

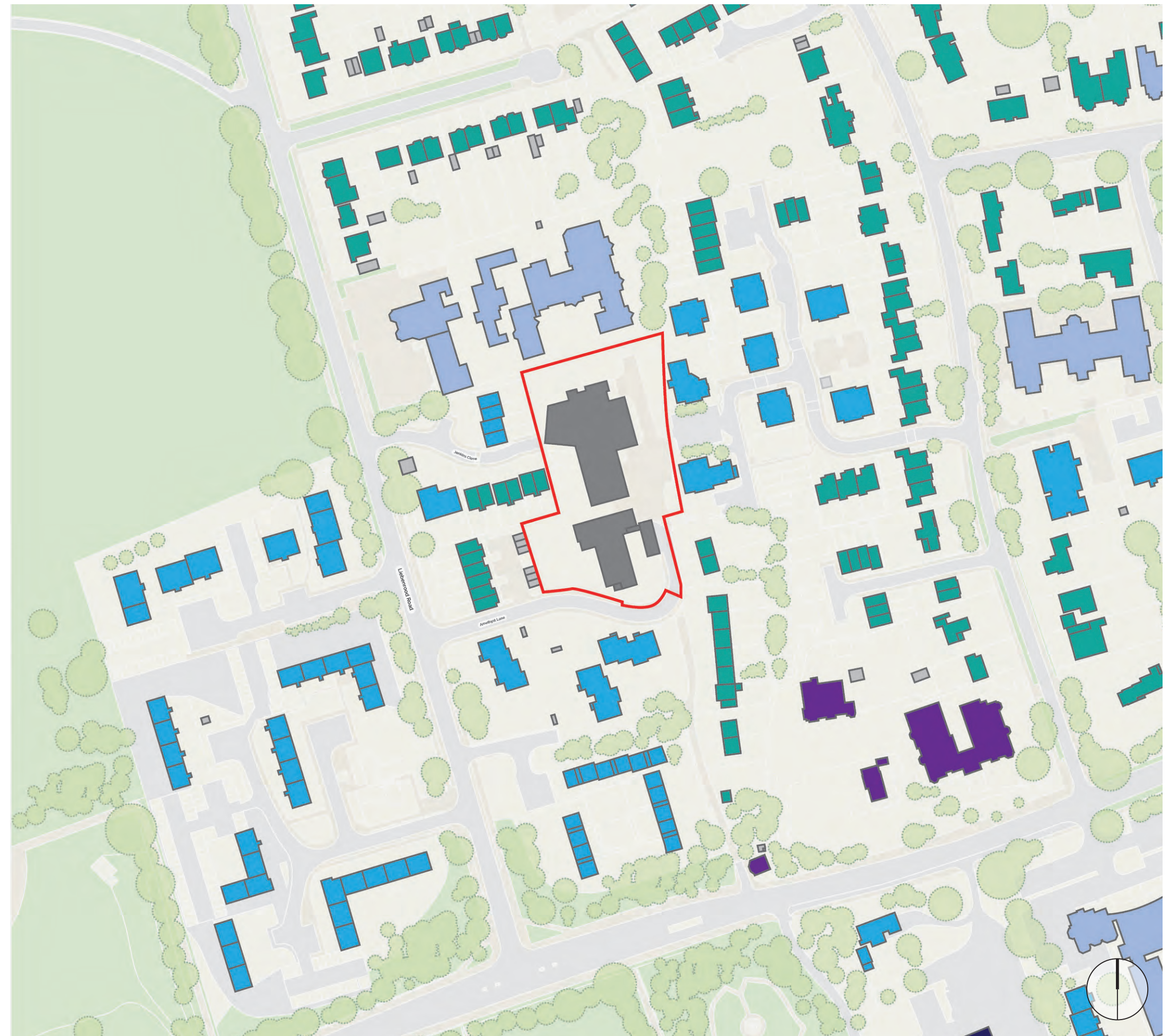
2.6 Site Analysis

Building Uses

- A predominantly residential area, the types of housing vary from single home typologies, to flatted accommodation.
- Immediately to the north of the site, is a Sue Ryder Duchess of Kent Hospice

Key:

	Healthcare
	Residential (Apartments)
	Residential (Single Dwelling)
	Education
	Residential (Care Home)
	Site Boundary



Existing Building Uses Diagram (not to scale)

