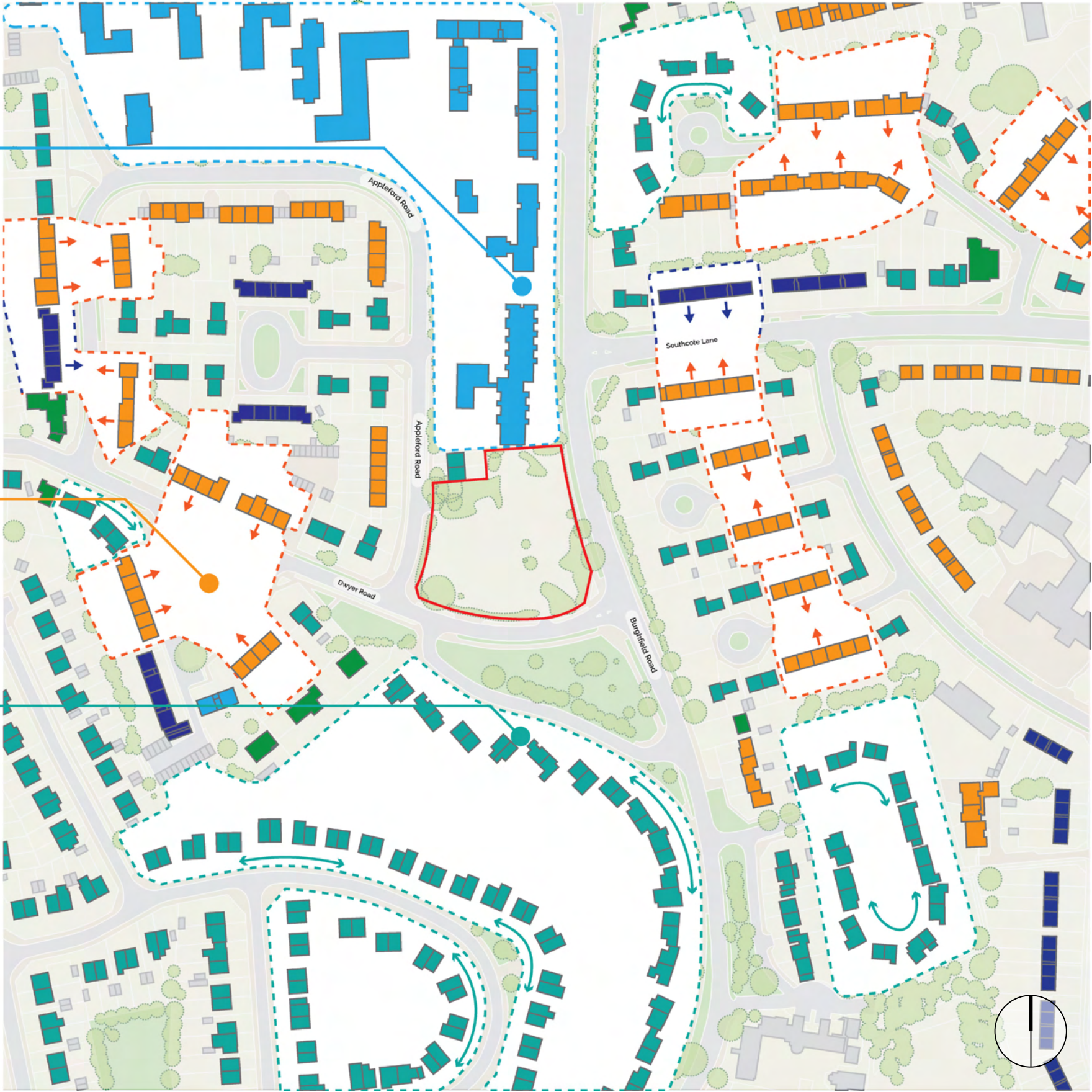


2.6 Site Analysis



- Key:
- 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

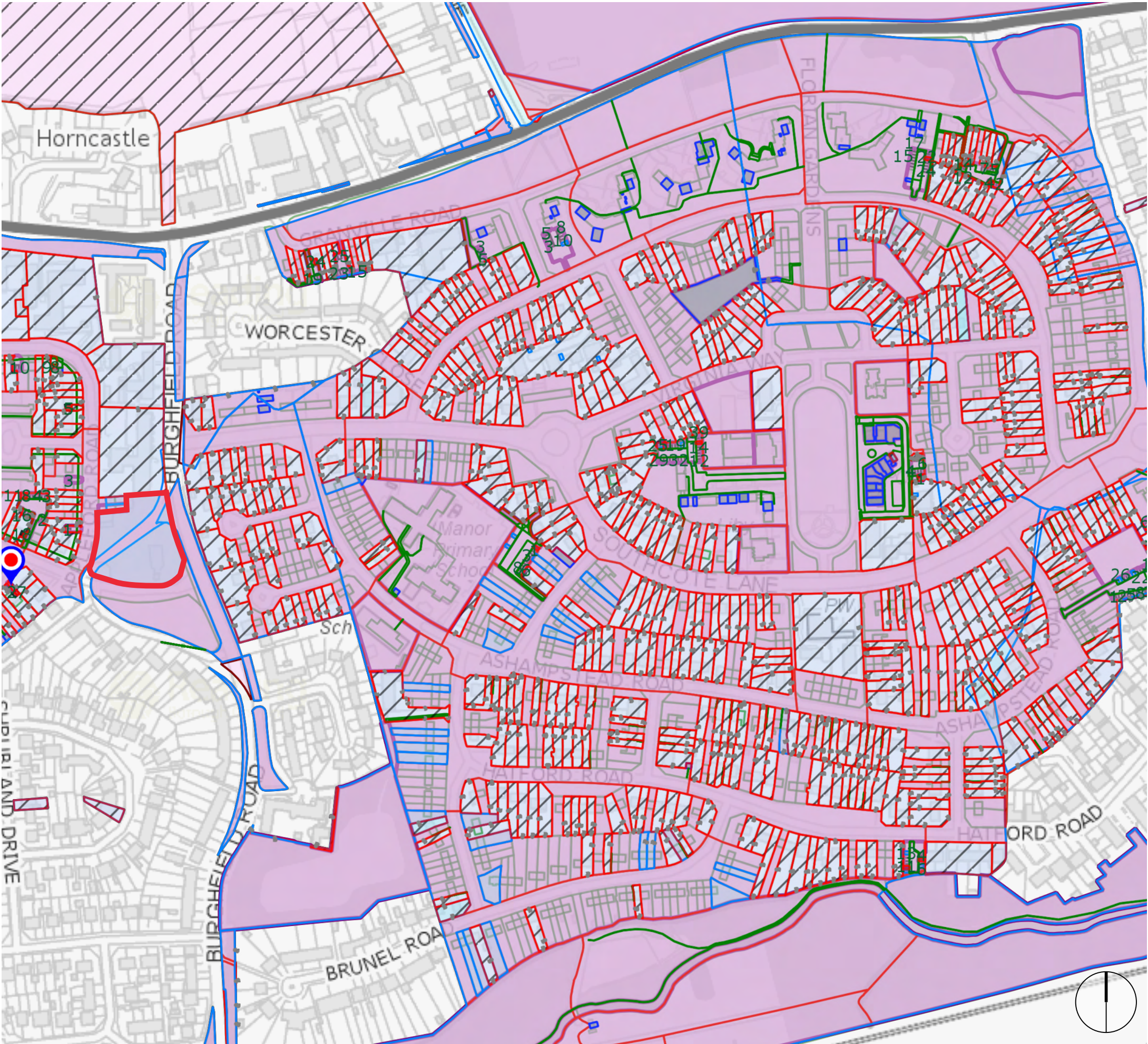
2.6 Site Analysis

Site Ownership

- Remnants of the former highway through the site evident, but former care home site is wholly council owned
- Charles Clore Court to the north is sold and managed by A2 Dominion as a care home
- Individual properties to the east and west are largely sold.
- The surrounding footways along Appleford, Dwyer and Burghfield are all adopted Highways land.

