

Design Response

8466 - Henley Road, Caversham

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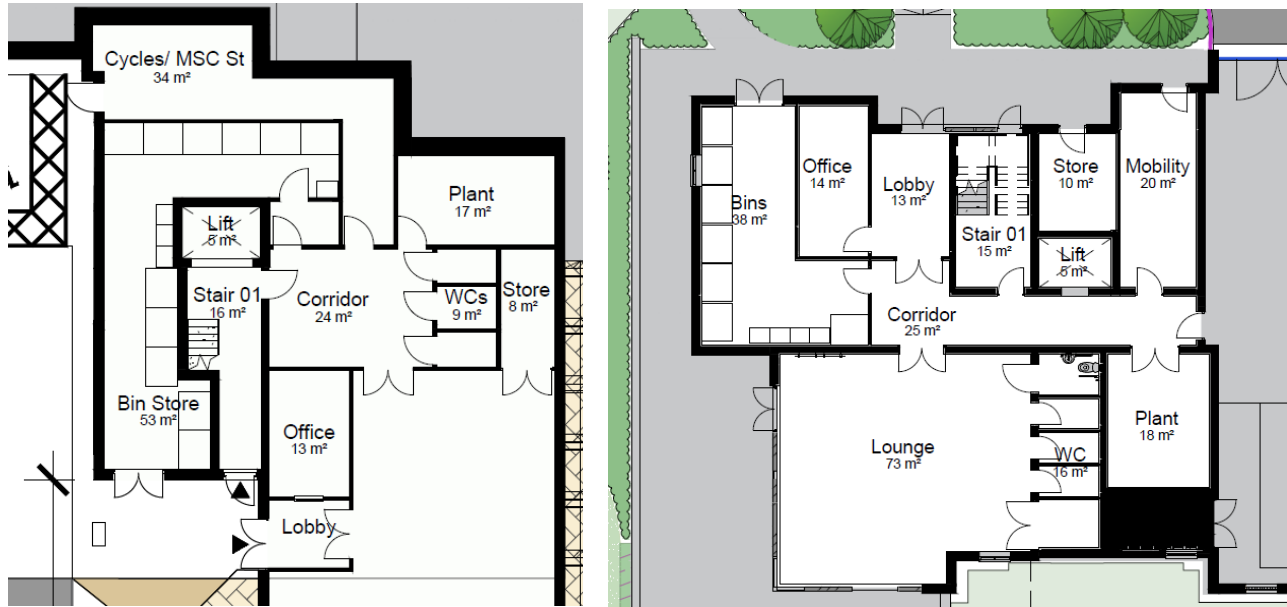
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1.0 Waste Services

Query: the spaces provided for the storage of waste for both blocks are presently insufficient... Each bin type (with appropriate numbers for each – as below) should individually be shown on revised plans to evidence sufficient provision.

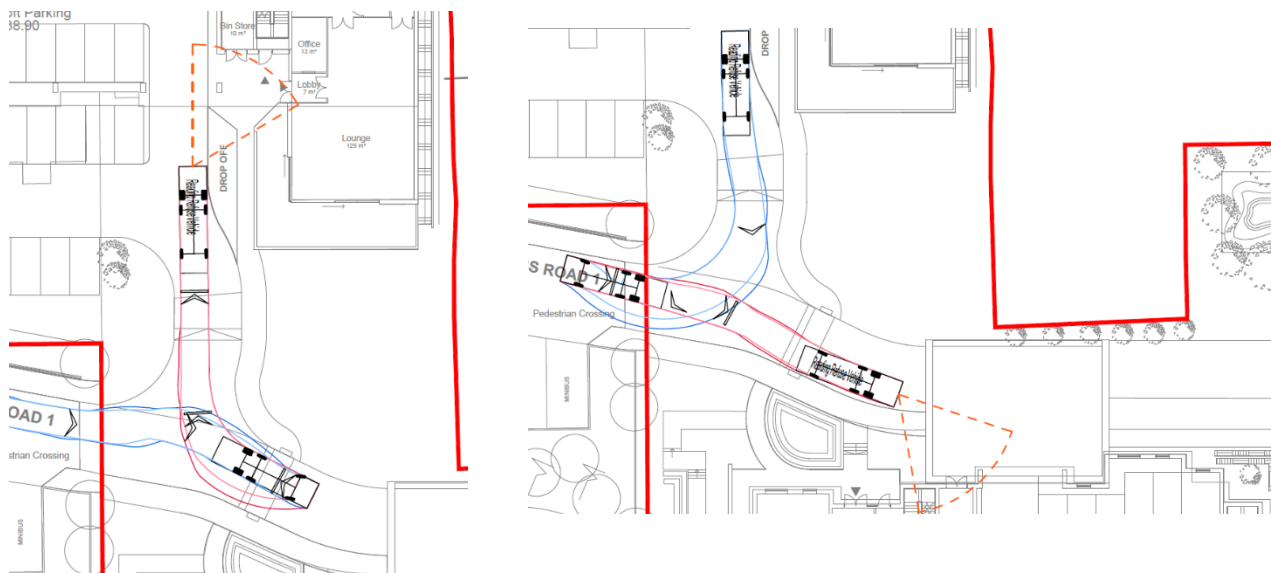
The ground floor areas for both blocks have been redesigned to allow for larger bin stores. The required bin numbers have also been indicated on the plans as per the below, block A (left) and block b (right).



