



Statement of Community Involvement

Dwyer Road, Reading
May 2023



Report presented by **HTA Design LLP**
In association with **Reading Borough Council**
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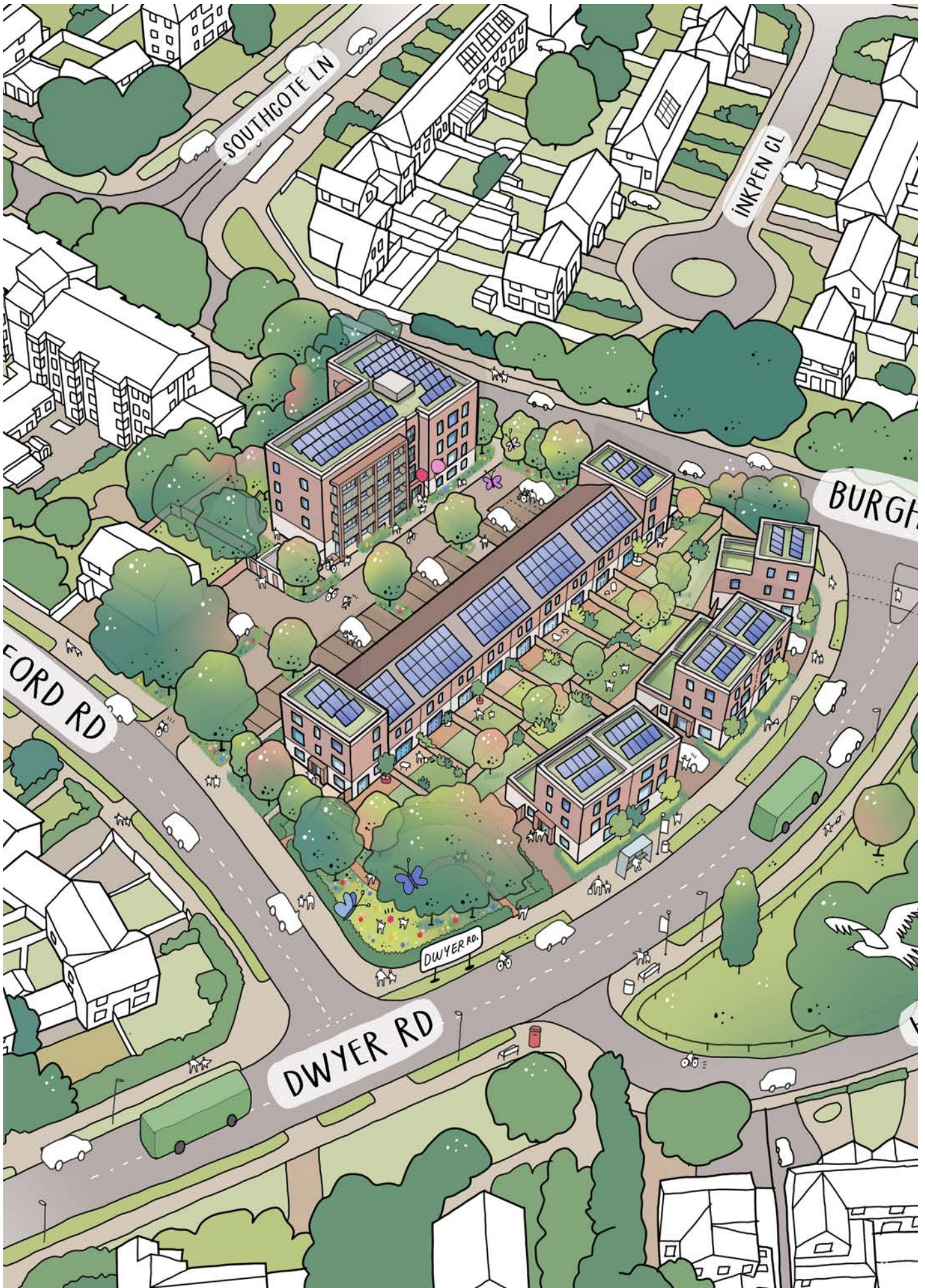
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Proposed aerial view of Dwyer Road site



INTRODUCTION

1.0 Introduction

This Statement of Community Involvement has been prepared by HTA Design LLP in support of a full planning application submitted to Reading Borough Council by Reading Borough Council (hereafter referred to as 'the Applicant') for the development of Dwyer Road in Reading (hereafter referred to as 'the Site').

This Statement of Community Involvement should be read in conjunction with other supporting documents submitted with the planning application, including the Town Planning Statement prepared by HTA and the Design and Access Statement prepared by HTA which explain the Proposed Development in more detail and relate it to the surrounding context and planning policy framework for the Site.

1.1 The Site

Dwyer Road is a 0.58 hectare allocated site located to the west of Burghfield Road in Reading's suburbs west of the town centre. The site is vacant following the closure and demolition of the Alice Burrows Care Home. For the purposes of this application, the site comprises the following:

- Reading Local Plan (2019) Allocated Site WR3p, Former Alice Burrows Care Home site
- Adjacent public footways and verges on Appleford Road, Dwyer Road and Burghfield Road

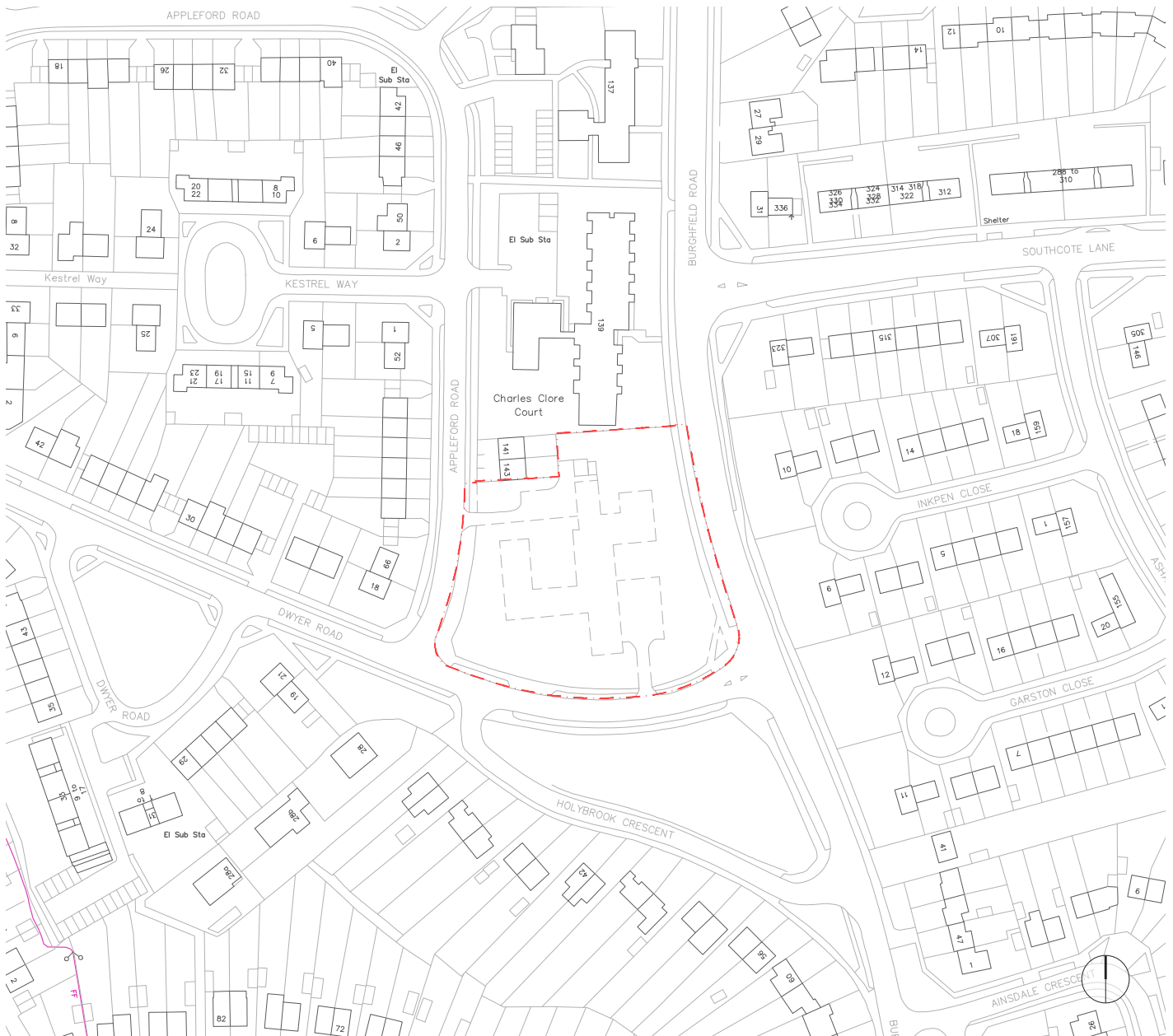
It is a well-connected site, located near to Bath Road and with a number of local bus stops on surrounding streets. The surroundings are primarily residential, with suburban housing of 2 and 3 storeys to the east, west and south, and with flatted accommodation of 4 storeys to the north. To the immediate north is the neighbouring Charles Clore Court, a part -2 and -4 storey sheltered accommodation building. There are

also 2 no. semi-detached homes of 2 storeys located to the north west corner of the site.

