

2.3 Site Context

Occupying a corner plot, the site is bound on three sides by the local street network, with neighboring properties along the northern boundary.

The site was previously developed as the Alice Burrows Care Home. Since the home's closure and subsequent demolition, the plot has remained hoarded off. The site currently contains open space with trees and hedging around the perimeter of the site.

To the north is Charles Clore Court an extra care and sheltered housing site. This building is 4 storeys + pitched roof, with a small section of 2 storey immediately adjacent to the site. Two semi detached houses are located in the north west corner of the site, outside the redline.



Dwyer Road & Appleford Road junction



Burghfield Road
2009 Street View Imagery of Vacant Care Home



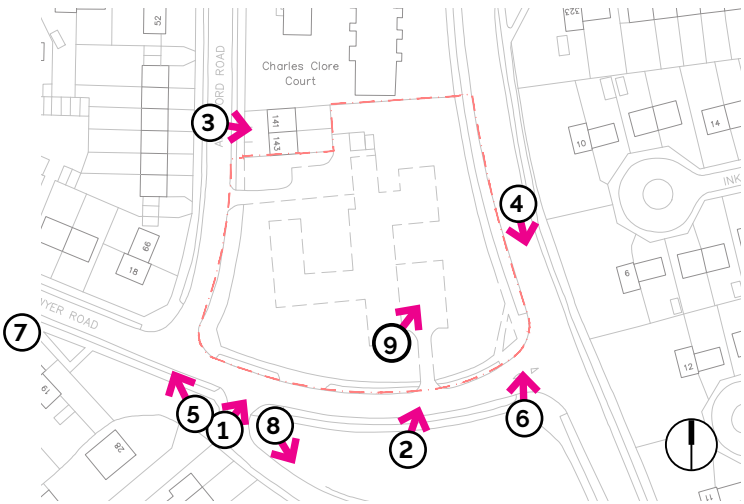
Site Photos - External / Internal



Existing Site Plan

2.4 Site Photographs

- 1. View from Holybrook Crescent, looking north
- 2. View from Dwyer Road - Former Site access, southern boundary
- 3. View from Appleford Road - Neighbouring dwellings, northwest corner of site
- 4. View along Burghfield Road, towards the junction with Dwyer Road
- 5. View north towards Appleford Road
- 6. View from Dwyer Road, looking north to junction with Burghfield Road
- 7. View of open green space on Dwyer Road
- 8. View of open green space on Dwyer/Holybrook Crescent
- 9. View into the site



Photograph Key Location Plan

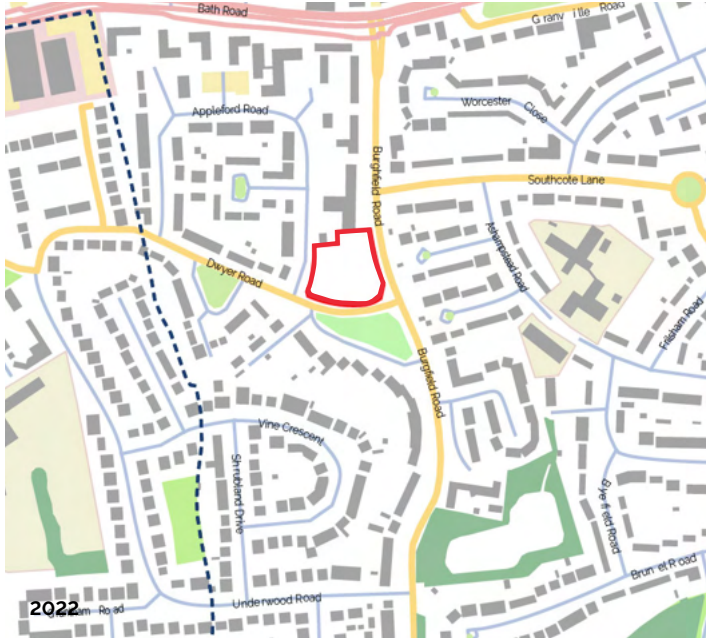
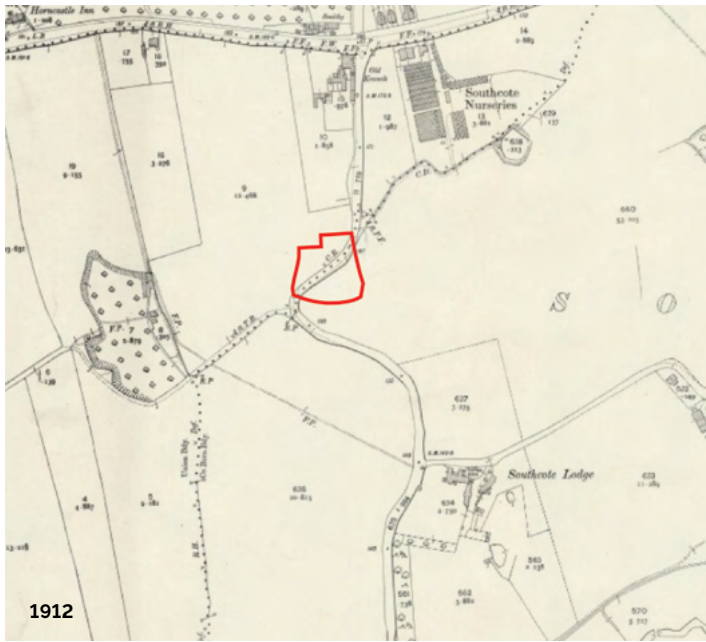
2.5 Site History