Furthermore, clarity is required in respect of the distance for collection (& if this is over 10m your proposed strategy to address this) and the accessibility of Block A for the refuse vehicles.

Concern is also raised in relation to the turning circle into Block A, and how the RBC collection vehicle would be able to reverse up. It is requested for tracking diagrams be provided to evidence this?

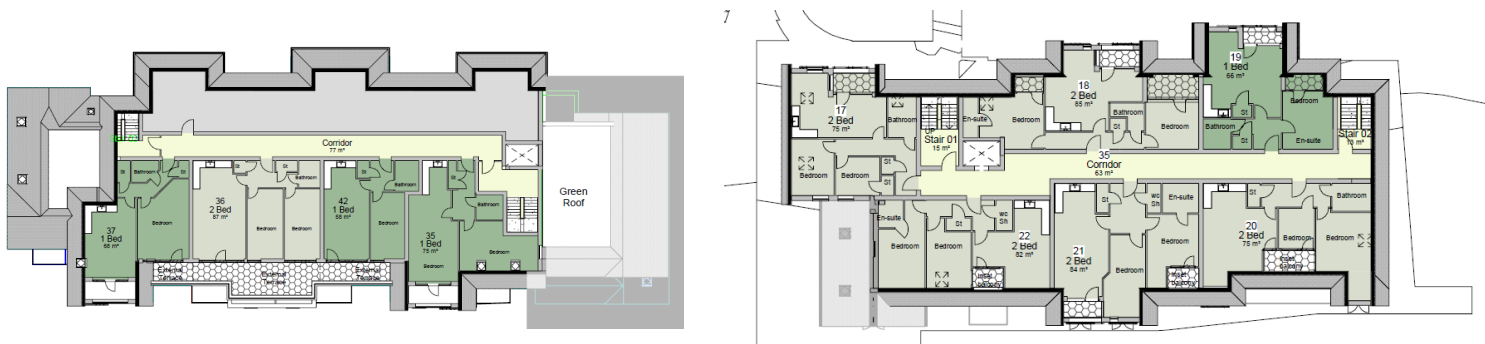
The entrance to Block A bin store has been relocated to the front of the block to reduce travel distances. Please see below extracts of the tracking drawing as prepared and issued by Mode, Block A servicing to the left, Block B to the right.



2.0 Habitable Rooms in the Roof space

Query: ...a series of habitable rooms would appear to be likely to be served solely by rooflights, therefore resulting in a complete lack of natural outlook for future occupiers (it would also be unclear, until the section plans referenced separately below are provided, what the floor to ceiling heights are at these points too?) It is advised that habitable rooms without any standard windows, or put another way only served by a rooflight, would be extremely unlikely to be considered to provide a suitable quality of accommodation for future occupiers.

The upper floor areas for both blocks have been redesigned to make sure all habitable rooms have a window offering a view out of the spaces as per the below, block A (below left) and block B (below right).



3.0 Relationship with Street Scene

Query: The three gables and apartments in the roofspace to the Henley Road Street Scene provide an overall dominant impression. Consider hips and the omission of the apartments on this elevation.

The layout and elevations have been further refined, resulting in the omission from any top floor apartments to this elevation, as can be seen on the street elevations below, April 2022 (below top) and October 22 (below bottom).



4.0 Security to Communal Landscape Areas

Query: Design control measures over access to the landscaping to the south of Block B or between A & B being shown on the plan for assessment

Please see extracts below of the site layout plan that now indicate the type and scope of the enclosures to the private, communal gardens. The other treatments are to be as existing – replaced/repaired where required.



5.0 Accessible Parking Spaces

Please see extracts above of the site layout plan that now indicate parking layouts with the inclusion of 2 accessible spaces to Block A, and 1 to Block B.



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