The site forms site allocation WR3p in the adopted 2019 Reading Borough Council Local Plan. It is allocated for residential and residential care, providing an indicative housing capacity of 18-27 net additional dwellings. There are no other site specific designations but the site is located adjacent to a 'Green Link' (EN12), cycle route (TR4) and Classified Highway Network (TR3).

Site Allocation WR3p Dwyer Road outlines that any development scheme should pay regard to:

- 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



The site and surrounding context as existing



Dwyer Road as Existing

1.2 Structure and Purpose of this Report

This Statement of Community Involvement has been prepared by HTA Design LLP to provide an assessment of community and local stakeholder engagement considerations relevant to the Proposed Development having regard to the national, regional and local planning policy framework as follows:

Development Plan policies contained in:

- Reading Borough Local Plan (November 2019)
- Reading Borough Proposals Map (November 2019)

Material considerations, including:

- National Planning Policy Framework (NPPF) (2021);
- Planning practice guidance (PPG);
- Reading Borough Supplementary Planning Guidance / Documents;
- Reading Borough Statement of Community Involvement (March 2014)

The following sections of this statement provide the following:

- Consultation Context
- Consultation Objectives
- Consultation Methodology
- Consultation with Local Community and Stakeholders
- Conclusion

1.3 The Proposals

The proposals relate to 31 homes across a single apartment building (15 flats) and individual houses (16 homes). The development provides all 31 dwellings as affordable rented accommodation. The proposals sit within an existing and extended street network, maintaining mature trees and introducing new biodiverse gardens and planting, both on site and within the local area. The key statistics of the new proposals are as follows:

The Proposals	
Total No. of Homes	31 homes
No. of new houses	15 homes
No. of new apartments	16 homes
No. of Wheelchair Adaptable Homes	2 (5%)
Proposed Habitable Rooms	104
Site Area	0.58 ha
Density Homes/Ha	53.4 Homes/Ha
Density Habitable Rooms/Ha	179 Habitable Rooms/Ha
Tenure	100% affordable
Housing Mix	1 bed (x15); 3 bed (x9); 4 Bed (x6); 5 Bed (x1)
Building Heights	4, 3 and 2 storeys
Biodiverse Green Roofs	645 sqm
Public Amenity	282.1 sqm
Residents' Shared Gardens	288.7 sqm
Residents' Private Amenity	841.8sqm
Car Parking Spaces	27
Electric Vehicle Charging	100% active charging
Residential Cycle Parking Spaces	36
Biodiversity Net Gain	+11.36% (including offsite measures)
Sustainability	Net Zero Carbon in operation. ASHPs, PVs, Air Permeability of 1m3/hm2 (@50 Pa), Water Consumption <95l per person per day

2 ENGAGEMENT

2.0 Engagement Context

Community engagement is an integral part of the pre-planning application process. It not only helps inform the design of the proposals, but it also provides local residents and other stakeholders the opportunity to raise concerns and issues.

The Localism Act (2011)

The Localism Act (2011) sets out how the government intends to devolve the decision-making process to the neighbourhood, Local Authority level, and empower local communities. The Act includes a clause which requires developers to consult with local residents living in the vicinity of the proposed development site and report on the pre-application consultation process which has taken place.

National Planning Policy Framework (NPPF)

Furthermore, the National Planning Policy Framework 2021 (NPPF) lays down clear guidance on good practice, stating that early engagement has the *'significant potential to improve the efficiency and effectiveness of the planning application system for all parties'* and that *'good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'*.

Adopted national planning policy sets out that: *'Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot'* (NPPF, 2021).

Reading Borough Council

The Council has its own adopted Statement of Community Involvement (adopted 2014) document which sets out how the Council will engage with the community when formulating policies and making planning decisions.

Reading Borough Council Housing Team

The Council champions best practice engagement techniques and recognises the need for good quality engagement with existing residents and the local community. The Council's dedicated Housing team lead on this.

HTA Design LLP

From its earliest beginnings HTA have been pioneers of techniques for community engagement in the design of housing environments that have subsequently been absorbed into mainstream practice. When working with existing communities the experience is invaluable. They are often our most informed collaborators, knowing the places where they live more intimately than anyone else. Wherever possible, HTA engages with residents in innovative and interesting ways to ensure that the process is valued by all participants.

Dwyer Road Redevelopment

The site forms site allocation WR3p in the adopted 2019 Reading Borough Council Local Plan. It is allocated for residential and residential care, providing an indicative housing capacity of 18-27 net additional dwellings. There are no other site specific designations but the site is located adjacent to a 'Green Link' (EN12), cycle route (TR4) and Classified Highway Network (TR3). The local community are generally supportive of this vacant brownfield site being redeveloped by the Council for new affordable housing.

2.1 Engagement Objectives

Extensive pre-application consultation has taken place with Reading Borough Council, local stakeholders, and local residents prior to the submission of this planning application, from late 2022 and up to submission in May 2023. This process allowed the opportunity for engagement, review and refinement of the proposals, and successfully raised the overall awareness and discussion over the development of the site for the benefit of the wider neighbourhood. To date, detailed consultation has been undertaken by the Reading Borough Council, and the Design Team, led by HTA Design LLP.

The overall objectives of the consultation engagement process have been as follows:

- To raise awareness of the development process for Dwyer Road with residents and neighbours within the local community;
- To develop an understanding of key issues affecting the site and the surrounding area;
- To engage with local residents and stakeholders to ensure they have the opportunity to give their feedback and discuss their views on the emerging designs;
- To record and respond to feedback received during the pre-application process;
- To produce this Statement of Community Involvement to accompany the planning application for the Planning Application for Dwyer Road.

2.2 Engagement Methodology

Strategic Engagement Approach

From the inception stage of the project the Council's Housing team and the Design Team have been committed to a varied engagement strategy for the development of Dwyer Road.

Dwyer Road Community Engagement Plan

From the inception of the project, a Community Engagement Plan was developed for the proposals. Devised as a 6 month pre-application programme of regular activities and events running from December 2022 to May 2023 in parallel with the design evolution of the proposals, and aligning with the start of the formal planning application process.

The Plan was reviewed and revised regularly at Design Team Meetings and specific meetings held with the Council's Housing and Communications team to develop detailed strategies and material for each engagement event. See overleaf for further detail.

Access to Live Engagement Events

The Engagement Plan has placed a high level of importance on including interactive engagement events that allow residents and stakeholders to hear first hand how the proposals have developed; to ask questions; provide ideas and suggestions; and to understand the longer term process and project timetable.

Online and written updates supported a main in-person public exhibition, alongside a workshop with local primary school children.

Access to Printed Information

A printed newsletter was distributed to neighbours in the local community at the beginning of the pre-application process and at planning submission, to provide residents with the opportunity to engage, highlighting responses to their feedback and the nature of the final proposals.

Access to Digital Information

Providing residents and neighbours with easy access to digital information has been an integral part of this engagement process. The Council have maintained regular updates on the RBC web page, along with design updates and contact details.

