



Amethyst Lane, Reading Design & Access Statement Addendum

November 2023



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

Status **FINAL**

Issue -

Issue Date **06.11.23**

File name **RBC-ALR-HTA-A_RP103**

Author DEG/**PCM/KDU**

Checked by **PCM**

Approved by **PCM**

© 2020 HTA Design LLP. All rights reserved

This document has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by HTA Design LLP, no other party may copy, reproduce, distribute, make use of, or rely on its contents. No liability is accepted by HTA Design LLP for any use of this document, other than for the purposes for which it was originally prepared and provided.

Opinions and information provided in this document are on the basis of HTA Design LLP using due skill, care and diligence in the preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and is expressly stated that no independent verification of any of the documents or information supplied to HTA Design LLP has been made.

HTA Design LLP. Registered Partnership in England No. OC381717

Contents

1.0	Introduction	4
1.1	Executive Summary	
2.0	Design Development	6
2.1	Responding to Planning Feedback	
2.2	Original Layout	
2.3	Improved Layout	
3.0	The Proposal	10
3.1	Scale & Massing	
3.2	Types of Affordable Homes	
3.3	Site Strategies	
3.4	Appearance	
3.5	Landscape	
4.0	Conclusion	19



INTRODUCTION

1.1 Executive Summary

HTA Design LLP have prepared this report as an addendum to be read in conjunction with the full Design and Access Statement submitted in support of the planning application for Amethyst Lane, on behalf of Reading Borough Council.

The proposals comprise the residential redevelopment of a former Day Care centre, located to the west of Reading town centre. Allocated under 'Site Allocation WR3n Amethyst Lane' the scheme provides 21 affordable tenure homes and a 6 bedroom respite care facility on the 0.59 hectare site.

A mixture of family houses alongside a respite care facility caters to the range of housing and care needs within Reading, and seeks to embed a specialist care facility within a new residential environment. The houses and respite facility are designed to maximise the potential of the site, unlocking the site and integrating new homes into 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.

Public green spaces, alongside private gardens maximise the potential for external amenity for residents. The design of the new street is landscape led, with integral green infrastructure of a planted raingarden and street trees providing opportunity for biodiverse habitat features and incidental play. With the addition of offsite tree planting proposals in the local area, the scheme will mitigate tree canopy loss and achieve a biodiversity net gain on site.

The local community has been engaged throughout the 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 Design Review Panel has also been consulted in support of pre-planning dialogue with Reading Borough Council Planning Officers and council members.

Extensive engagement with the RBC Adult Care and Health team and the Care Quality Commission (CQC) has informed the design development of the respite care facility, in order to ensure it will meet the needs of building users and management.

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 Amethyst Lane..

Following feedback from planning officers, changes have been made to the site arrangement and the location of building footprints. With the primary aim of increasing rear garden sizes of Blocks B & C, all private gardens have substantially increased in size. Block A terrace has also been reconfigured to contain fewer family homes, promoting wider, well lit rear garden spaces.

The adjacent table describes key projection information and changes from initial planning submission.

xxm² (Previously xxm²)

Indicates update

The Proposals (Changes Since Planning Application Marked in Bold)	
"Demolition and redevelopment of the Amethyst Lane to deliver a new respite care facility alongside 17 new homes, landscaping and ancillary works"	
Site Allocation	WR3n Amethyst Lane
Total Number of Homes	17 homes (Previously 21) + a 6 bedroom Respite Facility
Wheelchair Adaptable Homes	6 bedroom wheelchair accessible Respite Care Facility
Proposed Habitable Rooms	84 (Previously 96)
Site Area	0.59 ha
Density Homes/Ha	28.9 Homes/Ha (Previously 35.7)
Density Habitable Rooms/Ha	142.6 Habitable Rooms/Ha (Previously 163)
Tenure	100% affordable (social rent)
Housing Mix	3 bed (x10); 4 Bed (x7) (not including respite care facility)
Building Heights	1, 2 and 3 storeys
Respite Care Facility GIA	526.4 sqm
Respite Care Facility Amenity	443.3 sqm
Residents' Private Gardens (total)	1367.7 sqm
Public Amenity	213.4 sqm
Biodiverse Green Roofs	521.4 sqm
Car Parking Spaces	25 in total - 18 on street for general needs housing, and 7 to service respite care facility (Previously 27 in total)
Electric Vehicle Charging Points	100% active charging spaces
Residential Cycle Parking Spaces	42
Respite Cycle Parking Spaces	4
Biodiversity Net Gain	Net Gain Achieved with offsite measures. Final % increase TBC. Previously +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



DESIGN DEVELOPMENT

2.1 Design Development

Responding to Officer Feedback

The full Design and Access Statement describes the pre-planning design development in dialogue with planning officers and Stakeholders since October 2022. The final designs were submitted for planning consideration in May 2023.

Following review of the proposals, further feedback was received from case officers in mid September 2023.

In order to address this feedback, further discussion and consultation was undertaken with Planning Case officers, RBC Transport and Highways and RBC Housing teams.

Amendments to the proposals include, but are not limited to:

- Rearranging block location in order to increase garden sizes of all homes
- Reducing number of homes in northern terrace to allow for larger, wider gardens
- Replacing swale with relocated raingarden planting, reducing front to front distances between blocks B & C
- Reconfiguring parking and pedestrian movement layout to rationalise the route through the site to front doors

Planning Submission May 2023



Proposed Plan as Submitted for Planning

Comments

- Rear gardens considered too small
- Block A rear gardens too narrow
- 3 storey elements of Block A reduce light entering north facing gardens,

Planning Amendments November 2023



Planning Amendments plan

Key Moves

- Block A reduced by 4 homes
- Block B moves 2m east
- Block C moves 1.5m west
- All private gardens increase in size
- Removal of narrow 3B5PH-Type A dwelling type increases widths of block A rear gardens
- Reconfiguration of pedestrian movement, plating & parking improves legibility across the site
- All tracked vehicular manoeuvres remain unchanged

2.2 Original Layout

Following design development and pre-application feedback from Planning Officers across a number of disciplines, the adjacent plan represents the scheme.

