

3.1 Pre-Application Advice

Response

Key items of design development in response to officer and Design Panel feedback include;

- A single point of site access from Appleford Road and no through-connection to Burghfield Road for vehicles
- Increased parking provision along the new mews street.
- 100% active charging for car parking throughout
- A single detached home (in lieu of a pair of semis) to the south east corner of the site to reduce parking demand and improve access to on plot driveways
- Additional townscape and daylight/sunlight analysis to test apartment building arrangement. Footprint reduced to minimise impacts on neighbours.
- A single, legible communal entrance accessed via the new street (in lieu of individual flat entrances at ground floor) to improve wayfinding.
- Dwyer Road homes set further back from the road, with design amended to maximise development distances between homes.
- High quality Cat B and TPO trees retained
- Inclusion of offsite mitigation measures to compensate for tree canopy loss, and achieve 10% Biodiversity Net Gain
- Green roofs included on all flat roof properties.
- Amends to architectural detailing, in line with design comments e.g. brick banding depth.

Pre-Application Meeting 2January 2023



Stage 2 Developed plan

Comments

- Parking provision more balanced, but overall ration needs further justification from census data
- Removal of south eastern house alleviates parking concerns
- Access and servicing via Appleford Road only is now acceptable.
- The proposals would respond well to the surrounding area in terms of scale and massing.
- Architectural treatment should be reviewed to soften the appearance of the final storeys
- All parking spaces should be active EVCPs
- A biodiversity Net Gain of 10% is expected; green roofs, bird and bat boxes and mixed native hedge should be considered.
- Retention of trees to the perimeter is good.

Design Review Panel March 2023



Stage 3 Developed plan

Comments

- Generally, the proposals / extent of development sit comfortably within the site
- Review building alignment to existing streets to strengthen townscape composition
- Confirm driveway access to Dwyer Road is safe and acceptable
- Housing typologies are comfortable with "groupings (of an) intuitively recognisable scale and order, making for welcoming and well designed homes"
- Review detailing of key features (canopies, window surrounds etc) in more depth, and review architectural banding at top floor levels.
- Address confusing heirarchy of entrances to the flat block
- Include heating units on site plans and elevations
- "Working from inside out, will result in some great places for those allocated these homes to live"

Pre Application Meeting 3 April 2023



Stage 3 Scheme Design plan

Comments

- Provide baseline conditions for offsite biodiversity mitigation sites, and assume all offsite tree planting will have small canopies
 - Define where offsite street tree planting will be (within local area and same ward if possible)
 - Review loss of street tree planting to south of site, along Dwyer Road
 - Design amends following DRP comments acceptable. Amends to architectural detailing in response are successful.
- Following the final pre-application meeting no 3, additional comments were received from RBC Transport and Highways officer, with regards to providing further justifications and minor layout amendments. These have been resolved and included in the final proposals submitted within.

3.2 Community Engagement

Public engagement has been undertaken, with 2 no community events held in the local Manor Primary School, alongside online consultation on the RBC webpage.

A workshop with Year 5 students at Manor Primary school was undertaken as community outreach in January 2023; engaging the students about the proposals for the Dwyer Road site, as well as the design process. They then produced works of art, to be incorporated in eventual hoarding designs for the site during construction.

A Community Exhibition was held on the same day, with presentation boards highlighting key site constraints and surveys, and current proposals at the time.

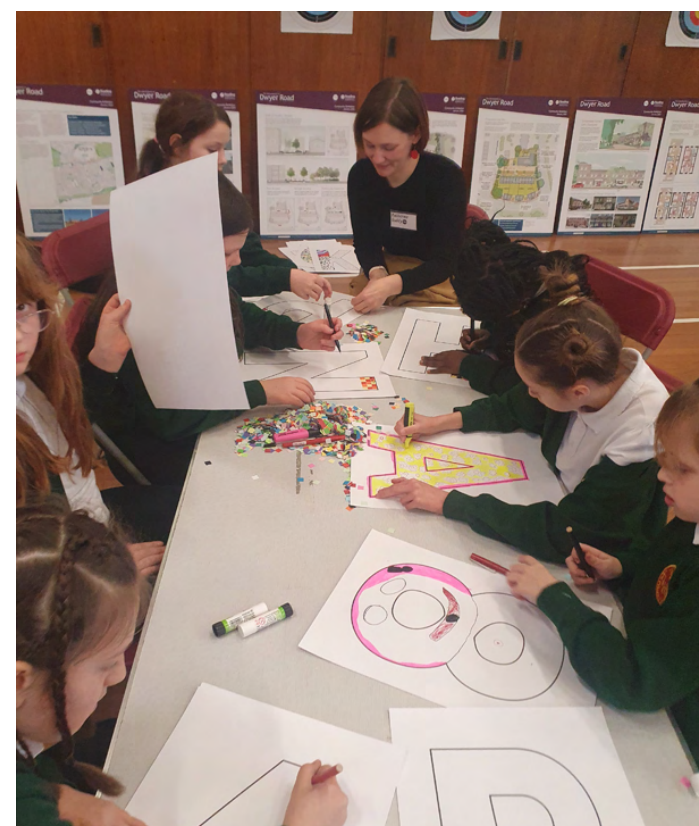
Collated feedback in person, and in feedback forms highlighted:

- support for bespoke housing for downsizers
- support for affordable homes for families
- concerns about traffic and parking provision
- the scale of building proposed
- potential for planting improvements to local green spaces

Pre application discussion has also been undertaken with RBC planning officers including Planning, Transport, Refuse, Tree and Ecology Officers, with their feedback informing the proposals submitted. Dialogue with the client's housing and delivery teams throughout has also fed into the designs, ensuring proposals meet RBC housing needs and are viable to maintain.

A post-engagement "You Said, We did" newsletter has also been issued to residents, summarising responses to feedback received.

Please refer to the accompanying Statement of Community Involvement for further detail on the pre-planning engagement process.





THE PROPOSALS

4

4.1 Concept

Green Buffer

- Maintain existing and former green perimeter to the site
- Buildings should be set back from the road with planted buffer to maintain green character of streets
- High quality existing trees protected and retained as far as possible

Green Link

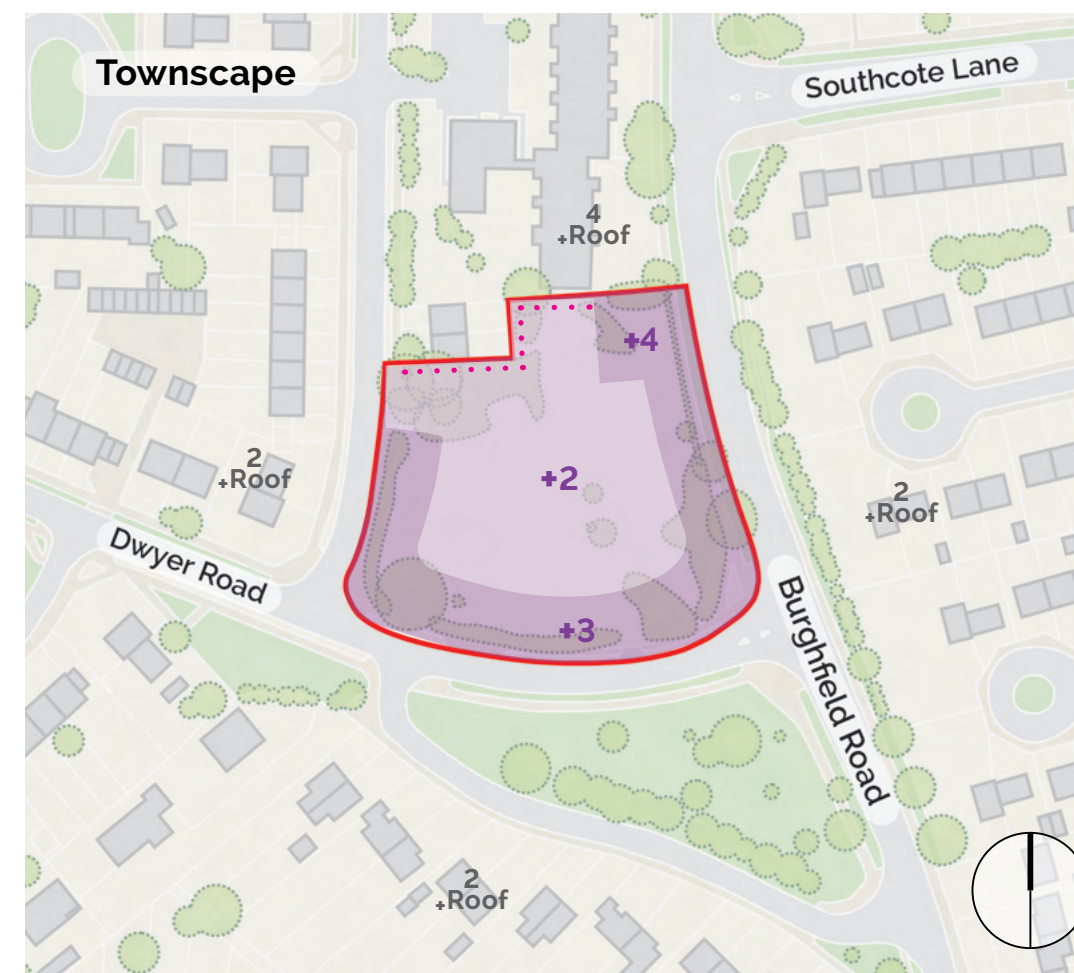
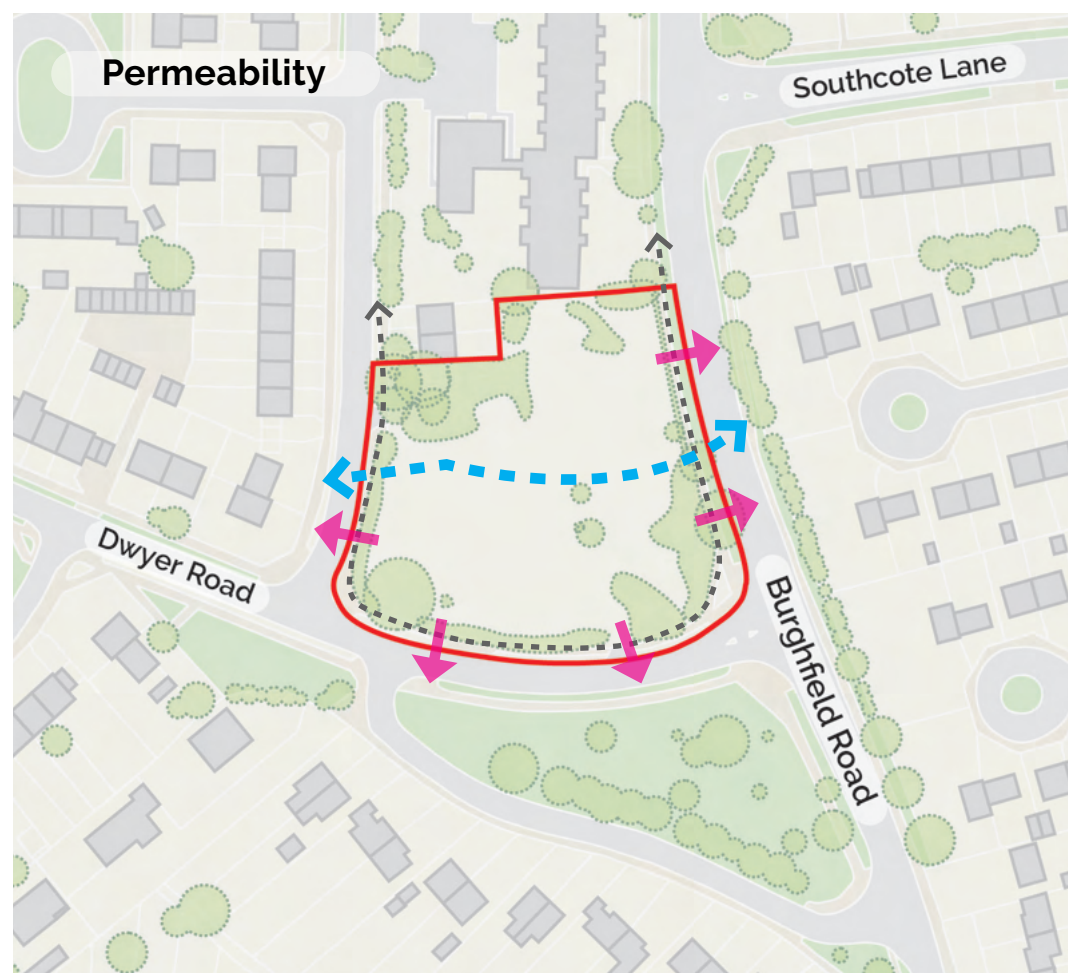
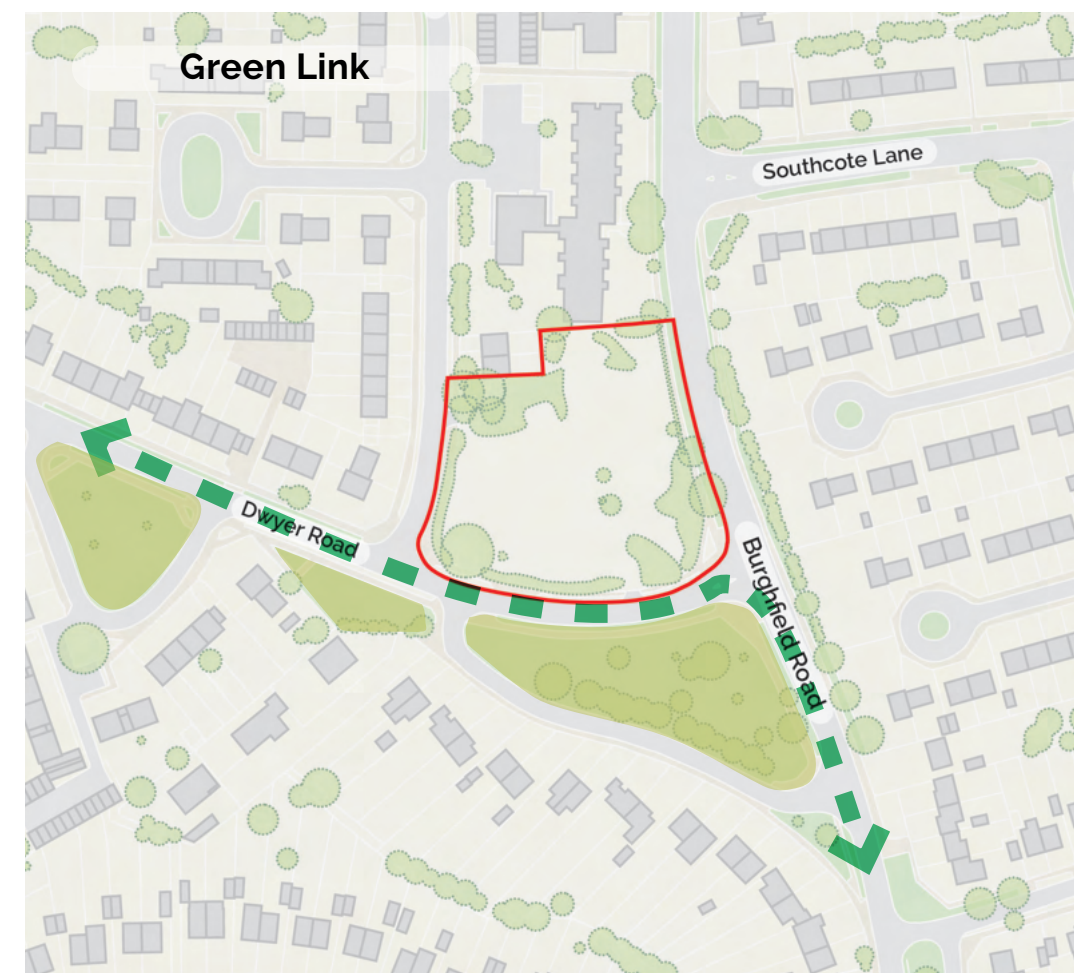
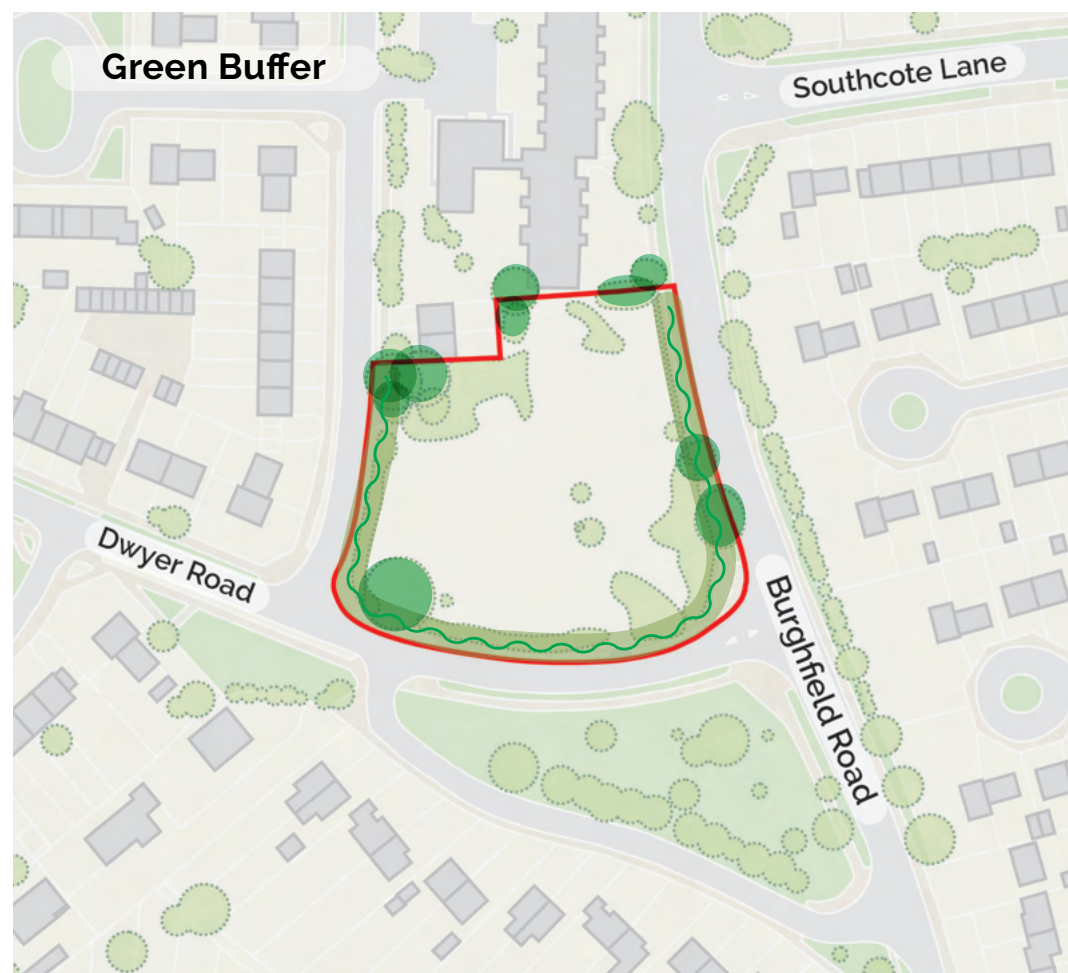
- Strengthen character of local open green spaces, including spaces opposite and along Dwyer Road
- Strengthen greening and biodiversity along "Green Link" policy chain
- Potential for community amenity activated and overlooked by new buildings on site

