

Welcome to the Dwyer Road Community Exhibition

Welcome to the open community exhibition for the proposed redevelopment of the site on the corner of Dwyer Road, Appleford Road and Burghfield Road.

Reading Borough Council owns the former Alice Burrows Care Home site north of Dwyer Road and is seeking to sustainably redevelop this vacant brownfield site to create much-needed affordable family housing and new flats suitable for Council tenants looking to downsize.

Designs are being developed ahead of submitting a planning application in Spring 2023. The project team are engaging with the local community and stakeholders now to help shape the emerging proposals. The new homes will be 100% affordable and managed by the Council. All homes are designed to be energy efficient, highly sustainable, and constructed with high quality materials. The landscape will include biodiverse planting, new trees and natural play features.

Key Dates:

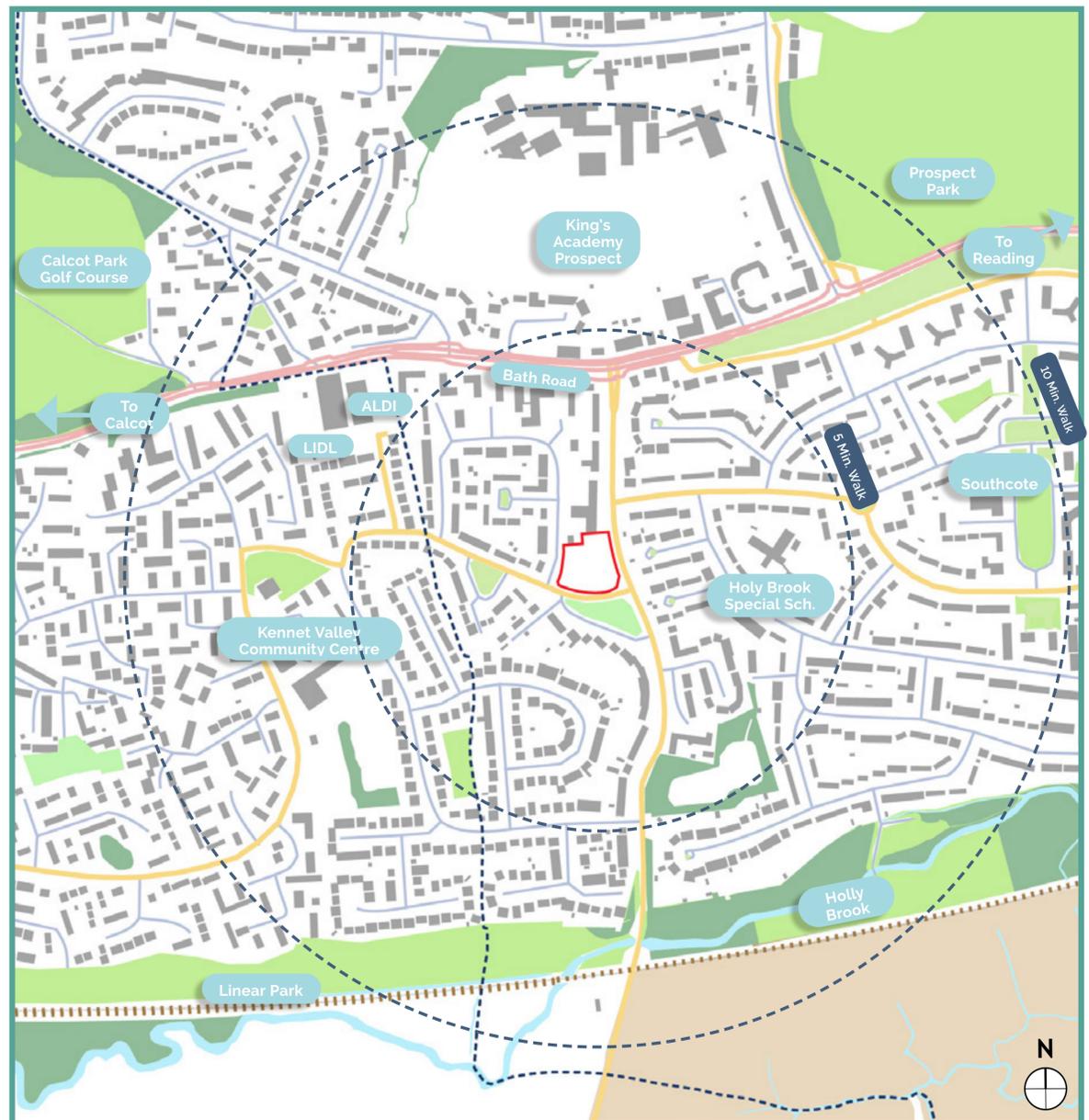
- January 2023 - Community Exhibition
- Spring 2023 - Submit planning application
- Autumn 2023 - Planning decision
- Winter 2023/24 - Start works on site
- Winter 2025/26 - New homes completed

Your Feedback

We welcome your feedback on the proposals prior to the submission of a planning application in Spring 2023. Please go to the web page below for regular updates. The proposals will be available to view and comment on the web page from the 23rd January to 2nd February. Staff are on hand to answer your questions today. Your comments and ideas will help to shape this sustainable development.



