



Dwyer Road, Reading Design & Access Statement

May 2023



Report presented by **HTA Design LLP**
In association with **Reading Borough Council**

Status **FINAL**

Issue -

Issue Date 05/05/23

File name **RBC-DRR-HTA-A_RP010**

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Approved by **PCM**

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INTRODUCTION

1.1 Executive Summary

HTA Design LLP have prepared this report in support of the full planning application for Dwyer Road, on behalf of Reading Borough Council.

The proposals comprise the residential redevelopment of the former Alice Burrows care home site, located to the west of Reading town centre. Allocated under 'Site Allocation WR3p Dwyer Road' the scheme provides 31 affordable tenure homes on the 0.58 hectare site,

A mixture of family houses and apartments specifically for council tenants wishing to downsize, the new homes cater to a range of housing needs within Reading, and seek to create a new, multi-generational community. The new homes are designed to improve the placemaking of the local area; knitting into and improving the permeability of the existing street network.

Informed by Passivhaus design principles, the homes will be highly sustainable and target Net Zero Carbon in operation; with renewable energy sources, PVs, high fabric performance and low water consumption. Homes are designed to maximise daylight and sunlight throughout the year, while adopting measures for tackling overheating and reducing CO2 emissions.

Shared communal gardens and public spaces, alongside private gardens and balconies maximise the potential for external amenity for residents. The landscape proposals seek to strengthen the existing qualities of the site and local area, retaining high quality mature trees on site, and providing opportunity for biodiverse habitat features and new tree planting. With the addition to offsite tree planting proposals in the local area, the scheme will achieve a biodiversity net gain.

The local community has been engaged throughout the pre-planning design process; the

council have hosted consultation information online, posted newsletters and held a community exhibition and feedback session. Subsequent feedback received through the design development period has been integrated in the final proposals. Reading's Design Review Panel has also been consulted in support of pre-planning dialogue with Reading Borough Council Planning Officers and council members.

This report should be read in conjunction with the submission drawings and reports. Detailed topographic surveys, tree surveys, statutory searches, site investigations and additional desk top studies have also informed the proposed scheme at Dwyer Road.

The Proposals	
"Redevelopment of the Site at Dwyer Road to deliver 31 new homes comprising 16 houses and 15 flats, alongside new access, soft and hard landscaping, parking and ancillary works".	
Site Allocation	WR3p Dwyer Road
Total Number of Homes	31 homes
Number of new houses	15 homes
Number of new apartments	16 homes
Number of Wheelchair Adaptable Homes	2 (6%)
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 (social rent)
Housing Mix	1 bed (x15); 3 bed (x9); 4 Bed (x6); 5 Bed (x1)
Building Heights	4, 3 and 2 storeys
Residents' Shared Gardens	288.7 sqm
Residents' Private Amenity	841.8sqm (702.8 sqm rear gardens, 139sqm balconies)
Public Amenity	282.1 sqm
Biodiverse Green Roofs	645 sqm
Car Parking Spaces	27 in total (6 on plot / 21 on street)
Electric Vehicle Charging Points	100% active charging spaces
Residential Cycle Parking Spaces	36
Biodiversity Net Gain	+11.36% (including offsite measures)
Sustainability Targets	Net Zero Carbon in operation. To include; Renewable Energy: Air Source Heat Pumps & Photovoltaics, Air Permeability of 1m3/hm2 (@50 Pa) Water Consumption <95l per person per day

1.2 Project Description

Key objectives for the development were to meet and provide the following;

Client Brief

- Target for up to 35 homes in total
- Housing mix to include predominantly 3 and 4 bedroom family homes, and apartments designed specifically for downsizers
- 100% affordable housing
- Minimum 5% Part M(4) Category 3 Wheelchair user dwellings per RBC policy
- Proposals to achieve high standards of sustainability, targeting Net Zero Carbon in operation
- Adopt Passivhaus principles and a fabric first approach to minimise energy demand
- Explore opportunities for reducing potable water use
- Achieve Biodiversity Net Gain (BNG)
- Integrated secure recycling / refuse stores
- Integrated secure bicycle storage
- Lift access to apartments above ground floor level
- Exemplar design quality for architecture, sustainability, landscape and public realm
- The involvement of local residents through community consultations

Additional Target Standards

- Nationally Described Space Standards
- Minimum clear ceiling heights of 2.5m
- Building for a Healthy Life
- Secured by Design (Homes 2019) Standards
- HAPPI standards for apartment building
- Building with Nature
- Commit to RIBA 2030 Climate Challenge targets for energy efficiency, embodied carbon, water, daylight and thermal comfort
- Follow RoSPA principles



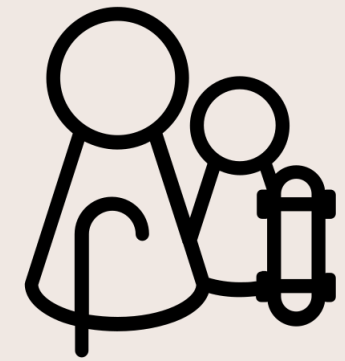
**Suburban
31 New Homes
53 dwellings/ha**