Permeability

- Address the isolated nature of the vacant site, and lack of connection to main streets by creating more permeability through the site
- Create activity and overlooking on streets

Townscape

- Arrange building typologies to knit into existing context
- Maximise benefit of space between neighbours on adjacent streets, and respond sensitively to those immediately adjacent
- Taller buildings and increased density most appropriate to the north and reducing towards the south/southwest responding to the existing context



Concept Diagram

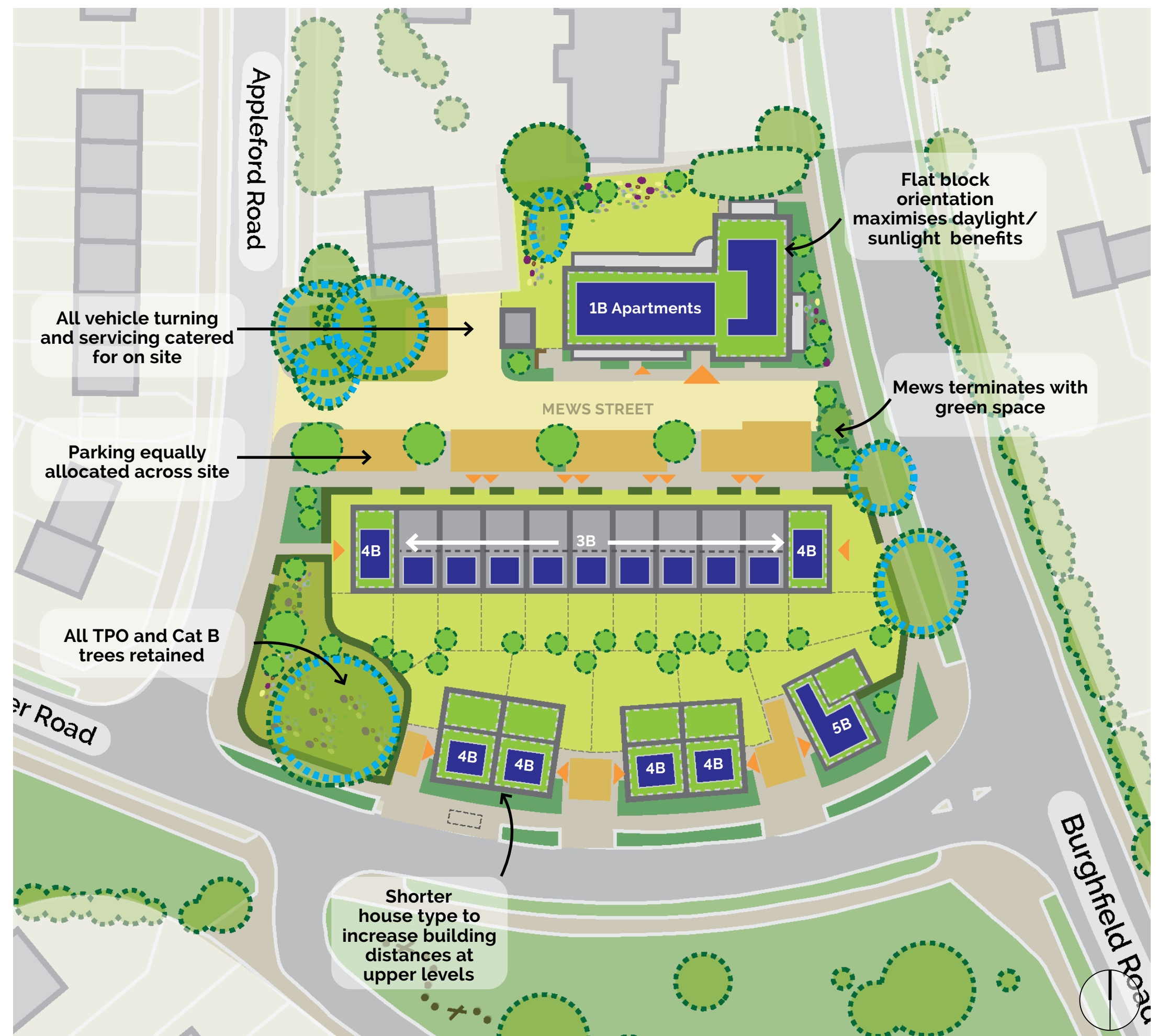
4.2 Layout

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

- 31 new homes
- A mix of 1, 3, 4 and a single 5 bedroom homes
- 16x houses (6x 4 bed, 9x 3Bed, 1x 5Bed)
- 15 apartments for downsizers
- 27 Parking spaces (Ratio 0.87)
- All Cat B and TPO trees retained
- PV provision to all roofs
- Biodiverse green roof for all flat roofs