Existing Dwyer Road site plan with redevelopment boundary



Existing Dwyer Road site within the surrounding existing neighbourhood

Key Facts about The Proposals:

- 17 family houses (3 & 4 bedroom)
- 14 generously-sized 1 bedroom flats with communal gardens
- Mostly 2 & 3 storeys with 4 storey flats
- Approximately 25 parking spaces
- Secure bicycle storage for every home



Existing view north across the redevelopment site



Existing view west towards Appleford Road

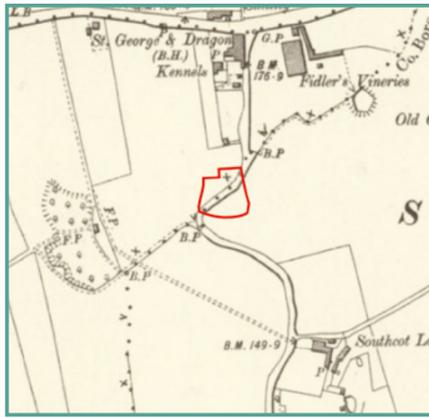
Site Constraints & Opportunities

A number of site surveys and research have been undertaken to accurately map the existing natural and built features of the site.

These site constraints have directly informed the design proposals so that high value trees and ecology can be retained and incorporated into

the proposals. The vacant site presents a range of opportunities for the benefit of the wider community.