Site History

- Early mapping shows the well established junction of Burghfield Road and Bath Road, leading south
- This road formerly cut across the site, with the now Holybrook Crescent built along the curve to the south
- The site remained open, planted land until late into the 1950-60s, when extensive housing emerged in the area, including the Southcote Estate.
- The arrangement of Dwyer Road, connecting to Burghfield and creating the current plot appears to have developed out of the further residential expansion to the west.

Local Designations

- The site is not or within any historic designation.
- The closest designated assets are the Grade II Southcote Lodge and Garden Walls which is approximately 200m to the south and Prospect Park, a Historic Park and Garden which is approximately 450m northeast.
- Local policies seek to protect the park and encourage improvements through local development, the distance and access between the Site and the park are such that it is unlikely that any linkages can be made between the two.



Historic Mapping

2.6 Site Analysis

Transport and Access

- Bath Road to the north is identified in Policy TR2 for Major Transport Project. R6 and R60 Southwest Reading (Coley Park & Southcote), and 422 a National Cycle Network.
- There are three cycle routes within 300m of the site. One runs immediately along the southern boundary of the site and represents connecting cycle path to local cycle routes R6 and R60



Transport and Access Diagram

2.6 Site Analysis

Land Use & Open Space

- The closest play space amenities for the local neighbourhood are Kennet Valley playground to the west, Virginia Way Park to the east, Prospect Park to the northeast and Linear Park to the southwest.
- The forested green space along Holy Brook opens onto the Linear Park
- Calcot Golf Club to the north west is an open green space, but is proposed as being part of the network of 'green links' to encourage biodiversity connections across Reading
- There are a number of left over green spaces and crescents in the local area, with two located just south of the site on Dwyer Road.

Key:

Park

Golf Course

Retail

Education

Car Park

Industrial

Open Space

Trees

Play Facilities

Site Boundary



Open Space Diagram (not to scale)

