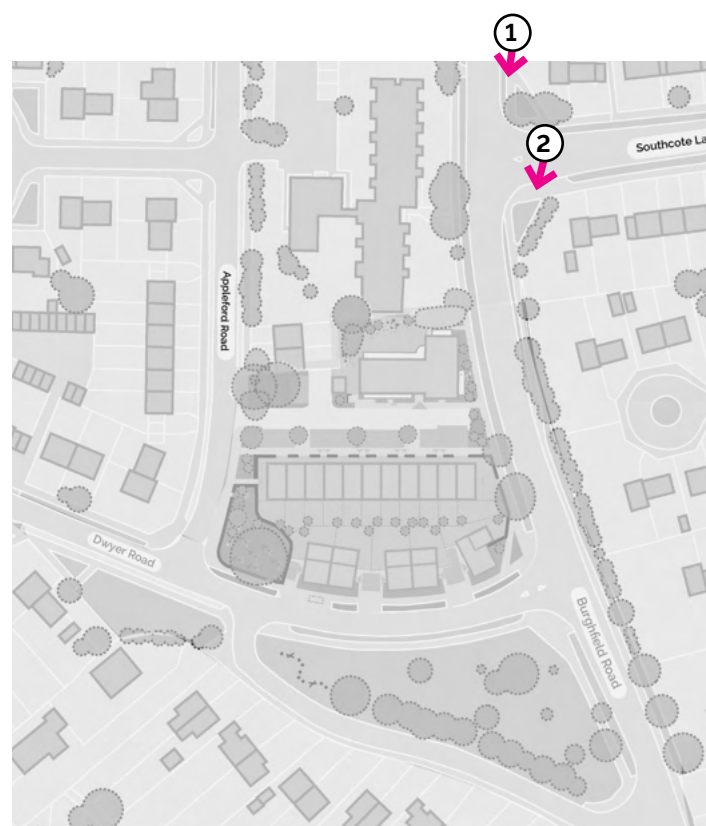


4.4 Townscape, Scale & Massing

- The townscape impact of the proposals have also been assessed in street views, to understand and refine building positions and massing from key approaches.
- From all positions, the 4 storey apartment building has been designed to not exceed the scale of the adjacent existing flat blocks.
- The general arrangement of 3 blocks of buildings, allows the homes to step down with existing topography of the site and knit into the existing streetscape.
- Flat roofs for the 3 and 4 storey buildings helps to minimise the overall scale of the new homes. Combined with the open aspects and generous existing street widths, this reduces the impact on existing neighbours.



Townscape View 1 - Looking south on approach from Bath Road, along Burghfield Road