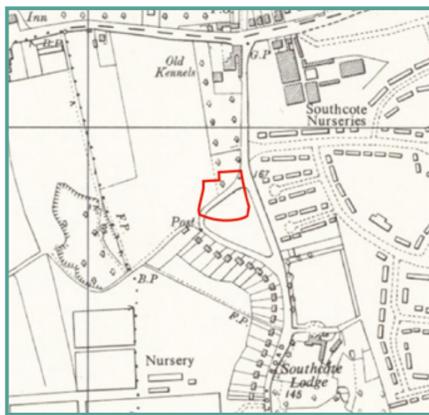
Site History



1900



1934



1961



1968



Looking at the site from Holybrook Crescent



Existing site entrance on Dwyer Road



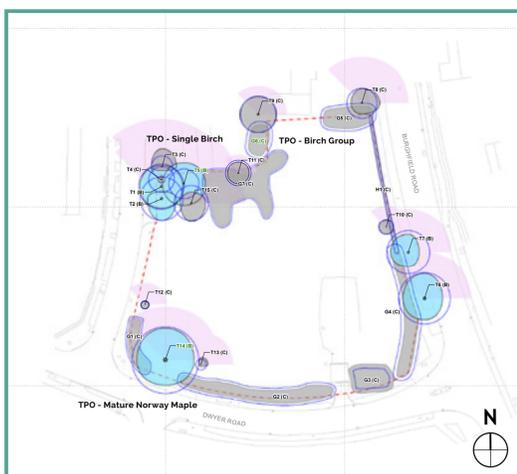
Burghfield Road corner



Appleford Road corner

The Existing Site

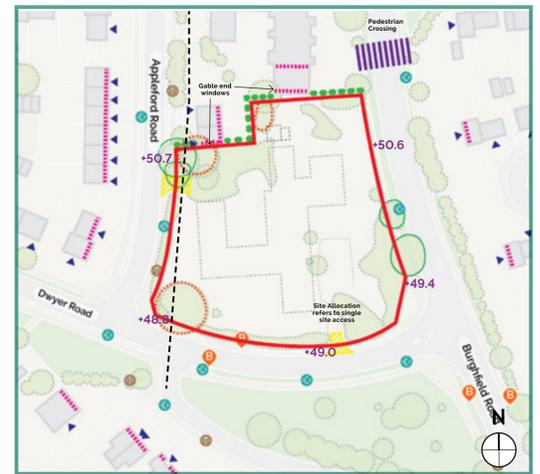
Trees



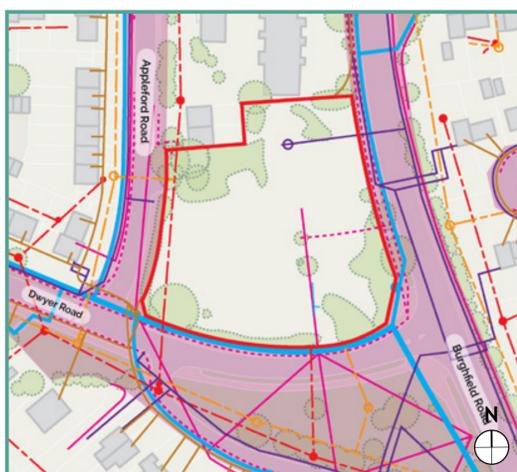
Ecology



Site Constraints



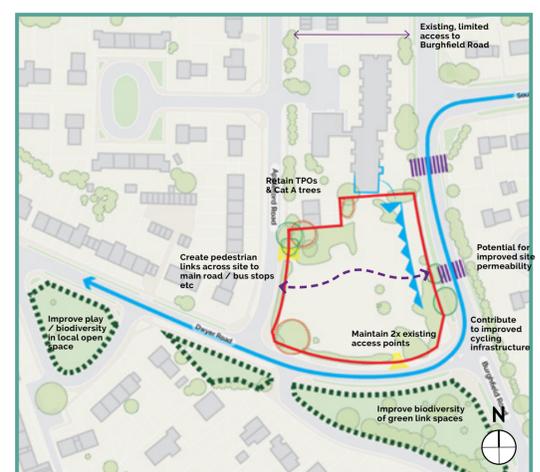
Utilities



Topography



Site Opportunities



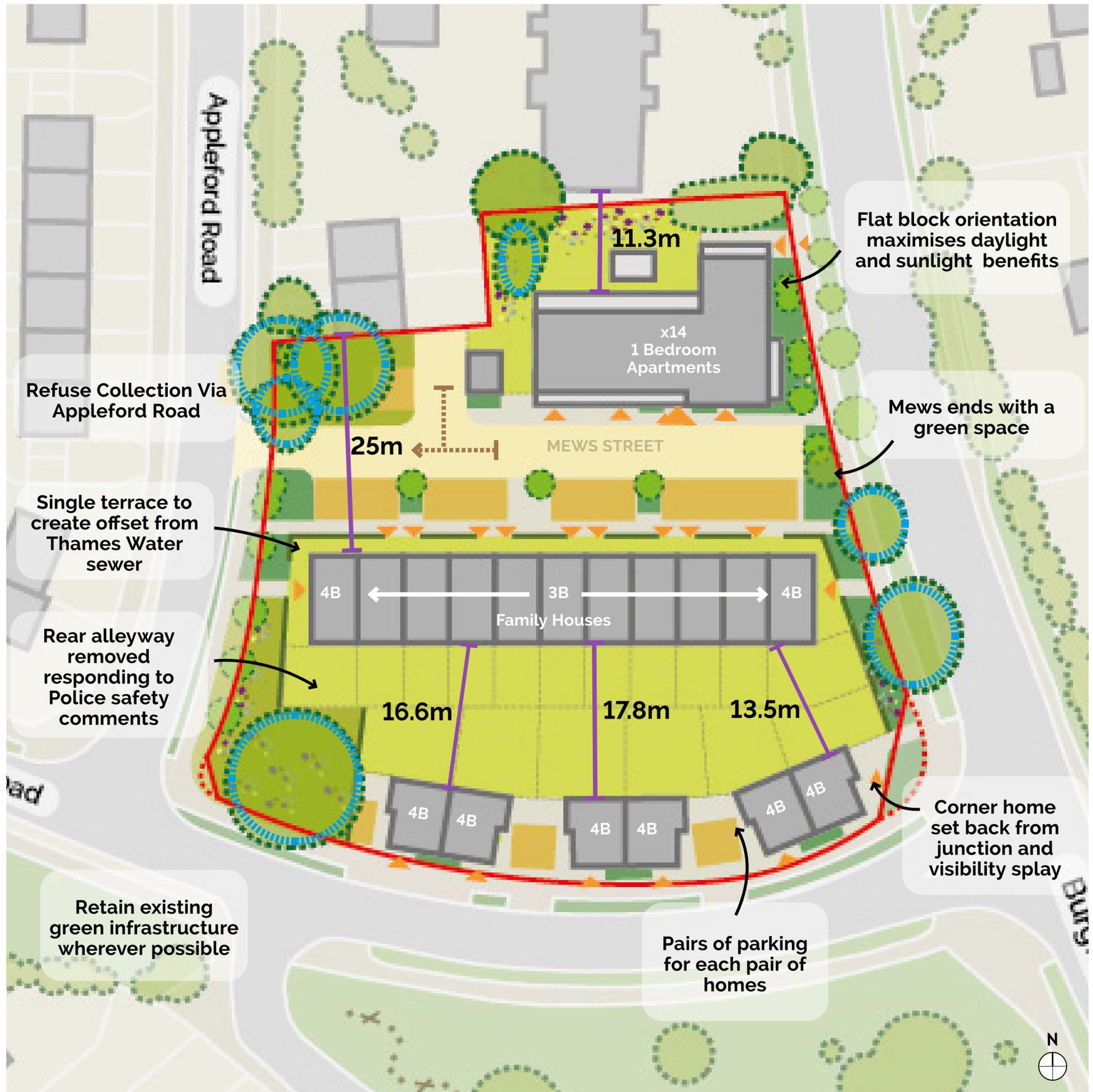
Proposed Site Plan

The proposals include 31 affordable homes to be managed by Reading Borough Council.