2.6 Site Analysis

Planning Designations

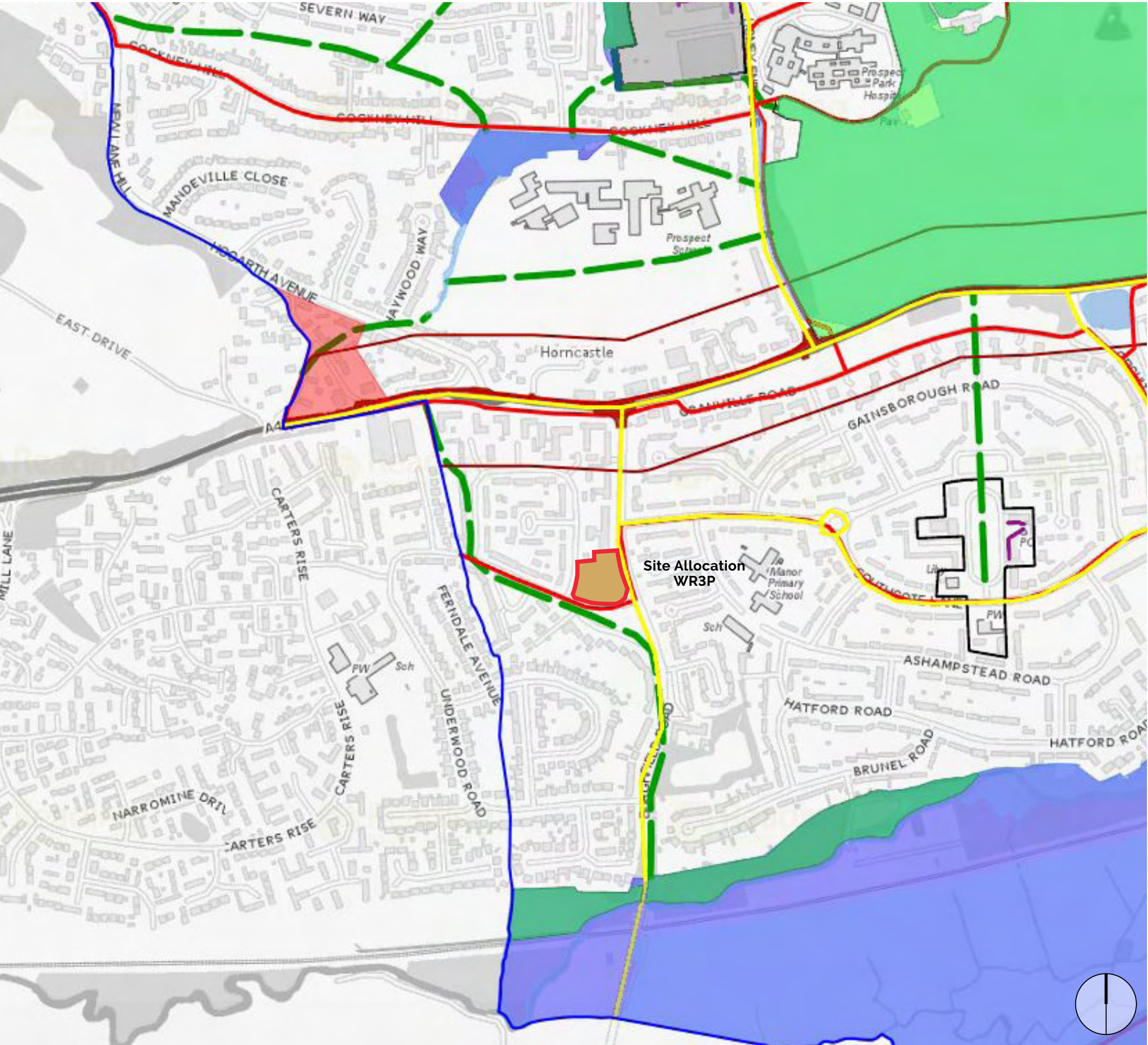
The Local Policies proposals map shows that the Site is designated for development under WR3P Dwyer Road. The site is not designated for any other purpose nor is it within or adjacent to any historic or biodiversity designation. It is however directly adjacent to a regional cycling path, which is located on Dwyer Road, on the southern boundary of the Site. There is also a 'Green Link' policy, proposing connected wildlife and biodiversity between Prospect Park and down towards Holy Brook.

The site allocation identifies that the site is suitable for 18-27 dwellings. According to the allocation, development should:

- Be a singular access point onto the site from Appleford Road to the west;
- Avoid adverse effects on important trees including those protected by TPO;
- Take account of the potential impact on water infrastructure in conjunction with Thames Water and make provision for upgrades where required.
- Investigate and consider any potential archaeological significance on site

Key:

-  Site Allocation (WR3P)
-  National Cycle Network Route 422 (TR2)
-  Classified Highway Network (TR3)
-  Green Link (EN12)
-  Cycle Routes (TR4)
-  Air Quality Management Area (EN15)
-  Local Green / Public Open Space (EN7)
-  Area for Biodiversity interest (EN12)
-  Site Boundary

