



Design & Access Statement

205-219 Henley Road, Caversham, RG4 6LJ





An aerial photograph of a suburban neighborhood. A main road runs diagonally from the top left towards the bottom right. To the left of the road is a dense residential area with many houses and trees. To the right of the road is a large, open, grassy field. In the bottom right corner, a body of water is visible. The overall scene is a mix of developed and undeveloped land.

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1.0 Introduction

This document has been prepared by Bowman Riley on behalf of Henley Road Land Ltd, to support the full planning application for the development of a new C3 Retirement Living Scheme. The application site includes the curtilage of 205 - 213 Henley Road and part of the rear gardens of 215 - 219 Henley Road.

The proposals are to construct two standalone apartment blocks that will provide 59 no. Retirement living apartments with a mixture of 1 and 2 bedrooms. The scheme also includes several communal spaces such as lounge areas, terraces, external gardens, and on-site car parking.

The access to the site will be via a continuation of the new access road from Henley Road currently under construction as part of the adjacent permitted development. Additional pedestrian access points are to be provided from Henley Road, with the inclusion of a link bridge to provide a level access for residents.

The document is to be read in conjunction with the accompanying planning application drawings and a suite of other supporting documents dealing with the following matters:

- Landscape
- Town Planning
- Flood Risk
- Trees
- Transport
- Sustainability
- Air Quality

A previous application for a similar scheme was made on the same site and withdrawn (REF: 210975)

This application was withdrawn in order to redesign and incorporate the feedback from the planner, and neighbouring residents, primarily:

1. The relationship of the scale and massing of the building with the existing homes to Henley Road
2. Concern of overbearing/dominance of the lounge area of Block A and the neighbouring garden space
3. Elevational treatment, especially roofscape, to the Henley Road Elevation
4. Relationship of Block B and the rear of the properties fronting Henley Road
5. Roofscape to the rear elevation

Each of these points has been addressed in the resubmitted proposals and will be demonstrated in this document.



1.1 Project Team

BOWMAN RILEY **Turley**

Bowman Riley - Architecture & Design

Turley- Planning Consultants

mode

transport planning

Mode - Transport Consultant

enplan

enplan - Landscape Design

2.0 Context

2.1 Site Context

The application site is off the A4155 Henley Road which links Reading to the southwest and Henley to the northeast. The site is within Reading Borough Council. It has an area of 6260m² and comprises the house and gardens of nos 205 - 207 Henley Road which are to be demolished and redevelopment of land to the rear of nos 205- 219 Henley Road.

Henley Road is predominantly residential in character with the original form of development comprising large detached properties with long back gardens. Recent consents have seen development to the rear of the existing dwellings. In particular, the site adjacent to the consented scheme for a large C2 care home development and the large residential development at Ruskin Court which extends from Henley Road into the rear of the site.

The character of the area has changed in recent years with a focus on large block of developments fronting Henley Road. In addition, new developments have come forward to the rear of these which has changed the overall urban grain.

The development must also be considered in the context of the recent planning permission on the adjacent site, and from where access into the application site will be gained. This recently consented development consists of a three storey block of development to the front with a two storey link connecting to another three storey, block to the rear. The current proposal responds to this development and has taken cues to ensure that the design will be in keeping with the prevailing character.

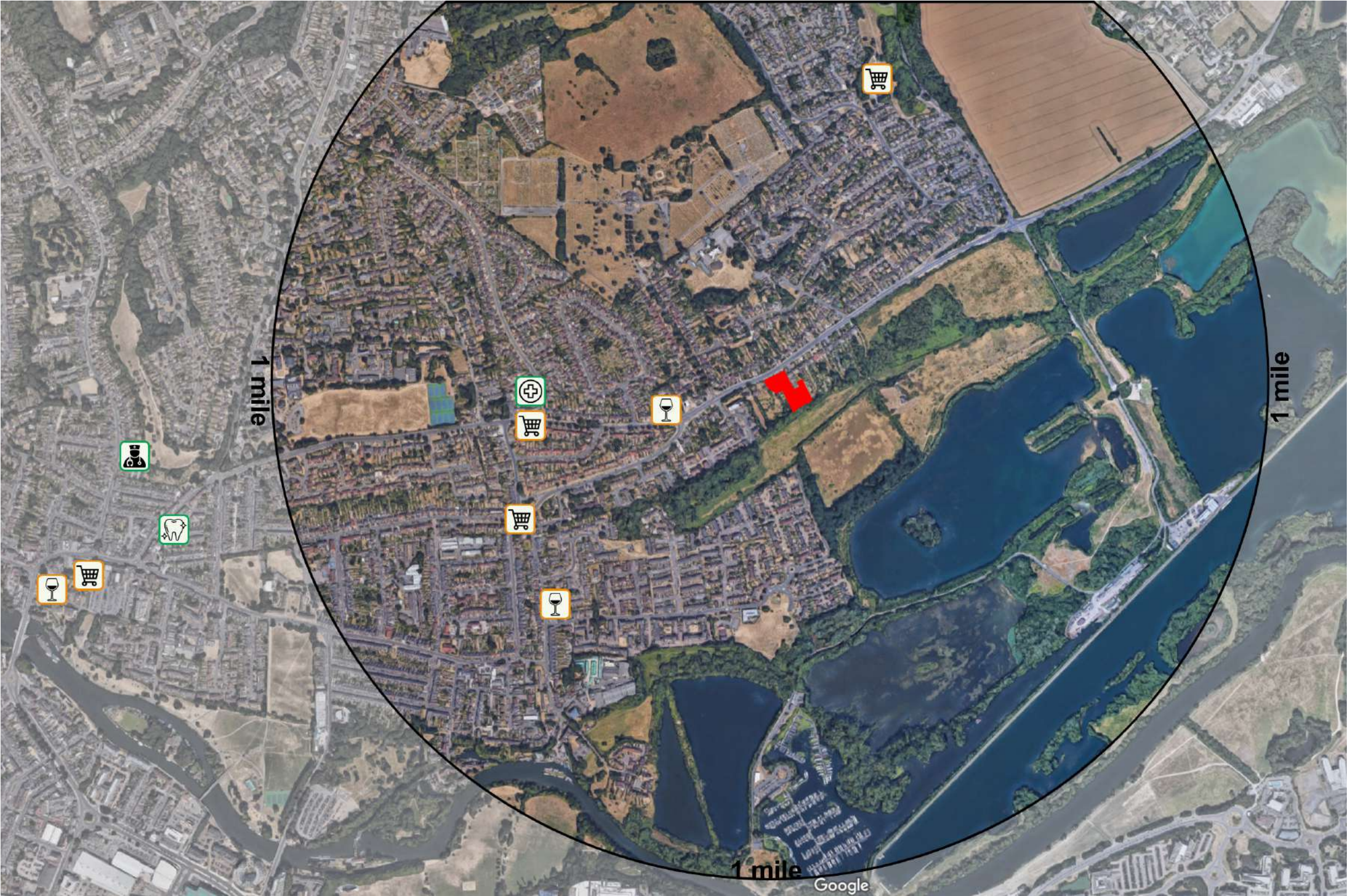


2.2 Local Context

The site is well located for access to facilities and services in the local area as well as for public transport access into Reading Town Centre, Carversham and Emmergreen.

Key

-  Doctors Surgery
-  Supermarket
-  Dentist
-  Pharmacy
-  Pub / Food



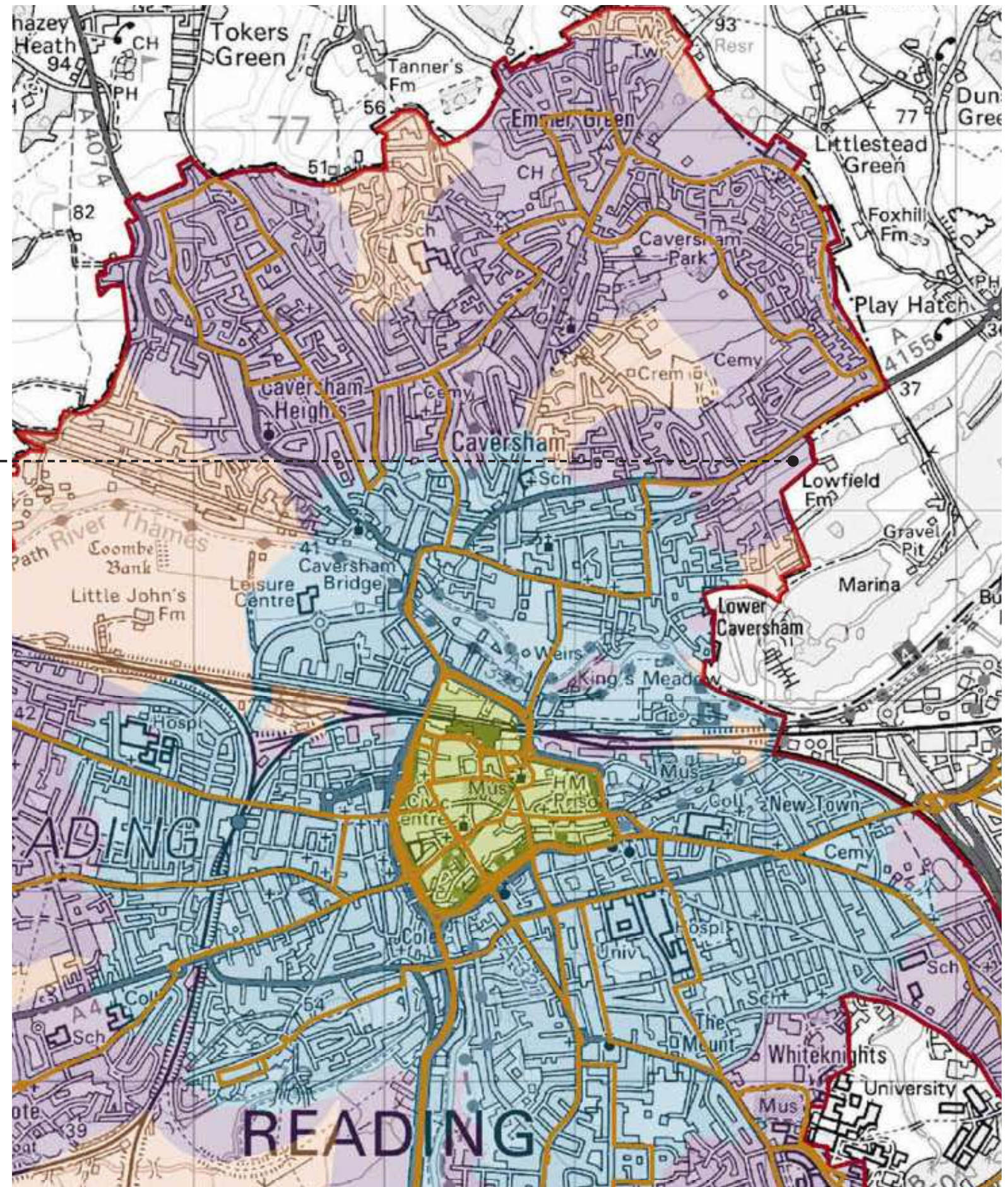
2.3 Transport Links

As shown in the adjacent extract from the Reading Revised Parking Standards and Design document, you can see the proposed site is located within Zone 3 defined as;

