



Dwyer Road, Reading Non-material Amendment

August 2025

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INTRODUCTION

1.1 Summary

HTA Design LLP have prepared this report in support of a Non-material amendment for Dwyer Road, on behalf of Reading Borough Council.

A detailed planning application for Dwyer Road (Ref: PL/23/0612) was consented on 28/03/24

The consented scheme comprised 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 30 affordable tenure homes on the 0.58 hectare site, alongside improvements to the street and pedestrian network, and new landscaped amenity spaces.

The homes are proposed as a mixture of terrace houses, semi-detached houses and a single apartment building, 'Block A'.

Block A located to the north of the site is a 4 storey apartment block, featuring bespoke 1 bedroom homes designed specifically for council tenants who may wish to downsize

The NMA relates only to amendments proposed to Block A.

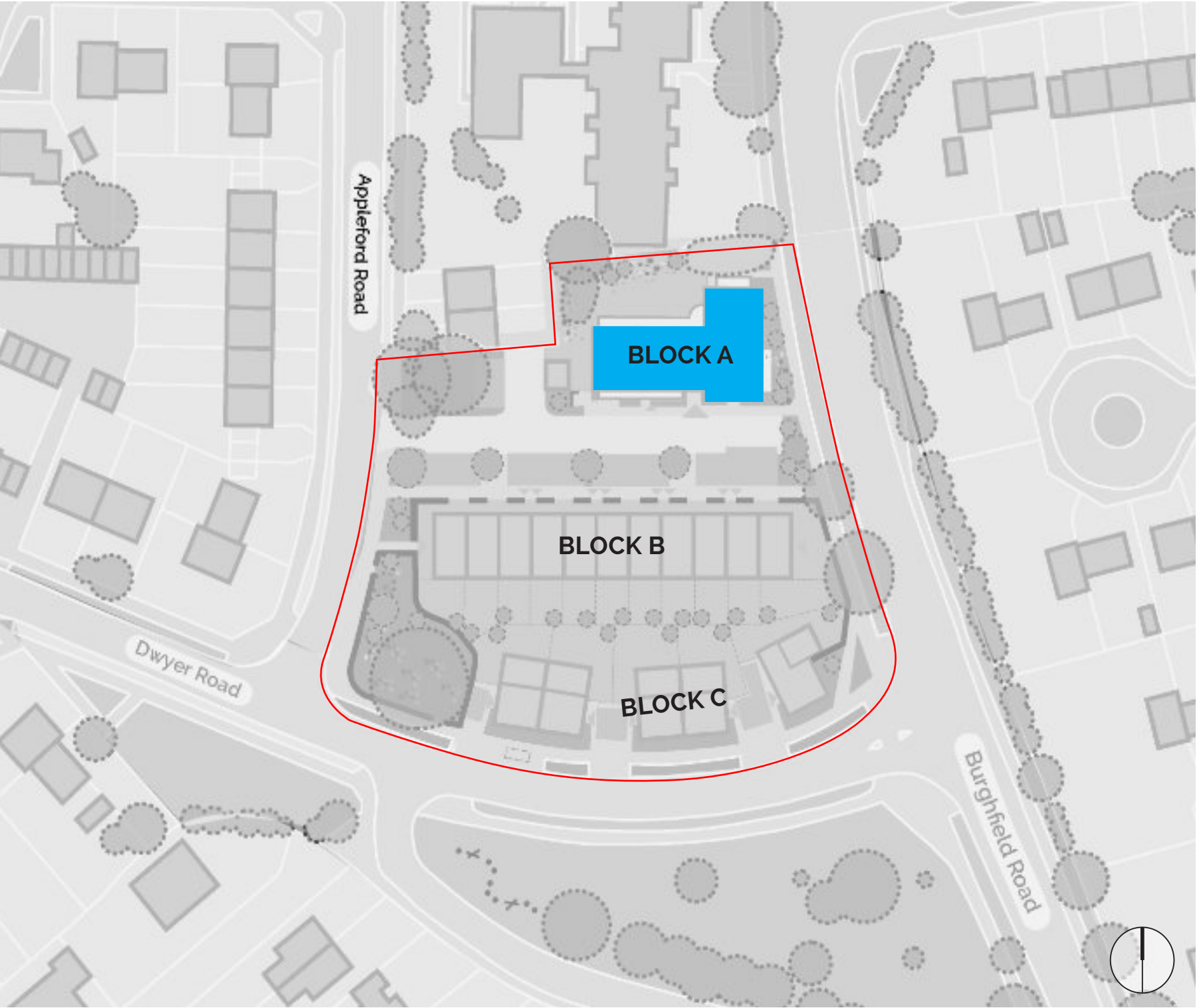
The changes proposed are described in the following report, which should be read in conjunction with the submission drawings;