The proposed layout of the site centres on an attractive new east-west mews street that provides pedestrian and cyclist access

to Burghfield Road. There would be no through access for cars. The mews street will allow for residents' refuse collection and servicing access from Appleford Road. It will include new tree planting and will be a safe space for all ages.

A new apartment building is proposed to the north of the site with a main entrance facing the mews street. This building will include two wheelchair adaptable apartments at ground floor. A terrace of family houses line the mews street, with semi-detached homes fronting on to Dwyer Road.



Proposed Dwyer Road site plan

Proposed Accommodation:

- 14 apartments for Council tenants looking to downsize
- 17 family houses

- 14 one bedroom apartments
- 9 three bedroom houses
- 8 four bedroom houses
- 25 car parking spaces

Key:

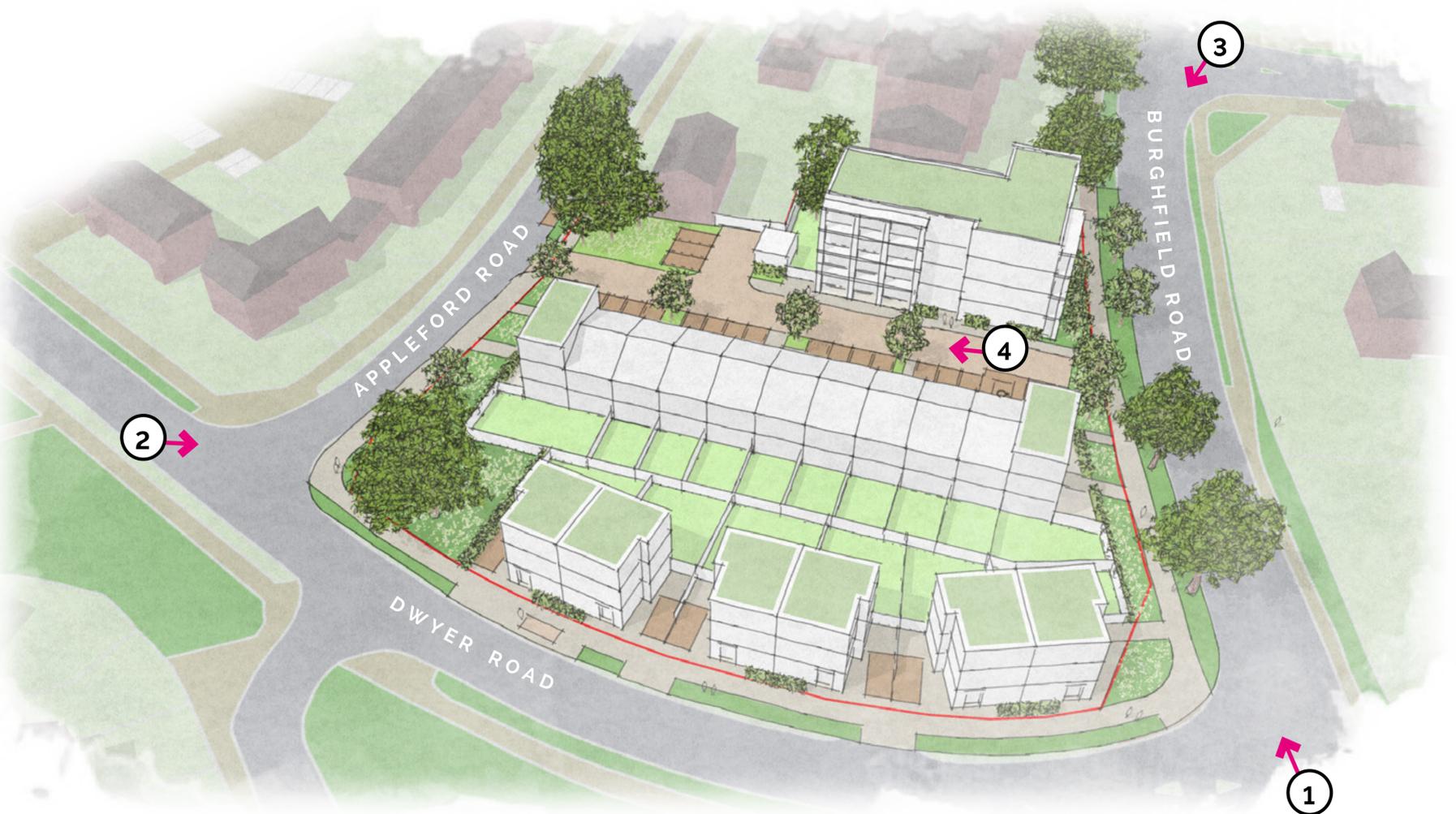
- ▶ Building entrance - primary
- ◀ Building entrance - secondary
- 🌳 CAT B / TPO Trees
- Building to Building Distances
- ▭ Site Boundary