"Variety of land uses, within 400m walk of high frequency bus services"

A Transport Statement is submitted with this planning application. This report concludes:

- The location of the site is accessible for pedestrians, cyclists and public transport users and integrates with the surrounding residential area and a 'Premier' bus service operates on Henley Road. The site is therefore in line with NPPF and Reading Borough Core Strategy accessibility and sustainable travel policies.
- A site access junction off Henley Road in accordance with Reading Borough Council's Geometric Design Guidance for Residential Accesses is permitted. The site access road past the care home site would continue east to also serve the proposed development.
- The design of the site road would be in accordance with Reading Borough Council's Geometric Design Guidance for Residential Accesses. The road would also serve potential further development to the east of the site.
- The net increase in vehicular flows on the local road network compared with the permitted nine house scheme would not give rise to a material impact on existing traffic and safety conditions.
- The level of car parking proposed for the site is in accordance with the required level of parking indicated in Reading Borough Council's Revised Parking Standards and Design document and is in excess of the local Census car ownership levels.
- The site can be satisfactorily serviced by refuse vehicles which would enter the site, turn around within the development and leave again in a forward gear.



2.4 Aerial Views



Aerial Image 1: Image showing site boundary in red and adjacent boundary for 82 unit care home.



Aerial Image 2: Recent photo showing adjacent scheme under construction.



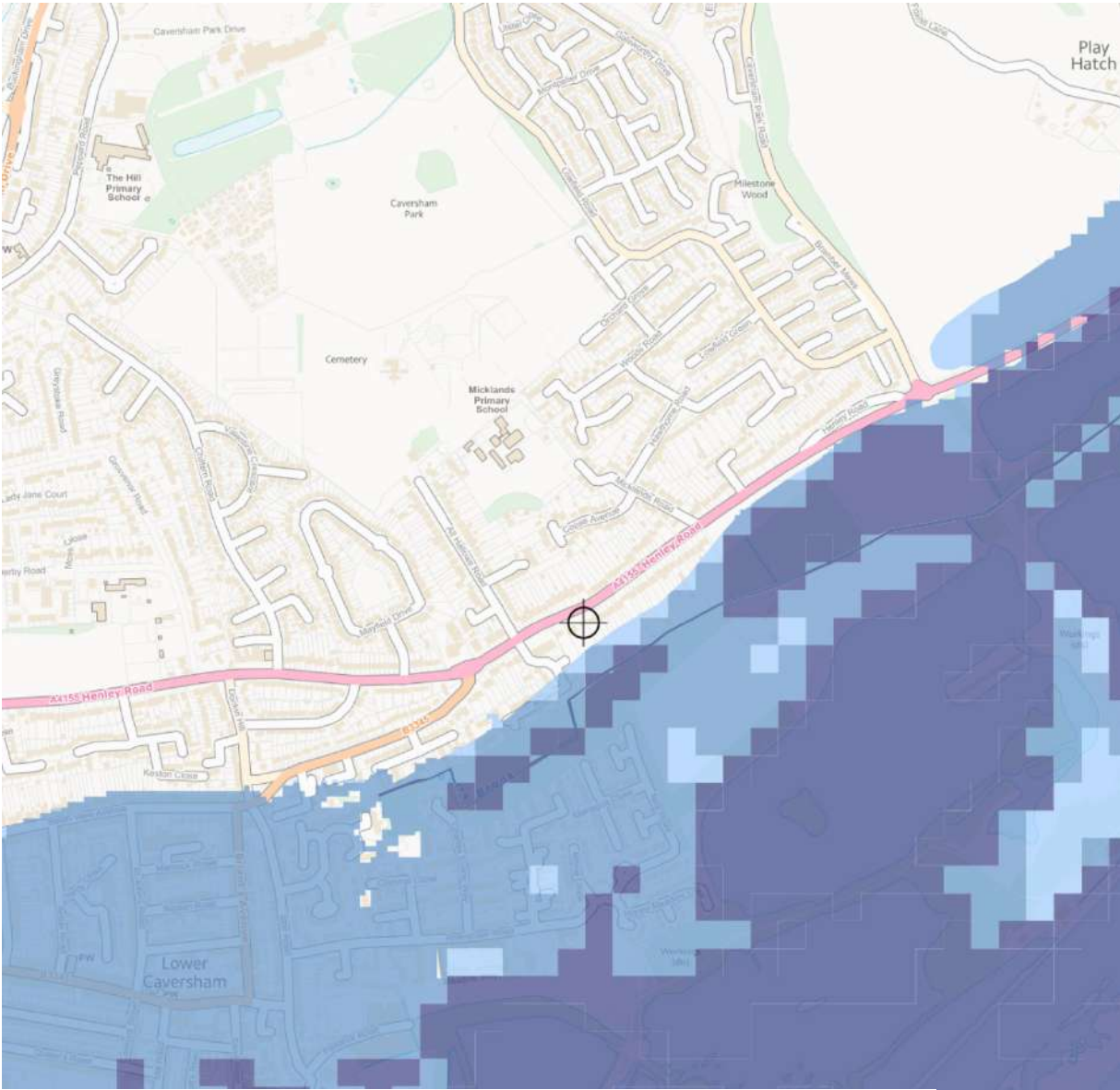
Aerial Image 3: Recent photo showing adjacent scheme under construction.

2.5 Sun Path Analysis



The location of the apartment blocks have been positioned and oriented to maximise the benefit of the south facing elevations. The communal spaces, external terraces and roof terraces are all south facing.

2.6 Flood Risk



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very Low ⊕ Location you selected

The southern part of the site lies within Flood Zones 2 and 3 due to its proximity to Berry Brook which is runs along this boundary. This has been reviewed by the Environmental Consultant and the buildings have been designed to mitigate any potential impact on the site and its surroundings. Refer to the environmental report for further details.

2.4 Local Character

The area has naturally evolved and expanded over time to keep up with the rising housing demand with various new developments and extensions along Henley Road.

The area is characterised predominantly by 1930s traditional style housing built in a mixture of red brick and render with recent developments expanding on this material palette. More recent developments have seen the introduction of new larger forms of development including the 4.5 storey Ruskin apartment block and recently approved 82 bed care home scheme to the west of the site that is currently under construction.

The main architectural features have been identified on the adjacent images that have informed the proposed development for this scheme.



1. The image above is a typical 1930s house with a more recent two storey side extension which is a common characteristic of properties along the northern side of Henley Road. This house is constructed with a red brick base and a white render upper floor which may have been applied at a later date in-line with surrounding properties.

They are hipped roofs with feature projecting valley gables and lower level lean-to additions.



2. The image above shows a more recent (2002) residential dwelling located on Ruskin. The building is 3 storey with a change of material at the upper level fronting onto the main road.

Feature window heads, sills and banding have been used throughout. Blank elevations have been broken down with contrasting feature brick patterns. As seen in the background, projecting feature gable valley roof principles have been adopted.



4. The image above is another typical 1930s house with a recent dormer side extension and wrap around roof. This house is constructed of completely red brick.



3. The image above shows how dwellings to the south of Henley Road have adapted over time with various extensions and additions to the properties.

Most of the properties take advantage of the sloping landscape to provide additional lower levels and external terraces that are south facing.

As seen above there is a variety of roof forms, scales, projections and materials between each property and they are not all uniform or symmetrical.

2.4 Local Character

The Ruskin development was constructed in 2002 and set the precedent for a larger 4/5 storey residential apartment block that is set into the sloping landscape with further development into the rear of the site.

As shown on the images opposite, the rear of the apartment block is predominantly 4 storey in height with an additional split lower ground level for undercroft parking and amenity spaces. The building is constructed using red brick, with uniform white upvc windows and projecting external balconies to a select number of apartments. The top floor is located within the mansard roof with a double pitch and feature projecting dormers that are a mixture of flat and pitched roofs.



3.0 Site Evolution & Existing Developments

Previous applications have set the general principle of residential development as acceptable in this location. More specifically, development of larger residential blocks has also been considered acceptable with planning applications granted for this form of development on the adjacent sites.

Previous Applications

This area has seen several approved planning applications in recent years relevant to this application as follows:

- 199-207 Henley Road - Demolition of 199-203 Henley Road and erection of 42 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road and landscaping. Resubmission of 161842 (170959)
- 199-207 Henley Road - erection of part four, part three and part two storey 82 unit residential care home building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping (190835).
- Land to the rear of 209-219 Henley Road – Erection of 9 dwellings to the rear of 209-219 Henley Road with access road and associated landscaping (190887) Approved 25 March 2020

3.1 199-207 Henley Road - Adjacent Site Development



Initial Sketch Design

Initial design sketch showing a mix of apartments and semi-detached properties. It is worth noting that the development of the site has always allowed for future expansion to the east with the access road provided.