HTA Design LLP Drawings:

- RBC-DRR-HTA-A_DR_0250 - Proposed Elevations - Block A - Rev E
- RBC-DRR-HTA-A_DR_0603 - Detailed Sections and Elevations - Block A Apartment Sheet 1 - Rev C
- RBC-DRR-HTA-A_DR_0604 - Detailed Sections and Elevations - Block A Apartment Sheet 2 - Rev B
-

PDP Architecture LLP Drawings:

- 28178-WD110-Flats-(Block 4)-Ground Floor plan-Rev G
- 28178-WD111-Flats-(Block 4)-First Floor plan-Rev F
- 28178-WD112-Flats-(Block 4)-Second Floor plan-Rev F
- 28178-WD113-Flats-(Block 4)-Third Floor plan-Rev F



Building Affected by NMA - Block A

2

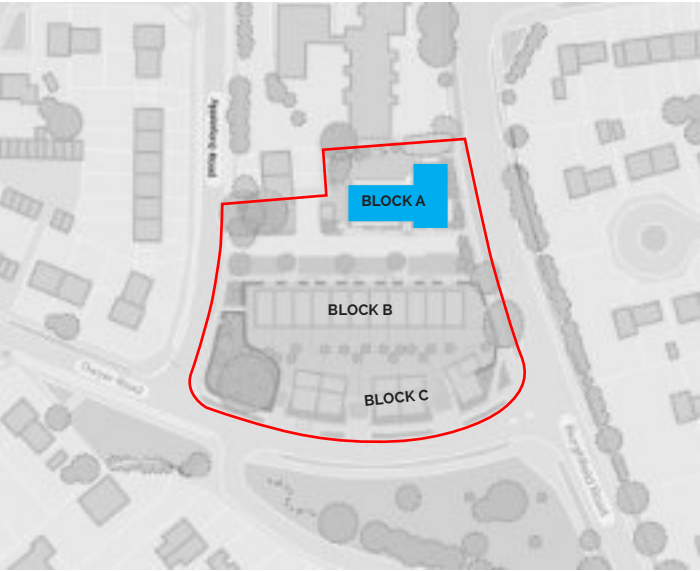
PROPOSED AMENDMENTS

2.1 Proposed Amendments

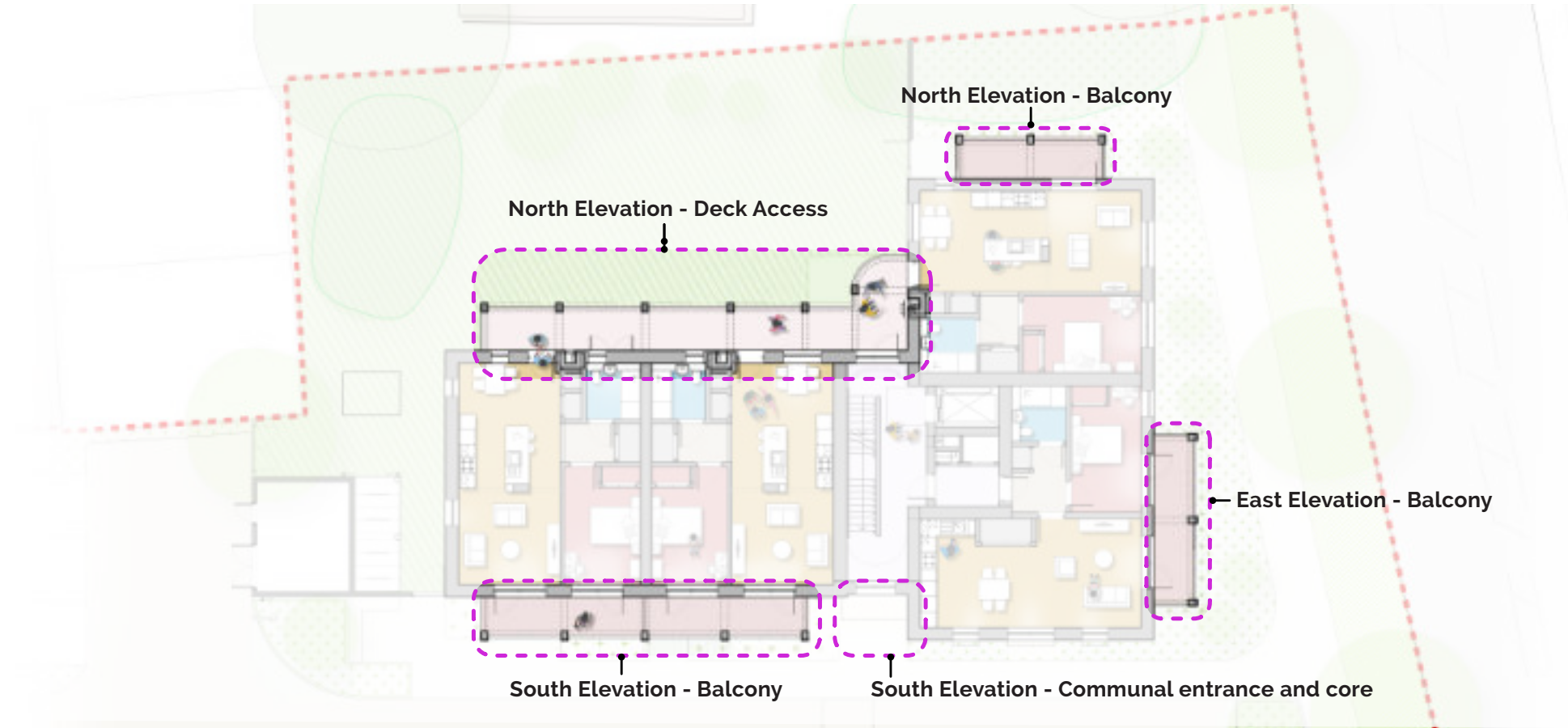
Block A

The NMA proposes to change:

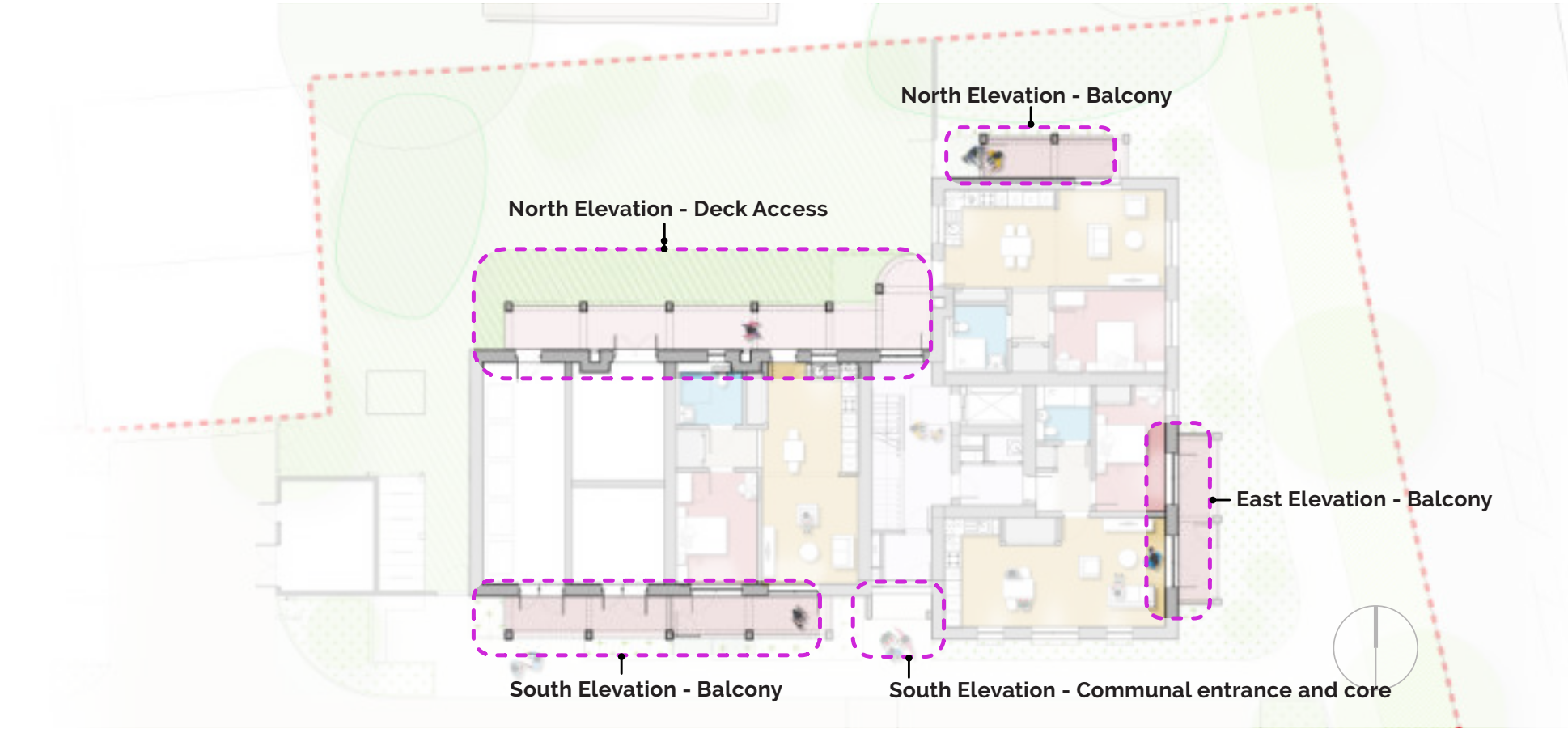
- The material of the deck access and balcony structures, highlighted in the adjacent diagrams.
- Update to 3 no. communal core windows to omit julliette in preference for opening lights, with fixed panes below
- Update to extent of RWPs with hoppers at final roof level
- Update to communal front entrance door component, to reduce width of component and introduce brick wall in lieu of fixed blanking panel
- Update to communal entrance canopy to include material change to match deck/ balcony in steel
- Update to reduce service risers and associated door access from 2 no. Risers to 1 no. Risers on northern deck access elevation
- Minor updates (maximum 1 brick dimension) elsewhere to adjust window and door setting out, as plans have been developed in more detail.



Building Location



Upper Floor Plan (NTS)



Ground Floor Plan (NTS)

2.2 GA Elevation Comparison

Block A

- 1

The material of the deck access and balcony structures

 - Description:** Change from pigmented pre-cast concrete to painted steel
 - Reason:** Concern that bespoke detailing is not readily achieve on such a small scheme, and that batching pigmented pre-cast concrete may not be consistent across the elevations
- 2

Communal core windows amended

 - Description:** Replace juliette style windows with opening lights with fixed transoms below
 - Reason:** To allow residents to control communal glazing, and improve safety in doing so by omitting full-height glazing
- 3

Rainwater goods updated.

 - Description:** Rainwater pipes extend to include hoppers at roof level
 - Reason:** Revised to account for detailed design of roofing insulation
- 4