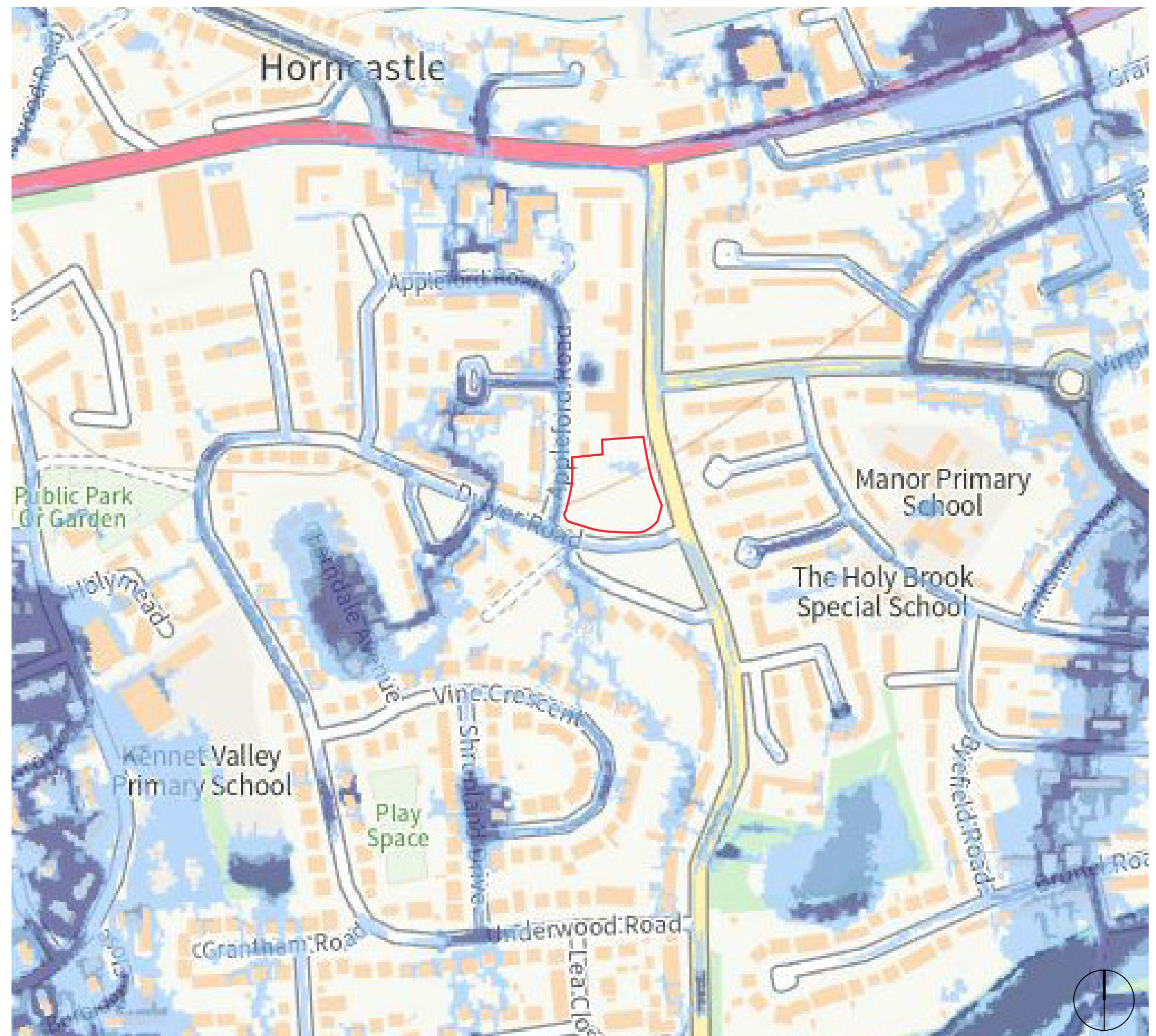


Planning Policy Map - Reading Council Local Plan (site boundary shown in red)

2.6 Site Analysis

Flood Risk Maps

- The site is located within Flood Risk Zone 1, however the western and northern boundaries of the Site is within an area of medium surface water risk area
- The adjacent diagram shows risk of surface water flooding.