Key:

- Asset of Community Value
- 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)

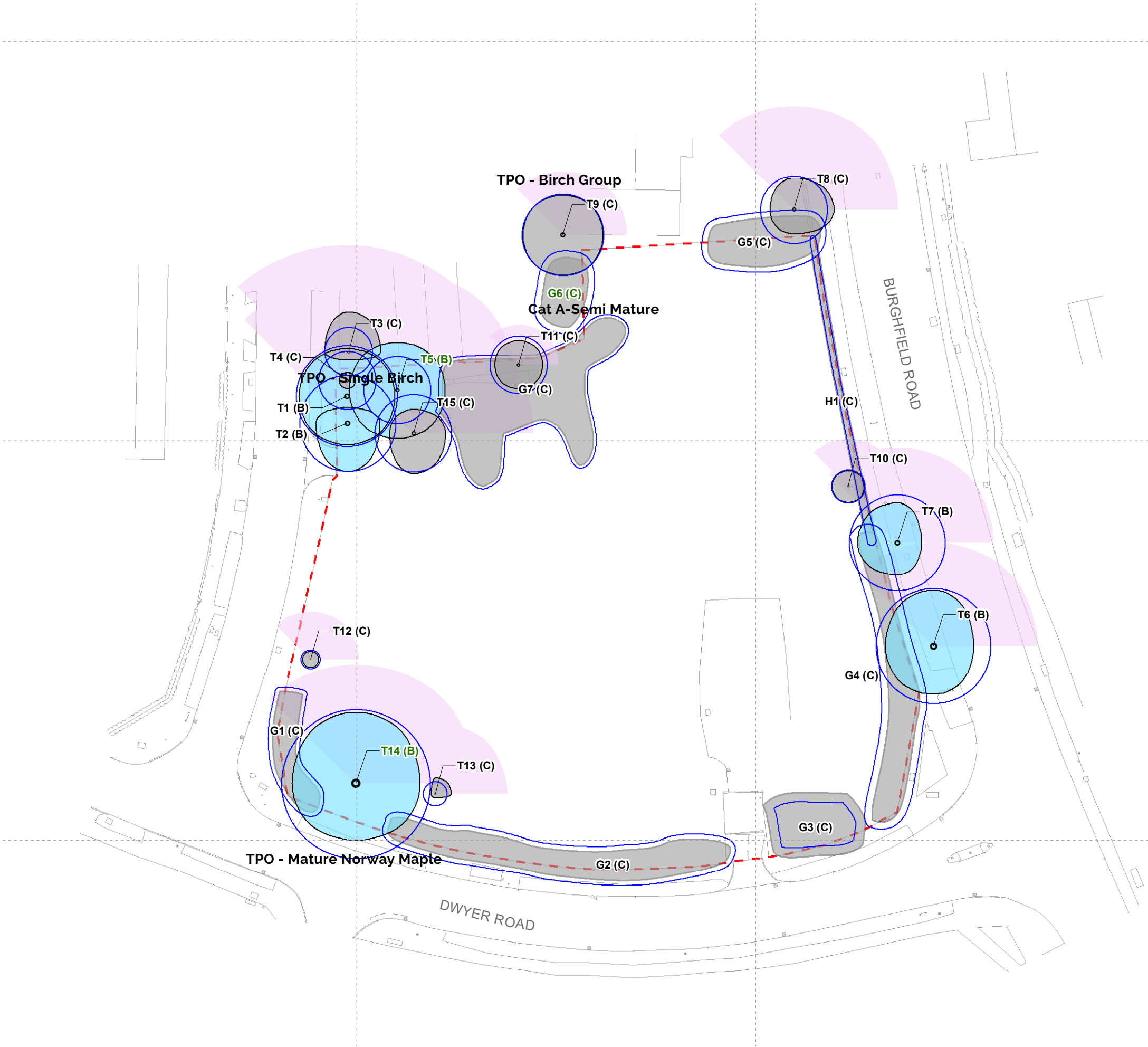
2.6 Site Analysis

Trees

- Current information is based on assessment by Middlemarch Environmental Ltd in January 2023
- A range of Cat B and C trees of varying species
- 3 no. TPOs on site (Norwegian Maple, and Birch trees)
- 2 no. category B trees are identified along Burghfield Road.
- The tree cover along the perimeter is largely overgrown beech hedge. Arboricultural feedback suggests that site pruning and maintenance over the years, particularly to remove overhanging branches along Dwyer Road bus stop) has created uneven canopy growth for Cat C tree groups along the perimeter.
- A single Norway Maple to the south of the site is a Category B tree, with a TPO protection order. It is a tall, mature tree which has a strong visual impact on the street scene