Communal front entrance door component

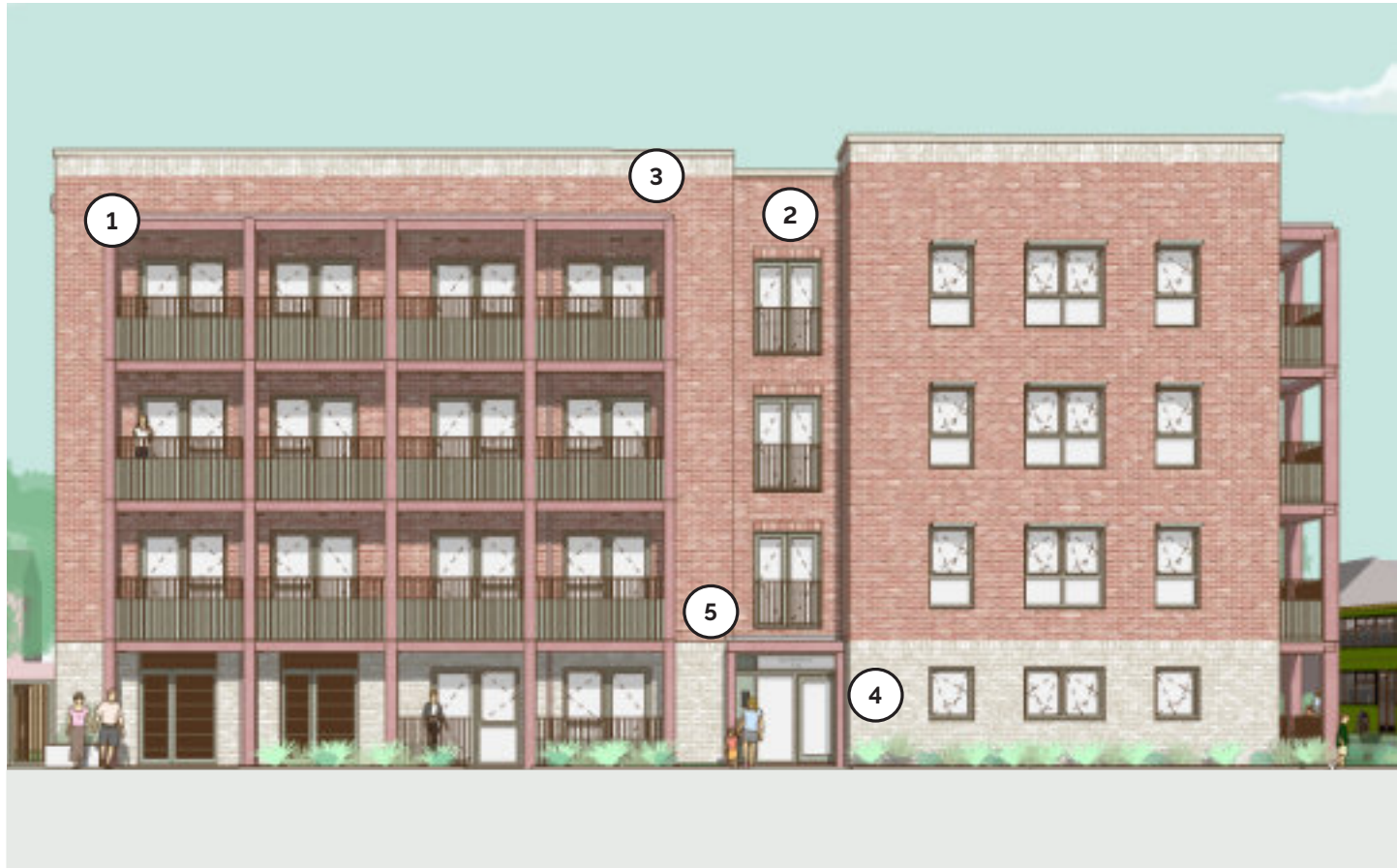
 - Description:** Width of component reduced, brick wall incorporated in lieu of fixed blanking panel
 - Reason:** to provide adequate wall width to conceal services behind and improve thermal performance with standard masonry wall build up in lieu of spandrel panels.
- 5

Communal entrance canopy amended

 - Description:** Pre-cast entrance canopy proposed to change to painted metal
 - Reason:** to match the material change to the balcony/deck structures elsewhere
- 6

Reduction of service riser doors

 - Description:** Reduction of 2 no. service risers and doors on the deck access elevation to 1 no. riser and door.
 - Reason:** Design development of the MEPH designs has consolidated services to a single riser



Block A - South Elevation (NTS) **(Consented)**



Block A - South Elevation (NTS) **(Proposed)**

2.2 GA Elevation Comparison

Block A

- 1

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Block A - North Elevation (NTS) **(Consented)**



Block A - North Elevation (NTS) **(Proposed)**

2.3 Street Views

Material Changes in Context

The adjacent views show the proposed changes to the flat block in their street context, facing onto the mews street and terraced houses opposite.

The intention is that the proposed change from pre-cast to metal finish on the balcony/deck access design, will tie into the wider site material palette which include metal standing seam roof to the terrace houses.