Approved Design 2017 (170959)

The design developed to have only one large apartment block to the north facing Henley Road with several semi detached residential properties to the south of the site .



Approved Design 2019 (190835)

The final design that is currently under construction is for one large C2 residential care scheme that defined by 3 connecting blocks that are between 4, 3 and 2 storeys. This neighbors the proposed site to the East and will share the adopted access road.

3.1 Signature Development (190835)

The adjacent 82 unit residential care home scheme adopts the same design principles of the earlier Ruskin development by utilising the slope of the landscape to achieve a 4 storey building that has a 3 storey appearance fronting Henley Road. The proposed design for this project will look to use the same approach to maximise the sites potential.

The adjacent scheme uses a material palette to match the local context with red brick, high level render, stone banding, red roof tiles and a contemporary cladding material for focal points such as the main entrance.

The dormers located in the 2 storey link element have a flat roof matching elements of the Ruskin development and surrounding context.

A mixture of balconies and Juliet balconies are provided.

The form of the buildings are essentially rectangular in form with gable projections in places, varying the roof form and breaking up the overall massing.



Section B-B

- - - Outline of approved planning application profile



South Elevation
1 : 200



Henley Road - North Elevation
1 : 200

3.2 Rear of 209-219 Henley Road - Extant Approval

Following the approval of the development 199-203 Henley Road, a scheme was submitted for 9 residential units to the land at the rear of 209-219 Henley Road which was granted approval in 2019. This however was designed to reflect a C3 housing scheme on the site however since then the proposal on the site of plots 199-203 has been approved for a seperate C2 housing development (signature proposal on the last page.) Since this point the areas character and scale of the area has evolved.

Key design elements from this scheme was to ensure the amenities to the neighbouring properties were not impacted by the development. As shown on section E-E below, utilising the natural slope of the land reduced the impact against property boundary at 221 Henley Road which has been considered as part of this proposed scheme.

The use of boundary planting has also been brought thought into the current proposed scheme.

Proposed Street Elevations



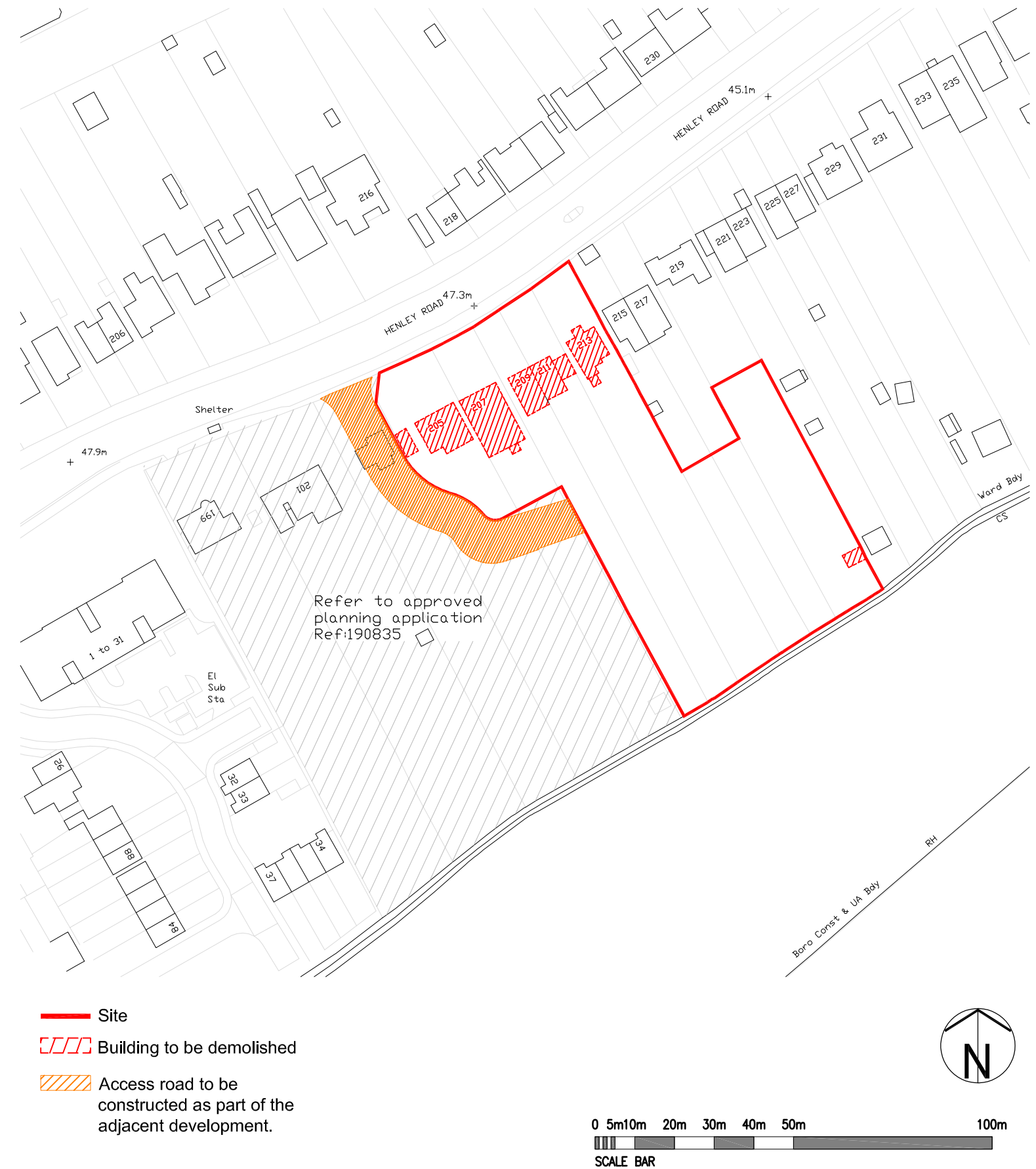
Section E-E cut Along the East Boundary of 221



3.4 Demolition Plan

As part of the application, the proposal will require demolition of property numbers 205 - 213.

This follows the precedent of the neighbouring development which saw the demolition of numbers 199-203 to prepare the site for construction of the new 82 bed care scheme.



3.5 Policies & Design Guidance Context

In preparing design proposals for this site, due account has been taken of the following design guidance:

- NPPF National Planning Policy Framework
- 'By Design' Urban design in the planning system - CABE
- Design Statements How to read and write them – CABE
- Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice – Second Edition – BRE Press 2011

In accordance with NPPF, the design takes the opportunities available for improving the character and quality of an area and the way it functions. Particular attention has been paid to ensuring that the development will function well and add to the overall character and quality of the area in which it is located, not just in the short term but for its whole lifetime. The scheme responds to its local context and will help to reinforce local distinctiveness and be visually attractive as a result of its architecture and appropriate landscaping.

"By Design", sets out to promote and guide higher standards of urban design. The first objective of urban design is defined as character – a place with its own identity. By Design outlines six requirements of development to deliver this objective which are considered to be particularly appropriate to these proposals.

- Consider the site's land form and character.
- Integrate new development into its landscaping setting.
- Respond to the existing layout of buildings, streets and spaces.
- Responding to local building forms and local patterns of development in the details, layout and design helps to reinforce a sense of place.
- Consider the use of local materials.
- Consider the scale, massing and height of proposed development in relation to that of adjoining buildings; the topography; the general pattern of heights in the area; and views, and landmarks.



3.6 Social & Economic Context

Social Context

Maintaining independence is a great benefit, with the proposed development being reasonably close to the shops and amenities, residents are able to satisfy their everyday needs with limited need for transport.

With less maintenance to worry about, the upkeep of the apartment building is kept to a minimum, and allows for time to socialise within the development itself, enabling residents to meet other people within the development.

By moving into specialist housing, older people are also freeing up housing stock which can then be used by families, young couples and first time buyers seeking to enter the housing market, and as a consequence relieves pressure on the Green Belt.

Comprehensive research has shown that the residents of private sheltered housing are healthier, live longer and have less call on the state than those who remain in ordinary housing.

Economic Context

Private sheltered housing schemes play a vital part in the life of the local communities.

The survey carried out in 'A Better Life: Private Sheltered Housing and Independent Living for Older People' states that over sixty percent of residents prefer to shop locally and just over a third do so on a daily basis. The benefit to local business of the arrival of a private older persons housing scheme is therefore significant. Just under two thirds travel no further than two miles to shop.



4.0 Design Proposal

4.0 Design

The proposals seek planning permission for the following development:

Demolition of no's 205 - 213 Henley Road and erection of Block A (37 Unit) and Block B (23 Unit) apartment living blocks comprising a mixture of 1 & 2-bedrooms with several communal spaces such as lounges, terraces, external gardens and associated access from the adjacent development on Henley Road, car parking and landscaping.