Legend

- Tree location and stem diameter
- Invasive species (*Buddleja davidii*)
- Current canopy extent
- Root Protection Area
- Category B
- Category C
- Indicative tree shadow
- - Site boundary
- 00 Tree subject to Tree Preservation Order (TPO)



Existing Tree and Ecology Diagram (not to scale)

2.6 Site Analysis

Ecology

ADAS carried out a Preliminary Ecological Appraisal (3rd January 2023), identifying baseline conditions and presence of some mammals.. As a vacant site, scrub and un-managed planting has grown up providing habitats, but with significant fly tipping in certain areas of the site.

Additional surveys on badger, bat and reptile activity, as well as checks for nesting birds will need to be undertaken during the appropriate seasons.

- Target Notes
- 1. Badger sett entrances
 - 2. Medium sized mammal push-throughs
 - 3. Rabbit droppings
 - 4. Mammal digging
 - 5. Log pile and nesting birds within
 - 6. Cotoneaster

Key:

-  Red line boundary
-  Target Notes
-  Broadleaved semi-natural woodland
-  Scattered scrub
-  Scattered broadleaved trees
-  Scattered coniferous trees
-  Poor semi-improved grassland
-  Short perennial
-  Introduced shrub
-  Bare ground
-  Hardstanding
-  Chain-link fences



PEA Phase 1 Habitat Map (ADAS)