Final material selections and colours will be reviewed and selected as physical samples, and submitted for external materials planning condition discharge.



Burghfield Road looking southwest



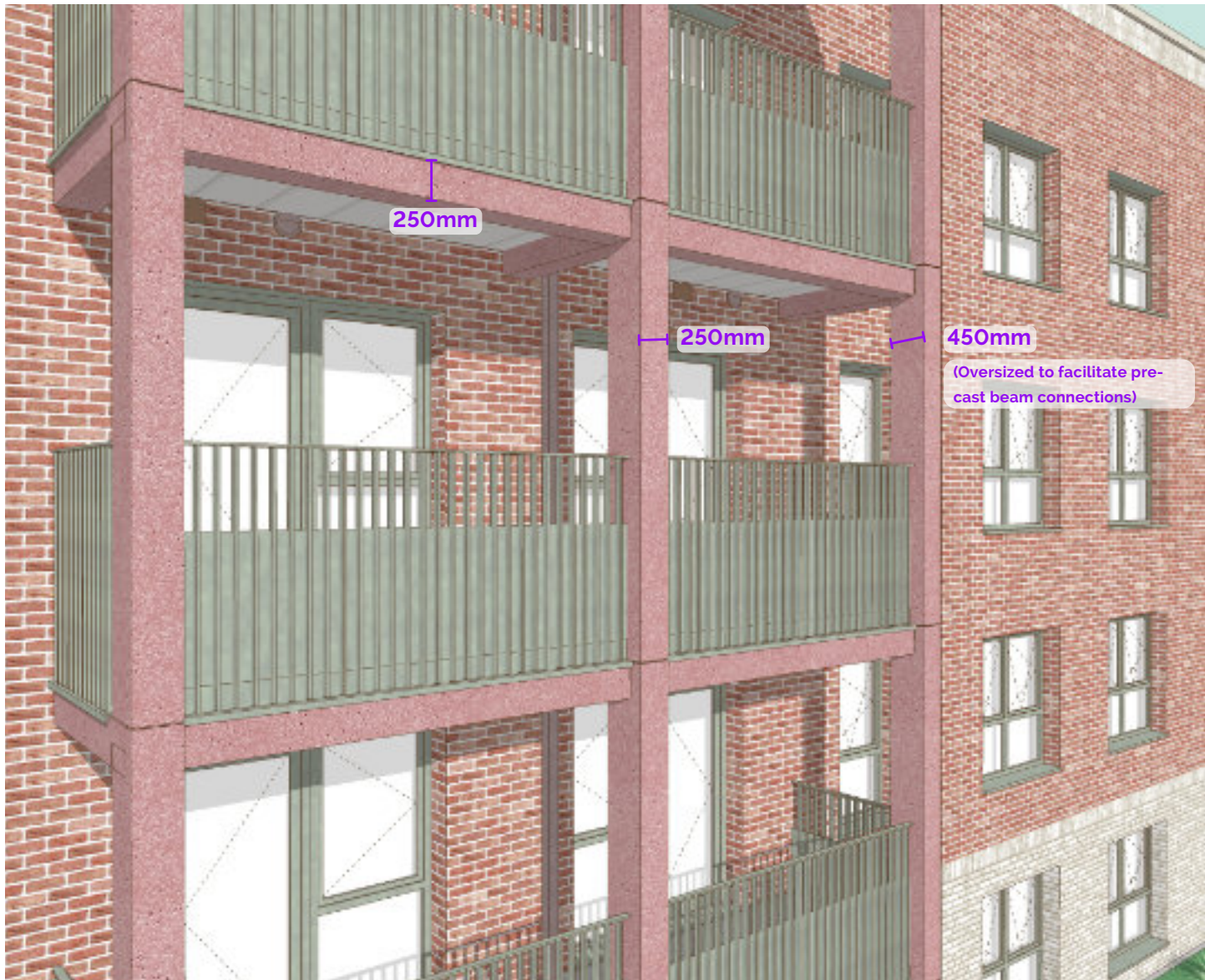
New Mews Street looking east

2.3 Detail Elevation Comparison

Steel Balcony/Deck Access

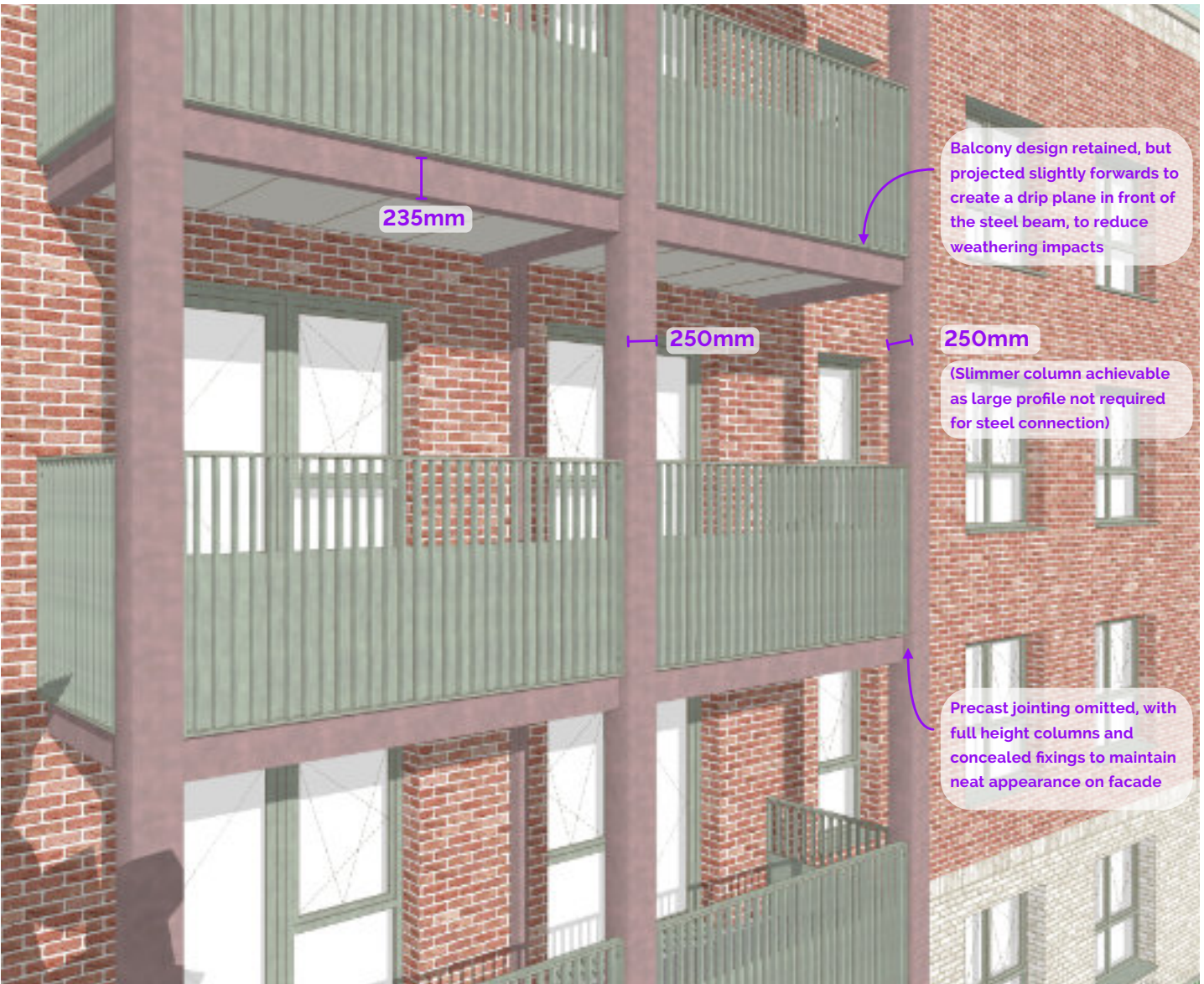
The proposed amendment to the balcony/deck access affects only the main "frame" of the structure;

- The steelwork is designed to replicate the dimensions of the precast design, retaining the same proportion and impact on the main facades, with reductions where appropriate or less visible.
- Columns will be constructed as full height elements with no joints, with beam connections intended to be discreetly located, on the 'interior' elevation, concealed from street facing elevations
- The general arrangement setting is out maintained, so that balconies and decks achieve the same