- 21 new family homes
- A mix of 3 & 4 bed terraced houses
- 6 bedroom respite care facility
- 22 on-street parking spaces
- 1 servicing/delivery bay
- 6 respite parking spaces
- New bio-diverse planted swale
- PV provision to all roofs
- Biodiverse green roof for all flat roofs

Legend



Ground Level Building to Building Dimension



First Floor Building to Building Dimension



Setting Out Dimension



Controlled Aspect (non habitable room windows)



Existing Trees



Proposed Trees



Root Protection Area



Thames Water Easement



Front Garden Size



Garden Size



Garden Dimensions

Garden Size Increase

Fire Engine Vehicle Tracking (largest vehicle required)



Concept plan

2.3 Improved Layout

Following design development and pre-application feedback from Planning Officers across a number of disciplines, the adjacent plan represents the scheme.

- 17 new family homes
- A mix of 3 & 4 bed terraced houses
- 6 bedroom respite care facility
- 18 on-street parking spaces
- 1 servicing/delivery bay
- 6 respite parking spaces
- New bio-diverse planted swale
- Maximised PV provision to all roofs
- Biodiverse green roof for all flat roofs

Legend

-  Ground Level Building to Building Dimension
-  First Floor Building to Building Dimension
-  Setting Out Dimension
-  Controlled Aspect (non habitable room windows)
-  Existing Trees
-  Proposed Trees
-  Root Protection Area
-  Thames Water Easement
-  xxm² Garden Size
-  xxm² Garden Size
-  xxm Garden Dimensions
-  xxm² Garden Size Increase
-  Fire Engine Vehicle Parking (largest vehicle required)