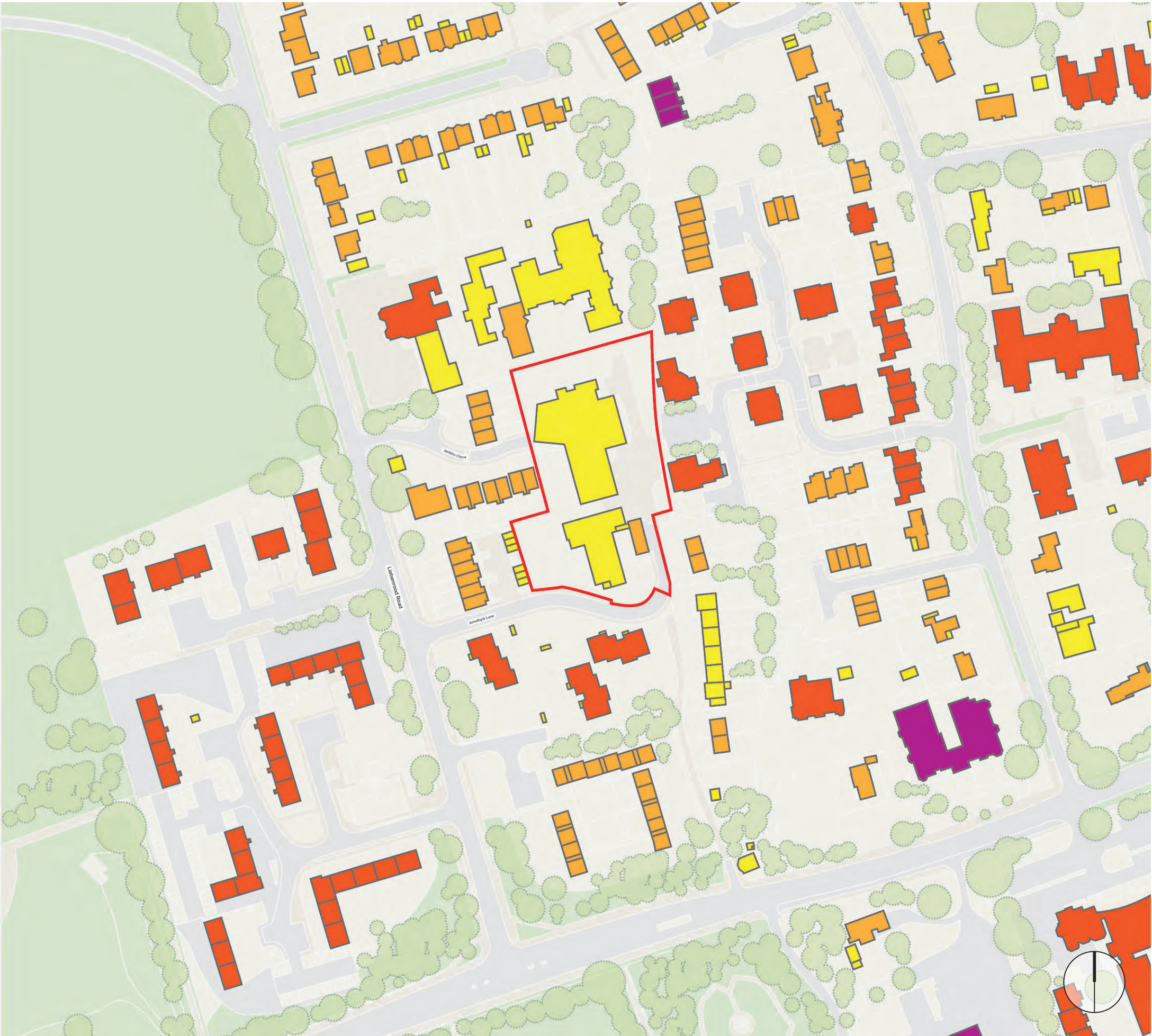
2.6 Site Analysis

Building Heights

- Immediately to the west, towards Prospect Park, residential homes of 2 storeys, with single storey garages
- Flat blocks of up to 3 storeys with pitched roofs to the east and south.
- Short run of single storey bungalows to the south east, along Parkhurst Drive
- The hospice buildings to the north are single storey, with an original Victorian 2 storey building with substantial pitched roof.

Key:

	1 Storey
	2 Storey
	3 Storey
	4 Storey
	5 Storey
	Site Boundary



Existing Building Heights Diagram (not to scale)

2.6 Site Analysis

Building Typologies

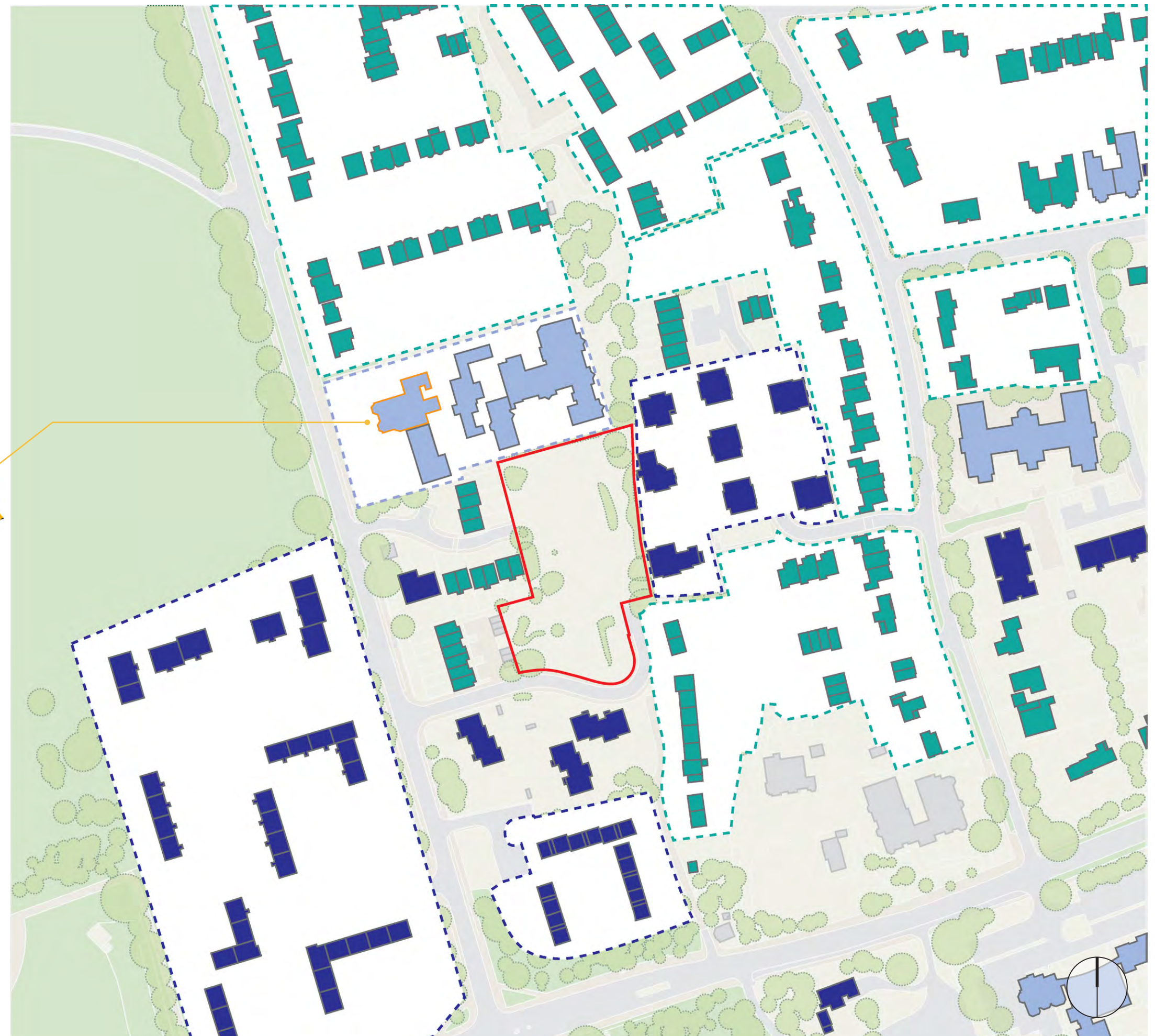
- The area surrounding the proposed site is surrounded by a number of different building typologies from different eras.
- The NHS care building to the North-East of the site is however quite distinctive with its two protruding bays signifying an entrance between them, and steeply pitched gable fronted roofs