Housing



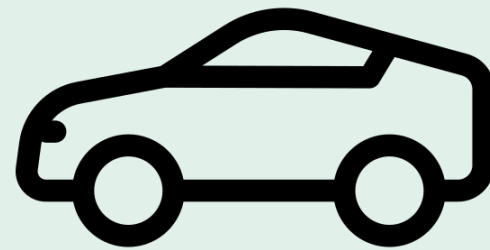
**100% Social Rent
Council Housing**

Mix



**Family Homes and Dedicated
Downsizer Housing**

Type



**27 Car Parking Spaces
(0.87 Ratio)**

Car Parking



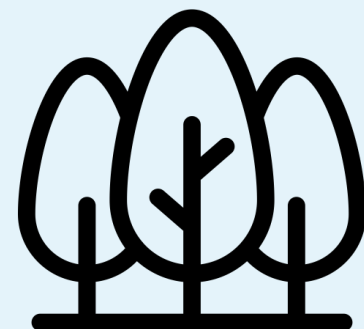
**36 Cycle Parking / Storage
Spaces**

Cycle Parking



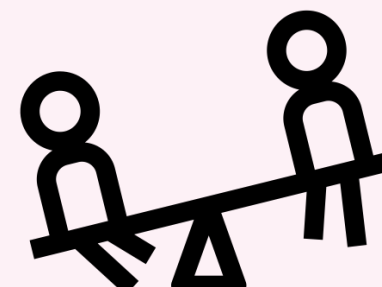
**50% Recycling
Fortnightly Collection**

Refuse & Recycling



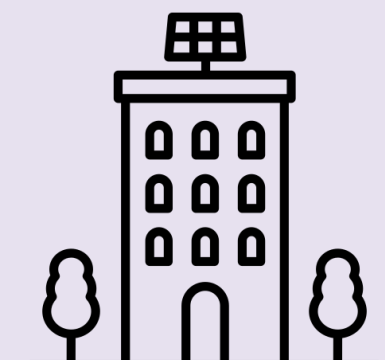
**Private & Communal Amenity
10% Biodiversity Net Gain
Contribution to Green Link**

Landscape



**On-site play for new
residents**

Play



**Net Zero Homes
Water Efficiency
19% Beyond Building Regs**

Sustainability

1.2 Project Description

Overview of Proposals

- 31 affordable tenure homes, designed to create a multi-generational community by providing dwelling types and living spaces that cater to the needs of people of all ages.
- All new homes are designed to meet or exceed the National Described Space Standards
- A bespoke building designed to meet the needs of council tenants wishing to downsize to apartments
- A range of individual family homes to meet housing needs, including 3, 4 and a single 5 bedroom home.
- The downsizer apartments are designed to be future proofed for later living, sized above NDSS minimums and include 2 no. homes compliant to Part M4(3) of Building Regulations to meet residents' future needs.
- Private amenity space for all homes, and private rear gardens or balconies for apartments. Additional communal amenity space for apartments is provided as a shared rear garden
- Retention of mature Cat B and TPO trees on existing on site.
- Car parking for residents and visitors, and cycle storage for every home.
- New tree planting and biodiverse planting as residential and public amenity, as well as achieving Biodiversity Net Gain (including offsite tree planting measures)
- High quality and robust materials with key details and simple brick detailing to ensure constructability.
- Storey heights and typologies design to align with local context; max. 4 storeys and a mix of apartments, terraced homes, semi- and detached dwellings.



Aerial View Proposal Illustration



THE SITE

2

2.1 Reading Context

The Borough of Reading is faced with significant demand for genuinely affordable council housing. The Council is committed to delivering over 5,000 new homes in the period of 2016-2026. Approximately 500 dwellings per annum from 2016 to 2026, in accordance with the spatial strategy set out in the Core Strategy Document.

To help deliver on this commitment, the borough has taken the initiative to assess its own land assets to identify the opportunities to provide more housing with minimal disruption to existing residents.

Dwyer Road has been identified within the Local Plan (Adopted 2019) as an Allocated Site within West Reading and Tilehurst area. The site is a council owned, suburban, brownfield site which the policy allocation identifies as having potential for residential or residential care development.



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2.2 Site Location

The Site is in the southwest area of the Borough in the Southcote ward, southwest of Reading Town Centre.

The site area is located between Bath Road, and the Reading-Theale train line to the south. To the west is Burghfield Road and the Southcote Estate.

The proposal site itself is bounded by Burghfield Road to the east, Dwyer Road to the south and Appleford Road to the west.

The local area is predominantly residential, with a number of local primary schools and community centres throughout.

There are shops and local facilities located on Bath Road with smaller local shops within Southcote Estate to the east.

The closest play space amenities for the local neighbourhood are the children's play area within Prospect Park to the northeast, Linear Park to the south and local play area at Kennet Valley Community centre