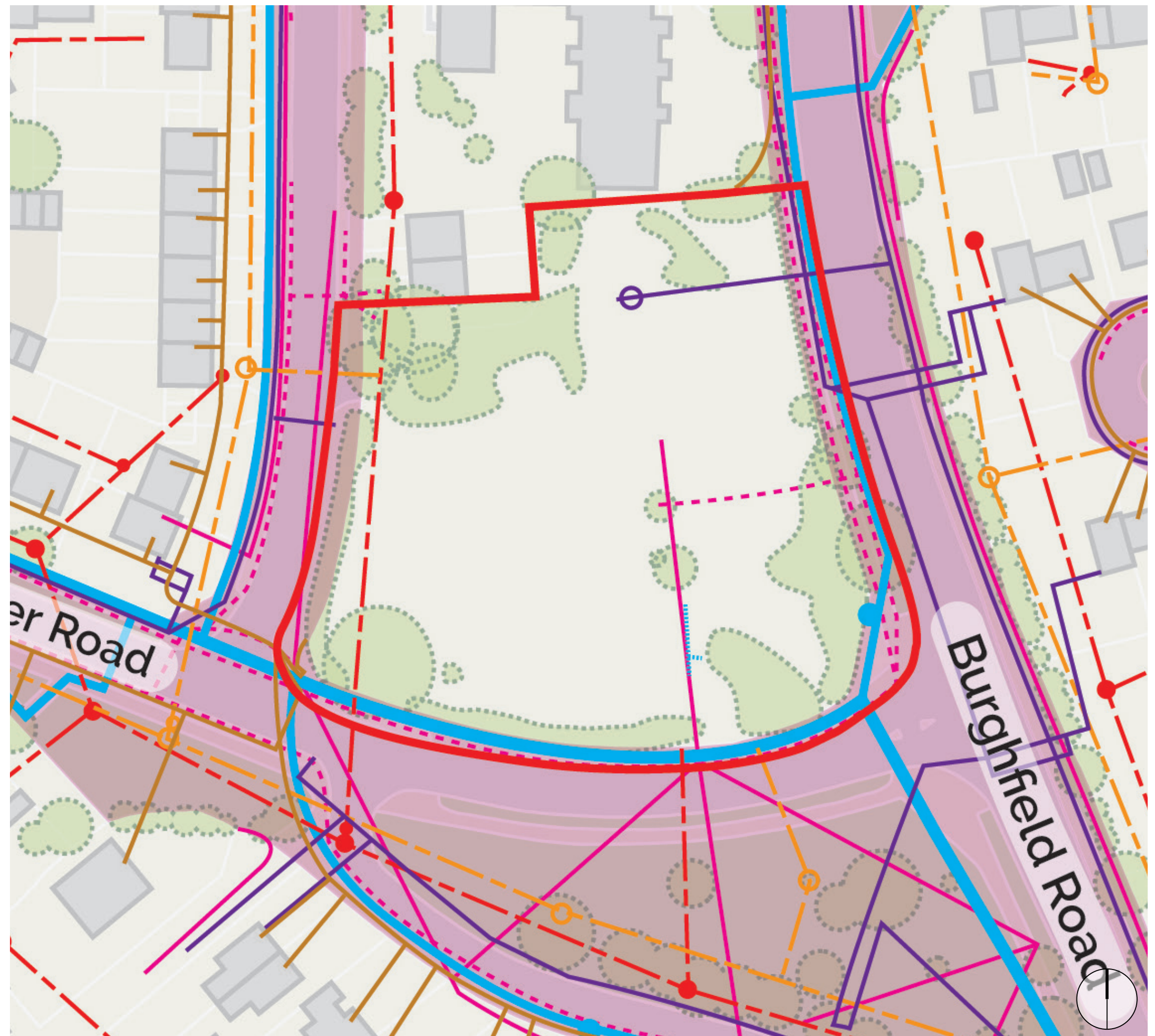
2.6 Site Analysis

Utilities

- Statutory service information indicated services within perimeter footpath on all sides.
- Gas intake to north of the site, and BT & Virgin to south east.
- Thames Water assets to the west of the site. A CCTV survey of exact location is pending.
- All footpaths and streets surrounding are adopted

Key:

- Gas
- Electric
- BT Open Reach
- - - Virgin Media
- Thames Water
- - - Thames Water (Foul)
- Adopted Highway
- Site Boundary



Existing Utilities Diagram (not to scale)

2.6 Site Analysis

Topography