- As such there is no coherent street network or prevailing building typology

Key:

- Institutional Buildings
- Terraced and semi-detached housing
- Flatted Accommodation
- Prevailing Housing area
- Prevailing Flatted area
- Site Boundary



Existing Building Heights Diagram (not to scale)

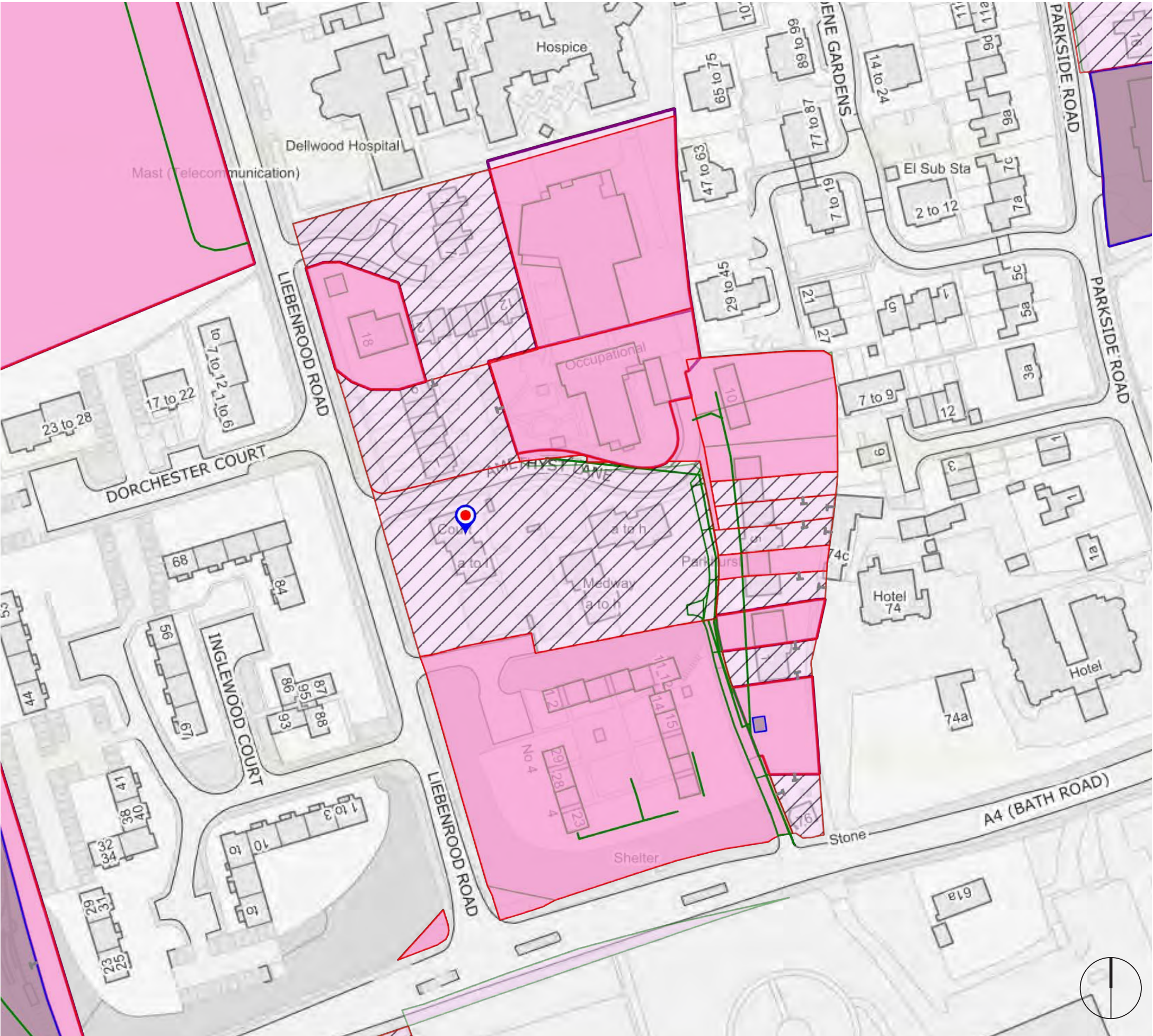
2.7 Site Analysis

Site Ownership

- The site is entirely within RBC ownership
- The immediately adjacent properties, with the exception of 2 no. semi-detached homes in the south east, are all privately owned.