Proposed 3D Massing

The heights and massing of proposed buildings has been carefully arranged to respond to the existing surrounding building heights and types in the neighbourhood, and also to respect the amenity of neighbours.

A four storey apartment building is proposed to the north of the site with its own secure communal garden.

The central terrace of family houses is mostly 2 storeys in height with 3 storey larger houses at each end. There are also semi-detached 3 storey family houses proposed fronting on to Dwyer Road itself.



Proposed aerial view from south

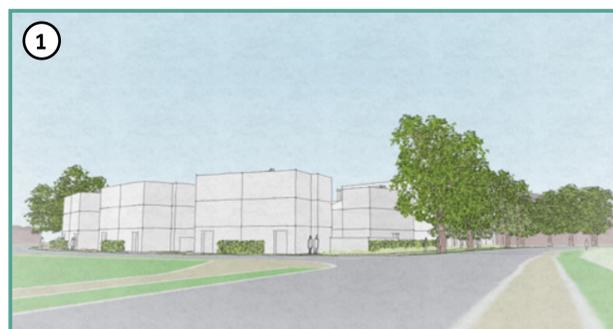
Wider Neighbourhood



Proposed wider neighbourhood plan

- Flat Block
- Terraced Flat Block
- Terraced House
- Semi-Detached House
- Detached House

Street Views



Proposed view north along Burghfield Road



Proposed view along Dwyer Road from west



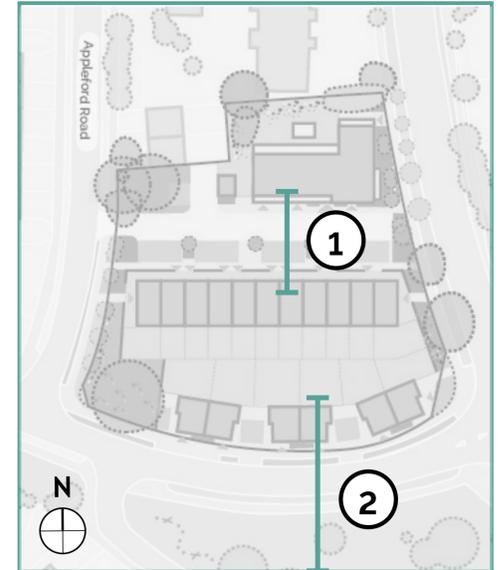
Proposed view of Dwyer Road frontage



Proposed view west along new mews street

Safe & Healthy Streets

The new mews street will provide an attractive east-west route for pedestrians and cyclists in the wider neighbourhood to use. There will be no through access to Burghfield Road for cars. New street trees, hedges and biodiverse planting will help to green the site.



Section through mews street looking east with older persons flats on the left, and terraced housing on the right



Section through Dwyer Road looking east with informal play and planting enhancements illustrated to existing open space