Concept plan



THE PROPOSALS

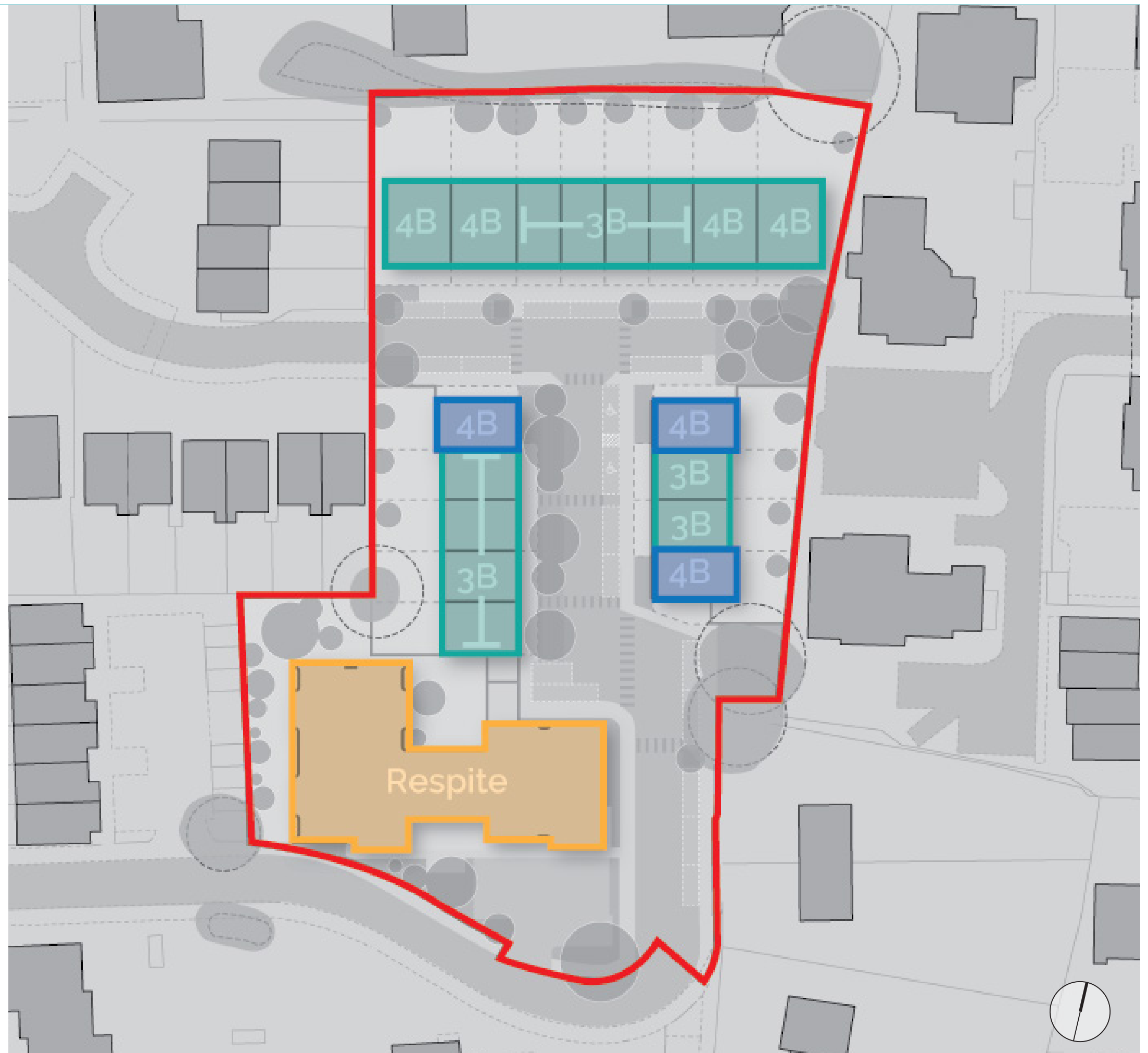


View from new swale street, looking West

3.1 Scale & Massing

The proposals vary between 1, 2 and 3 storeys

- The majority of proposed buildings are 1 and 2 storeys in height.
- Localised 3 storey elements are located on gable ends at the centre of the site to minimise impact
- Height is used to create articulated roof lines across the terraces
- Flat roofs have been proposed in order to reduce the overall massing of the 3 storey elements, and also to maximise the opportunity for biodiverse green roofs.
- The 2 storey homes have pitched roofs, creating more surface area for PV provision, and allowing 'book ends' to be celebrated at the termination of the terrace.



Proposed Building Heights

Key:

- 1 storey
- 2 storey
- 3 storey
- Site Boundary

3.2 Types of Affordable Homes

Accommodation

- The proposals have been amended to reduce the Block A terrace by 4 no. homes
- A new house type has been introduced in the Block A terrace to provide larger family homes, across 2 storeys, providing wider and larger gardens and reducing overshadowing of private amenity.
- There are no other changes to the proposed accommodation

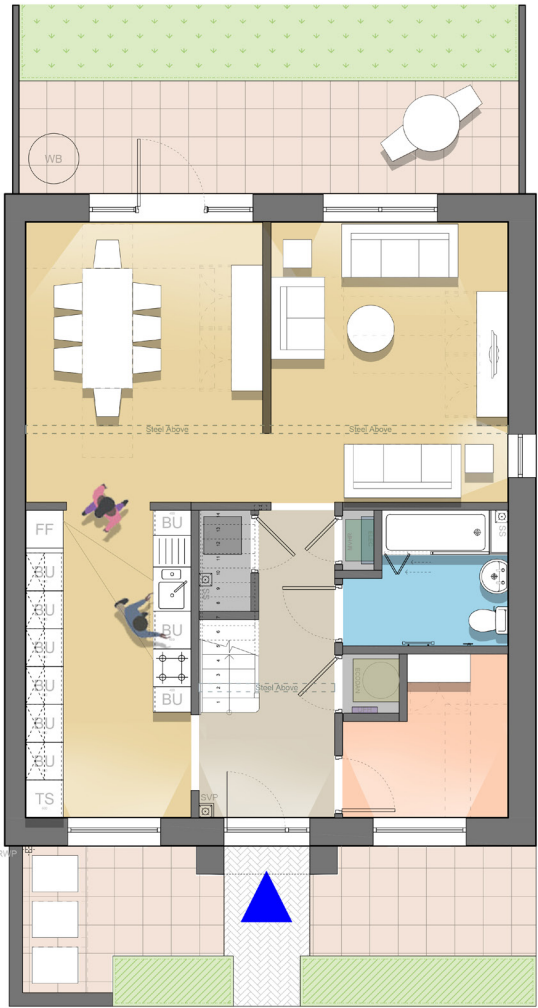
Schedule of Accommodation (Summary of Changes)

Unit Type	Quantity	Occupancy
3B5PH - Type A	0 (-8)	0 (-40)
3B5PH - Type B	4	20
3B6PH - Type A	6	36
4B8PH - Type A	3	24
4B8PH - Type C	4 (+4)	32 (+32)
	17 (-4)	112 (-8)

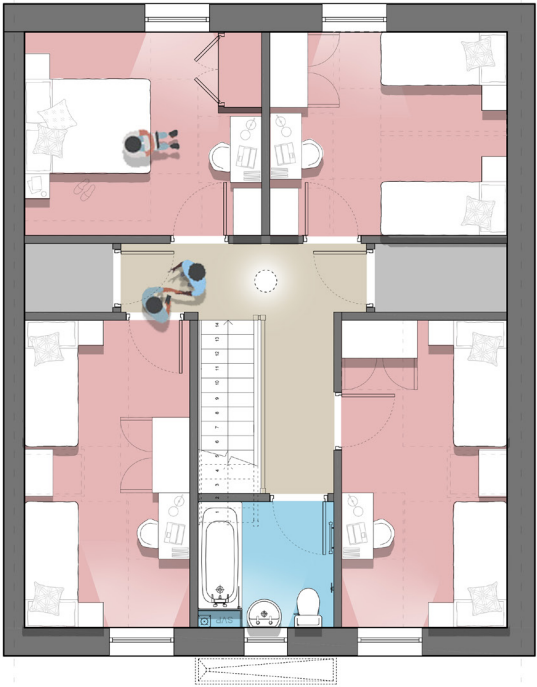
+ or -x denotes change from original planning submission

New House Type

- A 2 storey terraced home, with pitched roof, designed to same standard and style of neighbouring homes.
- 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.
- All bedrooms designed as double/twin rooms for flexibility.
- Generous Living Room Width (+3.2m)
- Family homes all providing family bath and additional shower/bathroom
- Ground floor home office space for flexible family living
- 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