Key:

- Asset Register
- Dedicated Land
- Ex Berks Terrier (areas)
- Ex Berks Terrier (lines)
- Freehold
- Leased In
- Leased Out
- North Whitey Line
- Original Conveyance
- Other Interests
- Row Eas
- Sold
- T Marks
- Site Boundary



Ownership Diagram (Supplied by RBC)

2.6 Site Analysis

Trees

- No TPO's or Category A tree's on the site
- Most valuable tree group is to the South East boundary
- Significant tree coverage and vegetation to all perimeter boundaries, of varying quality

legend

- Tree location and stem diameter
- Category B
- Category C
- Category U
- Current canopy extent
- Root Protection Area
- Indicative tree shadow
- Self-set tree
- Survey area

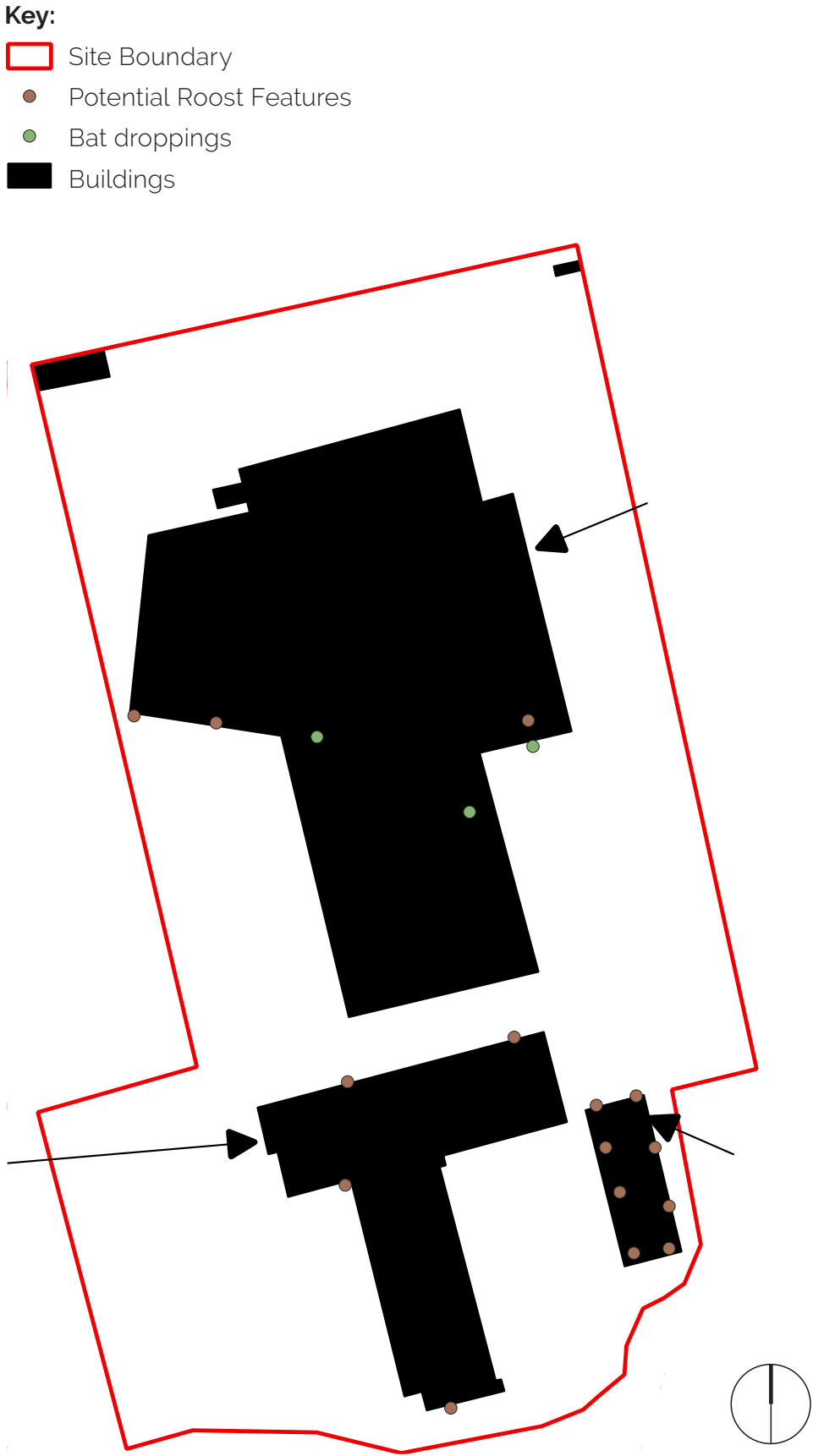


Existing Tree and Ecology Diagram (not to scale)