Fire Access

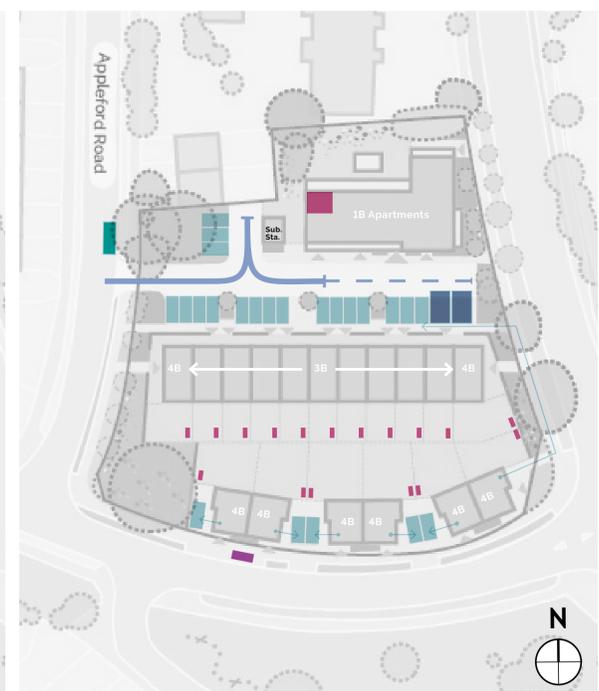
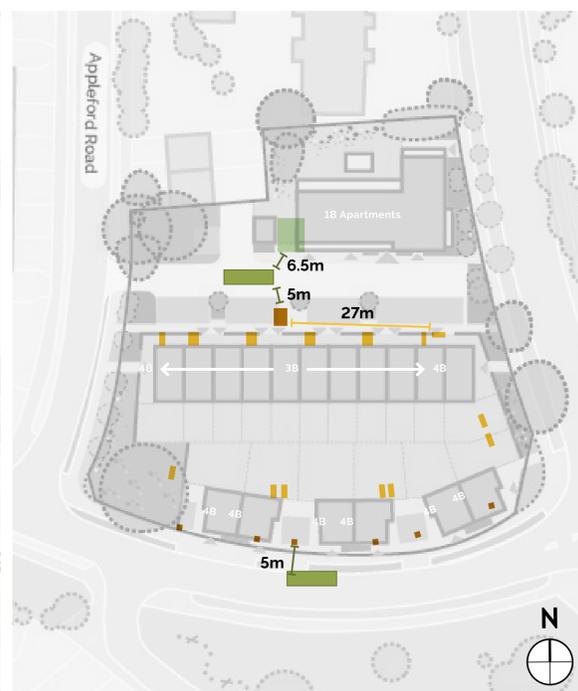
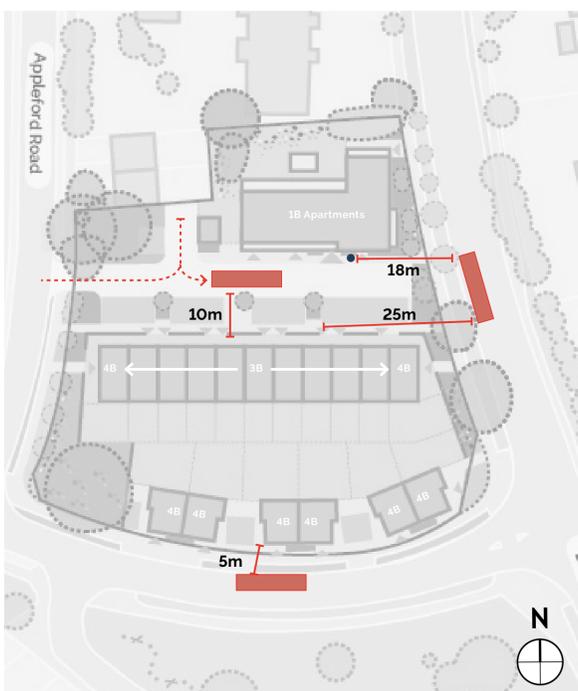
Emergency access has been accommodated within the proposals so that a fire tender can easily reach all homes.

Refuse Access

Refuse and recycling storage has been designed into the proposals making it easy for residents and refuse operatives to store and collect.

Parking & Deliveries

25 car parking spaces for residents are provided close to homes, plus one potential car club space for the neighbourhood. Generous cycle storage and electric vehicle charging points are also provided.