Ground Floor



First Floor



Building Locations

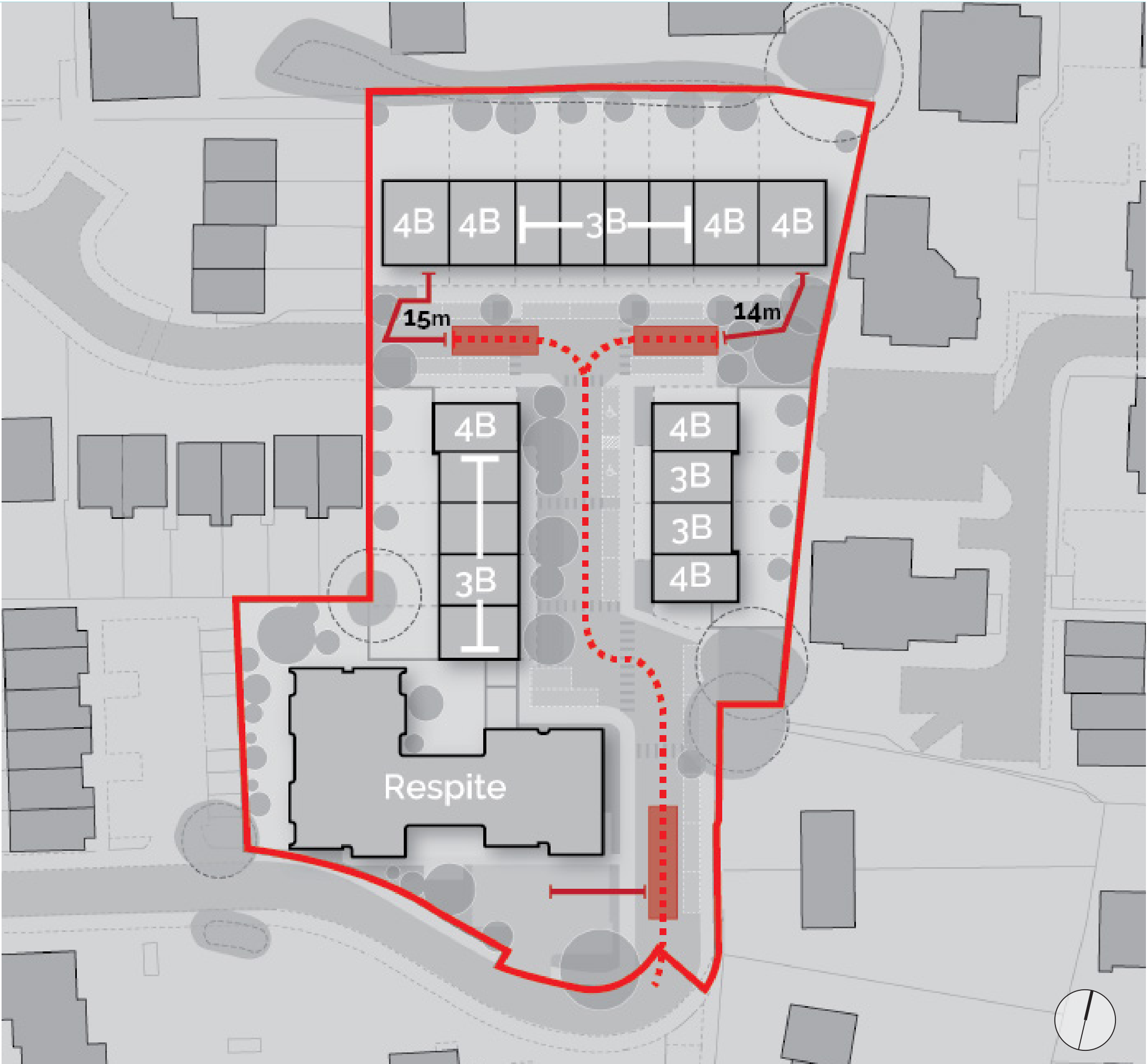
4 Bed 8 Person House - Type C Total GIA - 151.5m² (NDSS 130m²)

Room	Area/Quantity
Living Room	16.7 sqm
Kitchen / Dining	29.9 sqm
Bedroom 1	12.2 sqm
Bedroom 2	12.8 sqm
Bedroom 3	12.8 sqm
Bedroom 4	12.2 sqm
Bath/Shower room	2
Storage	6.4 sqm
Total Area	144.8 sqm

3.3 Site Strategies

Emergency Access

- Emergency vehicle access has been tracked to ensure it can manoeuvre through the site, making a turn at the T-junction at the top of the site.
- All terraced homes comply with the overall Building Regulation max. 45m hose length
- The Respite Care Facility is directly accessible via Amethyst Lane or the new street.



Key:

- Emergency Vehicle
- Fire Hose Distances
- Site Boundary

Fire Strategy Diagram

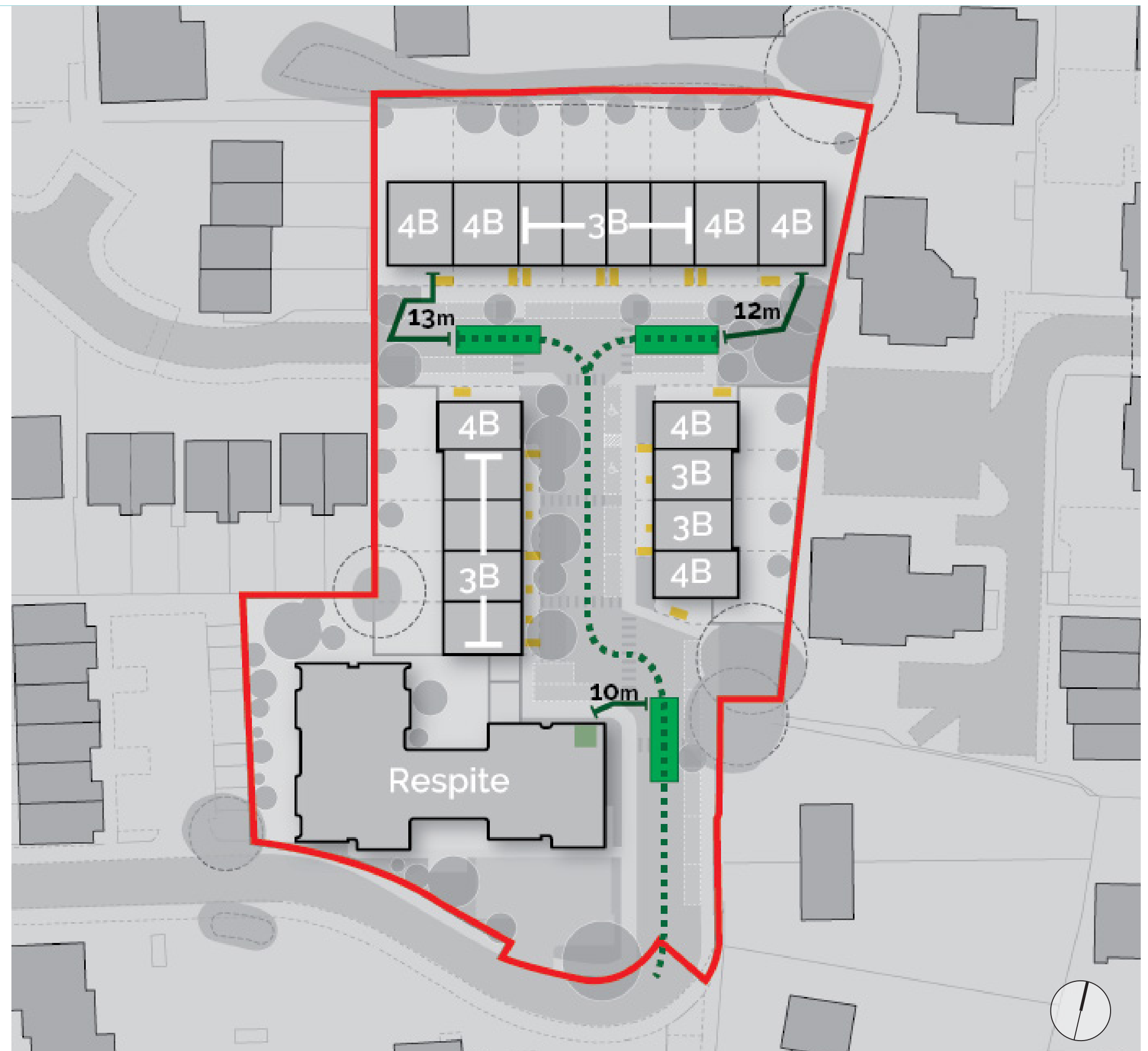
3.3 Site Strategies

Refuse Access

- The refuse vehicle used within Reading has been tracked to ensure it can manoeuvre through the site, making a turn at the T-junction at the north of the site.
- The terraced homes will house their bins in their front gardens and be collected from there.
- The Respite Care Centre will be designed to accommodate an integral communal bin store, housing 1100l eurobins for refuse and recycling on a weekly collection.

Key:

-  Refuse Vehicle
-  Operative Carry Distance
-  Daily Refuse Store
-  Collection Point
-  Communal Bin Store
-  Site Boundary