Surface Water Key:

- High
- Medium
- Low
- Very Low
- Site Boundary

Flood Risk Zones Map - from Environment Agency (approximate site boundary shown in red)

2.6 Site Analysis

Air Quality

- The site is located outside the Air Quality Management Area, covered under Policy EN15, which seeks to prevent any development which would detrimentally affect air quality to be permitted unless the effect is to be mitigated.
- Although this site is outside, mitigation measures should still be included in any planning application – e.g. cycle parking provision on site and landscaping proposals which can be used to connect to the park



Air Quality Diagram (not to scale)

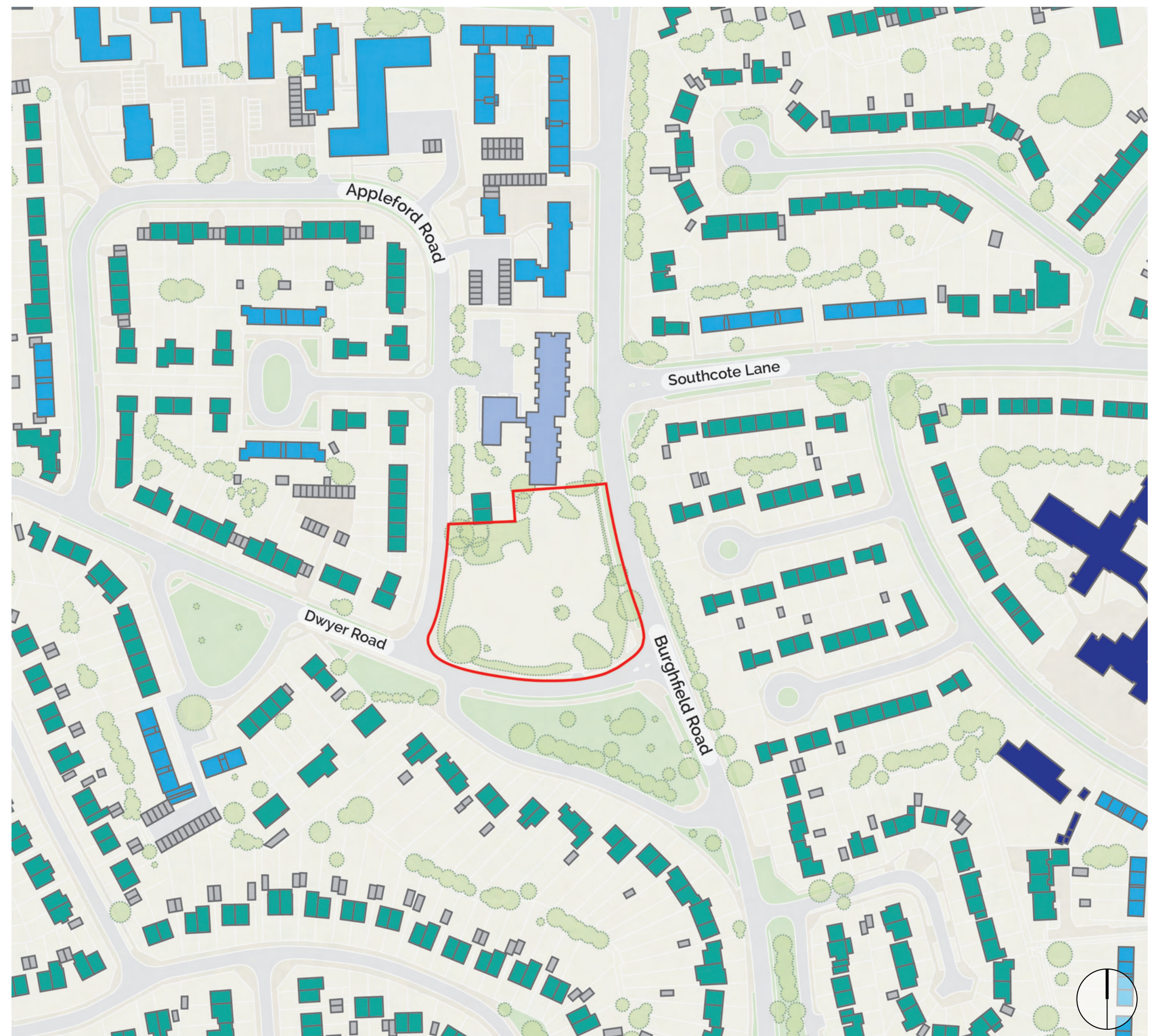
2.6 Site Analysis

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, there are a pair of private semi-detached homes
- Also the north, Charles Clore Court, an A2 Dominion sheltered accommodation building.
- In the wider area there are some community spaces and local primary schools, as well as large scale retail units (e.g. ALDI)

Key:

- Residential (Sheltered Accommodation)
- Residential (Apartments)
- Residential (Single Dwelling)
- Education
- Site Boundary