<https://consult.reading.gov.uk/dens/dwyerroad/>

Post-Planning Submission

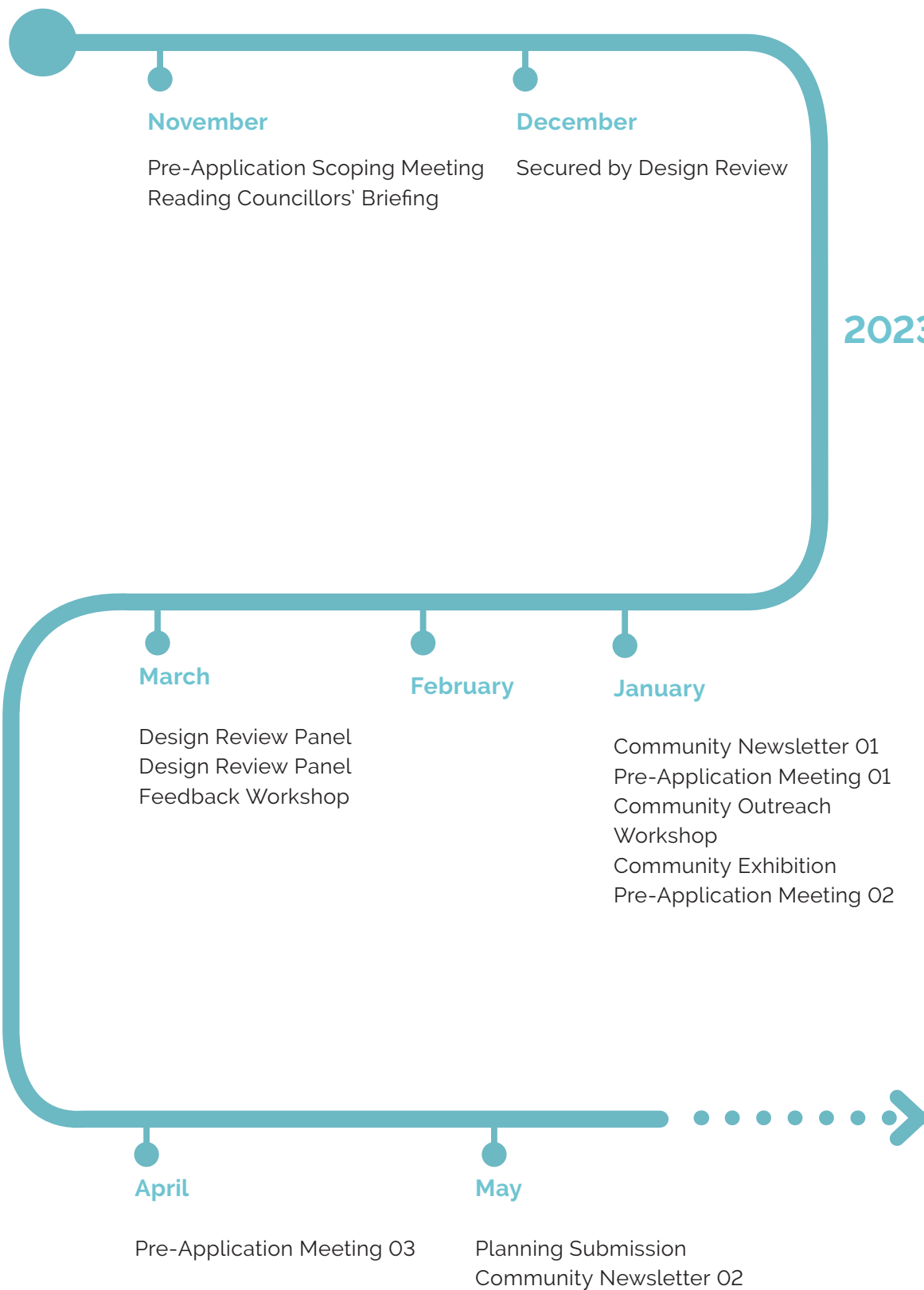
It is envisaged that the engagement process led by the Council will continue after planning submission. Printed and digital information have continued to be valuable media for disseminating information widely across Dwyer Road and to the wider neighbourhood. Information updates to residents and stakeholders will continue following planning submission.

Engagement Coverage

Those local organisations, stakeholders and residents that have been engaged with throughout this pre-application process have included:

- Neighbouring Residents
- Ward Councillors
- Lead Councillors
- Reading Borough Council officers (RBC)
- Reading Design Review Panel
- Thames Valley Police

2022



2023

Community Engagement Plan

Amethyst Lane & Dwyer Road, Reading



Note Title

Amethyst Lane & Dwyer Road, Reading – Community Engagement Plan

Amethyst Lane & Dwyer Road, Reading Community Engagement Plan 2022/23		
November 2022		
	Councillors' Briefing 14 November 2022	Design Update Interactive design briefing on the initial proposals.
December 2022		
	Community Engagement Strategy By Fri 9 December 2022	Community Engagement Plan, project branding, messaging & website Agree programme, dates and venue, along with overall project branding to distinguish the two sites.
	Community Newsletters #1 Officers' Sign-Off December 2022	Officers' & Comms Team Sign-Off Digital issue of final draft newsletter. Within 1 week prior to mail-out to allow for final collation and printing.
	Community Newsletters #1 Members' Sign-Off December 2022	Members' Sign-Off Digital issue of final newsletter. Within 1 week prior to mail-out to allow for final collation and printing.
January 2023		
	Community Newsletter #1 Mail out by: Wed 4 January – Dwyer	Residents' Newsletter #1 Mail-out to immediate surrounding neighbours and website update. Promoting community drop-in event in January, plus contact details and website. Update website to promote of event.
	Community Drop-In Event Posters January 2023	Posters Pin up posters near to sites and at venues min 1 week before events.
	Community Drop-In Event Officers' Sign-Off January 2023	Officers' & Comms Team Sign-Off Digital issue of final draft exhibition boards. Within 1 week prior to event to allow for final collation and printing.
	Community Drop-In Event Members' Sign-Off January 2023	Members' Sign-Off Digital issue of final exhibition boards. Within 1 week prior to event to allow for final collation and printing.
	Event: Dwyer Road Community Drop-In Event Wed 25 January 2023 (4.30-7.00p.m)	Manor Primary School, Ashampstead Road RG30 3LJ HTA to prepare set of exhibition boards outlining the existing site, key design principles, proposed layout, landscape strategy and sustainability features. Questionnaires available to residents to complete at the event.
	Event: Dwyer Road Community Outreach Workshop Wed 25 January 2023	Manor Primary School, Year 5 Students Workshop Design workshop with primary school students creating future hoarding artwork and presentation about the

	(1.15-2.30pm.)	redevelopment proposals.
February 2023		
	Community Newsletter #1 February - Amethyst	Residents' Newsletter #1 Mail-out to immediate surrounding neighbours and website update. Promoting community drop-in event in March, plus contact details and website. Update website to promote of event.
March 2023		
	Event : Amethyst Lane Community Drop-In Event Tues 7 March 2023 (4.00-7.00pm)	YMCA. Marlborough House, Parkside Road RG30 2DD HTA to prepare set of exhibition boards outlining the existing site, key design principles, proposed layout, landscape strategy and sustainability features. Questionnaires available to residents to complete at the event.
	Event : Amethyst Lane Community Drop-In Event Tues 7 March 2023 (1.00-2.00pm)	Preview for Respite Carers / Users Preview exhibition for RBC Adult Social Care team and respite carers/ users at Whitley Wood facility.
April 2023		
	Planning Applications Officers' Sign-Off April 2023	Officers' Sign-Off Digital issue of final draft drawings and reports. prior to submission to allow for final collation and submission.
	Planning Applications Members' Sign-Off April 2023	Members' Sign-Off Digital issue of final drawings and reports. prior to submission to allow for final collation and submission.
May 2023		
	Submit Planning Applications Fri 5 May 2023	Submit Planning Applications Website update & stakeholders informed.
	Community Newsletters #2 Officers' Sign-Off May 2023	Officers' & Comms Team Sign-Off Digital issue of final draft newsletter. Within 1 week prior to mail-out to allow for final collation and printing.
	Community Newsletters #2 Members' Sign-Off May 2023	Members' Sign-Off Digital issue of final newsletter. Within 1 week prior to mail-out to allow for final collation and printing.
	Community Newsletters #2 May 2023 (date TBC)	Residents' Newsletters #2 Mail-out to immediate surrounding neighbours and website update. Feedback of community drop-in events and design update upon submission of planning applications.

2.3 Engagement with Residents & Local Stakeholders

Pre-Application Meetings

November 2022 - April 2023

Pre-Application Process

Summarised here are the preferred design options presented during the course of the pre-application process, along with key feedback established from each meeting/stakeholder.

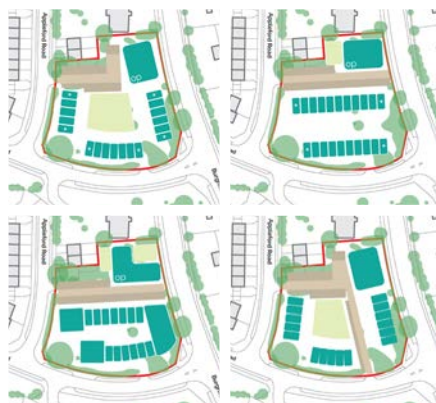
The design development has been informed by this feedback, in conjunction with that from other stakeholders, and developing technical information such as site survey information and building services strategies.

Numerous other studies not shown here, examined alternative building typologies, and additional tests of scale and building arrangement.

Feedback:

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



Early Concept Layouts plans



Stage 2 Developed plan



Preliminary Scoping Meeting



Stage 3 Developed plan

- 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 details

Event #1: Councillors' Briefing (online via Microsoft Teams)

14 November 2022 (16:00pmm- 17:00pm)

Briefing Format & Agenda

An interactive briefing to Reading Council Members held online via Teams. The presentation had also been issued in advance. This Planning and Design Update addressed the project brief, planning policy context, site context, pre-application consultation to date, and an overview of the preferred design option. The team also gave a summary of the timeline to planning submission, including the key engagement events such as Design Review Panel presentations and Public Exhibitions.

Briefing Attendance

Attended by 5 Councillors (see below), and hosted by the Council's Housing and Adult Social Care teams, plus HTA's architects and landscape architects.

