the pedestrian environment.
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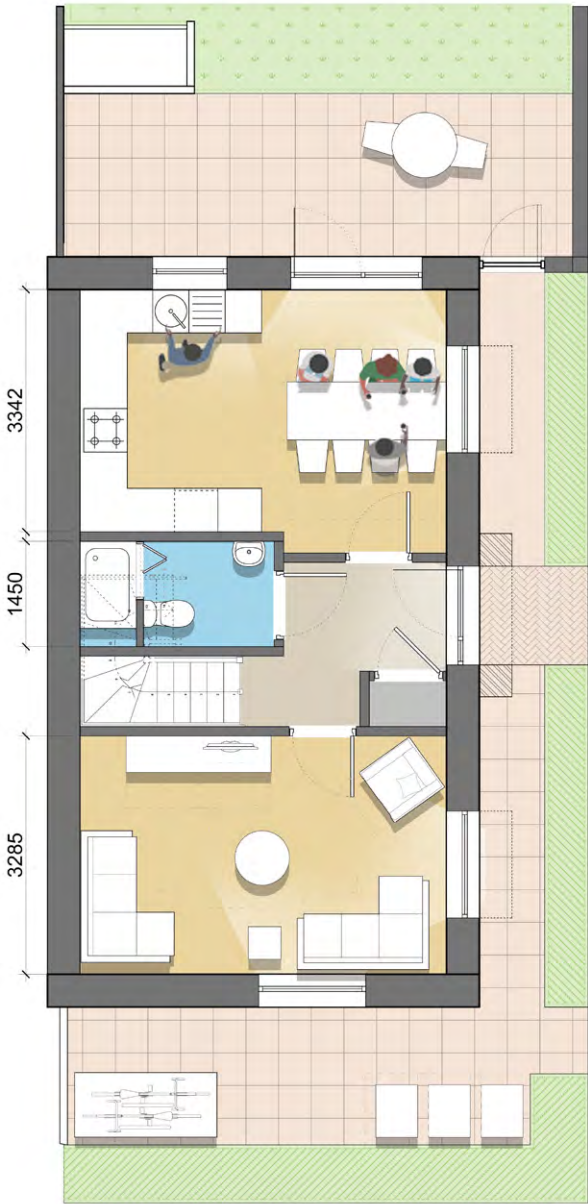
Building Location

4 Bed 8 Person House - Type A Total GIA - 143m² (NDSS 130m²)

Room	Area/Quantity
Living Room	16.6 sqm
Kitchen / Dining	17.5 sqm
Bedroom 1	16.4 sqm
Bedroom 2	16.6 sqm
Bedroom 3	16.4 sqm
Bedroom 4	16.1 sqm
Bath/Shower room	x3
Storage	3.9 sqm
Total Area	143 sqm



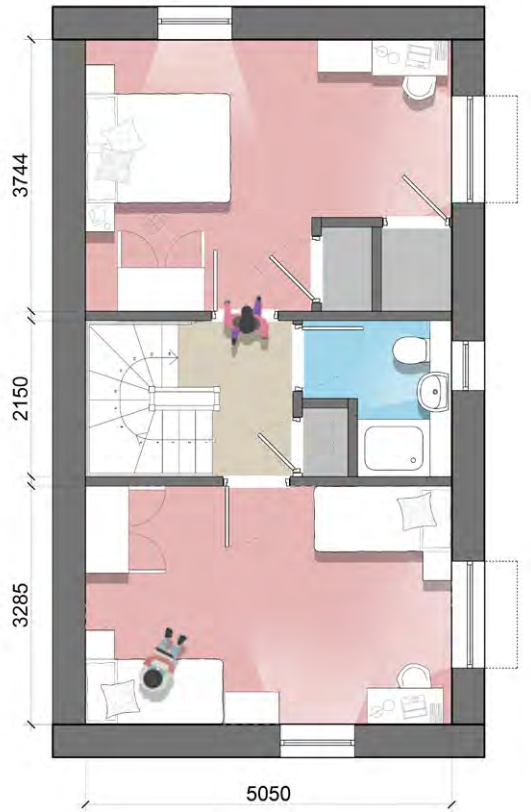
Ground Floor Axo Sketch



Ground Floor



First Floor



Second Floor