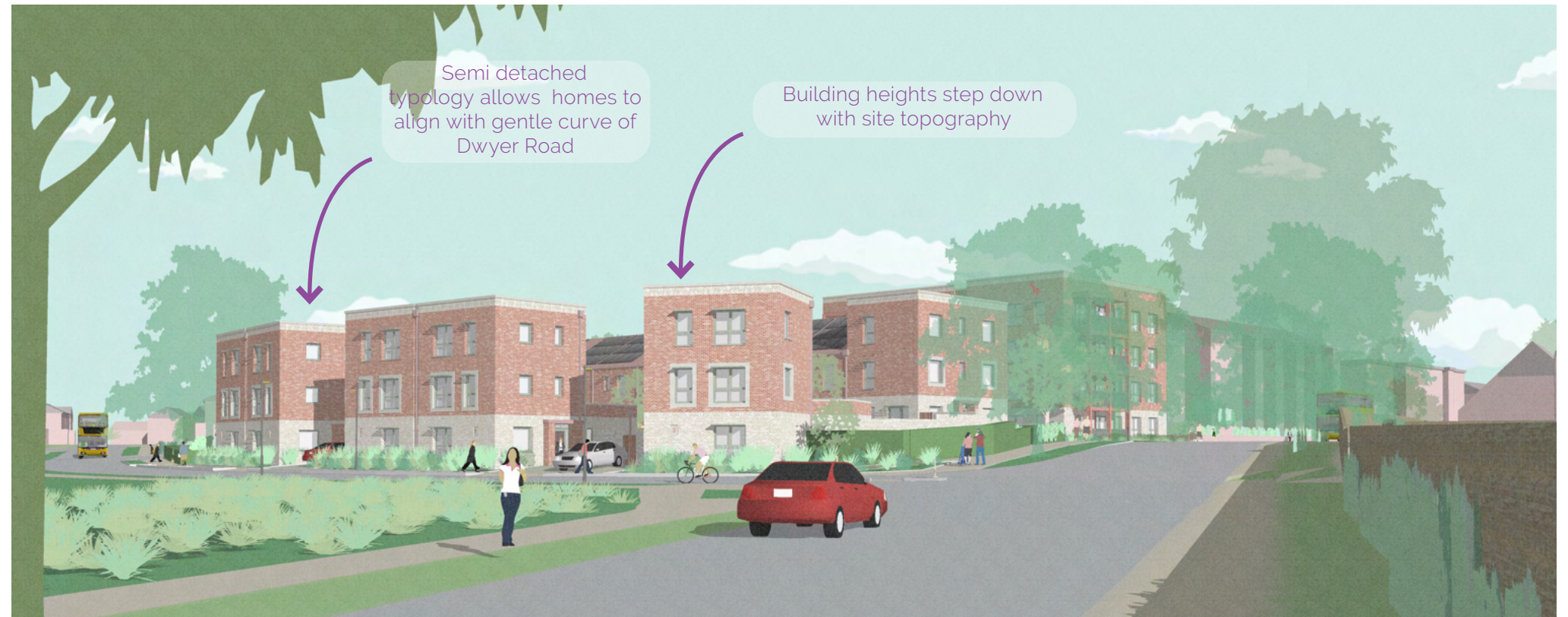
Townscape View Location



Townscape View 2 - Looking south along Burghfield Road, at Southcote Lane junction

4.4 Townscape, Scale & Massing

- The building arrangements retain and celebrate the high quality Cat B trees on site and along the perimeter, integrating them into improved and green public footpaths and new amenity spaces.
- The homes are designed to look outwards, creating positive activity and overlooking to streets and green spaces.