- Jason Brock (Leader of the Council);
- Deborah Edwards (Deputy Mayor);
- Tony Page (Lead Councillor, Climate Strategy and Transport)
- Ellie Emberson (Lead Councillor, Housing)
- John Ennis (Councillor, Lead Councillor Adult Social Care)

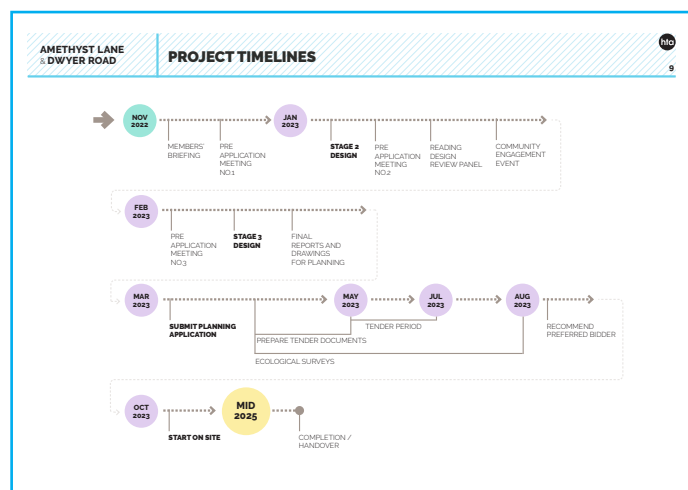
Feedback & Questions

Councillors raised some of the following feedback points:

- Recommendations to hold engagement events as early as possible, ideally in January 2023
- Considerations for procurement process and possible 2 stage tender to enable faster delivery.
- Members praised the layout stating it 'looks good' and welcomed the larger affordable family houses.
- Suggested to study the semi-detached houses along Holybrook Crescent to the south as older building precedents for the proposed materials and detailing.
- The greens to the south are relatively unused, apart from grazing a pony there once.
- Members questions how the active frontages would provide passive surveillance to streets, and note that the 4 bedroom houses with side entry would aid safety and security.
- Comment that the east-west mews should be controlled to not create a cut-through for vehicles.

Design Evolution Response

The briefing feedback helped to consolidate some of the key moves in terms of urban design and project brief objectives ahead of the forthcoming Design Review Panel and Public Exhibition. The organising design principles for the building typologies received support.



Secured by Design Engagement (online via Teams)

21 December 2022 (11.00am-12.00noon)

Briefing Format & Agenda

Initial contact was established with the local Crime Prevention Design Advisor with Thames Valley Police in December 2022 to notify the police of the development proposals. A full pack of design proposals, including concept plans and massing were issued in December 2022, with a follow-up briefing held via Teams. A presentation was given to officers to outline the building and landscape proposals.

Briefing Attendance

Attended by PC Joanna Haley and PS Kevin.Cox (Crime Prevention Design Advisors). Hosted by HTA's architects.

Feedback & Questions

Officers provided the following feedback on the proposals in terms of Secured by Design:

- Concerns over rear garden access "ginnels" leading to misuse
- Concerns about reduced parking provision leading to inappropriate parking overspill and ASB
- Improve surveillance to green spaces, ensuring overlooking from active rooms and clear sightlines
- Provide robust defensive planting to exposed boundary treatments on site and for neighbours
- Provide separate amenity for apartment homes, to ensure potentially older residents have access to child-free space

Design Evolution Response

The briefing feedback at this early design stage ensured proposals could adapt to address the concerns raised;

- Removal of all rear ginnels
- Robust boundary treatments defined; 2.1m high brick walls to public realm, 1.8m high fences between private gardens. Planting and hedges to public boundaries provide additional defensible treatment to homes
- Side entry front doors to specific homes types increase overlooking and activity of green spaces
- Site topography and proposed ground floor levels, and inclusion of rear and side facing glazing further improves overlooking of the public realm.

- Landscape designs define areas of lower hedging and 2m clear canopies to ensure adequate sightlines across the public realm.
- Apartment amenity space secured and accessible only by residents.

Following Briefing

It was agreed to confirm to officers when the planning application had been submitted, and that officers would provide any comments as part of the application process, noting the responses to their feedback.



Areas of concern highlighted by Thames Valley Officers

Community Newsletter January 2023

Distributed 4 January 2023

Community Newsletter

At the beginning of the engagement process it was agreed that awareness of the design process and upcoming in-person consultation events should be circulated to local residents. A two page printed newsletter was shared as an invitation to an in-person consultation and feedback event, to direct residents to online information and contact details, as well as a brief overview of aspirations for the site.

Newsletter Distribution

The printed questionnaire was distributed to neighbouring residents and hosted on the project specific website.

Feedback & Questions

Over the course of the pre-application period, the local community were able to provide feedback directly to the housing team via email. Online feedback was received following the in-person consultation and is summarised in later sections of this report.

The redevelopment of
Dwyer Road

Reading Borough Council
Working better with you

Community Newsletter
January 2023

An invitation

*** You are invited to:**
An open event for the proposed redevelopment of the site on the corner of Dwyer Road, Appleford Road and Burghfield Road.

Where:
**Manor Primary School,
Ashampstead Road RG30 3LJ**

When:
**Wednesday 25th January
(4.30 - 7pm)**

We will be available to explain the proposals and answer any questions you may have. HTA, the project architects, will also be on hand.

We hope you will be able to come along.



Dwyer Road Existing Site Plan - boundary of redevelopment site

The proposals

Reading Borough Council owns the former Alice Burrows Care Home site north of Dwyer Road and is seeking to sustainably redevelop this vacant brownfield site to create much-needed affordable family housing and new flats suitable for council tenants looking to downsize.

Designs are being developed ahead of submitting a planning application in Spring 2023. The project team are engaging with the local community and stakeholders now to help shape the emerging proposals. The new homes will be 100% affordable and managed by the Council. All homes are designed to be energy efficient, highly sustainable, and constructed with high quality materials. The landscape will include biodiverse planting, new trees and natural play features.



Proposed plans for new family houses and flats



Existing view of site from Dwyer Road

The redevelopment of
Dwyer Road

Your feedback

We welcome your feedback on the proposals prior to the submission of a planning application in Spring 2023. Please go to the web page below for regular updates, and come along to the community open event in January. The proposals will be available to view and comment on the web page from the 23rd January to 2nd February. Your comments and ideas will help to shape this sustainable development.

Multi-generational Sustainable Living

The proposals seek to provide homes that target the highest sustainability standards with attractive outdoor spaces for all ages, bringing the generations together in one community. We have proposed the following:

- A wide range of adaptable homes.
- Homes suitable for wheelchair users & older residents.
- Natural play elements for all ages.
- Attractive well-lit shared news street to meet neighbours.
- Electric vehicle charging points.
- Potential for a car club space for the wider community.
- A biodiverse natural environment promoting wildlife.
- High value trees retained.
- New native tree planting & sustainable drainage.
- Integrated secure bicycle storage.
- Homes designed to be Net Zero Carbon & low water use.



Dwyer Road Proposed Site Plan - 17 family houses and 14 flats

SOME KEY FACTS

The proposals include the following mix of affordable homes & design features:

- 17 family houses (3 & 4 bedroom homes).
- 14 generously-sized 1 bedroom flats with communal gardens.
- Mostly 2 & 3 storeys with 4 storey flats.
- Approximately 21 parking spaces for new homes.
- Secure bicycle storage spaces for every home.



For further information visit:
www.reading.gov.uk/DwyerRoad

INVESTING IN YOUR COMMUNITY
New Homes Coming - Get Involved

Reading Borough Council
Working better with you

Event #1: Manor Primary School - Community Outreach Workshop

Wednesday 25 January 2023 (1:15pm-2:30pm)

Workshop Fomat & Agenda

In January, this was the first interactive event, held in person at the local Manor Primary School.. The school is local to the Dwyer Road site (approximately 5 minutes walk) and the location for the Community Exhibition event. The purpose of the Community Outreach workshop was to introduce the HTA team to the local children, share the project objectives and brief, 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.

Workshop Attendance

Attended by Year 5 students, teaching staff and HTA's architectural team.

Feedback & Questions

Students raised some of the following feedback points:

- Lots of the children pass by the site, either on the way to school or to visit local family members.

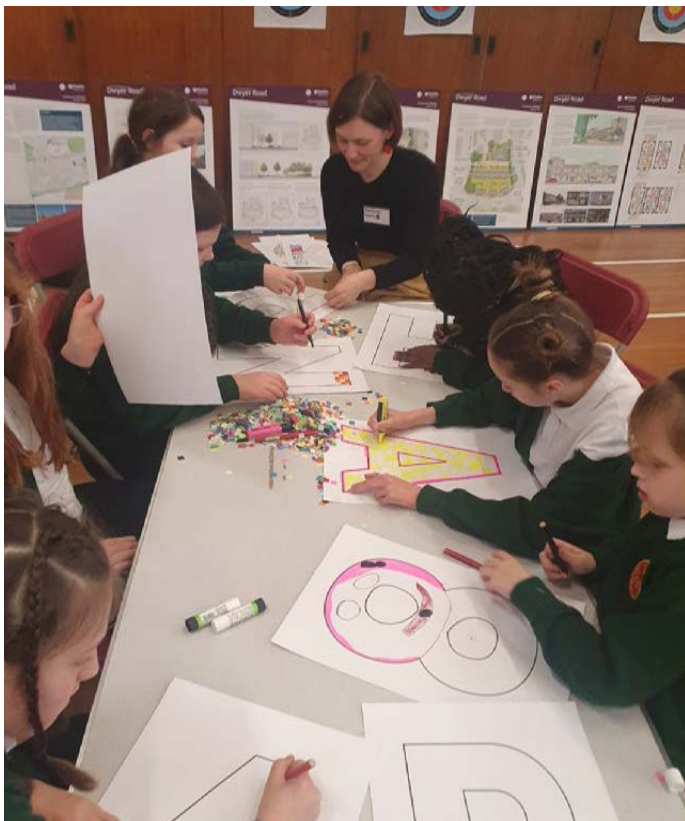
- They supported the idea of new homes for local residents
- Keen to see protect green features like existing trees and biodiversity, as they are aware of these issues through their school learning and activities
- The existing site and hoarding is not very interesting

Design Evolution Response

HTA collated the students' artwork for a future site hoardings project once construction works commence. The feedback was collated to help develop the emerging designs.