- A site survey undertaken by Survey Solutions (22/12/21) confirmed site levels for the full site and adjacent pathways.
- The site topography falls approximately 3m north to south at its highest and lowest points
- The site is relatively level from east to west.



- Key:**
- +XX.X Existing Site Level
 - Site Boundary

Existing Topography Diagram (not to scale)

2.7 Constraints Plan

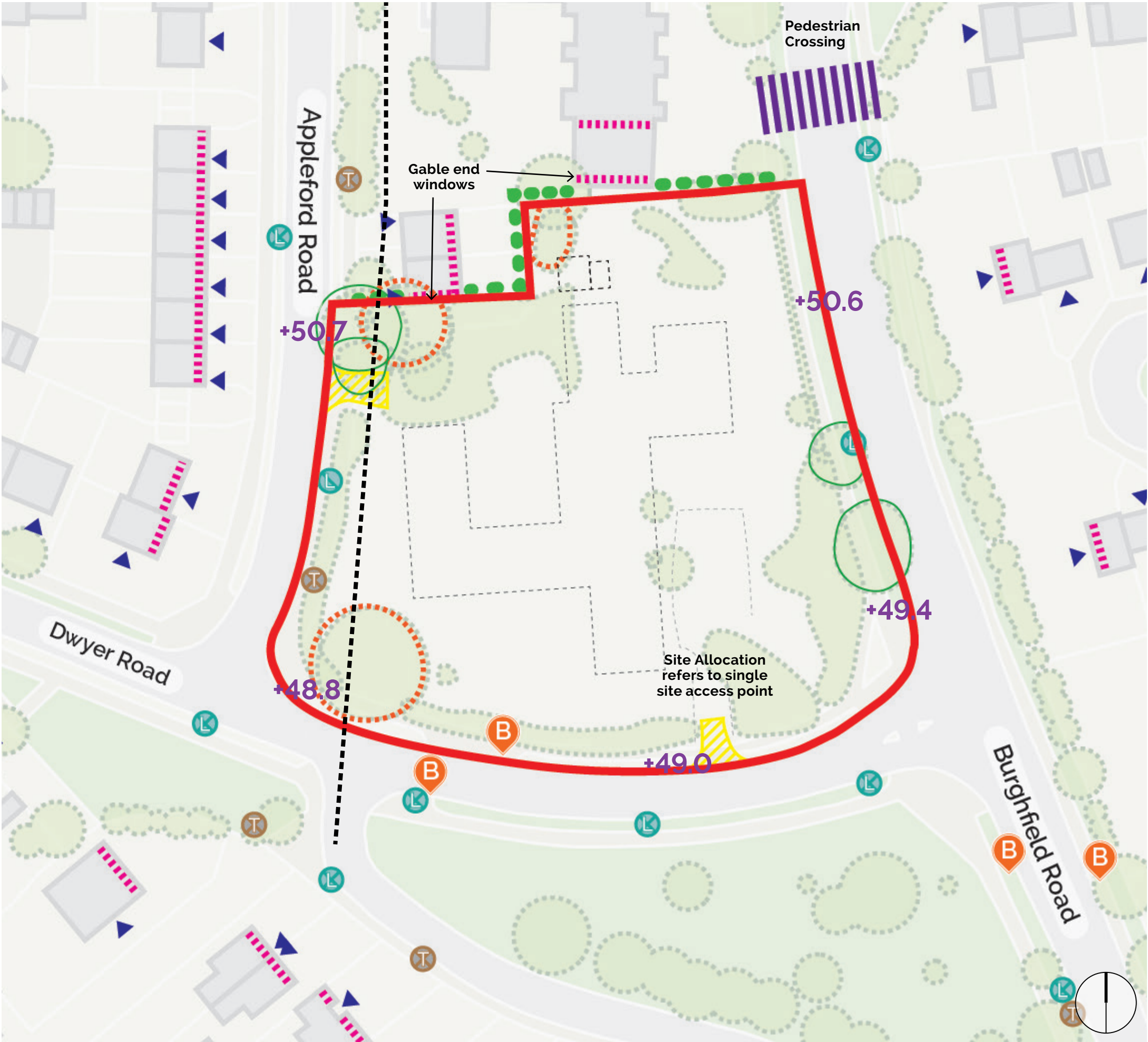
A summary of physical and planning constraint information for the site area. This information has been based on OS plan information, and site visit observations by HTA.