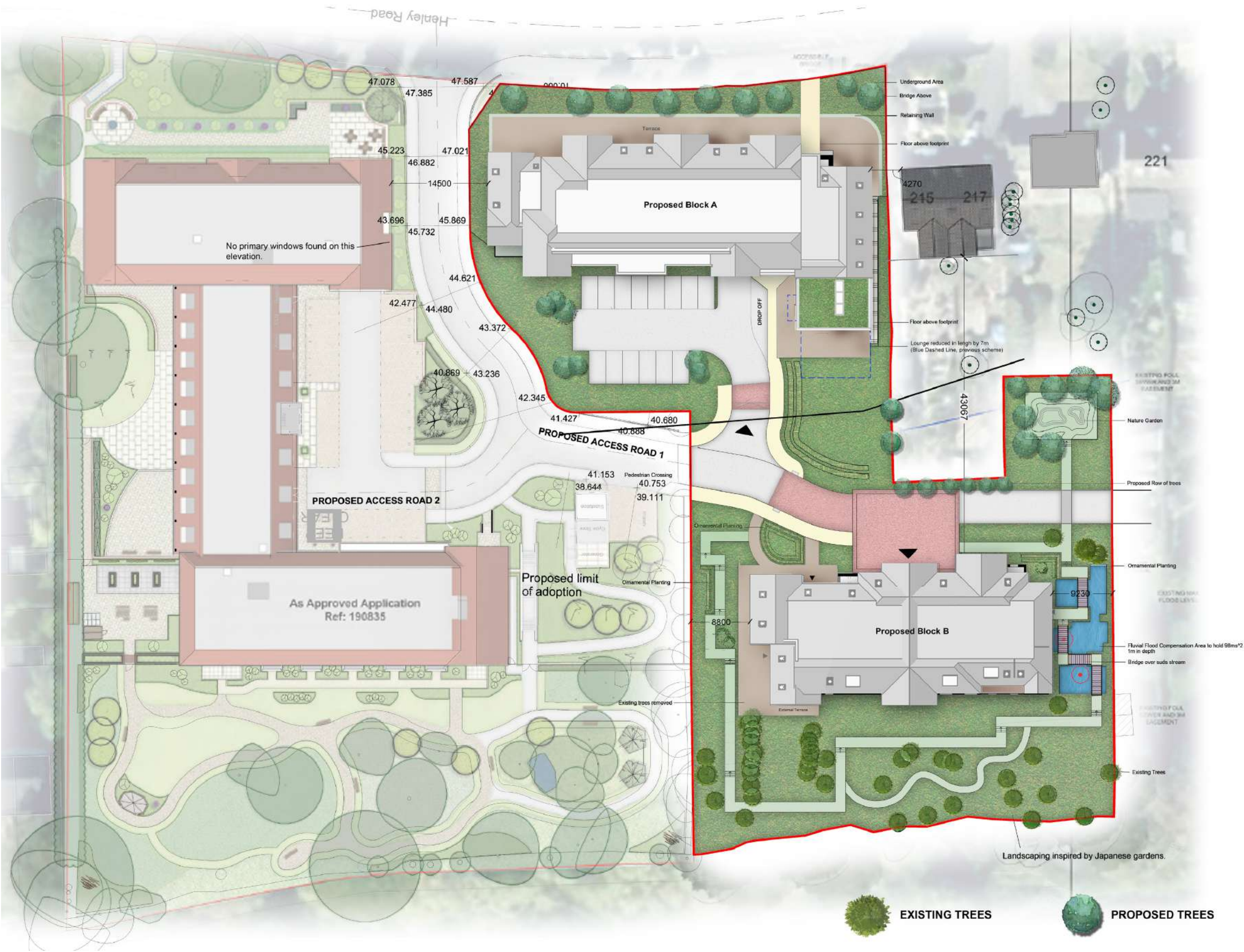
There are several site constraints that have shaped the design, scale and setting out of the blocks, including the sloping landscape that falls from Henley Road at the north down to the southern boundary by approximately 11m, and a mains sewer that cuts through the middle of the site.

The proposed development comprises of 2 Buildings – Block A fronting Henley Road, aligning with the building line established by the Ruskin Court apartment building, Signature's Care Home, and the adjacent existing homes to the east; and Block B to the south.

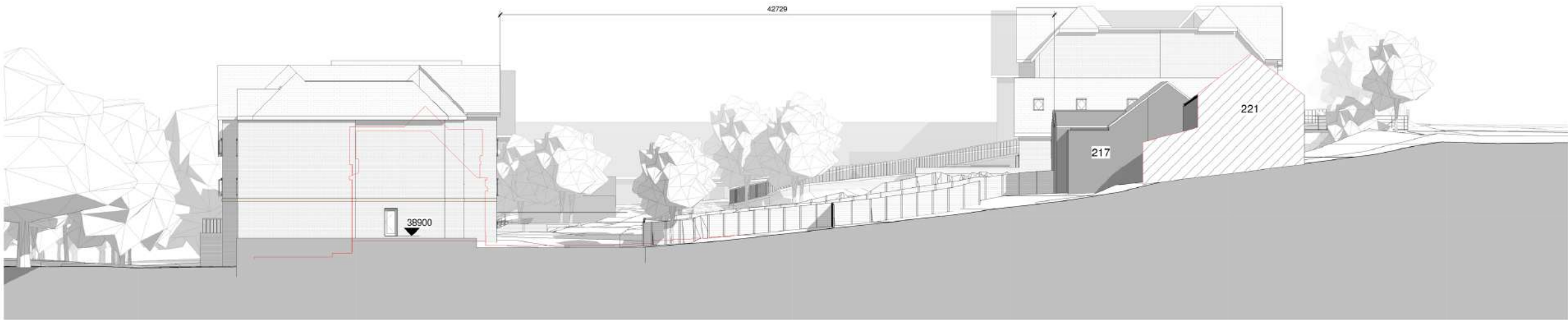
Both buildings maximise the hillside location, utilising the topography of the site to minimise impact to the Henley Road frontage. Block A appears as a two-storey building at street level, nestling into the hillside to create additional under-croft parking and ancillary spaces, such as plant room and bin stores.

The height difference also helps minimise the overall impact and negate the overlooking of Block B upon the neighbouring properties; where effective height is reduced to 2 storey's. Distances from the buildings to the site boundaries and other buildings are within standard local authority requirements to mitigate overlooking and relationship issues. The site drawing indicates these distances, for example block B sits over 10m from the boundary of the adjoining garden 221 Henley Road.

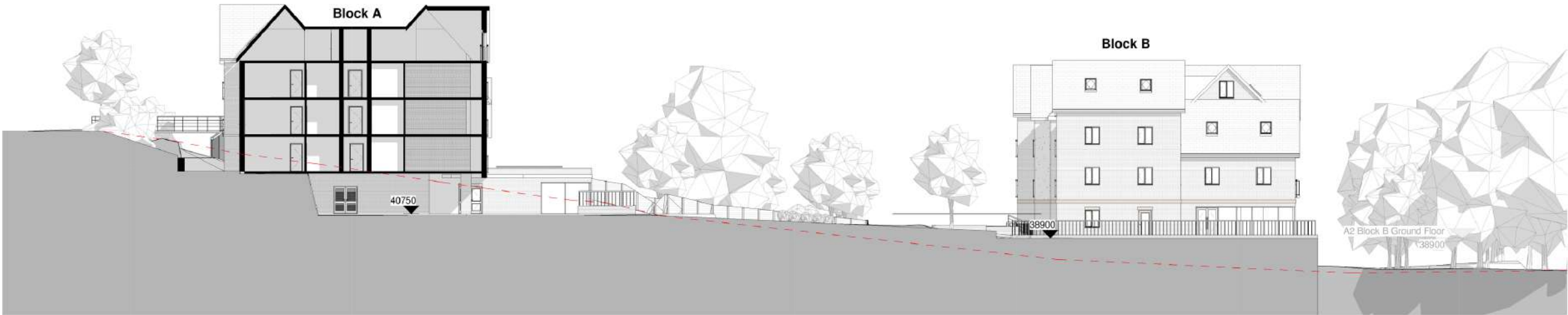
Creating an accessible route through the site has been a key priority of the scheme to support the mixture of abilities of the intended users. To be able to achieve this, Block B to the south of the site is proposed to be at a higher level than the existing ground and will be constructed using the fill material obtained from Block A to reduce the need to remove material from site.



Proposed Sections



Section E-E Location
1 : 200



Site Section
1 : 200

4.1 Amount

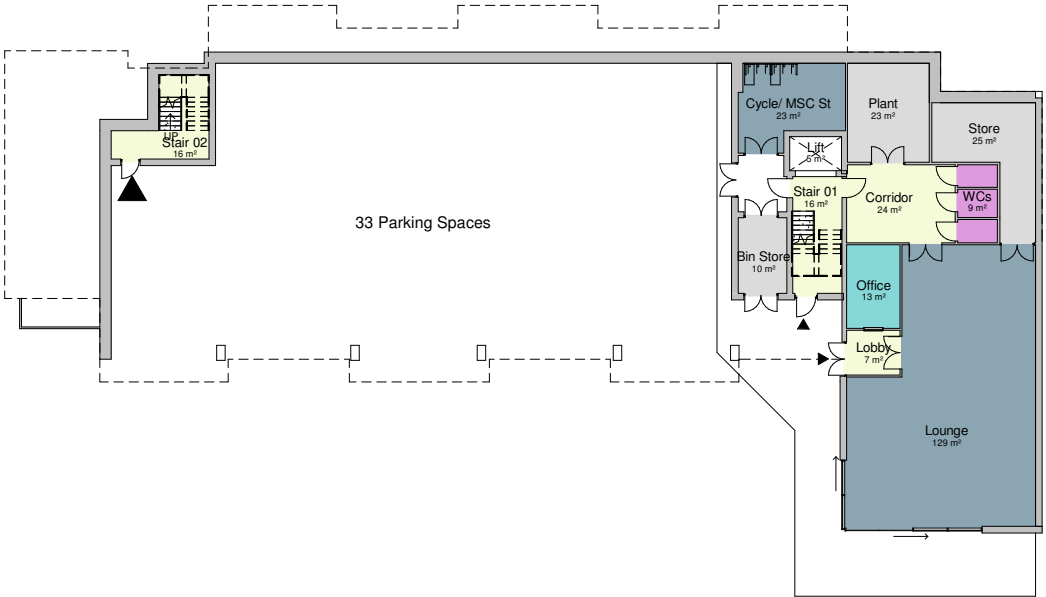
The proposals consist of the following elements:

- Two C3 retirement living blocks with a combination of 1 & 2 bedroom apartments. The mix of apartments are set out in the table below.
- Car parking for the apartments in a communal parking area. The parking standards and justification is set out in the Transport Statement.
- Communal and shared amenity spaces are provided to each block with additional external amenity spaces throughout the wider site with external terraces, woodland walks and a reflection garden. A number of apartments also have their own external amenity space in the form of balconies or terrace areas.
- The proposals utilises the previously approved access from Henley Road with a continuation of this road into both parking areas for this development.
- Landscaping across the site to provide soft boundaries with adjacent properties. Landscaping to the Henley Road frontage to provide an improved presence along Henley Road which currently comprises a series of driveways.
- The existing trees to the rear of the site are to be retained along with an ecological buffer zone to ensure that existing biodiversity along the banks of Berry Brook are retained and enhanced.
- The proposal also consists of a sustainable drainage system to the East of Block B which will ensure that the development will have an overall, net reduced impact on the risk of flooding in the area.