2.7 Site Analysis

Ecological Survey Summary

- The dominant habitat was bare ground in the form of hardstanding. Other habitats on site include, broadleaved plantation woodland, improved grassland, amenity grassland, ephemeral/short perennial vegetation, introduced shrub, species-poor hedge with trees and scrub.
- The buildings on site offered opportunities for roosting bats and nesting birds, with missing tiles, holes in wooden soffits and facias and gaps in the mortar, which provided potential access points into the interior of the building. Bats were confirmed within Building 3 with bat droppings found on the exterior and within the interior of the building. No evidence of bats was found within the other buildings on site.
- Building 1 was deemed 'highly' suitable for bats, with 3 bat surveys required. Building 2 as 'moderate' suitability for bats, so 2 bat surveys will be required.
- Evidence of Badger was found within the north of the site with one not currently-active Badger sett located in the north-east of the site and latrines found within the north-east and north-west of the site. Pre-works Badger checks would need to be completed before work commence.
- There is scope to enhance the site for protected / notable species, such as the provision of bat boxes and bird boxes, refuge creation, and native planting to promote biodiversity
- Based on the baseline ecological features of the site and the proposed avoidance, mitigation and enhancement measures, it is considered that the proposed development will be in-line with the National Planning Policy Framework (NPPF, 2018) and The Reading Borough Local Plan, the site would be expected to achieve biodiversity net gain.
- (Summary text, diagrams and photos all extracted from Preliminary ecological Survey by ADAS - issued 27th October 2022)



Preliminary Roost Assessment Map, ADAS (not to scale)



Phase 1 Habitat Survey Map, ADAS (not to scale)

2.6 Site Analysis

Utilities

- Based on the information provided the site has a limited number of utilities running to the existing buildings to be demolished, with no utility routes running through the site boundary to surrounding properties
- Main cluster of services in the road are gathered to the South East of the site, outside of the site boundary.
- Any Off site improvements works to the road arrangement should consider this constraint
- Utilities information based on: "Utilities and Drainage Survey" conducted by Survey Solutions Drawing No. 43954BWUG-01 - Revision A Issued on 26th September 2022

Key:

-  Site Boundary
-  Gas Main
-  BT / Telecoms
-  Electric
-  Surface water Sewer
-  Foul Sewer
-  No access for survey

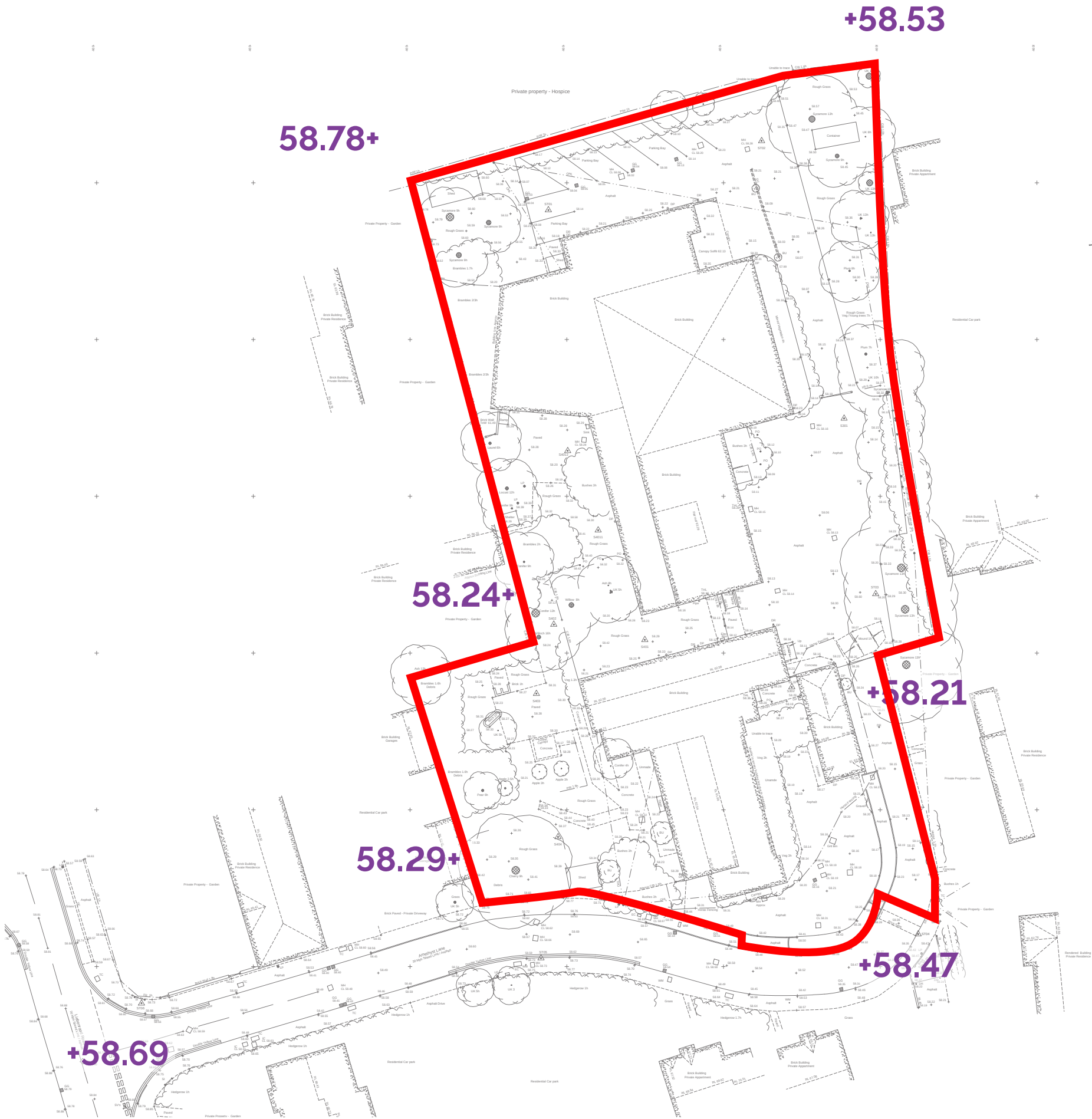


Existing Utilities Diagram (not to scale)