Refuse Strategy Diagram

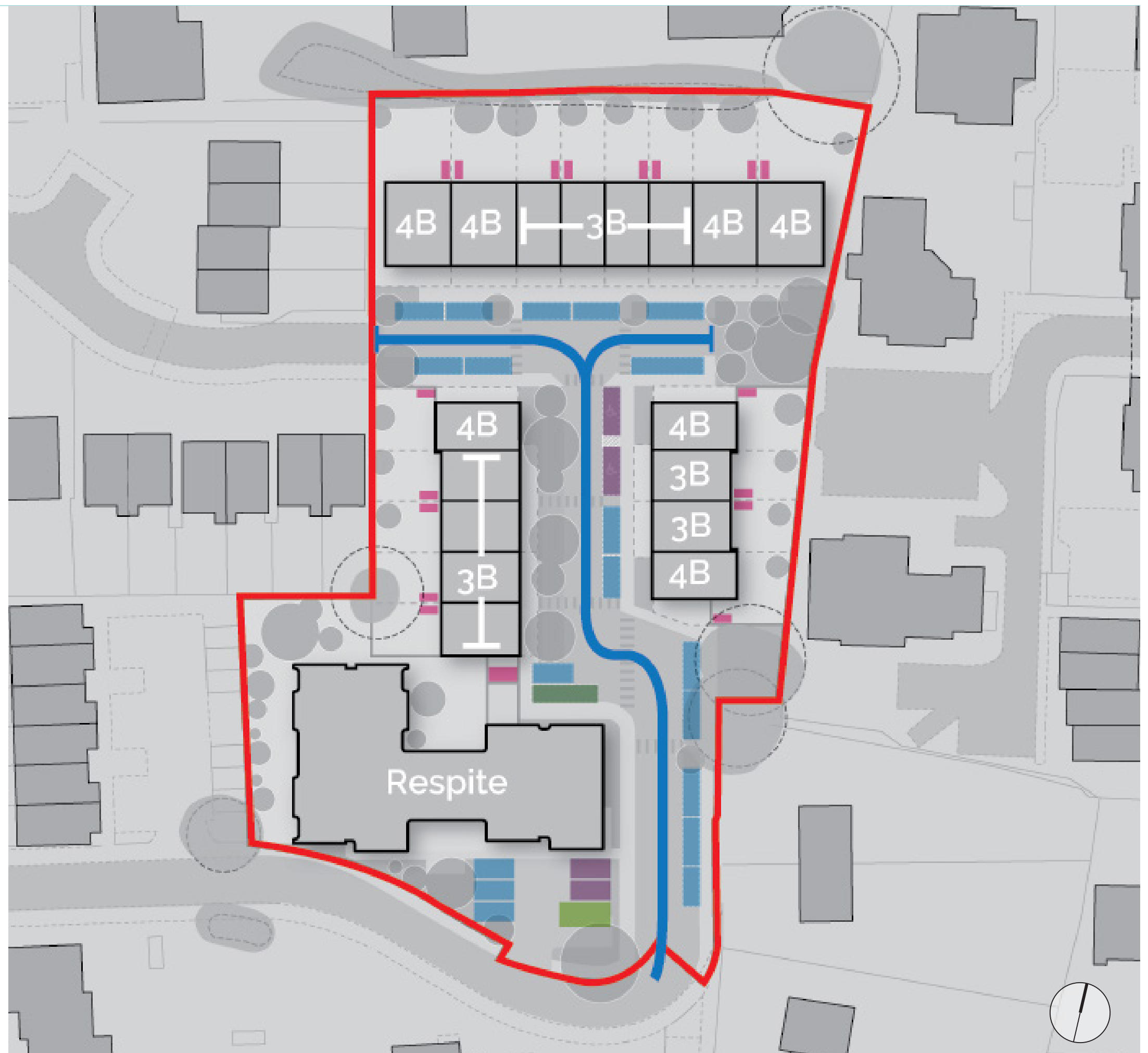
3.3 Site Strategies

Car & Cycle Parking

- 25 car parking spaces are proposed across the scheme in total.
- The new street provides 18 parallel car parking bays for the new homes
- 2 no wheelchair accessible bays have been accommodated within the centre of the site, allowing ease of access to all homes
- 7 parking spaces are provided for the Respite Care Facility, including 3 no standard bays, 2 no wheelchair accessible bays, a minibus parking bay and an oversized delivery/drop off parking bay
- A turning head has been provided within the new street, allowing adequate servicing access to homes by delivery and refuse vehicles, as well as access to the substation.
- All houses will have a secure bike store in their gardens. 42 cycle storage spaces are provided for homes.
- 4 no. cycle parking spaces for the Respite Care Facility

Key:

-  Vehicle Access
-  Bike Storage
-  Parking Bay
-  Wheelchair Accessible Parking Bay
-  Delivery Bay
-  Minibus Parking Bay
-  Site Boundary



Parking and Servicing Diagram

3.4 Appearance

Solar Shading Device Omitted

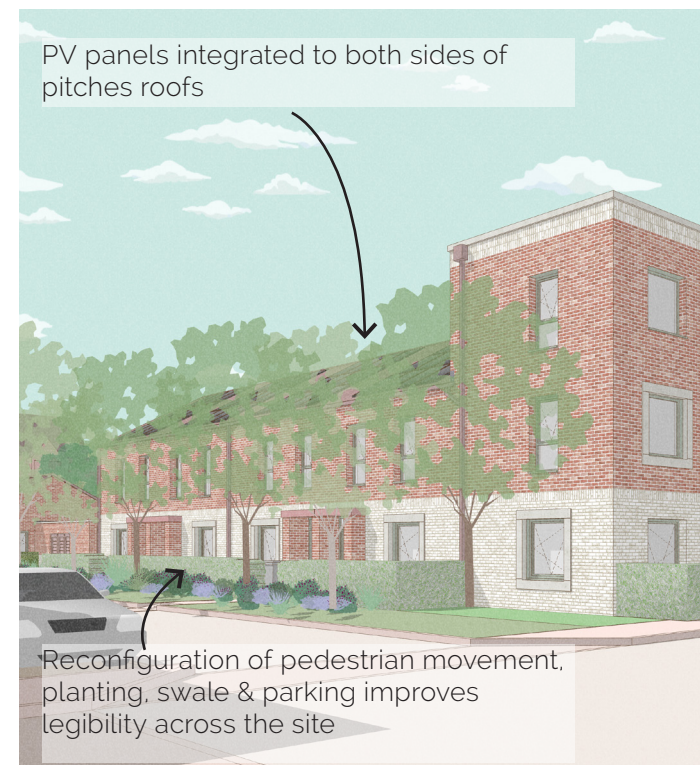
- External shades have been removed from all south-facing windows across the scheme
- House types will repeat in general arrangement with no PPC metal projecting canopy applied to window heads
- This omission is in response to overheating requirements, as design stage testing revealed them surplus to requirements.
- Windows will remain set back within the wall, with a reveal depth of min. 225mm (a full brick)