Following the Workshop

Following the workshop additional completed artwork was collected from the school amd an update provide to staff on the emerging proposals.



Photographs from the Community Outreach Workshop at Manor Primary School

Event #2: Community Exhibition

Wednesday 25 January 2023 (4:30pm-7:00pm)

Exhibition Format & Agenda

In January, this was an interactive public event, held in person at the local Manor Primary School. The school is local to the Dwyer Road site (approximately 5 minutes walk). The purpose of the Community Exhibition was to introduce the HTA team, share the project objectives and brief,

Printed newsletters detailing event location, date and time were distributed by post to all homes within an agreed area surrounding the site, and the events were publicised on the Council's website.

The purpose of the exhibition was to provide an illustrated presentation introducing the site, background to redevelopment, constraints, opportunities, current design options, landscape proposals and the timeline to planning submission. A proposed site plan was presented and the benefits of the proposals clearly outlined, with time for questions and answers.

Feedback forms were available for all attendees to record their thoughts, as well as recording feedback received through conversation and discussion

Workshop Attendance

26 local resident attendees, RBC Housing Team, HTA's architectural team.

Feedback & Questions

Attendees raised some of the following feedback points:

- Support for housing types, allowing downsizers to stay within their own community
- Happy to see progress made with the empty site
- Concerns about traffic, parking provision & overspill
- Concerns building heights and roof forms are too tall, buildings too close to the street
- Pleased to see consideration of nature and biodiversity; more could be done in local green spaces
- Consider integrating play spaces
- A mix of preferences with regards modern or more traditional brick facades



Photographs from the Community Exhibition at Manor Primary School

Event #2: Community Exhibition

Wednesday 25 January 2023 (4.30-7.00pm)

- Positive consultation experience - "The people present were very friendly and open to discussion, I felt listened to."

Following the Exhibition

Following the exhibition additional feedback was received via the online website. Key feedback included;

- 10 responses (3x support, 7 objections)
- Concerns about insufficient parking per RBC SPD requirements, and overspill parking in surrounding streets
- Would like to see more care homes built
- Concerns about impact on local services (GP and schools)
- Should be mixed tenure, not all social housing
- Homes should be brick built to remain inkeeping with the local area
- Maintain TPO trees and plant more in green space in front of Holybrook Crescent

Design Evolution Response

HTA collated the responses and these points fed into the emerging proposals for the layout of the proposals;

- Dwyer Road Homes set back further from the street
- Car Parking levels re-examined with recently updated census data to confirm likely car ownership
- Different roof forms tested, with flat roofs selected to reduce overall height of buildings compared to pitched roofs, and allow integration of further biodiversity measures such as green roofs and solar panels
- Secure boundaries proposed to neighbouring homes, to maintain privacy
- Improved overlooking of green spaces to provide passive surveillance
- Play features, tree planting and biodiversity features incorporated in local green spaces
- Progressing towards planning submission in Spring 2023 to deliver homes by 2025.



Photographs from the Community Exhibition at Manor Primary School

Community Newsletter 02 May 2023

Distributed May 2023

Community Newsletter

Following the community consultation and pre-application process, a follow up newsletter was circulated to the local community. A two page printed newsletter was shared to provide residents with an update on amendments to the proposals in response to their feedback, to notify them of the planning submission, and to provide a brief overview of the final proposals for the site.

Newsletter Distribution

The printed questionnaire was distributed to residents within the local community, and hosted on the project specific website.

The redevelopment of
Dwyer Road

Reading Borough Council
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Public Consultation Update
May 2023

An update

Dear Resident,

As part of Reading Borough Council's plans to deliver vital affordable housing for the people of Reading, we have now submitted the planning application to redevelop the former Alice Burrows Care Home site, north of Dwyer Road.



Thank you to all those who were able to attend the open event and left feedback for the proposals online.

We would also like to say a big Thank You to the Y5 children of Manor Primary School who created some amazing artworks that will make an appearance around the site soon!

We had great feedback and questions from the visitors at the public consultation held in February 2023 where a number of key issues were raised. These are outlined below alongside our responses:

Traffic and car parking.
Our Transport Consultant re-examined parking levels alongside updated 2021 census data to ensure parking supply will be sufficient. Through the pre-application process we have worked with the Highways Officer and there are now 27 spaces (6 more than in the last proposal) providing one-to-one parking for the homes, as well as parking for the apartments and visitors, to minimise impact on the surrounding streets. All spaces will have access to electric car charging points.

Dwyer Road homes look too big and close to the road.
We have reduced the number of homes along Dwyer Road and set them further back from the street, reducing their impact. The designs have reduced their width and depth at upper levels, so the buildings appear smaller overall.

Pitched roofs are more in-keeping with their surroundings.
Pitched roofs can make homes taller, so in keeping with the need to reduce the size of the houses along Dwyer Road, we reduced height by using flat roofs, which are used for sustainable photovoltaics and green sedum planting to support biodiversity.

New homes should be built in traditional Reading brick.
The new homes will be built using soft Reading 'red' and 'grey' bricks, inspired by local architecture and the history of Reading's Victorian terraces.

Improve local green spaces.
The development will deliver a 11.36% increase in biodiversity. We will retain high quality, existing mature trees and add new planting and a biodiverse community garden with quiet informal play for children at the corner of Appleford Road. There will also be off-site tree planting in the area including the greens south of Dwyer Road.

Concerns about anti-social behaviour in the local area.
All residents will have their own private amenity space - secure back gardens, or balconies and a secure, shared garden for the apartments. Homes are designed with doors and windows overlooking the streets and open spaces, to create activity and passive surveillance discouraging anti-social behaviour.

The sooner this gets built, the better!
Designs have developed following consultation, taking on board your comments, which have helped shape this application. The homes will be 100% affordable, managed by the council, designed to be energy efficient, and constructed with high quality materials. The landscape will include biodiverse planting, new trees and natural play features.

Impact of local services and GP services.
The proposal will provide much needed affordable housing including family homes and apartments for council tenants wishing to downsize. The size of the proposed development and anticipated number of new residents is not expected to put any additional strain on existing services. Many of the residents expected to live in the proposed development will be from the local area and therefore already access the existing services. Overall, the impact of the proposals on services, such as GPs, would be minimal.

Construction noise and traffic.
Future construction will work within the guidelines clearly set out by the council in relation to planning consent conditions. A construction management plan will be developed to safeguard such controls on construction operations.

Lack of community meeting space.
As well as providing 31 much-needed affordable homes the landscape proposals create a family-friendly mews street, shared garden for the apartments and a community garden for the neighbourhood as safe and social meeting spaces.

Prefer to see a care home or mixed tenure housing.
This allocated site has been identified for residential redevelopment and the range of affordable apartments and family houses proposed have been carefully developed by the council in line with identified local housing needs.



View of proposed development from corner of Dwyer & Appleford Road

The redevelopment of
Dwyer Road

Key facts

Proposals for the new sustainable homes include:

- 16 family houses (3 & 4-bedroom homes and a single 5-bedroom home).
- 15 generously-sized 1-bedroom flats with communal gardens.
- Mostly 2 & 3-storeyed houses with 4-storeyed flats.
- Homes for council tenants wishing to downsize.
- 27 parking spaces.
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Dwyer Road Proposed Site Plan

Your views matter

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Computer generated image: New mews street from Burghfield Road

INVESTING IN YOUR COMMUNITY
New Homes Coming - Get Involved

Reading Borough Council
Working better with you

3 CONCLUSION

A thorough pre-application consultation and engagement process over a 7 month period has been undertaken for the development proposals at Dwyer Road in Reading. Conversations and feedback from residents and stakeholders have provided valuable local knowledge, insights and suggestions helping to shape the proposals.