2.6 Site Analysis

Topography

- The site is relatively level, with a very slight fall from North to South
- Topographical information based on: "Topographical Survey" conducted by Survey Solutions Drawing No:43954CVLS-01. Issued on 24th August 2022



Key:
+XX.X Existing Site Level
Site Boundary

Existing Topography Diagram (not to scale)

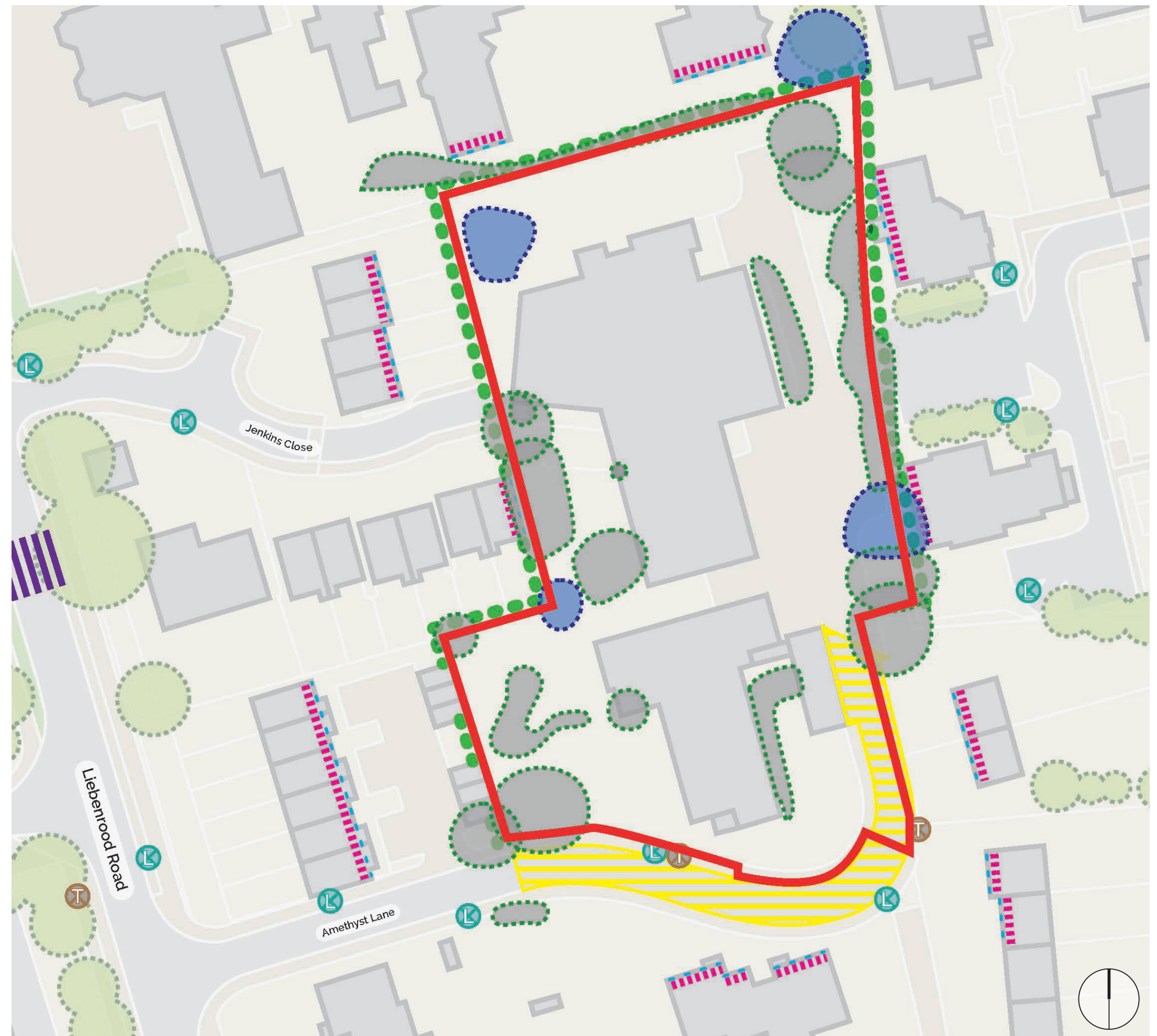
2.7 Constraints Plan

Adjacent is a summary of initial records of site constraints for the study area including physical and planning constraint information. This information has been based on:

- Topographical Survey
- Statutory Utilities Searches
- Full Arboricultural Survey
- Preliminary Ecological Assessment
- Desktop study and site visit
- OS Mapping information

Key:

- +XX.X Existing Site Levels
- Existing On Site Category B Tree
- Existing On Site Category C Tree
- Existing Tree / Tree Group (indicative)
- Vehicular access to existing properties
- Bus Stop
- Lamp Post
- Telegraph Pole
- Existing Site Access
- Existing Building Entrance
- Neighbouring Frontage
- Sensitive Site Boundary
- Site facing neighbouring windows
- Site Boundary