All apartments meet the internal space standards as required by the local plan (Policy H5).

Block A - Plans

Lower Ground Floor



Upper Ground Floor



Block A Apartment Schedule

No.	Level	Name	Area
1	00 Upper Ground	2 Bed	68 m ²
2	00 Upper Ground	2 Bed	73 m ²
3	00 Upper Ground	1 Bed	51 m ²
4	00 Upper Ground	1 Bed	51 m ²
5	00 Upper Ground	2 Bed	67 m ²
6	00 Upper Ground	1 Bed	63 m ²
7	00 Upper Ground	2 Bed	84 m ²
8	00 Upper Ground	2 Bed	73 m ²
9	00 Upper Ground	1 Bed	51 m ²
10	00 Upper Ground	1 Bed	51 m ²
11	00 Upper Ground	2 Bed	73 m ²
12	01 First	2 Bed	80 m ²
13	01 First	2 Bed	72 m ²
14	01 First	1 Bed	51 m ²
15	01 First	1 Bed	51 m ²
16	01 First	2 Bed	66 m ²
17	01 First	1 Bed	63 m ²
18	01 First	2 Bed	84 m ²
19	01 First	2 Bed	73 m ²
20	01 First	1 Bed	51 m ²
21	01 First	1 Bed	51 m ²
22	01 First	2 Bed	73 m ²
23	02 Second	2 Bed	80 m ²
24	02 Second	2 Bed	72 m ²
25	02 Second	1 Bed	51 m ²
26	02 Second	1 Bed	51 m ²
27	02 Second	2 Bed	66 m ²
28	02 Second	1 Bed	56 m ²
29	02 Second	2 Bed	70 m ²
30	02 Second	2 Bed	79 m ²
31	02 Second	2 Bed	73 m ²
32	03 Third Floor	2 Bed	61 m ²
33	03 Third Floor	2 Bed	69 m ²
34	03 Third Floor	2 Bed	66 m ²
35	03 Third Floor	2 Bed	99 m ²
36	03 Third Floor	2 Bed	72 m ²
37	03 Third Floor	2 Bed	76 m ²

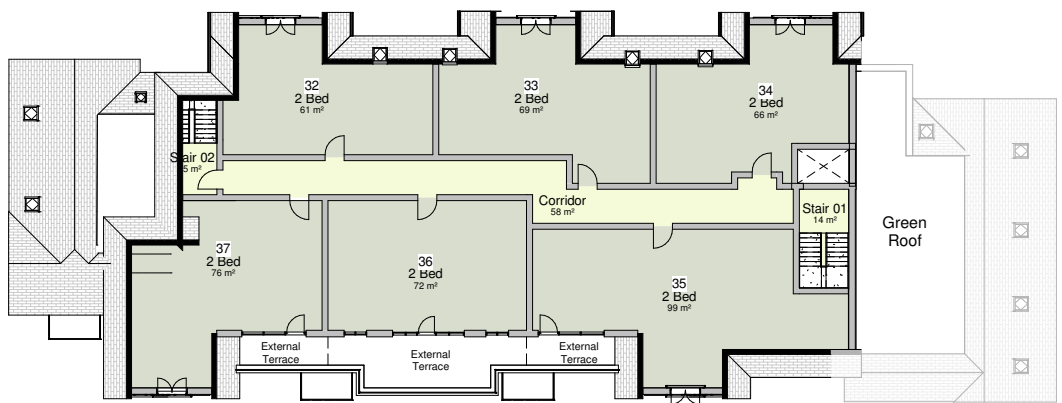
Block B Apartment Schedule

No.	Level	Name	Area
1	01 First Floor	2 Bed	72 m ²
2	01 First Floor	1 Bed	61 m ²
3	01 First Floor	1 Bed	51 m ²
4	01 First Floor	2 Bed	69 m ²
5	01 First Floor	2 Bed	72 m ²
6	01 First Floor	2 Bed	73 m ²
7	01 First Floor	2 Bed	73 m ²
8	01 First Floor	2 Bed	73 m ²
9	02 Second Floor	2 Bed	72 m ²
10	02 Second Floor	1 Bed	61 m ²
11	02 Second Floor	2 Bed	69 m ²
12	02 Second Floor	2 Bed	72 m ²
13	02 Second Floor	2 Bed	72 m ²
14	02 Second Floor	2 Bed	72 m ²
15	02 Second Floor	2 Bed	73 m ²
16	02 Second Floor	2 Bed	73 m ²
17	03 Third Floor	2 Bed	76 m ²
18	03 Third Floor	2 Bed	90 m ²
19	03 Third Floor	1 Bed	69 m ²
20	03 Third Floor	2 Bed	78 m ²
21	03 Third Floor	2 Bed	89 m ²
22	03 Third Floor	2 Bed	83 m ²