- The following key site constraints have been identified:
- Assumed demise; extents and inclusion of areas outside of current client ownership
 - Existing buildings adjacent to site boundary
 - Existing trees on site and along the boundaries
 - Existing bus stop on southern boundary

A full arboricultural and ecological assessment have been undertaken to establish existing tree conditions in full and current biodiversity on site. Exact locations of Thames Water Foul Water pipes are to be determined through further survey work.

Key:

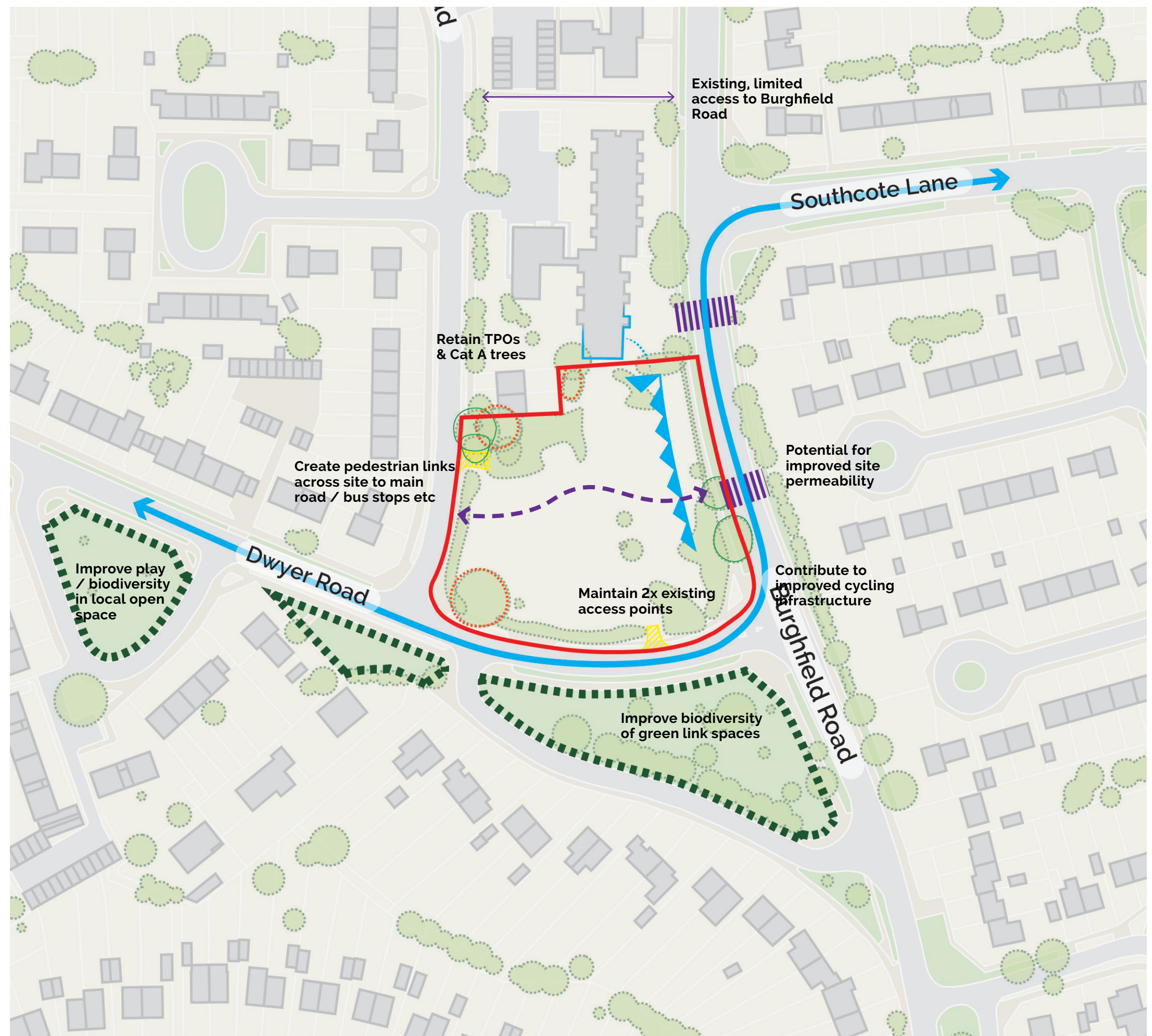
- +XX.X Existing Site Levels
- Existing vehicular access to site
- B Bus Stop
- L Lamp Post
- T Telegraph Pole
- Existing Building Entrance
- Neighbouring Frontage
- Sensitive Site Boundary
- TPO Tree
- Cat B Tree
- Thames Water Foul Water Pipe
- Site Boundary



Site Constraints Plan

2.8 Opportunities Plan

- Potential to create a pedestrian/non-vehicular link to main streets and transport connections
- Retention of existing trees (primarily TPO and Cat B)
- Site allocation notes single site access but there are two no. existing site entrances suggesting some level of site access via Dwyer Road may be acceptable.
- Dwyer Road open green spaces have potential for biodiversity or play improvements, in line with local 'Green Link' policy intention
- Complete Burghfield Road frontage; 4 storey flat blocks terminate abruptly, jarring with suburban 2 storey housing context.



Key:

-  Opportunity for height
-  Possible site access
-  Improved pedestrian/cycle links
-  Offsite UGF/BNG/Play contribution
-  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, with apartment accommodation required only for council tenants wishing to downsize.
- Subsequent design options tested arrangements of accommodating primarily individual houses, with a single, bespoke flat block for downsizers.

Scoping Meeting November 2022



Stage 1 Concept plan

Comments

- Review flat block siting and appearance (sensitivity to neighbours)
- No objection to proposed housing mix
- Site access to be via Appleford Road only
- Parking provision must be within redline
- Driveways along Dwyer Road are acceptable
- Review proximity of parking to individual homes to the south (eastern 4bed)
- Biodiversity offsite contributions will likely be required to mitigate losses and achieve 10% net gain
- Any BNG measures should demonstrate additionality to existing council measures
- Retention of TPO trees is positive
- Integration of SUDs and green roofs should be considered

Pre-Application Meeting 1 January 2023



Stage 2 Developed plan

Comments

- Single direction access via Burghfield Road not possible in any arrangement
- Transport concerns about quantum and equity of parking provision (overproviding to south)
- Transport concerns about parking access to the south east home
- Daylight/Sunlight impact and townscape justification for flat block orientation acceptable
- Justification for storey heights acceptable.