The following is a summary of the involvement that has been carried out during this pre-application process to assist with design evolution and the preparation of this planning application:

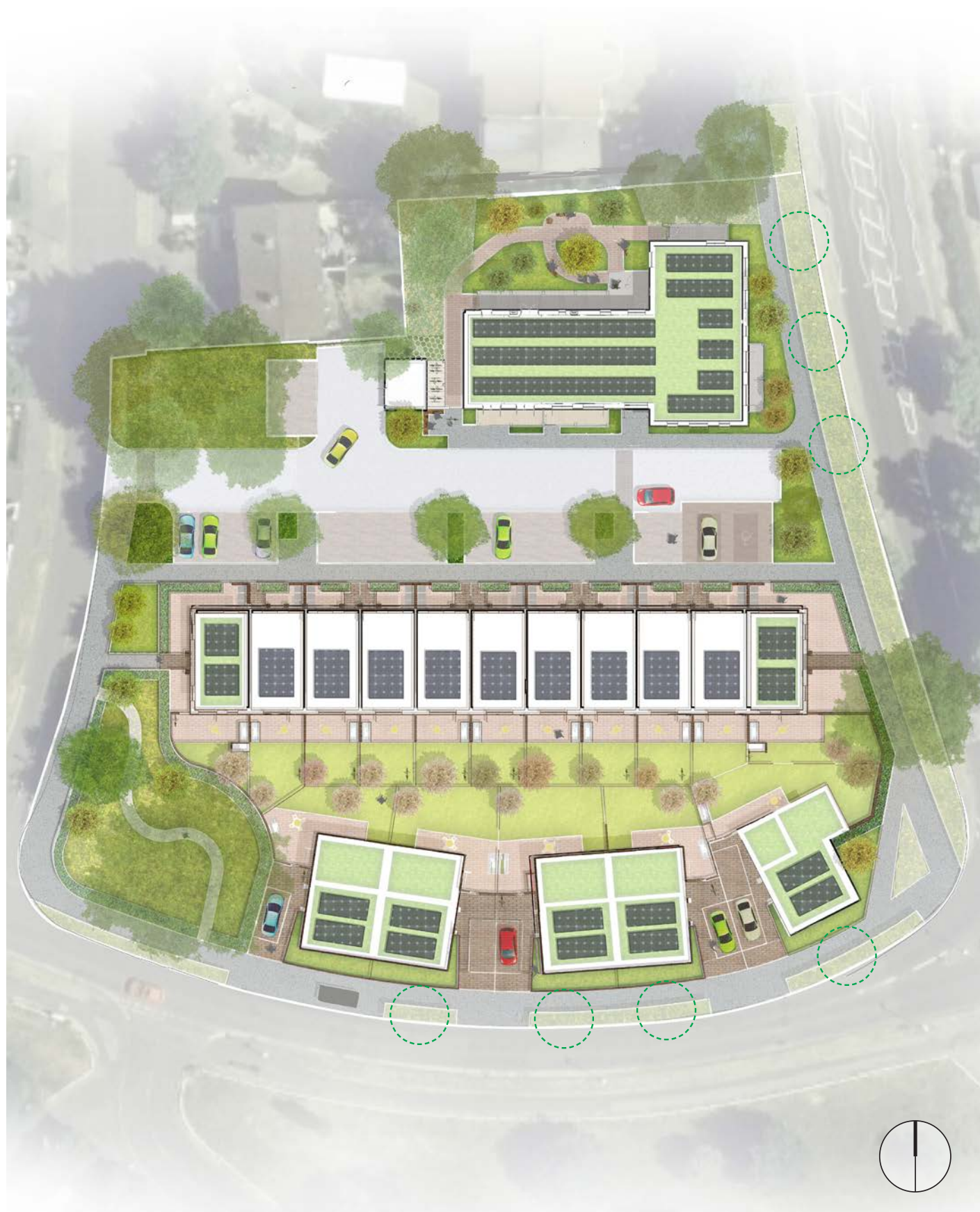
- 2 Public Newsletters printed and circulated within the local community
- 1 Public Exhibition with the local community advertised widely with printed fliers, posters and on the Council's website.
- 1 Community Outreach Workshop with Year 5 students at the local Manor Primary School
- 1 briefing to Lead Councillors and Ward Councillors. Feedback gathered at all events plus online feedback from the dedicated development website.

Furthermore, during this pre-application process the Housing team and the Design Team carried out the following engagement meetings with stakeholders:

- 4 pre-application meetings and workshops with Reading Borough Council planning, highways, refuse, tree and ecology officers.
- 1 Secured by Design meeting with the Thames Valley Police.
- 1 Reading Design Review Panel.

It is envisaged that further resident and local stakeholder engagement will continue after submission of the planning application, as technical design information is developed for tender purposes. The Council will keep residents and the wider local community up to date on the proposed development. Development works are anticipated to commence at Dwyer Road from late 2023.

Please refer to the following appendices for the chronologically collated community engagement materials used during this pre-application process.



Illustrative landscape plan (dashed green lines indicative aspirational street tree planting (subject to discussions with service providers due to proximity of existing services within footway))

APPENDICES

An invitation

* You are invited to:

An open event for the proposed redevelopment of the site on the corner of Dwyer Road, Appleford Road and Burghfield Road.

Where:

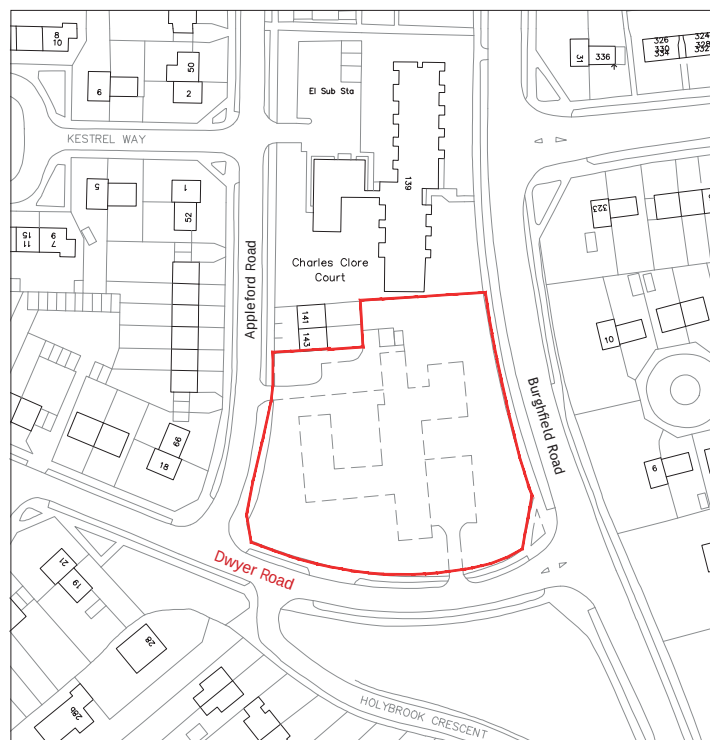
**Manor Primary School,
Ashampstead Road RG30 3LJ**

When:

**Wednesday 25th January
(4.30 - 7pm)**

We will be available to explain the proposals and answer any questions you may have. HTA, the project architects, will also be on hand.

We hope you will be able to come along.



Dwyer Road Existing Site Plan - boundary of redevelopment site

The proposals

Reading Borough Council owns the former Alice Burrows Care Home site north of Dwyer Road and is seeking to sustainably redevelop this vacant brownfield site to create much-needed affordable family housing and new flats suitable for council tenants looking to downsize.

Designs are being developed ahead of submitting a planning application in Spring 2023. The project team are engaging with the local community and stakeholders now to help shape the emerging proposals. The new homes will be 100% affordable and managed by the Council. All homes are designed to be energy efficient, highly sustainable, and constructed with high quality materials. The landscape will include biodiverse planting, new trees and natural play features.



Proposed plans for new family houses and flats



Existing view of site from Dwyer Road

Welcome to the Dwyer Road Community Exhibition

Welcome to the open community exhibition for the proposed redevelopment of the site on the corner of Dwyer Road, Appleford Road and Burghfield Road.

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Key Dates:

- January 2023 - Community Exhibition
- Spring 2023 - Submit planning application
- Autumn 2023 - Planning decision
- Winter 2023/24 - Start works on site
- Winter 2025/26 - New homes completed

Your Feedback

We welcome your feedback on the proposals prior to the submission of a planning application in Spring 2023. Please go to the web page below for regular updates. The proposals will be available to view and comment on the web page from the 23rd January to 2nd February. Staff are on hand to answer your questions today. Your comments and ideas will help to shape this sustainable development.



Existing Dwyer Road site plan with redevelopment boundary



Existing Dwyer Road site within the surrounding existing neighbourhood

Key Facts about The Proposals:

- 17 family houses (3 & 4 bedroom)
- 14 generously-sized 1 bedroom flats with communal gardens
- Mostly 2 & 3 storeys with 4 storey flats
- Approximately 25 parking spaces
- Secure bicycle storage for every home



Existing view north across the redevelopment site



Existing view west towards Appleford Road

Site Constraints & Opportunities

A number of site surveys and research have been undertaken to accurately map the existing natural and built features of the site.

These site constraints have directly informed the design proposals so that high value trees and ecology can be retained and incorporated into

the proposals. The vacant site presents a range of opportunities for the benefit of the wider community.