Sustainable Homes with Character

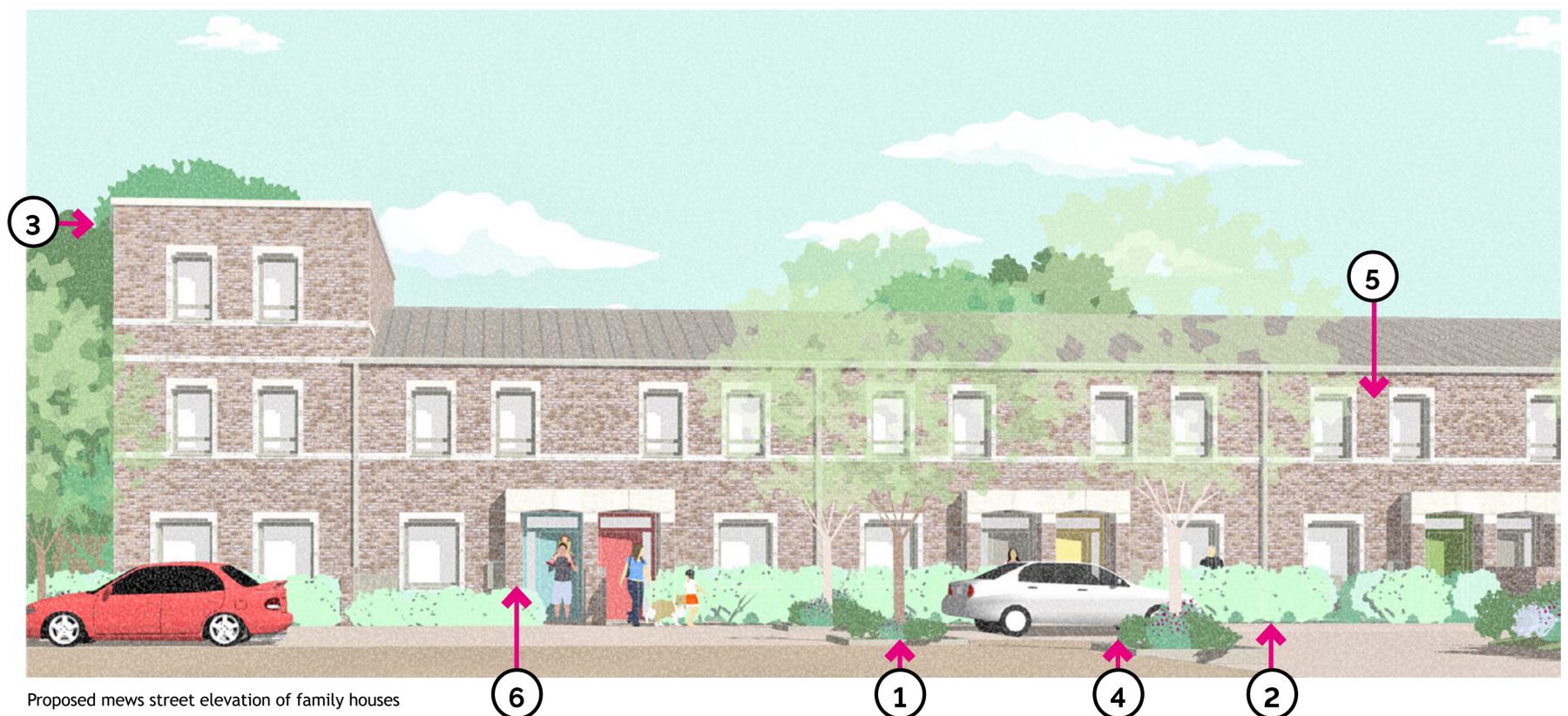
Building upon Reading's long heritage of brick making the proposals include new homes that will be built from high quality brickwork with details that add character to the street scene.

The design team have studied Reading's older examples of terraced housing to shape the proposed designs.

The homes are being designed to be highly energy efficient, influenced by Passivhaus principles. Integrating zero-carbon energy sources, solar panels and biodiverse planting will help create a sustainable, new community of homes.



View along proposed mews street from Appleford Road



Proposed mews street elevation of family houses

Local and Contemporary Design Influences



1 New trees and native planting creates an attractive green mews street



2 Paired front doors along the street



3 Larger homes create a 'bookend' to the terrace



4 New homes overlook car parking in the street



5 Paired first floor windows



6 Larger windows and brickwork details enliven the ground floor

Flexible Homes for All

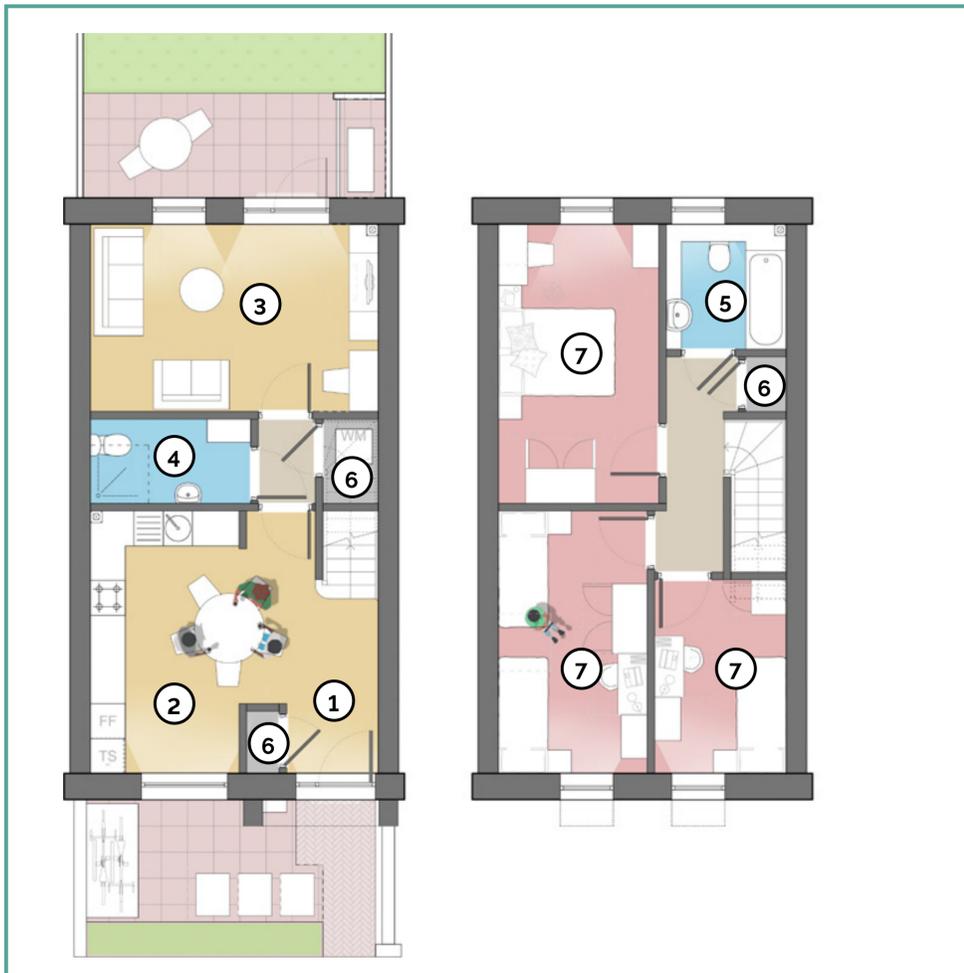
The proposals include 31 affordable homes to be managed by Reading Borough Council. The range of new homes includes 14 one bedroom flats for downsizers, along with 17 three and four bedroom houses for families.