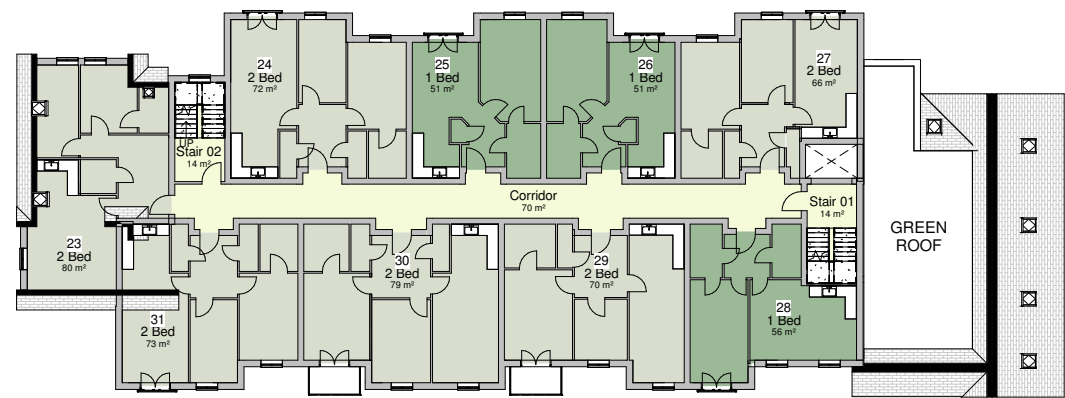
First Floor



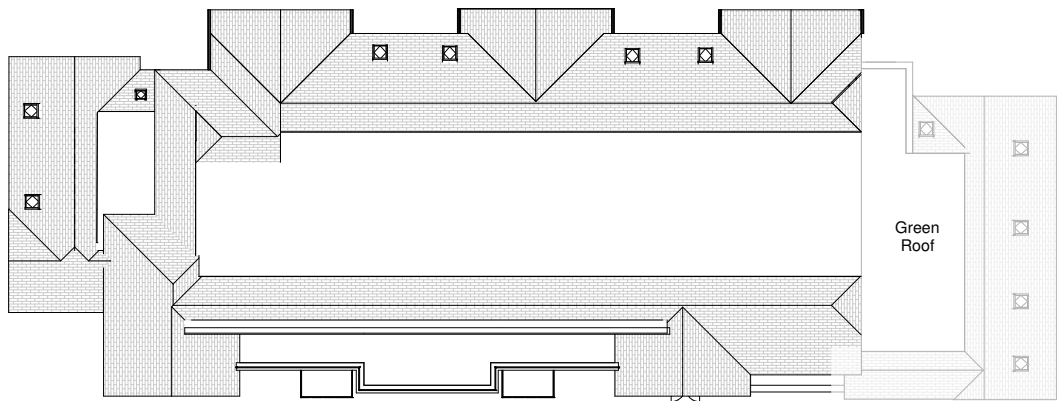
Third Floor



Second Floor

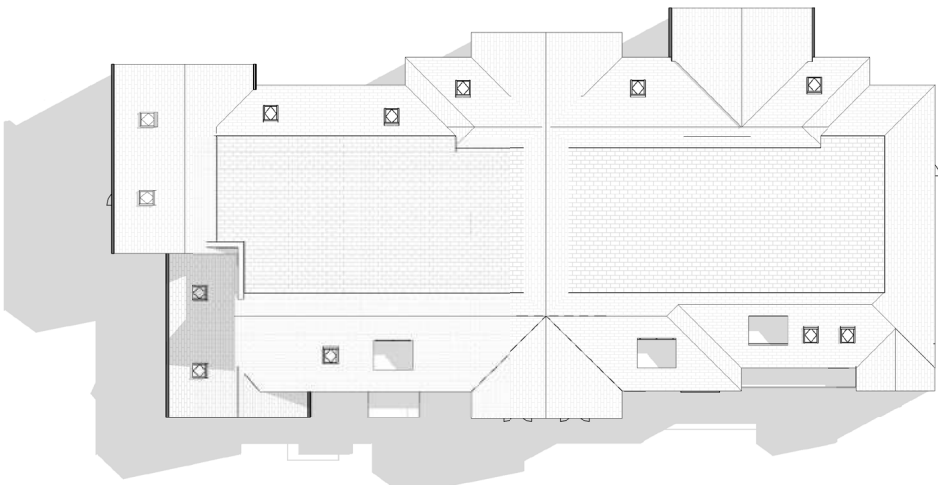


Roof Plan

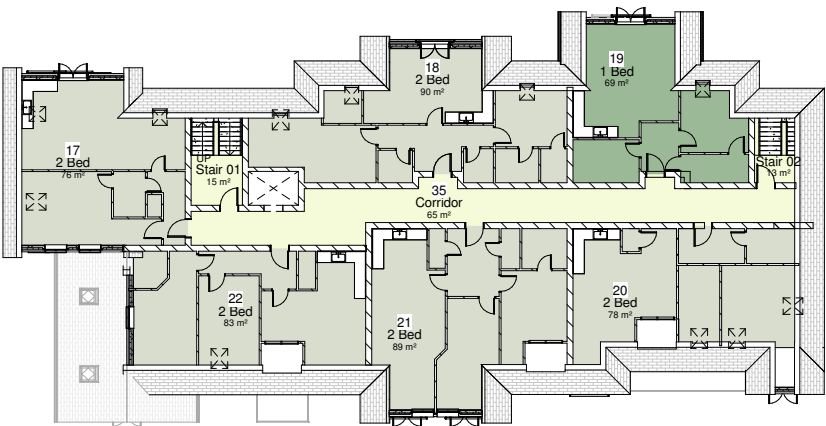


Block B - Plans

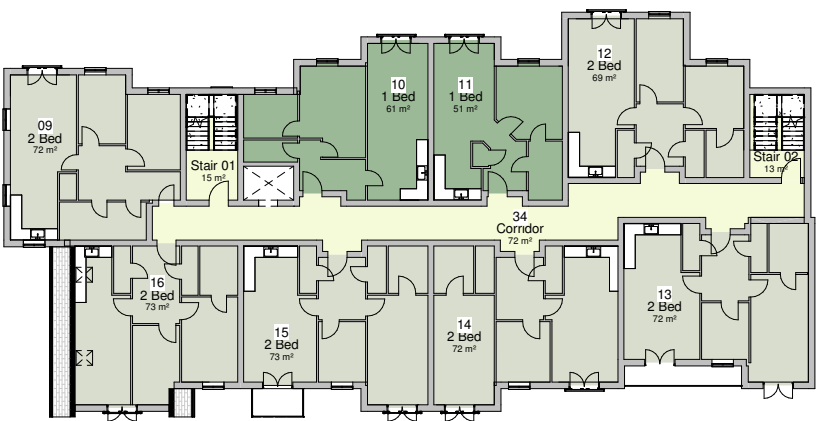
Roof Plan



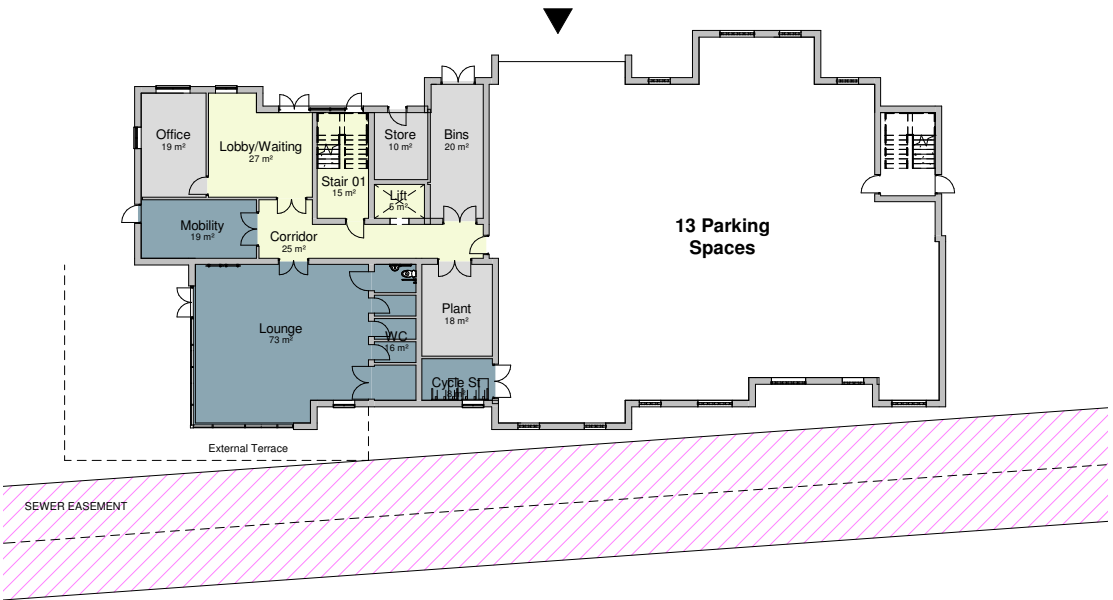
Third Floor



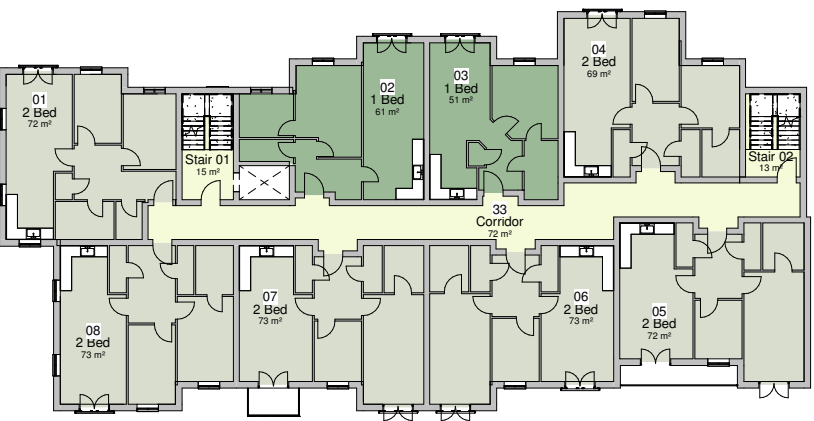
Second Floor



Ground Floor



First Floor



Typical Apartment Layouts

The 10 salient points from the happi report, 2009

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'



4.2 Appearance
Street Elevation

The proposed design integrates with the existing surrounding built form, plot frontages, parking areas and existing pattern of openings and boundary treatments. The proposed building heights reflect the surrounding context with particular attention given to accommodate good spacing around buildings with well-designed landscaping around the boundary, buildings, access and parking areas and the introduction of good quality amenity space.

As well as being sympathetic to the existing dwellings, design consideration has been given to the approved care home scheme currently under construction to the west of the site. The proposed design reduces in scale to the east to create a gradual balance between the two building heights, resulting in a more cohesive street scape.

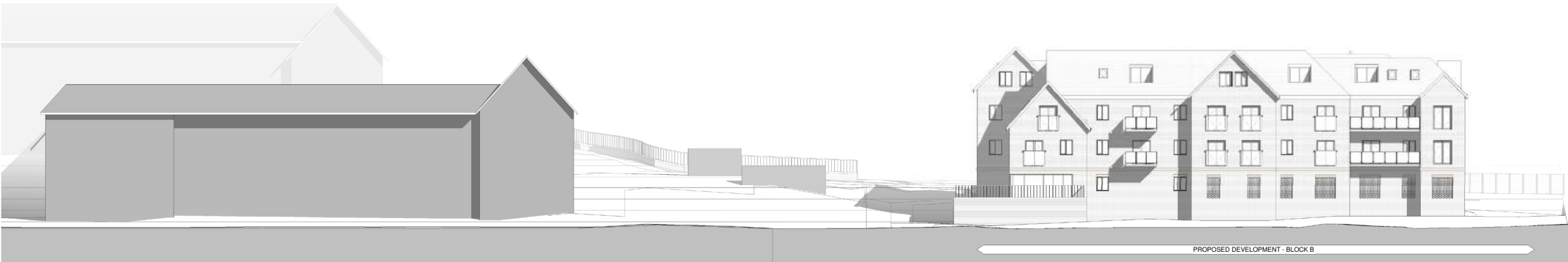
Following feedback received on previous planning schemes, a key driver for the project was ensuring there was an active frontage onto Henley Road with a clearly defined feature entrance point. This has been incorporated into the design through the use of a link bridge and feature entrance which also improves accessibility throughout the site.



Visual Purposes only - Not To Scale



Henley Road - Full Northern Elevation - Context



Henley Road - Full Southern Elevation - Context

Design

In accordance with NPPF the design takes the opportunities available for improving the character and quality of an area and the way it functions. Particular attention has been paid to ensuring that the development will function well and add to the overall character and quality of the area in which it is located, not just in the short term but for its whole lifetime. The scheme responds to its local context and will help to reinforce local distinctiveness and be visually attractive as a result of its architecture and appropriate landscaping.

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- Consider the use of local materials.
- Consider the scale, massing and height of proposed development in relation to that of adjoining buildings; the topography; the general pattern of heights in the area; and views, and landmarks.

Materials

The proposed materials are predominantly a combination of red brick and render to be in keeping with the traditional design and form of the dwellings along Henley Road, the new apartment block and the existing approved application for this site.

To give the building its own identity and a contemporary aesthetic of its time, a red zinc cladding is proposed to roof level apartments that are inwards looking on the site and to feature entrance areas to differentiate them from the rest of the building, This will also assist with way-finding.

A stone banding and window heads will also improve the overall design and give a sense of scale and orientation to the built form.



Block A South West corner view.



Block B - North/Front elevation visualisation.

Multi- Red Brick



White Render



Red Zinc



Stone Banding



Design - Amendments

The design has been re-submitted for planning to resolve some of the primary concerns that were brought up following discussions with RBC and feedback from planning officers. This page outlines the previous design proposal and the considerable changes which have been made in response to these comments.

1.
- The relationship of the scale and massing of the building with the existing homes to Henley Road**

The roof has been re-designed to sit more sympathetically in the local residential context of pitched roof's and gables.

Previous Scheme



New Scheme



2.
- Elevational treatment, especially roofscapes.**

Dorner windows have been replaced where required with roof lights. The front elevation to Henley road has been simplified and designed to compliment the Sig nature development currently under construction to the West. **(Diagrams in Q1 show this elevation)**
3.
- Concern of overbearing/dominance of the lounge area of Block A and the neighbouring gardens.**

We have re-designed block A to minimise the impact on the adjoining properties.