PV Panel Locations

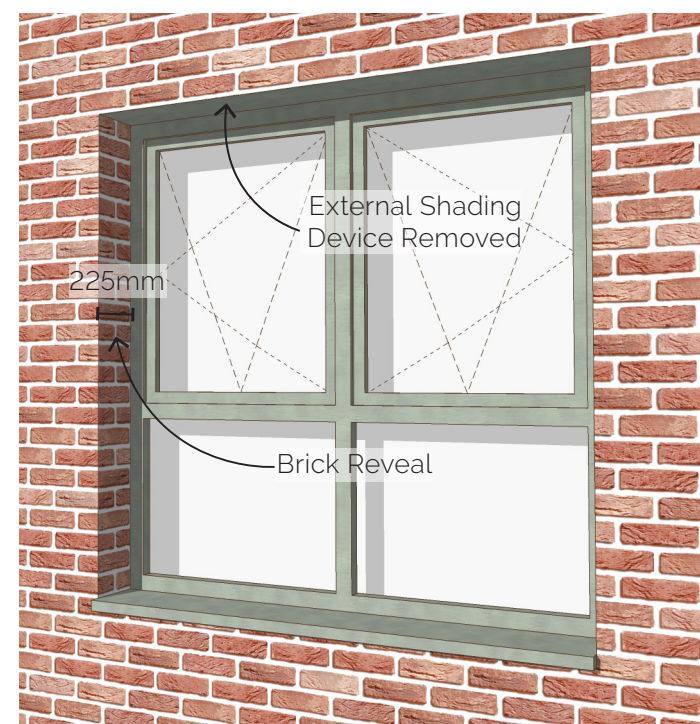
- Following design development and additional testing, it was evident there was opportunity to maximise renewable energy production across the development through additional PV provision
- Proposals have been updated to include PV panels to both the east and west facing pitches of Block B and C
- This means PV panels are now visible from street frontages, but will be arranged neatly in arrays with detailing to be refined at later design stages.

New House Type

- The change to Block A terrace resulted in the creation of a new 2 storey house type; the homes have a diwer frontage which in turn create generous gardens to the rear.
- The massing is a continuous 2 storey datum.
- The elevation has been designed to tie into the language already established across the scheme, with similar windows, parapet detailing and entrance canpop design.