Townscape View 3 - Looking northwest along Burghfield Road



Townscape View Location



Townscape View 4 - Looking east along Dwyer Road at Appleford Road junction

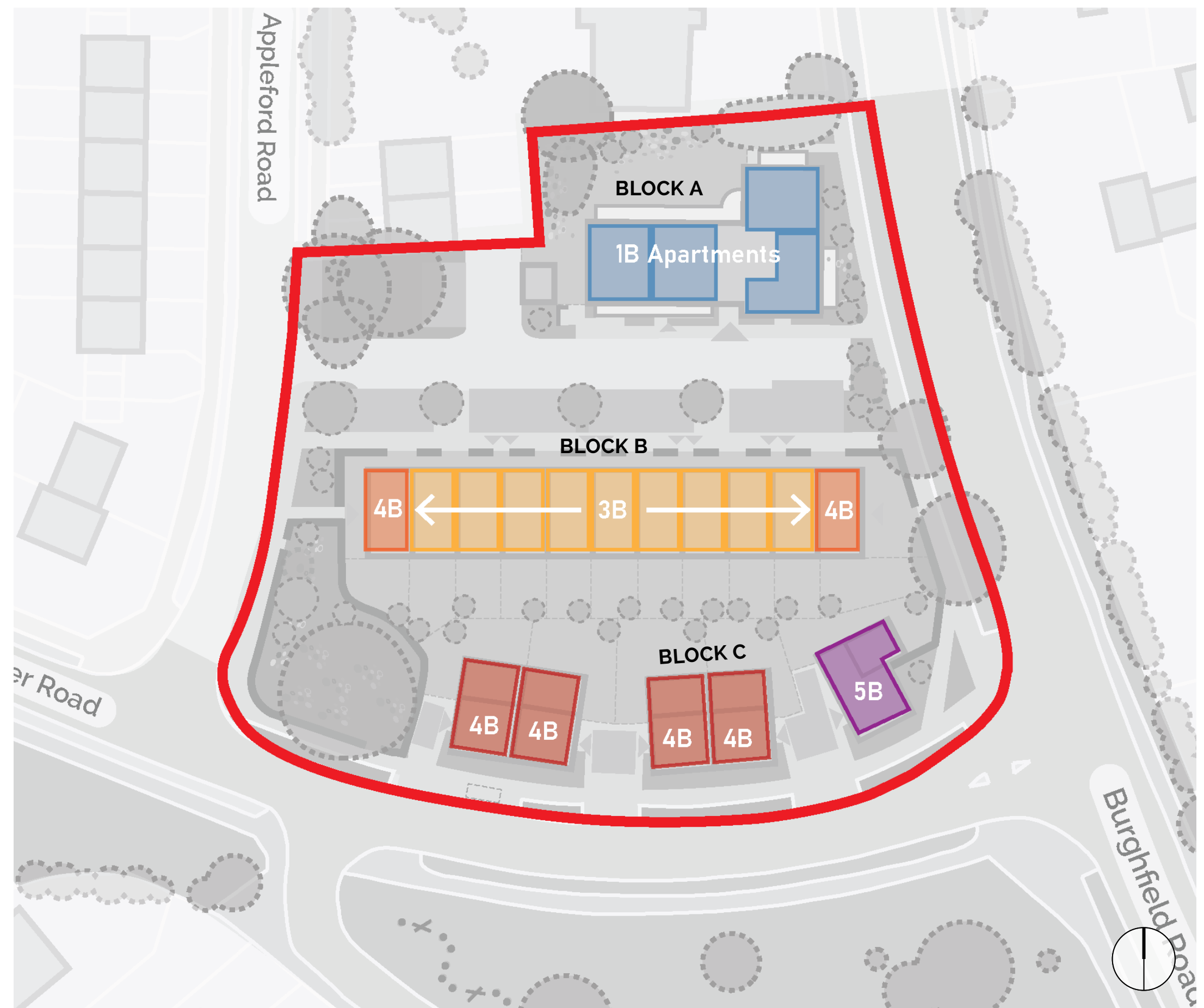
4.5 Types of Affordable Homes

The proposals are residential, providing a range of dwelling types that will create a new, multi-generational community of affordable homes.

- 31 new homes in total
- A mixture of apartments and house types
- 15x 1 bedroom apartments designed specifically for council tenants wishing to downsize
- 16x houses (6x 4 bed, 9x 3Bed, 1x 5Bed) to meet RBC family housing needs
- All homes are designed to meet or exceed NDSS spatial standards
- All homes include private amenity space as either rear gardens, private balconies or shared communal garden space.

Key:

- 1 Bedroom Apartment
- 3 Bedroom House
- 4 Bedroom House - Type A
- 4 Bedroom House - Type B
- 5 Bedroom House
- Site Boundary