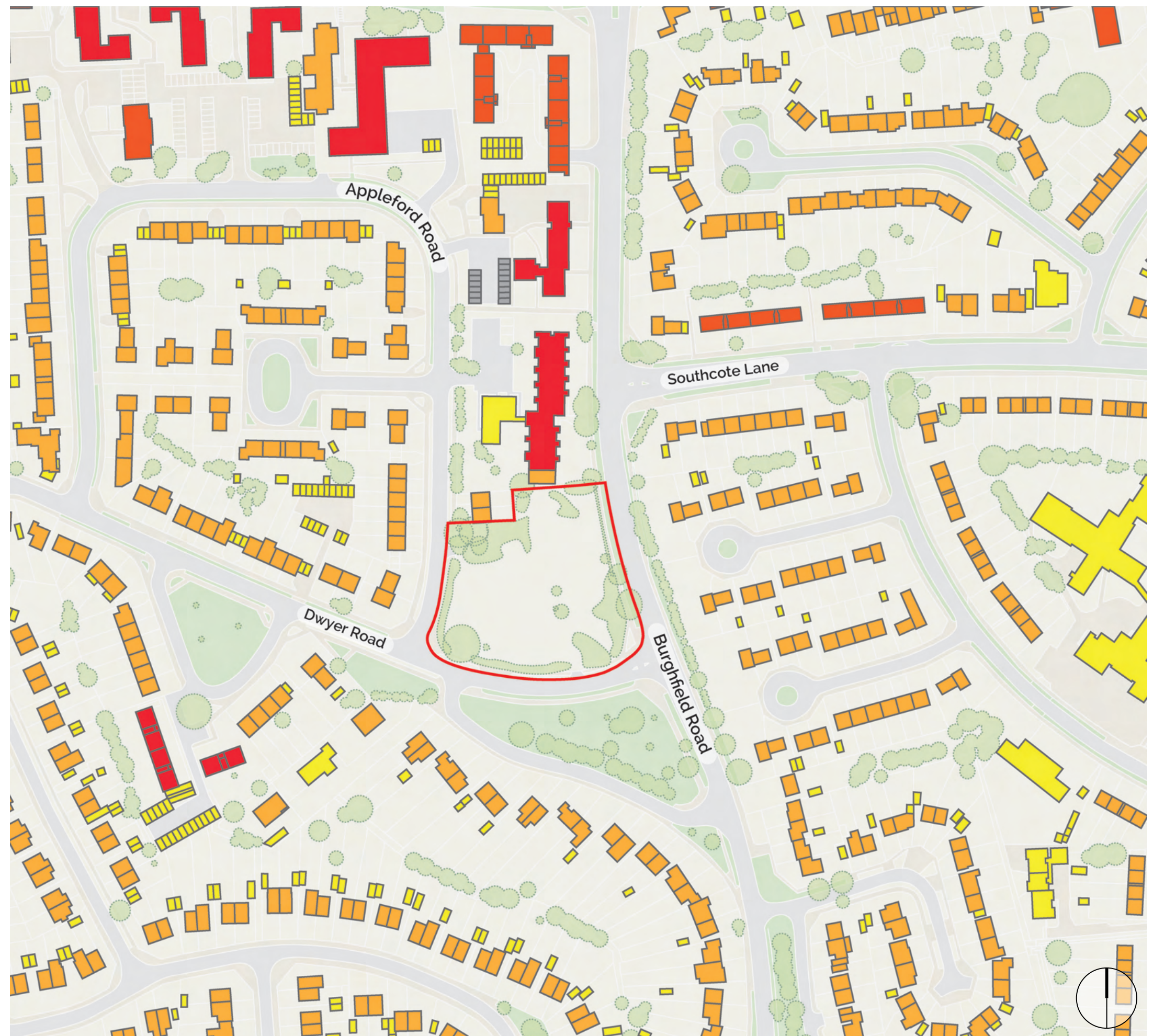


Existing Building Uses Diagram (not to scale)

2.6 Site Analysis

Building Heights

- Residential homes of 2 storeys, with single storey garages
- Flat blocks of up to 4 storeys; raised ground floor levels and pitched roofs increasing overall massing.
- Flat blocks largely concentrated along key road frontage (Bath Road and Burghfield Road), with some smaller infill blocks amongst lower storey housing.
- Varying site topography impacts on impact of massing e.g. flat blocks set down from Bath Road, and Dwyer Road open space.



Existing Building Heights Diagram (not to scale)