Site History



1900



1934



1961



1968

The Existing Site



Looking at the site from Holybrook Crescent



Existing site entrance on Dwyer Road

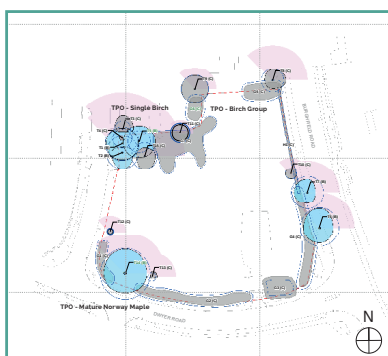


Burghfield Road corner

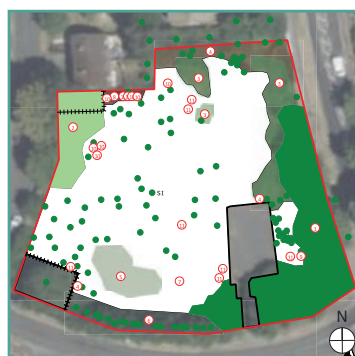


Appleford Road corner

Trees



Ecology



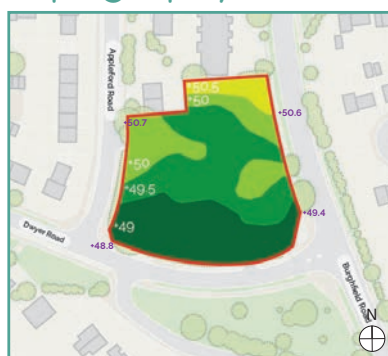
Site Constraints



Utilities



Topography



Site Opportunities



Proposed Site Plan

The proposals include 31 affordable homes to be managed by Reading Borough Council.

The proposed layout of the site centres on an attractive new east-west mews street that provides pedestrian and cyclist access

to Burghfield Road. There would be no through access for cars. The mews street will allow for residents' refuse collection and servicing access from Appleford Road. It will include new tree planting and will be a safe space for all ages.

A new apartment building is proposed to the north of the site with a main entrance facing the mews street. This building will include two wheelchair adaptable apartments at ground floor. A terrace of family houses line the mews street, with semi-detached homes fronting on to Dwyer Road.



Proposed Dwyer Road site plan

Proposed Accommodation:

- 14 apartments for Council tenants looking to downsize
- 17 family houses

- 14 one bedroom apartments
- 9 three bedroom houses
- 8 four bedroom houses
- 25 car parking spaces

Key:

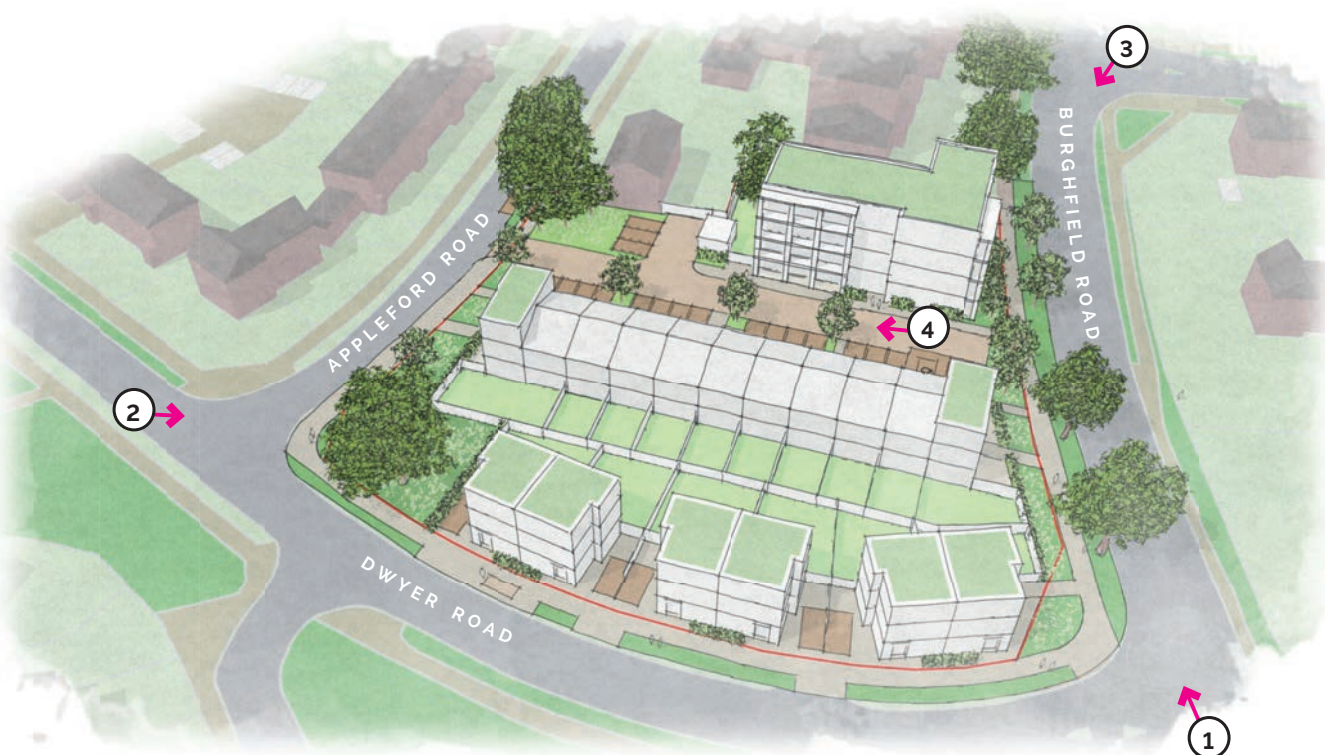
- ▶ Building entrance - primary
- ◀ Building entrance - secondary
- CAT B / TPO Trees
- ▬ Building to Building Distances
- ▭ Site Boundary

Proposed 3D Massing

The heights and massing of proposed buildings has been carefully arranged to respond to the existing surrounding building heights and types in the neighbourhood, and also to respect the amenity of neighbours.

A four storey apartment building is proposed to the north of the site with its own secure communal garden.

The central terrace of family houses is mostly 2 storeys in height with 3 storey larger houses at each end. There are also semi-detached 3 storey family houses proposed fronting on to Dwyer Road itself.



Proposed aerial view from south

Wider Neighbourhood



Proposed wider neighbourhood plan

Flat Block	Semi-Detached House
Terraced Flat Block	Detached House
Terraced House	

Street Views



Proposed view north along Burghfield Road



Proposed view along Dwyer Road from west



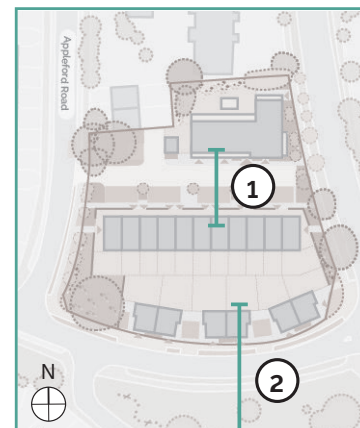
Proposed view of Dwyer Road frontage



Proposed view west along new news street

Safe & Healthy Streets

The new mews street will provide an attractive east-west route for **pedestrians and cyclists in the wider neighbourhood to use**. There will be no through access to Burghfield Road for cars. New street trees, hedges and biodiverse planting will help to green the site.



Section through mews street looking east with older persons flats on the left, and terraced housing on the right



Section through Dwyer Road looking east with informal play and planting enhancements illustrated to existing open space

Fire Access

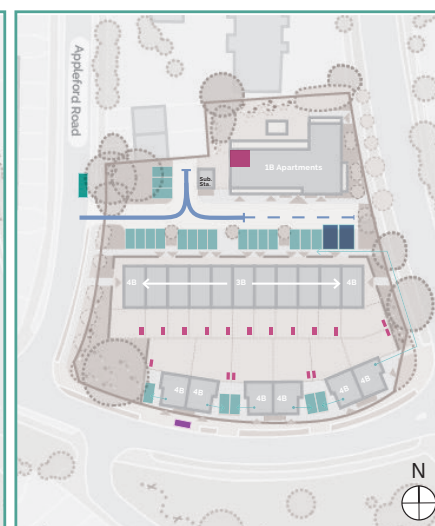
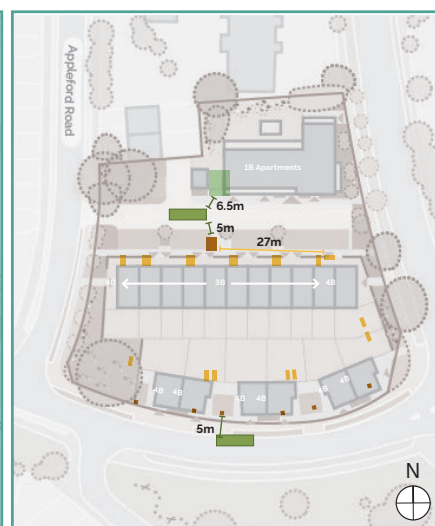
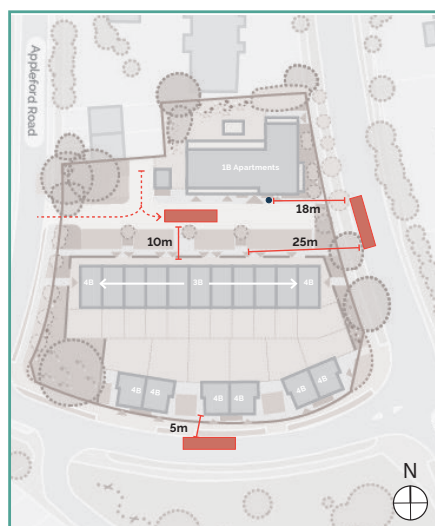
Emergency access has been accommodated within the proposals so that a fire tender can easily reach all homes.