Refuse and recycling storage will be neatly integrated in front gardens for houses, and

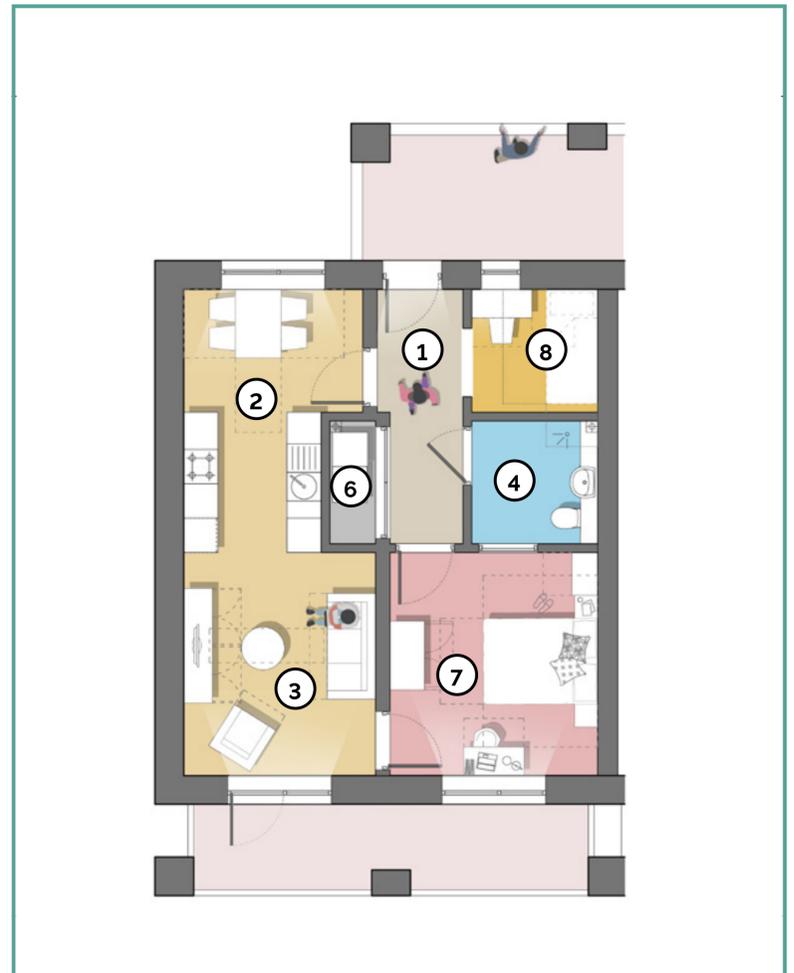
within a dedicated secure bin store for the apartments. Every home will benefit from secure bicycle storage, or storage for a mobility scooter.

Every home will have its own secure private outdoor space. Apartments will have a spacious balcony or terrace, and houses will have secure rear gardens.

Two of the apartments have been specifically designed to be wheelchair adaptable, and all homes provide spacious and flexible room layouts that may be adapted over time to suit tenants' needs.



Proposed 3 bedroom 5 Person House Plans



Proposed 1 Bedroom 2 Person Apartment Plan



Proposed 4 Bedroom 7 Person House Plans

Key:

- ① Hall
- ② Kitchen / Dining
- ③ Living Room
- ④ WC / Shower Room
- ⑤ Bathroom
- ⑥ Store
- ⑦ Bedroom
- ⑧ Study