Previous Scheme



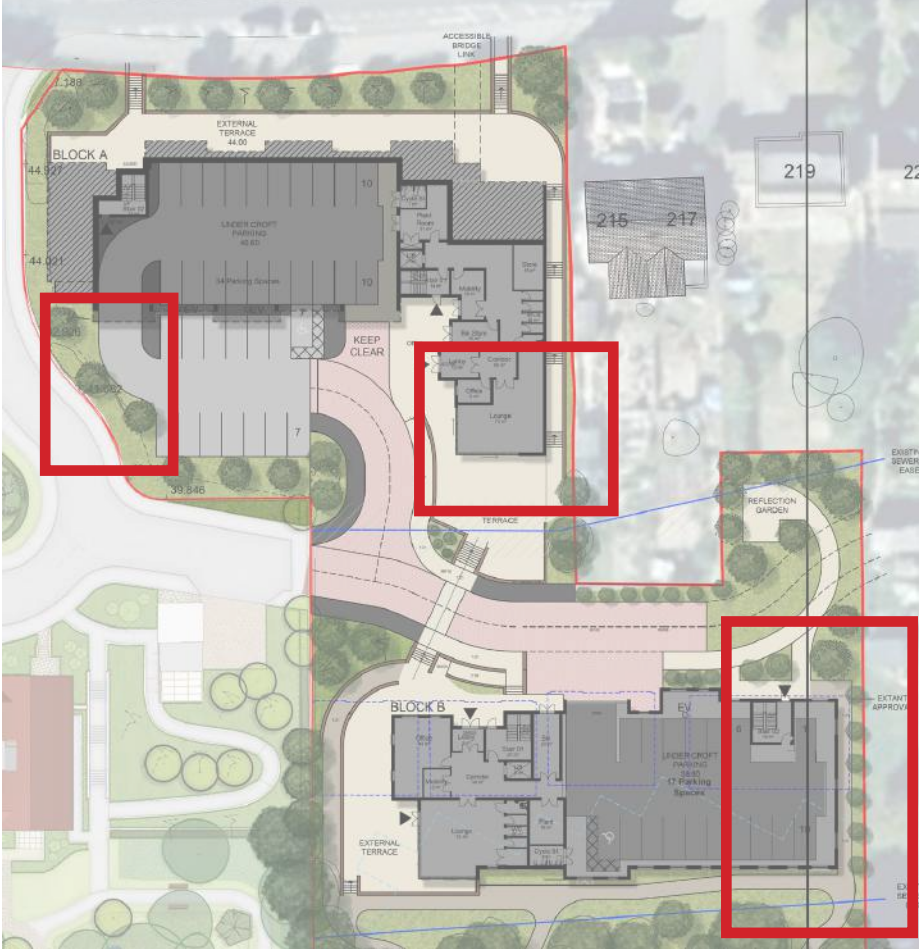
Block A Southern Elevation
1 : 100

New Scheme



Block A Southern Elevation
1 : 100

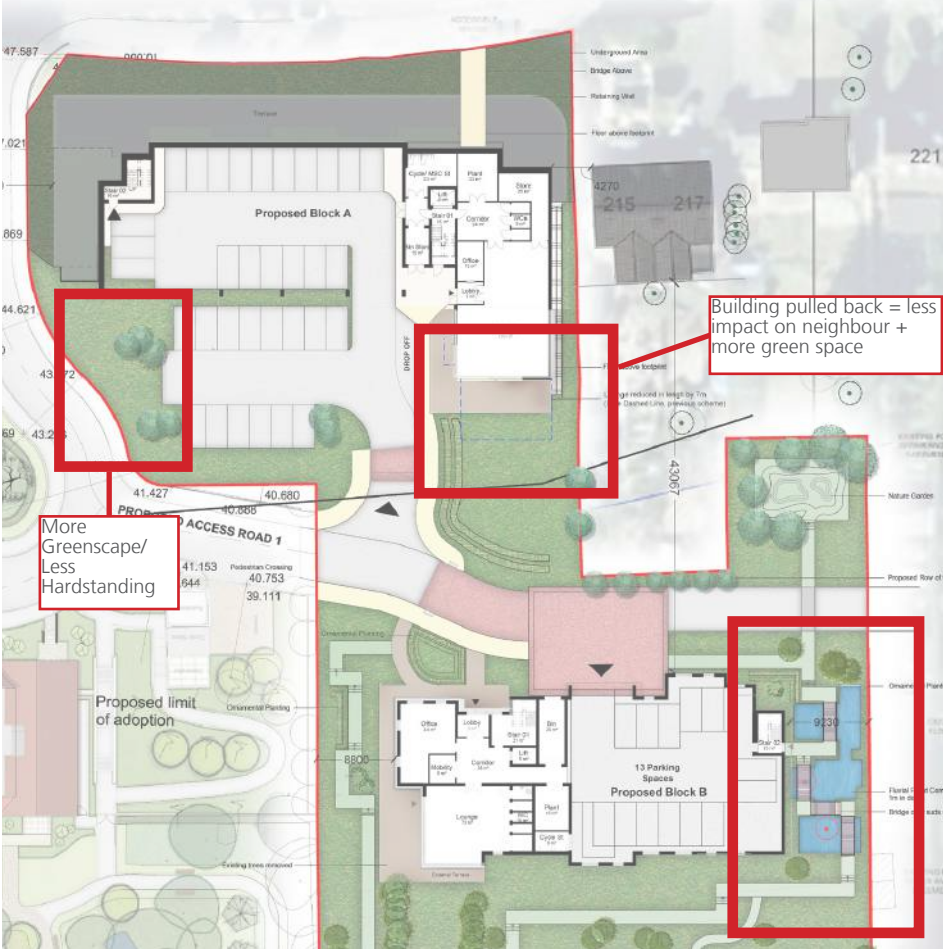
Previous Scheme



4.
- Relationship of Block B and the rear of the properties fronting Henley Road.**

The footprint of Block B has been reduced and pulled back from 3m to 9m from the boundary to the East. Furthermore planting has been proposed along the boundaries to these properties, this will add ad tional screenage.

New Scheme



5.
- Roofscape to the rear elevation**

The roofing to the rear of both properties has been re-designed to be more in keeping with that of the residential housing which it neighbors.

4.3 Amenity of Surrounding Residents

The layout of the site limits any impact on the private rear gardens of the adjacent properties through the use of well designed landscaping and layout of the proposals.

The scale and form of the building has also been designed to reduce the height of the building on the eastern elevations to further reduce any impact on the neighbouring dwellings. The additional planting has been added to the rear of plots 215-219 and along the Easter most boundary to improve privacy and overlooking concerns in the withdrawn scheme.

Residential amenity is a key consideration in the acceptability of proposals for the redevelopment of private rear gardens. A number of aspects of the site and proposals ensure that amenity of surrounding residents is maintained.

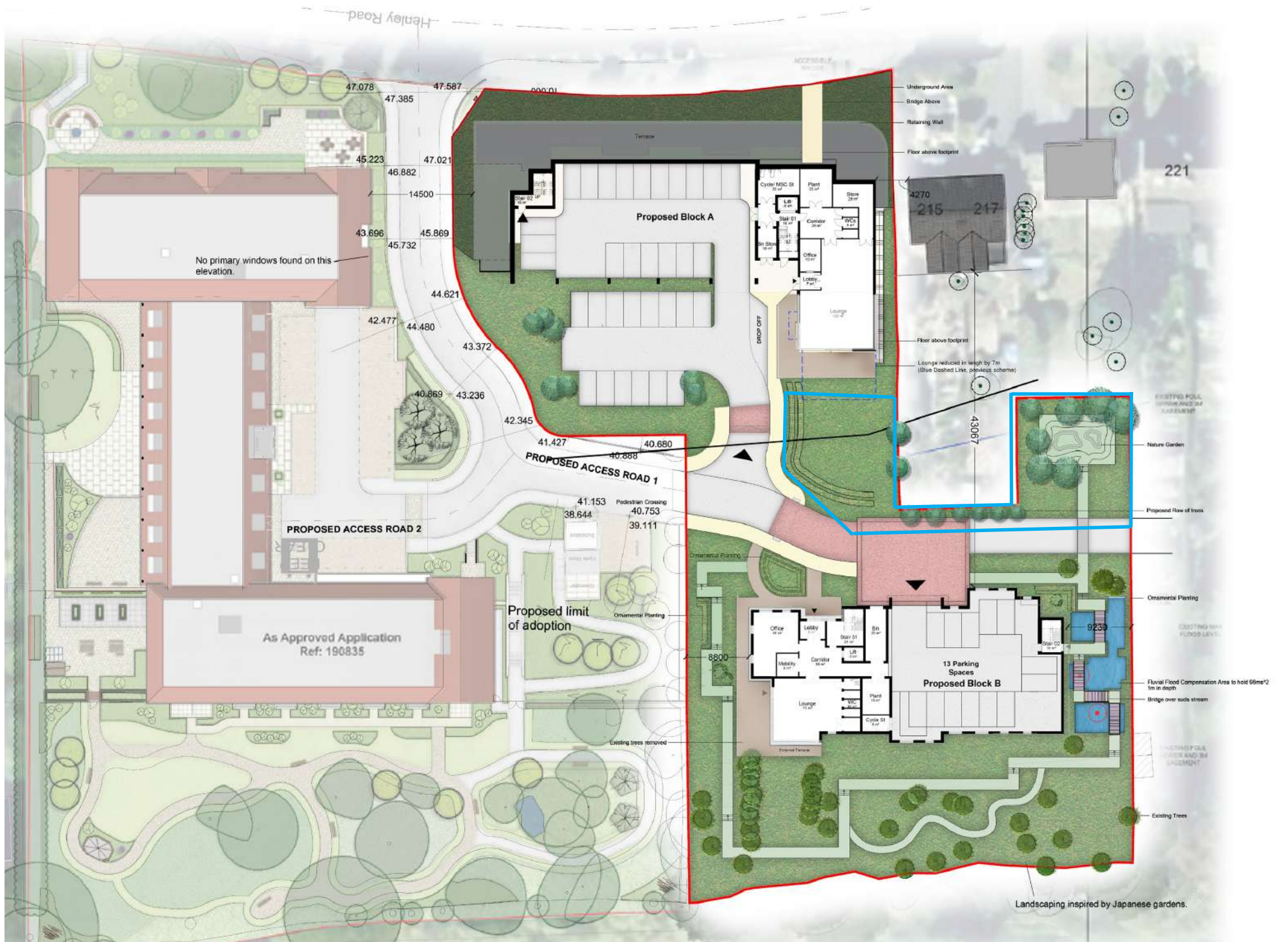
The following sets out how the layout of the site has sought to maintain the amenity of existing and future residents at the site:

- The apartment block to the front of the site reflects the scale and character of the approved scale and form of development to the west. To the east lie two/ three storey single dwellinghouses, the scale of the proposed development adjacent to these properties is appropriate and will result in a positive relationship between the properties.
- The building lines along Henley Road provides a stepped transition between the site to the east but which does not impact on the 45 degree line from no. 215 Henley Road. In order to ensure that there is not unnecessary impact to the rear of the properties, the proposed apartment block respects the building line to the rear.
- The drop in levels from the front of the site to the rear will ensure that the new apartments will not appear dominant or overbearing on the existing properties.
- Landscaped areas across the site ensure that a buffer is provided between existing properties and the proposed car parking areas.
- A landscaping zone is provided along the boundary with no.219 to the north of the site and along its eastern boundary with no.221 Henley Road. This minimises impact of the access road and car parking adjacent to these properties which will reduce over time as the landscaping establishes.