Proposed Unit Types



View from the new street, looking north towards Block A

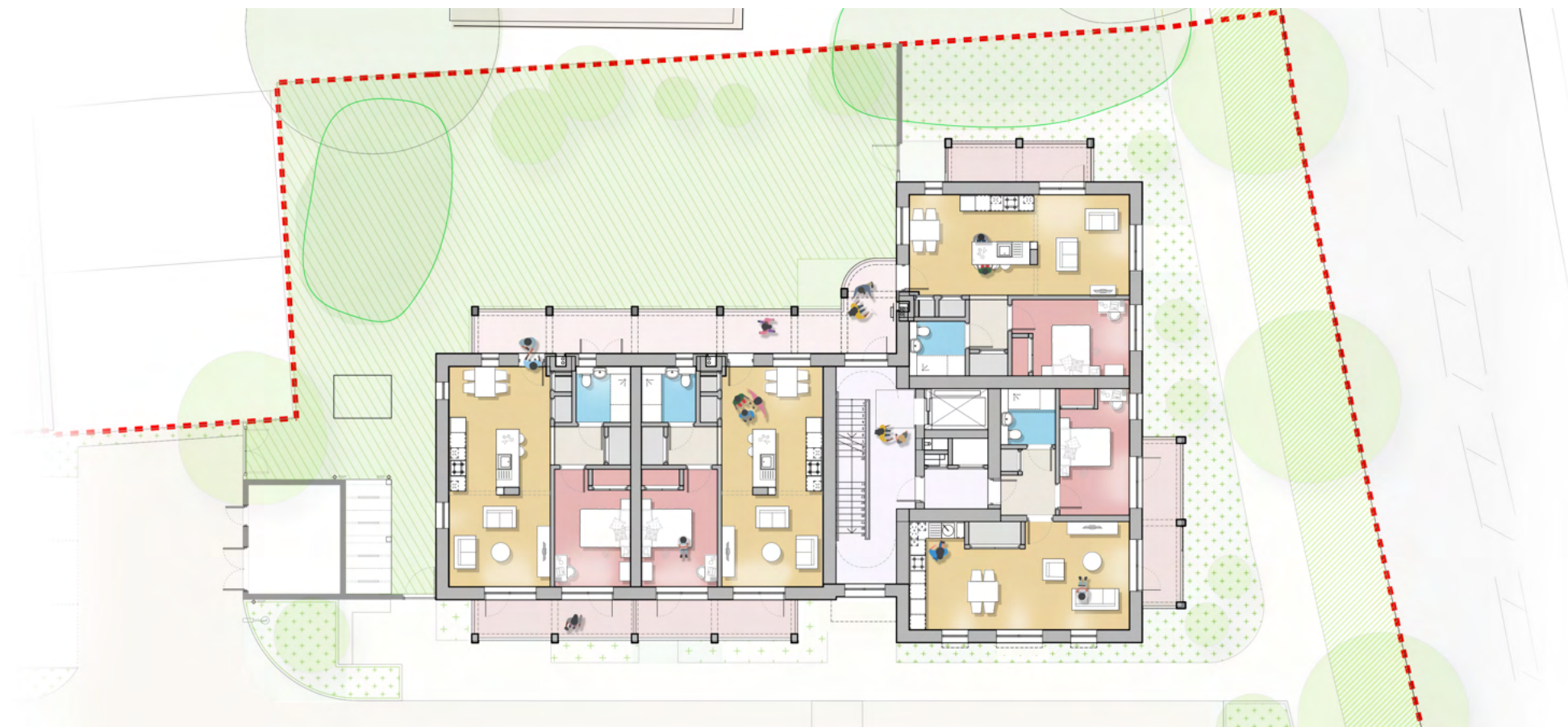
4.5 Types of Affordable Homes

Block A

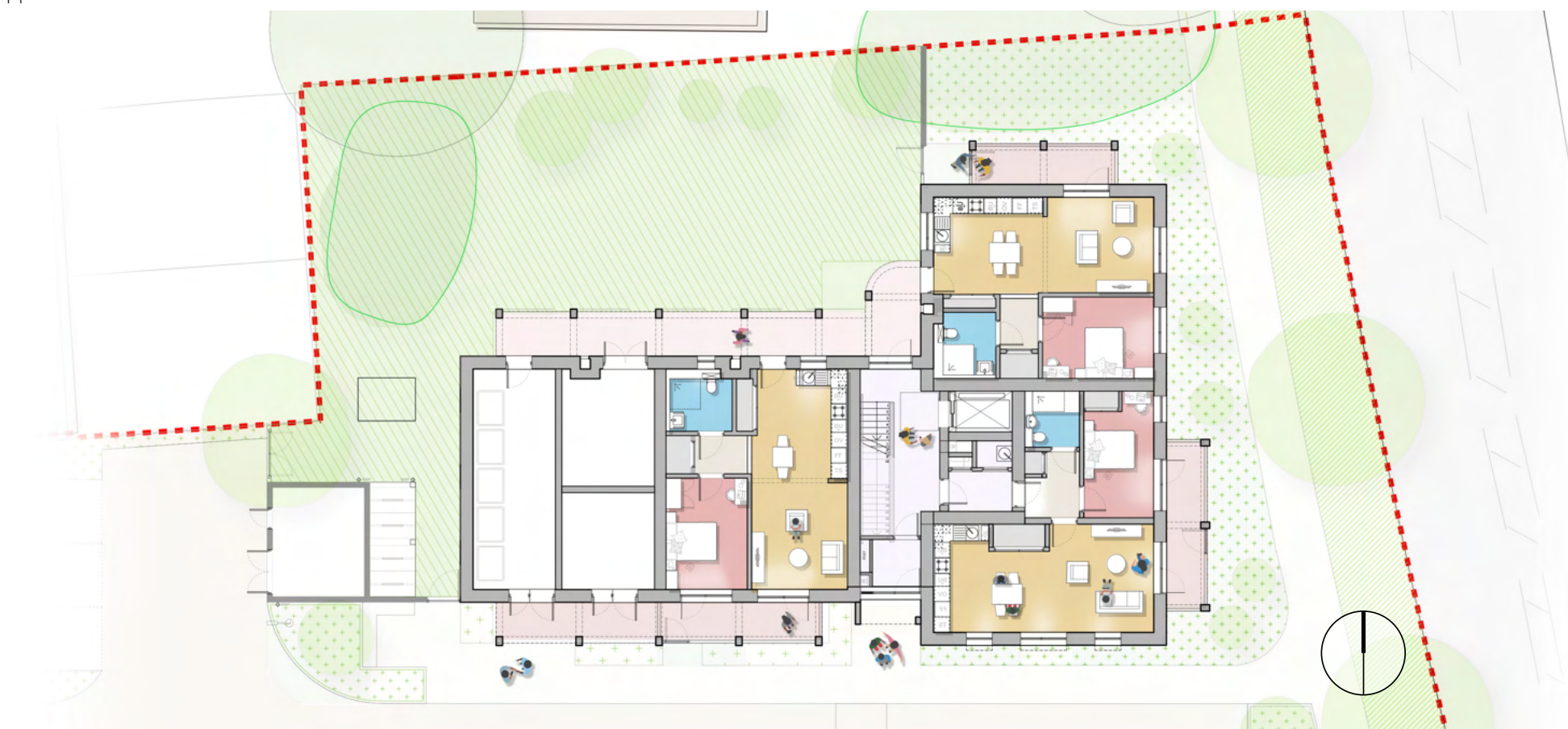
- Block A comprises a single apartment housing 15 spacious 1 bedroom apartments designed specifically for council tenants who wish to downsize
- The new homes are 1 bedroom apartments, designed to exceed NDSS minimum space standards
- Each typical floor provides 4 no. homes, arranged with a single communal stair and lift, and deck access to the rear of the building.
- The ground floor provides 3 no. flats, including 2 no. Part M43 wheelchair adaptable homes.
- All refuse, recycling and plant stores are integral, with an external sheltered bike store within the shared garden.
- The communal building entrance is located on the main elevation of the new mews street, ensuring it is easily accessible from the surrounding street network and highly legible.
- Mature trees are retained in the shared garden and to north boundary, adjacent to neighbouring existing buildings.



Building Location



Upper Floor Plan (NTS)



Ground Floor Plan (NTS)

4.5 Types of Affordable Homes

Block A

The building is designed to respond sensitively to its context, taking into consideration performance requirements, Passivhaus principles and the quality of experience and homes for future residents.

- A simple, robust thermal line creates an energy efficient building (Passivhaus form factor)
- All homes are dual or triple aspect, allowing for natural cross ventilation to all homes
- Southern facades are passively shaded by generous balconies, or external window shading devices
- The access deck facade has less perforations due to fire regulation, and reduces heat loss to the colder northern elevation
- As the building projects out from the northern Charles Clore Court, the facades are designed to address all tspects with equal quality and architectural detailing.
- The building entrance from the new street, and central core offers ease of access to all residents, with clear views through the to shared garden space.