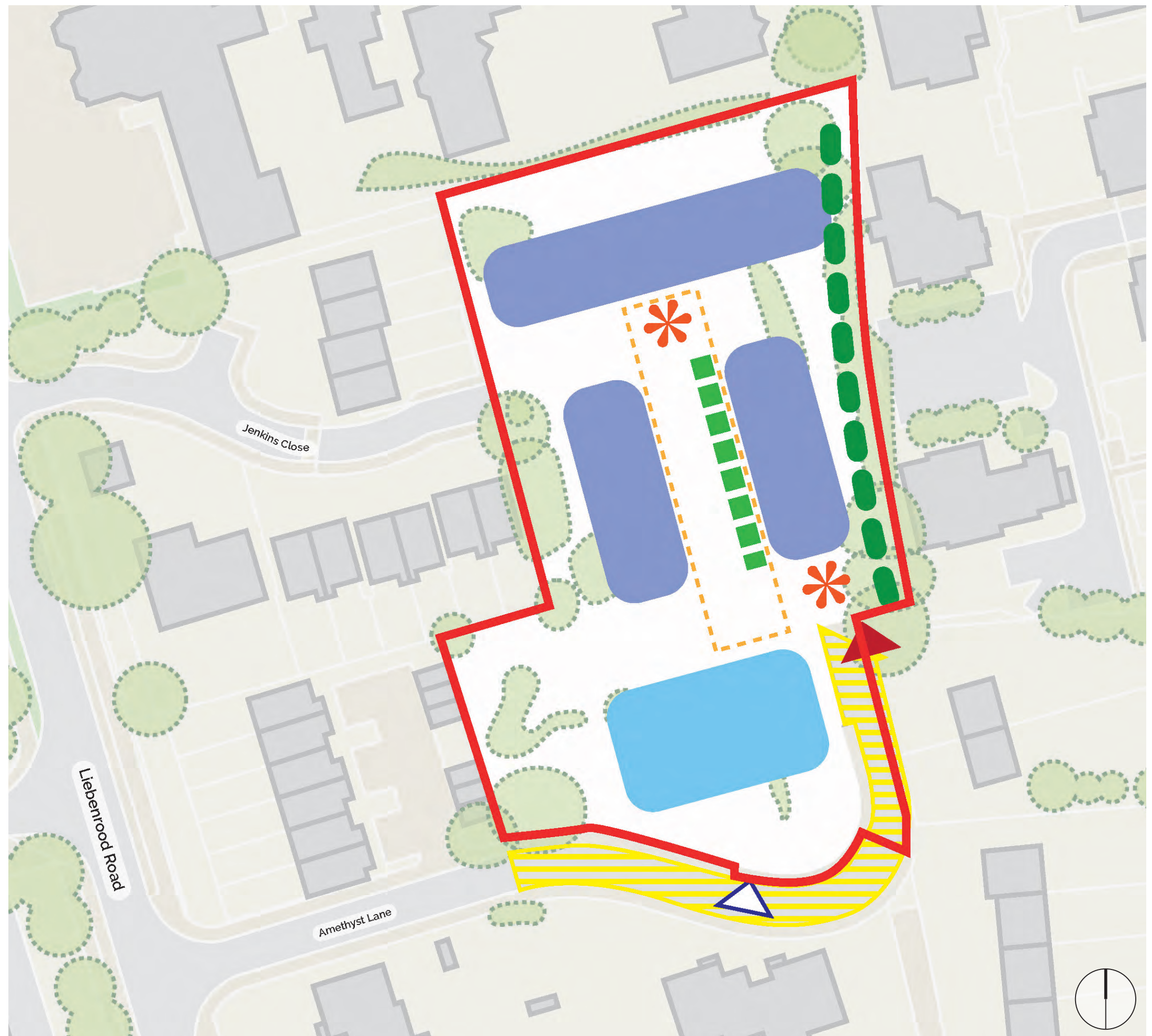
Site Constraints Plan

2.8 Opportunities Plan

- Locate Respite Care Facility in visible and accessible part of site
- Arranging housing around a new street, connecting to the existing network
- Create space for on street greening and existing green infrastructure where possible
- Respond to key moments of arrival and connection through the site with positive view termination

Key:

-  Proposed Massing
-  Boundary Tree Retention
-  Well overlooked, safe Street
-  On Street Greening
-  Housing Entrance
-  Positive View Termination
-  1 Storey Respite Location
-  Respite Amenity
-  Respite Entrance
-  Off-site Improvements
-  Site Boundary



Site Opportunities Plan



DESIGN DEVELOPMENT

3.1 Pre-Application Advice

Feedback

Early site feasibility studies were undertaken to understand site constraints and opportunities, and review local housing typologies and housing need with the client team. Once these constraints were more fully understood, pre-application dialogue with planning officers began, to ensure proposals comply with local policy requirements..

RBC Planning Officers across disciplines (Planning and Design, Highways, Ecology, Tree and Refuse officers) have been consulted throughout the design development process, comprising informal consultation via email/meetings and formal meetings and workshops including;

- **Scoping Meeting November 2022**
- **Pre Application meeting 1 January 2023**
(Transport, Scale and Layout)
- **Pre Application Meeting 2 January 2023**
(Landscape, Ecology and Design)
- **Design Review Panel March 2023**
- **Design Review Panel Feedback Workshop, March 2023**
- **Pre Application Meeting 3 April 2023**
(DRP Response, Other matters to include environmental, landscaping, renewables and any consultation responses.)

Key Feedback and design progression in response to comments are highlighted in the adjacent diagrams.

Feasibility Study October 2022



Early Concept Axo



Early Concept Layouts plans

Notes

- The above and other options were presented to the client team, exploring a range of housing typologies and ways of responding to initial site constraints.
- Client feedback on housing need was that family housing was a priority, a single storey respite centre best located where readily accessible and integrated into the residential setting
- Subsequent design options tested arrangements of accommodating primarily individual houses, with the respite facility located to the south of the site..