Refuse Access

Refuse and recycling storage has been designed into the proposals making it easy for residents and refuse operatives to store and collect.

Parking & Deliveries

25 car parking spaces for residents are provided close to homes, plus one potential car club space for the neighbourhood. Generous cycle storage and electric vehicle charging points are also provided.



The redevelopment of Dwyer Road



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Community Exhibition
January 2023

Sustainable Homes with Character

Building upon Reading's long heritage of brick making the proposals include new homes that will be built from high quality brickwork with details that add character to the street scene.

The design team have studied Reading's older examples of terraced housing to shape the proposed designs.

The homes are being designed to be highly energy efficient, influenced by Passivhaus principles. Integrating zero-carbon energy sources, solar panels and biodiverse planting will help create a sustainable, new community of homes.



View along proposed new street from Appleford Road



Proposed new street elevation of family houses

Local and Contemporary Design Influences



1 New trees and native planting creates an attractive green new street



2 Paired front doors along the street



3 Larger homes create a 'bookend' to the terrace



4 New homes overlook car parking in the street



5 Paired first floor windows



6 Larger windows and brickwork details enliven the ground floor

Flexible Homes for All

The proposals include 31 affordable homes to be managed by Reading Borough Council. The range of new homes includes 14 one bedroom flats for downsizers, along with 17 three and four bedroom houses for families.

Refuse and recycling storage will be neatly integrated in front gardens for houses, and

within a dedicated secure bin store for the apartments. Every home will benefit from secure bicycle storage, or storage for a mobility scooter.

Every home will have its own secure private outdoor space. Apartments will have a spacious balcony or terrace, and houses will have secure rear gardens.

Two of the apartments have been specifically designed to be wheelchair adaptable, and all homes provide spacious and flexible room layouts that may be adapted over time to suit tenants' needs.



Proposed 3 bedroom 5 Person House Plans



Proposed 1 Bedroom 2 Person Apartment Plan



Proposed 4 Bedroom 7 Person House Plans

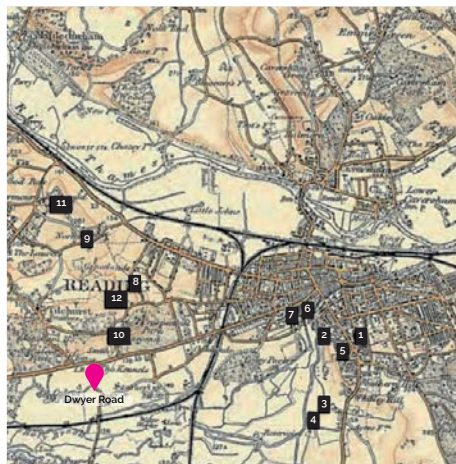
Key:

- ① Hall
- ② Kitchen / Dining
- ③ Living Room
- ④ WC / Shower Room
- ⑤ Bathroom
- ⑥ Store
- ⑦ Bedroom
- ⑧ Study

Architecture & Landscape Materials

As we develop the designs, consideration of the materials used will inform the appearance of the buildings. Reading has a long history of brick making in the area. While the original brickworks have not survived, a huge variety of 'brick-faced' buildings and homes are still found around the town. We are keen to build on this history with new brick buildings that fit into their context. We may propose other materials to highlight key features such as windows and entrances.

The landscape palette is also hugely important; the kind of trees and plants we proposed will help encourage native wildlife to thrive, be easy to maintain, and look good all year round.

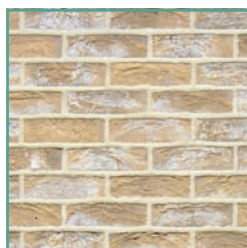
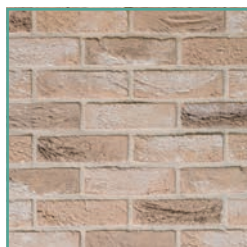
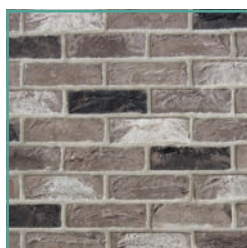


Former Brickwork Locations in Reading:

1. Silver Street - Medieval Tile Kilns
2. Waterloo Kilns, Elgar Road
3. Whitley Kiln, Elgar Road
4. Rose Kiln, Rose Kiln Lane
5. Katesgrove Kiln, Alpine Street
6. Avenue Works, Berkeley Avenue
7. Coley Kilns, Berkeley Avenue
8. Grovelands, Grovelands Road
9. Norcot Kiln, Norcot Road
10. Prospect Park Brickworks, Prospect Park
11. Kew Kiln, Kentwood Road
12. Westwood Kiln, Dee Road

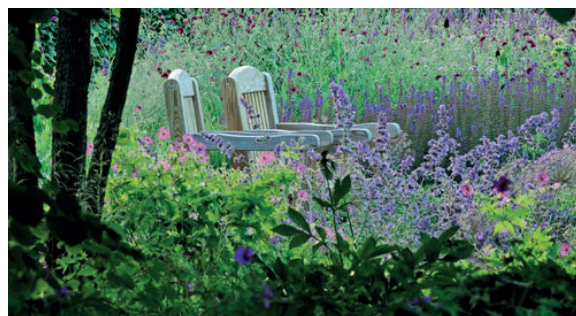
What colour brick do you like best?

We'd love your thoughts on emerging design ideas! Stick a dot next to the brick colour you prefer.

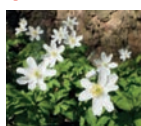


Planting Ideas

Shade-tolerant understory planting



● An example of understory/shaded planting



Anemones



Primrose



Ferns



Bluebells

Biodiverse Corner



● A visualisation of ideas for the biodiverse space in the south west of the site



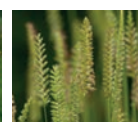
Garlic mustard



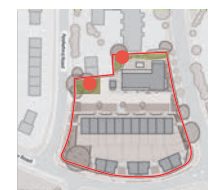
Wildflower meadow



Ragged Robin



Crested dog's-tail



As we are proposing to retain the high quality mature trees in the designs, the planting will have to cope with a more shady environment. These images show some ideas for native plants we can propose here.



The south west corner of the site will become a biodiverse amenity space, incorporating the existing Norway Maple tree with new wildlife friendly planting.

The focus will be on the provision of key habitat features to both attract and provide a home for wildlife.

Benches, bird boxes and bug-hotels, with a simple mown path through wildflower planting will hopefully make this a pleasant space for people and wildlife alike.

Your feedback

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Multi-generational Sustainable Living

The proposals seek to provide homes that target the highest sustainability standards with attractive outdoor spaces for all ages, bringing the generations together in one community. We have proposed the following:

- A wide range of adaptable homes.
- Homes suitable for wheelchair users & older residents.
- Natural play elements for all ages.
- Attractive well-lit shared mews street to meet neighbours.
- Electric vehicle charging points.
- Potential for a car club space for the wider community.
- A biodiverse natural environment promoting wildlife.
- High value trees retained.
- New native tree planting & sustainable drainage.
- Integrated secure bicycle storage.
- Homes designed to be Net Zero Carbon & low water use.



For further information visit:
www.reading.gov.uk/DwyerRoad



Dwyer Road Proposed Site Plan - 17 family houses and 14 flats

SOME KEY FACTS

The proposals include the following mix of affordable homes & design features:

- 17 family houses (3 & 4 bedroom homes).
- 14 generously-sized 1 bedroom flats with communal gardens.
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- Approximately 21 parking spaces for new homes.
- Secure bicycle storage spaces for every home.

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propertydevelopmentteam@reading.gov.uk

For further information visit the planning website for Reading Borough Council.



Computer generated image: New news street from Burghfield Road

HTA Design LLP
78 Chamber Street
London
E1 8BL

020 7485 8555
info@hta.co.uk
www.hta.co.uk

Chair:
Benjamin Derbyshire
Dip Arch Cantab RIBA

Managing Partner:
Simon Bayliss
MA Dip Arch Dip UD RIBA

Partners:
Mike De'Ath
BA (Hons) Dip Arch RIBA
Colin Ainger
BA (Hons)
Caroline Dove
MA (Hons) Dip Arch RIBA
Sandy Morrison
B Arch RIBA
James Lord
BA (Hons) BLA CMLI
Rory Bergin
B Arch MSc RIBA
Lucy Smith
BA (Hons) MSc
Dr Riëtte Oosthuizen
BA (Hons) MA PhD
Simon Toplis
MA Dip Arch RIBA
Tim Crowther
BA (Hons) B Arch RIBA
John Gray
B Arch (Hons) Dip Arch RIBA

Directors:
Rajiv Ranjan
B Eng MBA
John Nsiah
BSc (Hons) Dip Arch MBA