Key:

-  Activity and overlooking to all frontages
-  Passive, external solar shading to south facade via balcony or shading device
-  Dual aspect ventilation
-  Simple Thermal Envelope



Typical Floor Plan

4.5 Types of Affordable Homes

Block A

- The typical apartment is designed to exceed NDSS standards providing desirable, modern and sustainable accommodation for tenants who wish to downsize.
- As a deck access block, all homes have their own external front door.
- The homes are all dual or triple aspect, with natural light and ventilation at either end of the home.
- A generously proportioned open plan living/ kitchen/dining space creates zones of functions for multiple activities.
- Flexible habitable spaces have a width of nearly 4m,
- Private amenity balconies and terraces are provided to all homes, which also act as passive solar shading.
- Generous bedrooms have direct access to private amenity space
- A dedicated utility cupboard houses all MEPH services, with additional storage provided elsewhere.



Building Location

1 Bedroom 2 Person Flat - Type A Total GIA - 61.7m² (NDSS 50m²)



Room	Area/Quantity
Living Room	13.9 sqm
Kitchen / Dining	19.5 sqm
Bedroom	14.4 sqm
Bath/Shower room	1
Storage	2.8 sqm
Total Area	61.7 sqm

1 Bedroom 2 Person Flat - Type B Total GIA - 61.7m² (NDSS 50m²)

APD Part M43 Wheelchair Adaptable Home



Room	Area/Quantity
Living Room	16.4 sqm
Kitchen / Dining	15.7 sqm
Bedroom	14.0 sqm
Bath/Shower room	1
Storage	2.4 sqm
Total Area	61.7 sqm