Scoping Meeting November 2022



Stage 1 Concept plan

Comments

- The site layout is considered appropriate, and passive surveillance throughout the site appears to be acceptable
- The southernmost end of terrace house should address the turn in the road.
- Review Splayed terrace to the East. Distance to the Terrace to the West is close
- Respite footprint appears very large. Can this be over 2 storeys?
- Current location of the Respite facility to the South of the site is acceptable. Visible and accessible from main road.
- Activate Blank Gables
- Can all the existing trees be retained in back gardens?
- Concerns with parking numbers. Can this be increased and justified.
- Bookend the terraces with 3 storeys responds well to surrounding terraces. Materials and elevation of 3 storey bookends to be considered

Pre-Application Meeting 2 January 2023



Stage 2 Developed plan

Comments

- Parking provision rationale needs further justification from census data
- 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 EVCP's
- A biodiversity Net Gain of 10% is expected; green roofs, bird and bat boxes and mixed native hedge should be considered.
- Tree Coverage has been increased
- If Scheme cannot connect through to Jenkins close (not in RBC ownership), can the road network? Will future-proof the development
- Appropriate tree species to be planted. RBC Tree officer can provide
- Detail design of swale to ensure easily maintainable, cannot be easily parked on, and separates any informal play from the roadside

3.1 Pre-Application Advice

Response

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

- Rearrangement of on site and internal layout of Respite Care Facility in response to CQC feedback
- Removal of east/west perimeter tree planting to avoid maintenance issues and create more space for residential amenity
- 'Straightening' of eastern terrace to increase rear garden sizes
- Introduction of side entry homes to activate end gables of terraces
- Additional parking bays and redline boundary extended to achieve on site visitor parking bays
- Rearrangement of northern terrace to create 2 and 3 storey stepped massing, with a positive view termination at end of new street
- Increased pitch roof to 30 degree pitch, to improve relationship with 3 storey elements and PV provision
- Inclusion of offsite mitigation measures to compensate for tree canopy loss
- Amends to planting types and extents to 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 January 2023



Stage 2 Developed plan

Comments

- The site strategy and overall organisational approach is sound, with the groups of houses framing new highway / public realm in a 'T' form that offers the potential to connect through to Jenkins Close if legal agreement can be reached
- Quality of the internal layouts was recognised by the Panel
- Dislike the large white brick banding to the top floors of the 3 storey elements
- Proportion of 3 storey elements against the 2 storey pitched roofs to be explored
- Concerns around the 'ups and downs' of the Northern Terrace. Could this be two terraces?
- Orientation of facades to ensure gable ends address routes and spaces in the site is positive
- A landscape / swale feature addresses SUDS and improves the quality of the public realm but it comes at the cost of space within the gardens
- Bring some of the house detailing into the respite facility designs

Design Review Panel March 2023



Stage 3 Developed plan

Comments

- Overall "T" form approach in plan is sound
- Potential connection to Jenkins Close is positive
- Position of respite and side entrances are logical
- Justification of 'up and down' arrangement of massing & heights needs strengthened
- Review roof pitches as appear squat next to 3 storey elements
- Review light brick band at parapet level
- Entrance canopies legible and welcome, but window surround detail could be subtler
- Review Respite eaves/pitch height to improve street presence, and make main entrance more prominent
- Respite centre could appear more domestic
- Include heating units on site plans and elevations
- Addressing Reading's housing need must balance on site density capacity; review garden provision and massing
- Review future maintenance of the swale

Pre Application Meeting 3 April 2023



Stage 3 Scheme Design plan

Comments

- Scheme now achieving BNG Net gain on site is a positive.
- All offsite tree planting to mitigate canopy loss - assume trees will have small canopies
- Define where offsite street tree planting will be (within local area and same ward if possible)
- Design amends following DRP comments acceptable. Amends to architectural detailing and degree of roof pitches 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 further justified or amended, and are included in the final proposals submitted within.

3.2 Engagement

A Community Exhibition was held at the YMCA on Parkside Road (7 minutes walk from the proposed site) with presentation boards highlighting key site constraints and surveys, and current proposals at the time. A separate workshop with both staff and building users of the existing Respite Care facility at Whitley Wood was held on the same day, with a focus on issue within the current facility that could be improved.

Collated feedback in person, and in feedback forms highlighted;

- Support for affordable homes for families
- Support for houses in lieu of flats
- Concerns about traffic and parking provision
- The scale of building proposed by adjacent neighbours
- Concerns over possible vehicular or pedestrian connection with Jenkins Close
- Ensuring there is no overlooking onto existing properties

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.

Furthermore, a constructive co-design process has been undertaken with RBC's adult social care team, with support from Hampshire County Council's architectural team who have delivered a similar building in the neighbouring borough.

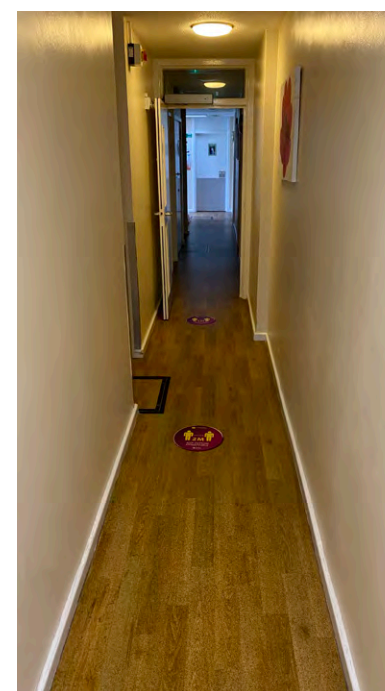
Please refer to the accompanying Statement of Community Involvement for further detail on the pre-planning engagement process.



Community Drop in Event - 7th March



Bedroom



Inaccessible corridors



Shower bed provision

Existing RBC Adult Social Care Facility at Whitley Wood