Key:

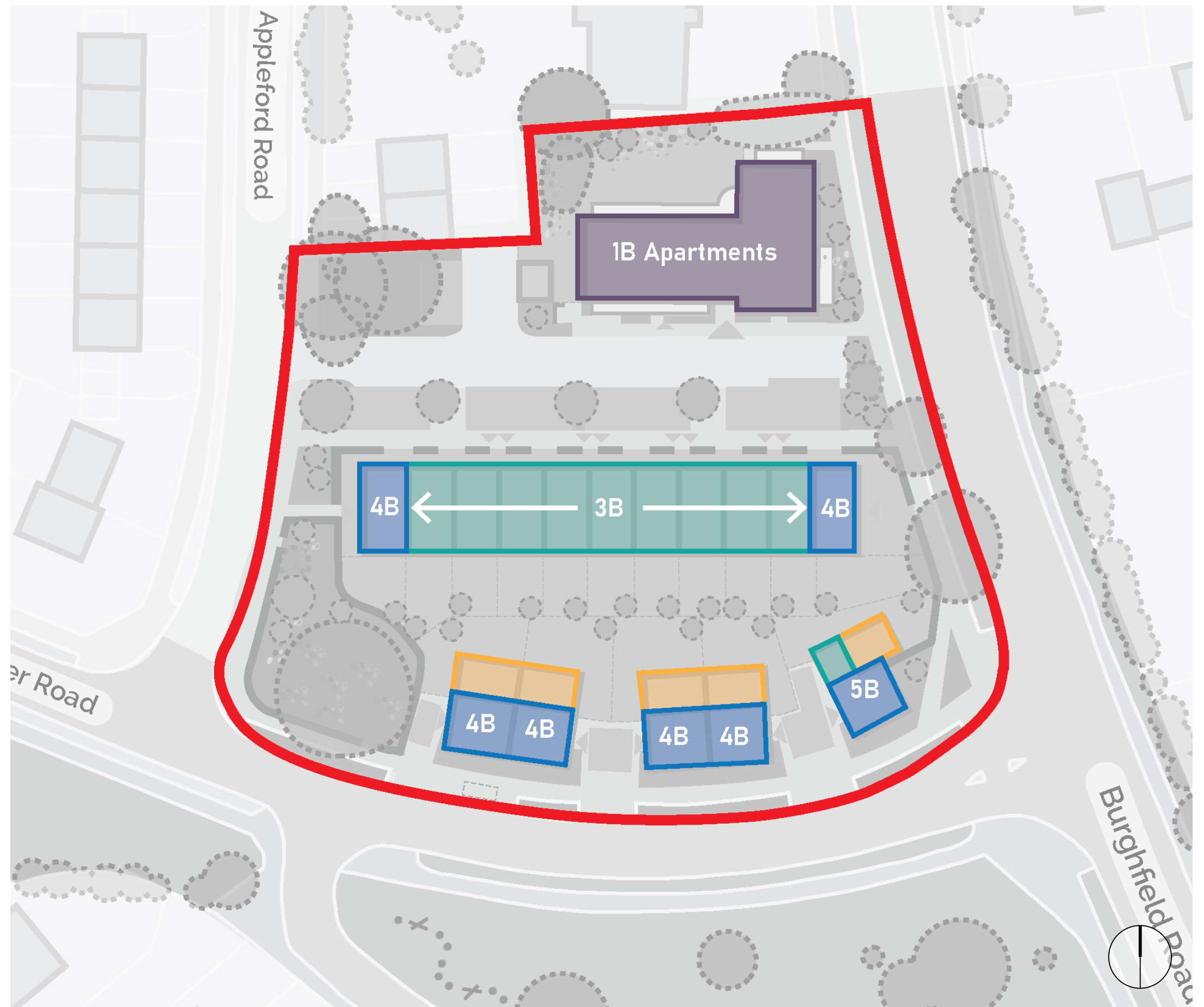
-  Building entrance - primary
-  Building entrance - secondary
-  CAT B / TPO Trees
-  Potential for Green Roof & PV
-  Potential for PV
-  Private gardens
-  Amenity
-  Parking
-  Site Boundary



Proposed Concept plan

4.3 Building Heights

- The proposed apartment building is 4 storeys in height, with a flat roof and full brick parapet to allow for safe roof maintenance.
- 3 storey homes are arranged on the outer, street-facing positions with open aspects, creating a transition between the taller buildings to lower 2 storey suburban surroundings.
- 2 storey homes are arranged in the middle of the site, reducing the scale and massing along the new street to increase day/sunlight and create a more intimate street scale.
- Flat roofs have been proposed in order to reduce the overall massing of the 3 & 4 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 ends of the terrace.