Visualisation of typical apartment interior

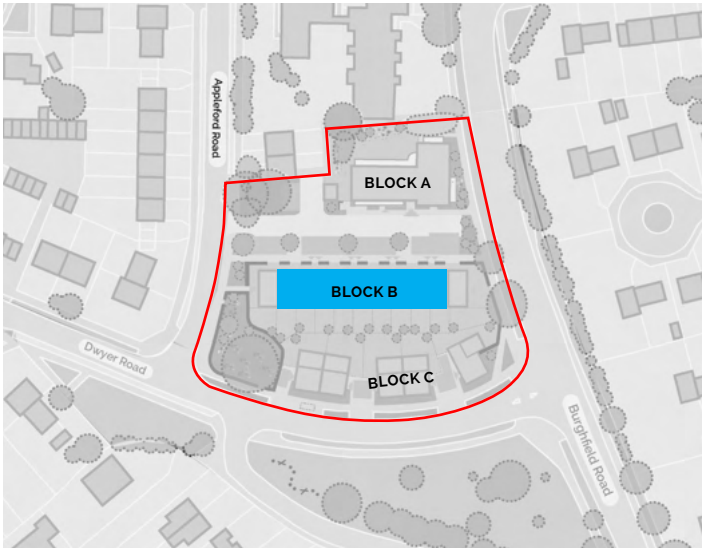


View from Burghfield Road, looking southwest towards new street

4.5 Types of Affordable Homes

Block B

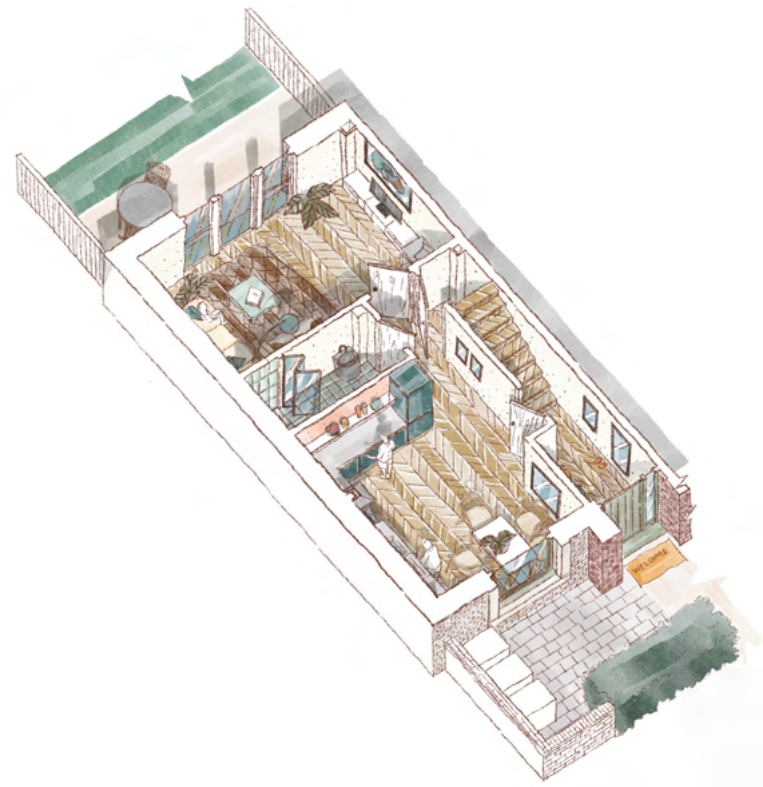
- A 2 storey terraced home, with pitched roof
- Simple built form with no recesses to improve thermal efficiency
- Projecting entrance canopy creates an individual and domestic 'arrival' experience for each home
- Flexible layout allowing for open plan and future partitions if preferred.
- Active kitchen & dining spaces face the street, and living rooms open to private rear garden
- Generous Living Room Width (+3.2m)
- Family homes all providing family bath and additional shower/bathroom
- Glazing size and position tested to provide balance of daylight and overheating
- Utility cupboard houses complete ASHP system, MVHR and washing machine
- Front gardens designed to create green streets, and screen space for refuse stores from the pedestrian environment.
- Rear gardens provide private amenity space and bike storage



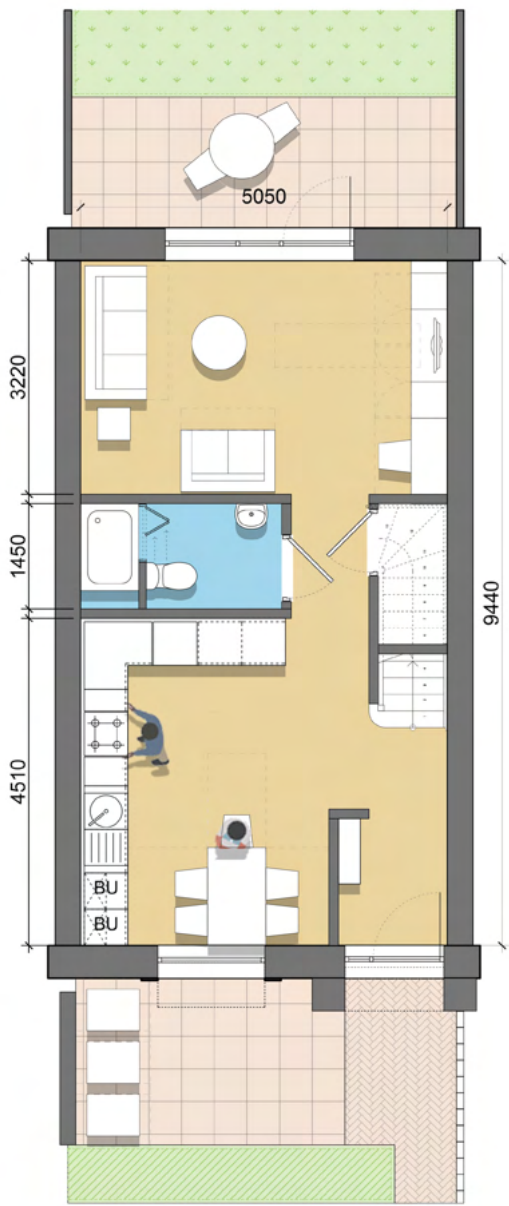
Building Location

3 Bed 5 Person House - Type A Total GIA - 95.3m² (NDSS 93m²)

Room	Area/Quantity
Living Room	16.3 sqm
Kitchen / Dining	16.9 sqm
Bedroom 1	12.3 sqm
Bedroom 2	11.7 sqm
Bedroom 3	7.7 sqm
Bath/Shower room	2
Storage	3.9 sqm
Total Area	95.3 sqm



Ground Floor Axo Sketch



Ground Floor



First Floor