Oblique View - Pre-cast balcony structure (**consented**)

- amenity and access space as previously consented proposals.
- The balustrade proposed is retained as previously designed, with a slight projection in front of the steel beams to ensure good weathering run off, to help maintain the future appearance of the building
 - The steel structure allows the balcony and deck to retain the thermally broken design - separating it from the main building envelope, improving the thermal efficiency of the homes



Oblique View - Painted steel balcony structure (**proposed**)

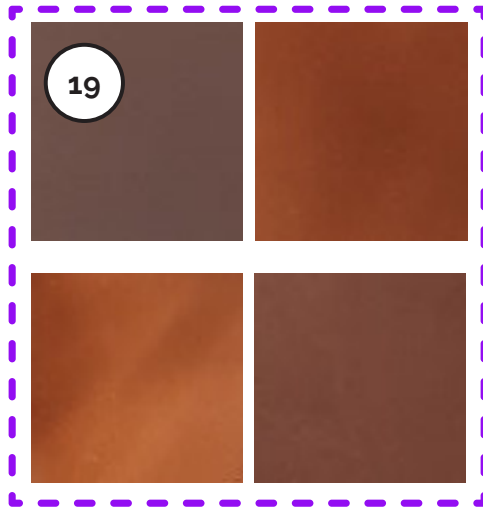
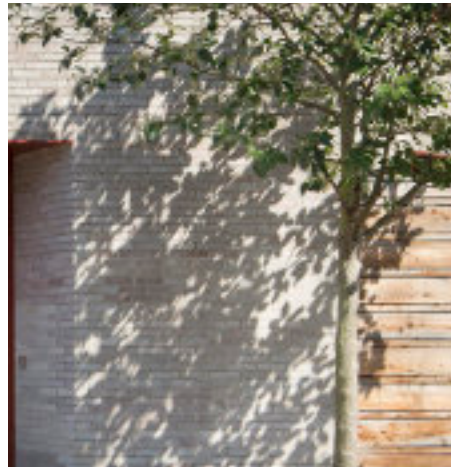
2.3 External Material Palette

External Materials Palette

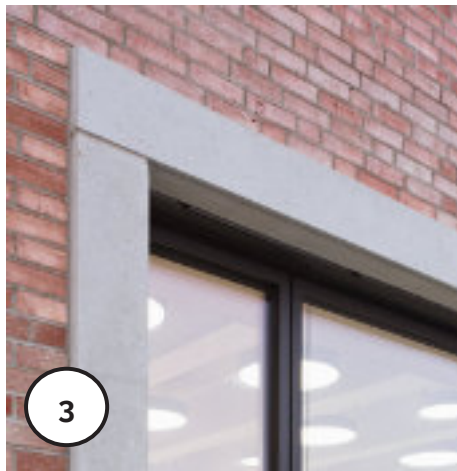
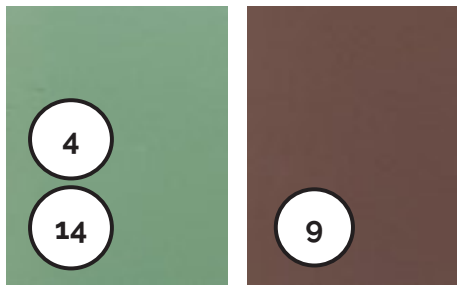
- The consented materials were selected to create a soft, domestic architecture that ties into the existing colourways of the Reading vernacular
- The materials proposed remain unchanged, with the exception of the pigmented pre-cast elements, which are to be replaced with painted steel.
- The pre-cast elements were intended to give a high quality finish, that was subtly distinct from but complimented the variegated red brick (1) palette, creating variation and interests.
- The colour selection for the steel work must therefore be contrasting but sit within the red/ brown palette as previously established (1/9)
- As noted in the street views, there is opportunity to select a metal finish that will tie into the final material and colour selection for the metal standing seam roofs specified for houses (9)
- A sample selection for (19) is suggested in the adjacent imagery.
- The final colour choice will be submitted as part of the external material planning condition discharge.



Part Elevations - Block A **(Proposed)**



Steel colour choices (Proposed)



Material Samples and Precedents **(Consented)**

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