Overall, the proposed layout respects the existing residential properties and provide for a good quality environment for future residents in accordance with the requirements of Policy H11.

Ammendments made since previously withdrawn application:

- The communal living spaces to block A have been pushed further to the North of the site, along with the apartments over. This reduces the visual impact to No. 215 Henley Road greatly.
- The roof has been simplified and details across the elevation, from materials used (render not cladding), eaves details, to window and balcony details have been refined to create elevations that tie in more to the residential context
- Block B has been simplified and the amount of flat roof reduced
- The building design has been assessed and the footprint reduced, primarily to the Eastern side, reducing the impact upon plot 221



 Nature Garden and additional Plants Poposed

4.4 Access

The proposals utilise the existing access road from Henley Road that will be extended into the site connecting both Block A & B parking areas and suitable turning heads. This provides good access to all dwellings and car parking areas as well as provision for pedestrian access.

A level access link bridge is proposed from Henley Road into the upper ground floor of Block A with direct access to a lift. There is a level route from the lower ground floor of Block A to the ground floor of Block B with a slope of no more than 1:21, improving accessibility between the two blocks and to all communal amenities.

Building Access

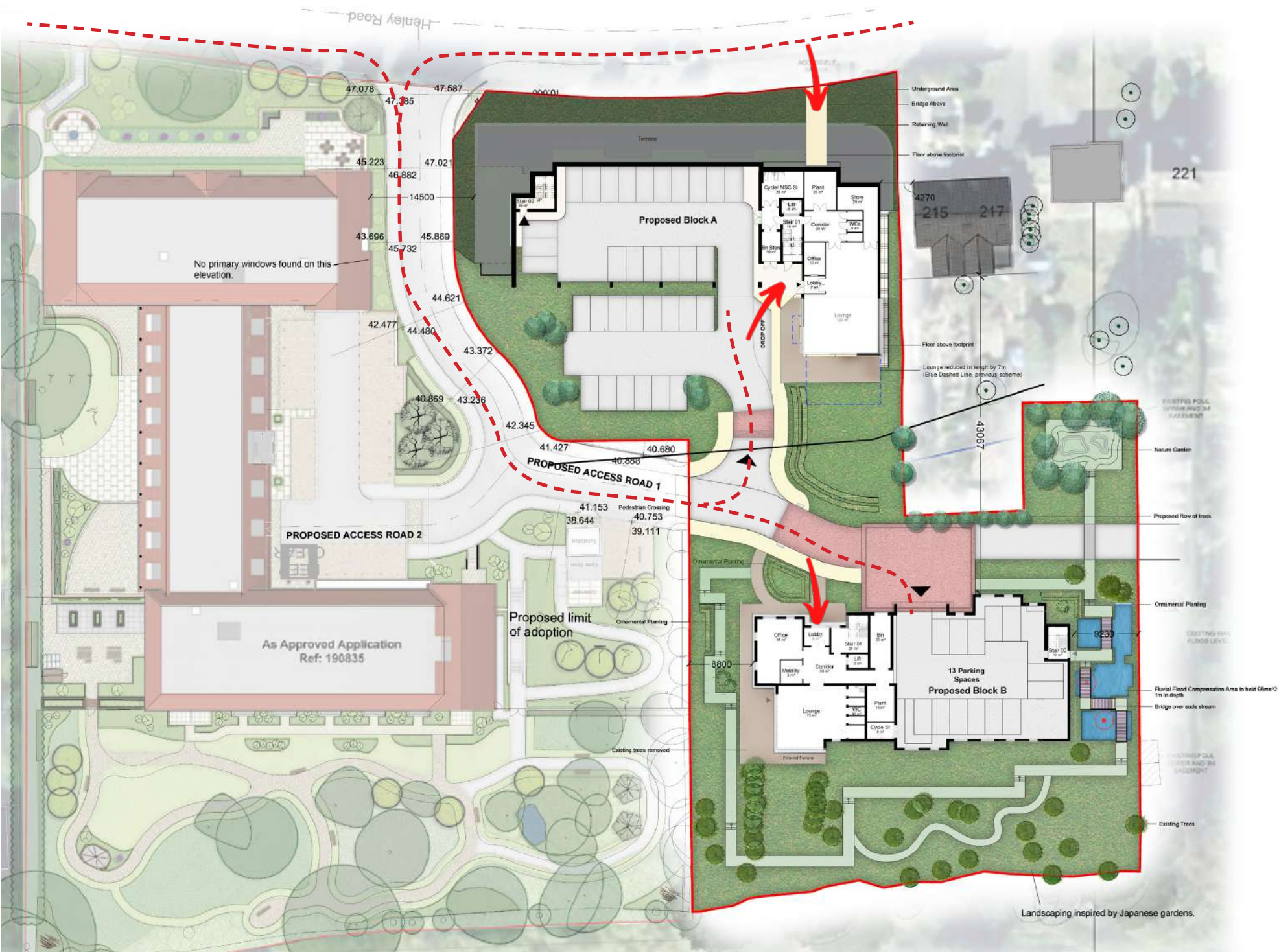
The entrances will be designed with a level approach and level thresholds to allow easy access without movement being impaired. These approaches will be compliant with Approved Document M of the Building Regulations and B8300:2009+A1:2010 designed to suit the needs of 'ambulant disabled' people. Opening pressure of manual doors shall not exceed 30N.

Internal Movements within the Building

Access within the building is achievable without the need for steps, and level floors are provided throughout the development. Access within the development is provided to all floor levels by way of a passenger lift and general access stairs. The staircases are designed to suit the needs of 'ambulant disabled' people in accordance with the Building Regulations. Corridors are of a suitable width for wheelchair users and comply with Approved Document M of the Building Regulations.

4.5 Safety & Security

Safety and security of the residents, and property has been considered and addressed throughout the design process. All elements will conform to Part Q of the Building Regulations. All windows and doors are to be tested products to meet requirements of British Standard PAS 24:2102. Due to the nature of the development natural surveillance will be largely present, potential offenders are therefore overlooked and vulnerable.



The landscape proposal has been developed to preserve as many of the existing trees and vegetation across the site as possible. Special care has been taken to preserve or propose as many of the trees around the sites boundaries as possible to establish a landscape setting to the proposed care accommodation. A proposed beech hedge to the frontage will provide a continuous landscape feature along Henley Road, reflective of other hedge in the immediate vicinity and match the proposed beech hedge for the neighbouring care home development.

This site plan demonstrates that the proposals will provide complementary landscaping for the site. The landscaping to the front of the site will assimilate it with surrounding development and provide a significant improvement to the existing street scene.

The woodland walk to the south of the site along Berry Brook is a benefit of the proposals and will protect and enhance existing habitats along this part of the site.



**PROPOSED
DECORATIVE TREE**
*To be selected from the
following:*
Acer campestre
Betula pendula
Betula utilis var. *jaquemontii*
Juglans regia
Prunus serrula
Pyrus callervana 'Chanticleer'



Block A - Henley Road Proposed Visual



Conclusion

The proposals seek planning permission for the following development:

Demolition of no's 205 - 213 Henley Road and erection of Block A (37 Unit) and Block B (23 Unit) apartment living blocks comprising a mixture of 1 & 2-bedrooms with several communal spaces such as lounges, terraces, external gardens and associated access from the adjacent development on Henley Road, car parking and landscaping.

Previous applications here have set the general principle of residential development as acceptable in this location. More specifically, development with a larger blocks to the front and additional block to the rear has also been considered acceptable with planning permission for this form of development granted on the adjacent site.

The application site is in a predominantly residential with properties to the north, east and west of the site. This part of Henley Road has seen a number of relevant planning permissions in recent years that mean this area is undergoing a period of transition and in doing so will see significant improvements to the street scene as well as the efficient use of land to provide much needed housing.

The redevelopment of rear gardens of properties along Henley Road is compatible with surrounding land uses, and other similar developments in the area including the adjacent site, and is in accordance with the presumption in favour of sustainable development that is central to the government's National Planning Policy Guidance. The principle of the development is, therefore, acceptable.

Turning to the Council's policy on the redevelopment of residential gardens. The layout integrates in an appropriate way with the surrounding area in terms of proposed density, utilisation of good quality landscaping. The proposals will minimise the impact on surrounding properties largely by utilising the change in levels across the site and ensuring the amenity of existing and future residents is protected.

The previous scheme was withdrawn and redesigned to address the concerns raised during the planning process. The new proposals have a reduced footprint, especially with regards to the areas sitting closest to the neighbouring boundaries.

Furthermore the roofscape, materiality and overall design approach has been simplified and refined to create a new development of retirement apartments that will sit well in the streetscape and wider context.



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