Block B Looking south



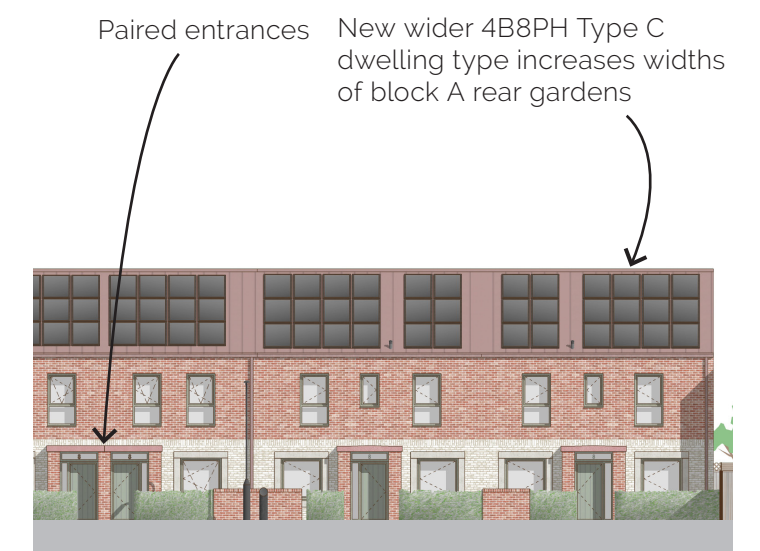
Oblique View - Solar Shade Removed



Block A 3D View - 2 Storey bookends & New House Type



Precedents

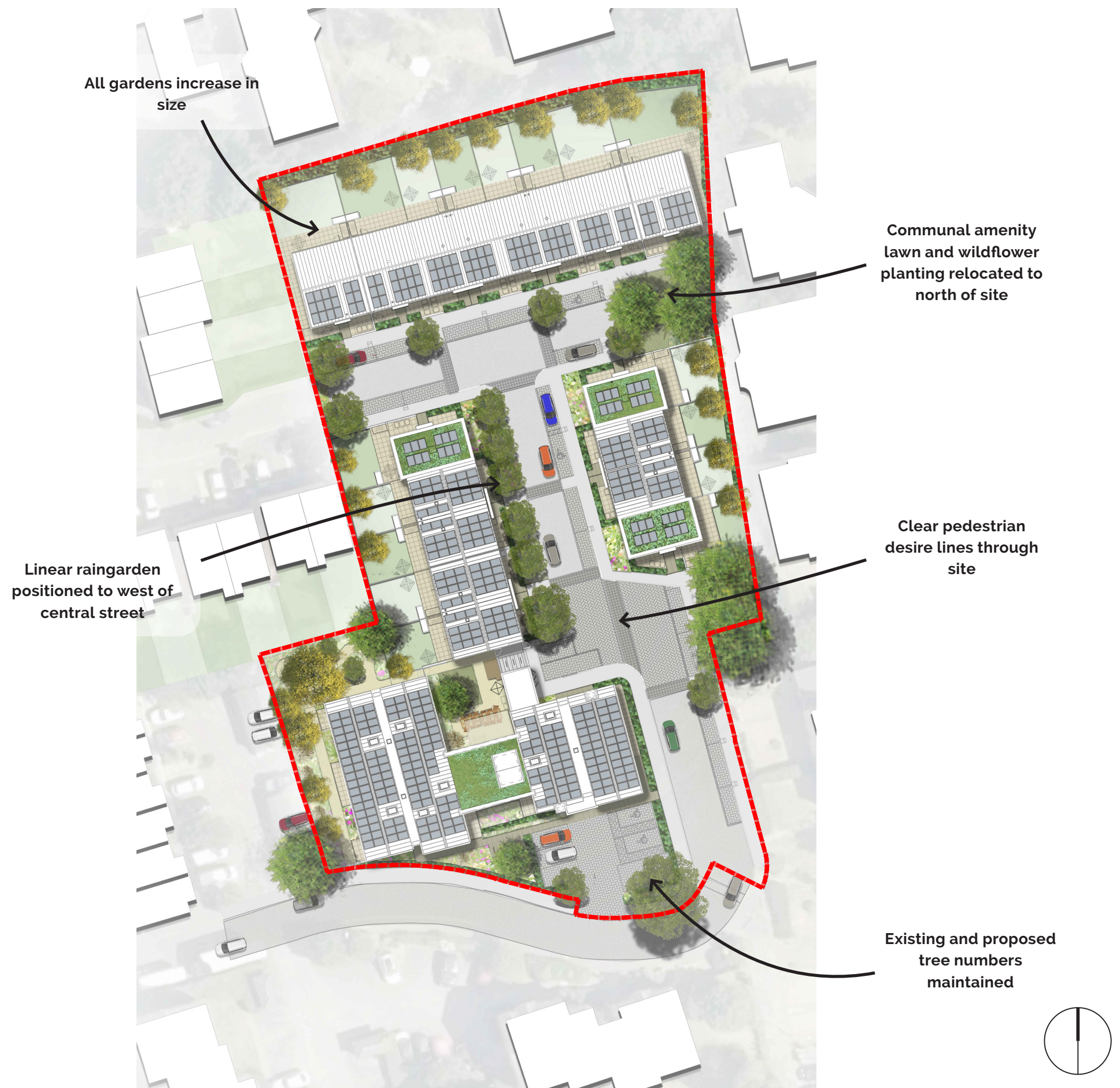


Block A Elevation Extract

3.5 Landscape

Landscape Amendments

- Within the revised layout, the on-street parking has moved from the western side of the street to the eastern side. This has been done to improve vehicle tracking. As a result, the swale feature has been omitted, and replaced with a linear raingarden that runs north-south through the central part of the site (to the west side of the street).
- The raingarden is proposed to contain a mix of ornamental grasses, herbaceous perennials, shrubs and tree planting that can withstand both wet and dry conditions. Proposed trees along the street are fastigate in form where required to avoid overhanging the road and impeding vehicle movement.
- Overall, tree numbers remain the same as the original application, with the removal and retention of existing trees staying the same, and the same number of trees proposed.
- The respite garden has been amended to include a small area of amenity lawn for games.
- The private gardens have increased in size, and each garden has a proposed small tree, suitable for gardens.
- The communal amenity space (including the informal play features) has moved from the centre of the site, to the north east corner. The space includes an area of amenity lawn, and wildflower planting to enhance biodiversity..





CONCLUSION



View looking northeast, towards the Respite Care Facility entrance

4.0 Conclusion

The redevelopment of the vacant Amethyst Lane site represents the enhancement of an existing brownfield location, into attractive and exemplar affordable homes and respite care facility for Reading Borough Council.

A Collaborative Design Process

Nearly a year of design development; including engagement with the local community, stakeholders, planning officers, local councillors, statutory consultees, crime prevention design advisor, and the Reading Design Review Panel has directly helped shape the proposals.

Revitalising Vacant Sites

The former Day Care centre site has been vacant for over 10 years. The redevelopment of the brownfield, allocated site for housing will open up this space to the local area again, creating activity and a new community of residents.

Respecting Surrounding Neighbours

The design has been carefully evolved to respond to surrounding properties, in keeping with existing context storey heights, and arranging buildings to maintain privacy for neighbours

A Multi-Generational Community

The 17 new homes proposed offer a range of dwelling types to meet the needs of various family arrangements, at every stage of life. The new Respite Care Facility provides care integrated into the residential community,

Creating private and shared amenity, alongside pedestrian friendly streets will give all tenants the option and opportunity to interact as a new community.

Sustainable Living

All homes are designed to achieve Net Zero Carbon in operation. Informed by Passivhaus principles, the fabric first approach proposes well insulated homes, zero-carbon renewable energy, biodiverse roofs, SUDs and PV panels. Water and energy efficient fittings are also incorporated.

The proposals define a new, green street character for the site, retaining mature Cat B trees on site, and integrating new street trees and planting in the public realm. In conjunction with offsite measures such as local street tree planting, the landscape design will achieve a Biodiversity Net Gain

Response to Officer Feedback

This addendum highlights the changes made to the site arrangement, layout and composition since the application was submitted in May 2023. Whilst the key concept, capacity and sustainability features remain unchanged, reconfiguring the design provides much needed, larger family homes with more generous private amenity space, and maintains a green public realm, with clearer pedestrian links through the site.

xxm² (Previously xxm²)

Indicates update

The Proposals (Changes Since Planning Application Marked in Bold)	
"Demolition and redevelopment of the Amethyst Lane to deliver a new respite care facility alongside 17 new homes, landscaping and ancillary works"	
Site Allocation	WR3n Amethyst Lane
Total Number of Homes	17 homes (Previously 21) + a 6 bedroom Respite Facility
Wheelchair Adaptable Homes	6 bedroom wheelchair accessible Respite Care Facility
Proposed Habitable Rooms	84 (Previously 96)
Site Area	0.59 ha
Density Homes/Ha	28.9 Homes/Ha (Previously 35.7)
Density Habitable Rooms/Ha	142.6 Habitable Rooms/Ha (Previously 163)
Tenure	100% affordable (social rent)
Housing Mix	3 bed (x10); 4 Bed (x7) (not including respite care facility)
Building Heights	1, 2 and 3 storeys
Respite Care Facility GIA	526.4 sqm
Respite Care Facility Amenity	443.3 sqm
Residents' Private Gardens (total)	1367.7 sqm
Public Amenity	213.4 sqm
Biodiverse Green Roofs	521.4 sqm
Car Parking Spaces	25 in total - 18 on street for general needs housing, and 7 to service respite care facility (Previously 27 in total)
Electric Vehicle Charging Points	100% active charging spaces
Residential Cycle Parking Spaces	42
Respite Cycle Parking Spaces	4
Biodiversity Net Gain	Net Gain Achieved with offsite measures. Final % increase TBC. Previously +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

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