Key:

- 1 storey
- 2 storey
- 3 storey
- 4 storey
- Site Boundary

Proposed Building Heights

4.4 Townscape, Scale & Massing

- Building types and proposed typologies are designed to knit into the existing context
- A 4 storey apartment building to the north of the site terminates the Burghfield Road flattened frontage
- Terraced homes along the new mews street continue the character of surrounding 'mid-street' terraces
- Pairs of semi-detached homes and a single detached home along Dwyer Road respond to the historic Holybrook Crescent homes opposite
- 3 storey 4 bed homes, with side entrances activate key corners and street frontages, while creating variation in height to step down from taller apartments to the north

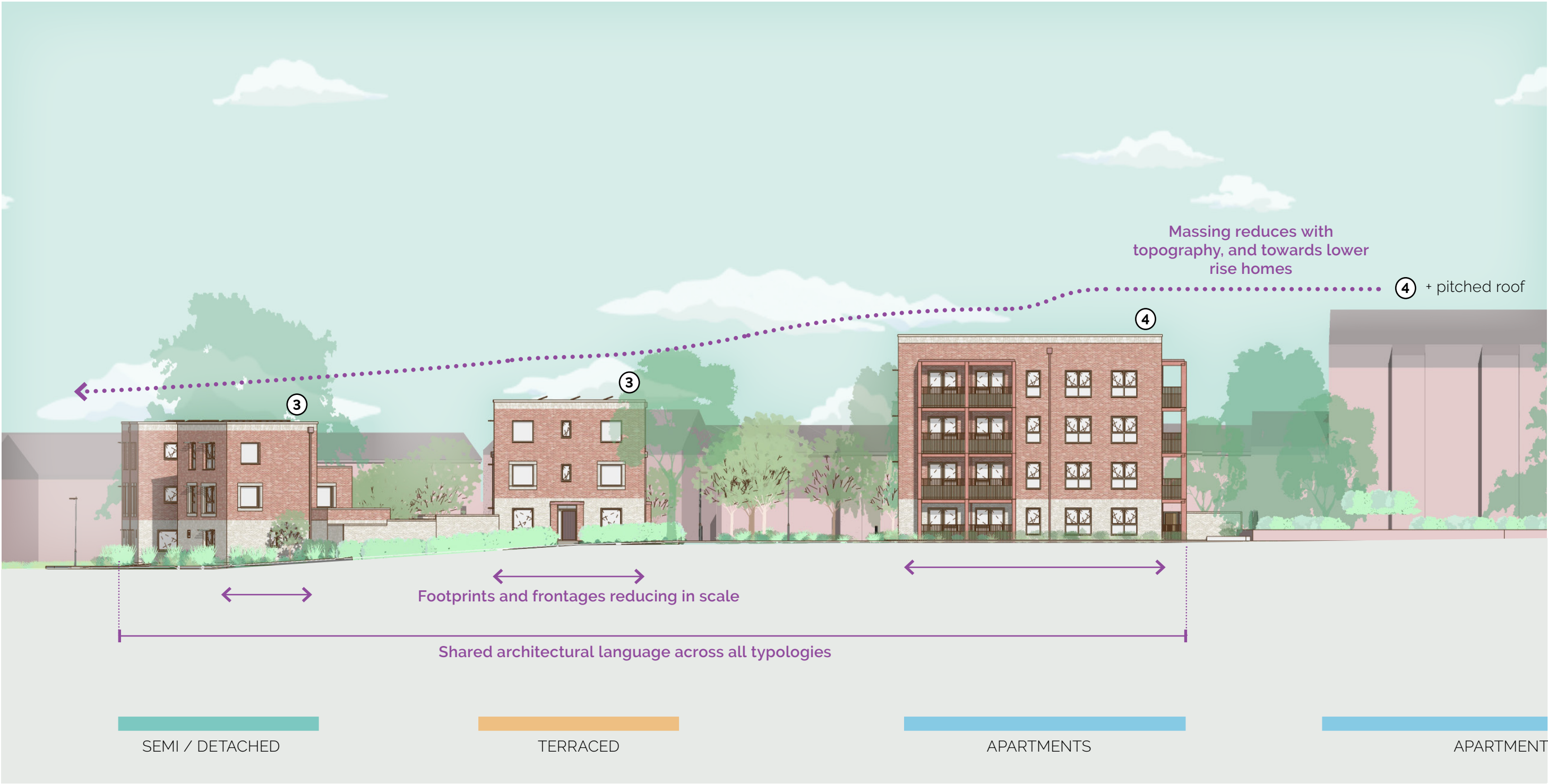
Key:

- Site Boundary
- Flat Block
- Terraced Flat Block
- Terraced House
- Semi-Detached House
- Detached House
- Flats - Prominent Zone
- Terraces - Prominent Zone
- Terraces - Prominent Zone
- Semi - Prominent Zone
- Terraced Street Relationship
- Semi Turning Corner

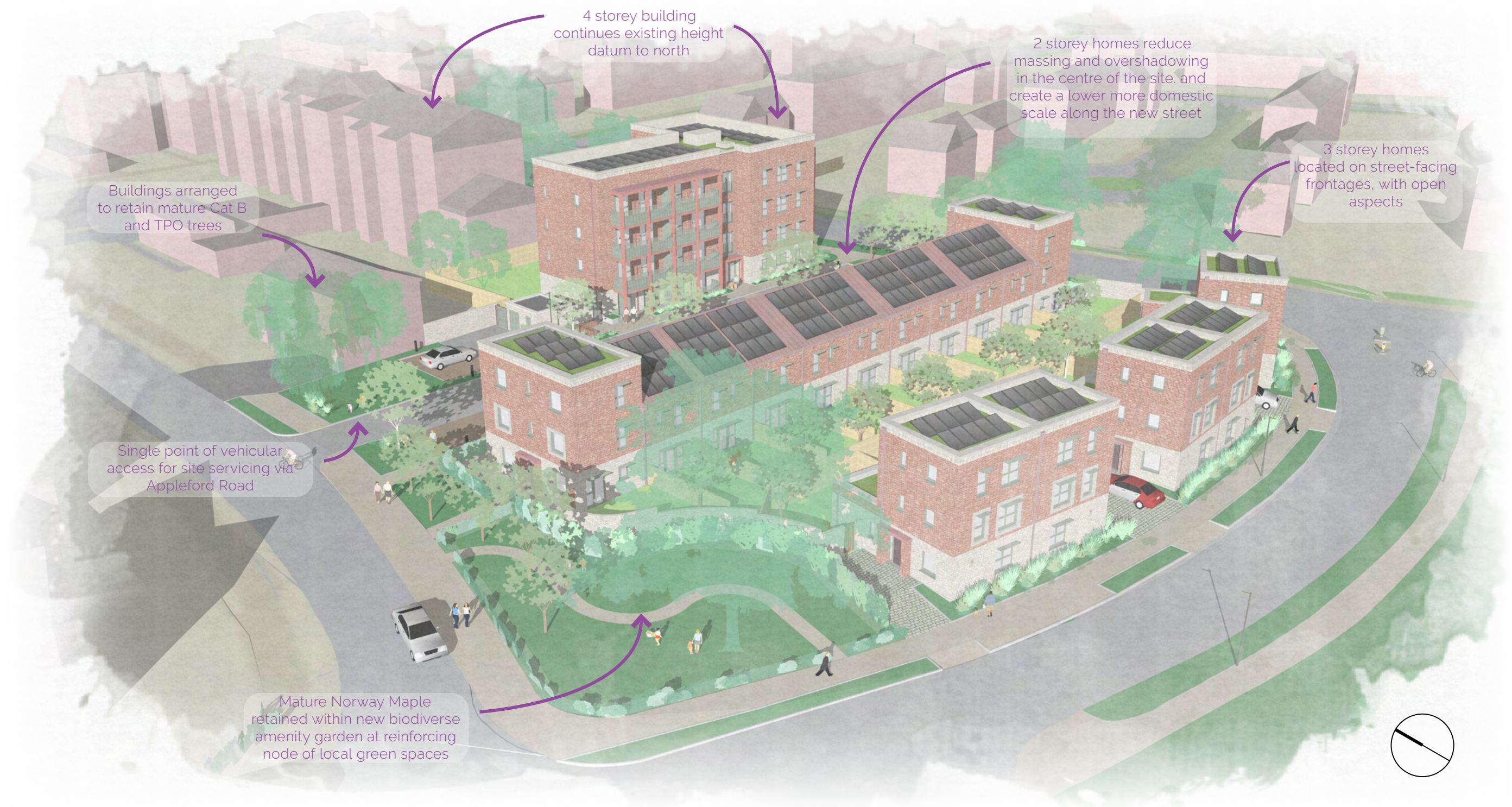


Urban Context Analysis Plan

4.4 Townscape, Scale & Massing



4.4 Townscape, Scale & Massing



4.4 Townscape, Scale & Massing



Mature Norway Maple retained within new biodiverse amenity garden at reinforcing node of local green spaces

4 storey building steps out to create "end" to linear run of flats to north

Side entry homes, create front doors and activity on all key streets

Single detached dwelling defines key corner, retaining visual continuity with adjacent semi-s