



Dywer Road Reading

Feasibility Study
October 2013

Site Address

Former Alice Burrows Care Home

Dwyer Road
Reading RG30 3LL

Client

Reading Borough Council

Level 3 Civic Centre
Reading RG1 7TD

Architects

PRP

Ferry Works
Summer Road
Thames Ditton
Surrey KT7 0QJ

Arboricultural

SJ Stephens Associates

Savernake Barn, Stokke Common
Great Bedwyn
Marlborough SN8 3LL

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Introduction

Introduction

Extra Care Housing

Summary of Proposals



Introduction

This document contains information prepared for a 'Pre-Application Advice' submission to Reading Borough Council and should be read in conjunction with the scaled drawing package.

The feasibility proposes the redevelopment of the vacant Alice Burrows Care Home site and replacement with 36 Extra Care apartments, 4 bariatric Extra Care apartments, 36 Care Beds and associated ancillary facilities.

The redevelopment of the site offers the opportunity to respond to the enhanced standards for the provision of housing for older people as set out in the HAPPI report (Housing our Ageing Population: Panel for Innovation).

This study has been developed for Reading Borough Council Housing & Community Care Teams and the proposals form part of a wider programme of new housing and care facilities for older people in the Reading area.

Extra Care Housing

'The Demand for Extra Care'

"The population of pensionable age will grow by 3.8million over the next 25 years and the number of 'oldest old' – those of 85 – will more than double (Office for National Statistics, Statistical Bulletin 21/10/09). Injuries due to falls among older people have been estimated to cost the state over £1 billion a year – 1 in 4 falls involve stairs and the majority take place in the home (Help the Aged, Preventing Falls 2007); postponing entry into residential care by one year could reduce non-care costs by £26,000 per person (Adams, Small things matter: the key role of handyperson services. Care & Repair England 2006). Taken with the mounting challenges of climate change, affecting transport and fuel poverty, the obligation to address how and where older people live is self-evident..." (HAPPI Report, HCA 2009)

HAPPI (Housing our Ageing Population: Panel for Innovation) was established in June 2009 to consider how best to improve and enhance housing options available to older people in the UK. Their report not only identifies key design recommendations for new older persons housing, providing case studies for guidance, but also highlights potential planning policy recommendations to encourage providers to build attractive, spacious and manageable homes for older people in places where they want to live.

The report also highlighted that by providing enhanced housing options for older people, many under-occupied family homes could be released for sale and rent.

Extra Care housing aims to provide a 'Home for Life' for older people enabling them to live independently in their own home, with care and support to meet their specific needs brought to them at home. A strong community is created and supported with management and shared facilities within a single development. The HAPPI report emphasises the importance of creating a supportive community atmosphere whilst respecting individual privacy and maintaining the individual opportunity to choose 'when to be alone and when to be with others'.

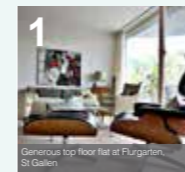
Extra Care at Dwyer Road

Residents at the new development will have their own front door and individual self-contained accommodation together with a variety of communal facilities within one development. Every encouragement will be given to maintaining independence and lifestyle choice. The apartments, circulation, communal rooms and gardens will be wheelchair accessible throughout and designed specifically to suit older people.

The apartments benefit from generous internal space standards with flexible layouts. Natural light and ventilation to habitable rooms and circulation areas has been maximised through apartment orientation and via roof lights and light wells within the circulation spaces. All apartments have been provided with their own generously sized patios or balconies. Apartments will be suitable for care to be tailored to support individual resident needs, thus reducing the need to move into residential care or a nursing home.

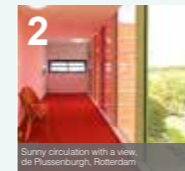
Community interaction will be reinforced by the provision of large communal spaces and gardens. Older people in the local area will be actively encouraged to participate in functions and events organised by the housing managers and to make use of the facilities of the new building.

The design embraces many of the HAPPI recommendations:



1 Generous top floor flat at Flurgarten, St Gallen

the new retirement homes should have generous internal space standards, with potential for three habitable rooms and designed to accommodate flexible layouts



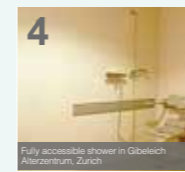
2 Sunny circulation with a view, de Pussenburgh, Rotterdam

care is taken in the design of homes and shared spaces, with the placement, size and detail of windows, and to ensure plenty of natural light, and to allow daylight into circulation spaces



3 Balcony as garden at Maartenshof dementia unit, Groningen

layouts maximise natural light and ventilation by avoiding internal corridors and single-aspect flats, and apartments have balconies, patios, or terraces with enough space for tables and chairs as well as plants



4 Fully accessible shower in Gibelech Alterszentrum, Zurich

in the implementation of measures to ensure adaptability, homes are designed to be 'care ready' so that new and emerging technologies, such as telecare and community equipment, can be readily installed



5 Access deck as defensible space at Sankt Antonius, Stuttgart

layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting interdependence and avoiding an 'institutional feel', including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for 'defensible space'



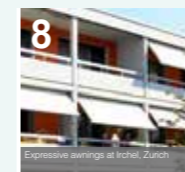
6 Lively social space at de Pussenburgh, Rotterdam

in all but the smallest developments (or those very close to existing community facilities), multi-purpose space is available for residents to meet, with facilities designed to support an appropriate range of activities – perhaps serving the wider neighbourhood as a community 'hub', as well as guest rooms for visiting friends and families



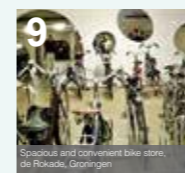
7 Manicured garden for sustainable drainage, Padi 55, Pickering

in giving thought to the public realm, design measures ensure that homes engage positively with the street, and that the natural environment is nurtured through new trees and hedges and the preservation of mature planting, and providing wildlife habitats as well as colour, shade and shelter



8 Expressive awnings at Kofel, Zurich

homes are energy-efficient and well insulated, but also well ventilated and able to avoid overheating by, for example, passive solar design, the use of native deciduous planting supplemented by external blinds or shutters, easily operated awnings over balconies, green roofs and cooling chimneys



9 Spacious and convenient bike store, de Pussenburgh, Groningen

adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier



10 Shared surfaces, Bo01, Malmo

shared external surfaces, such as 'home zones', that give priority to pedestrians rather than cars, and which are proving successful in other countries, become more common, with due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments.

Summary of Extra Care Proposals

The new development will provide 36 no. 1 bed apartments, 4 no. 1 bed bariatric apartments, 36 care beds with additional communal, administrative and ancillary accommodation.

All apartments are for the rental market and rent levels will be set so that they are affordable for residents who are receiving housing benefit. In addition to the apartments the scheme will provide these ancillary facilities:

Communal Facilities

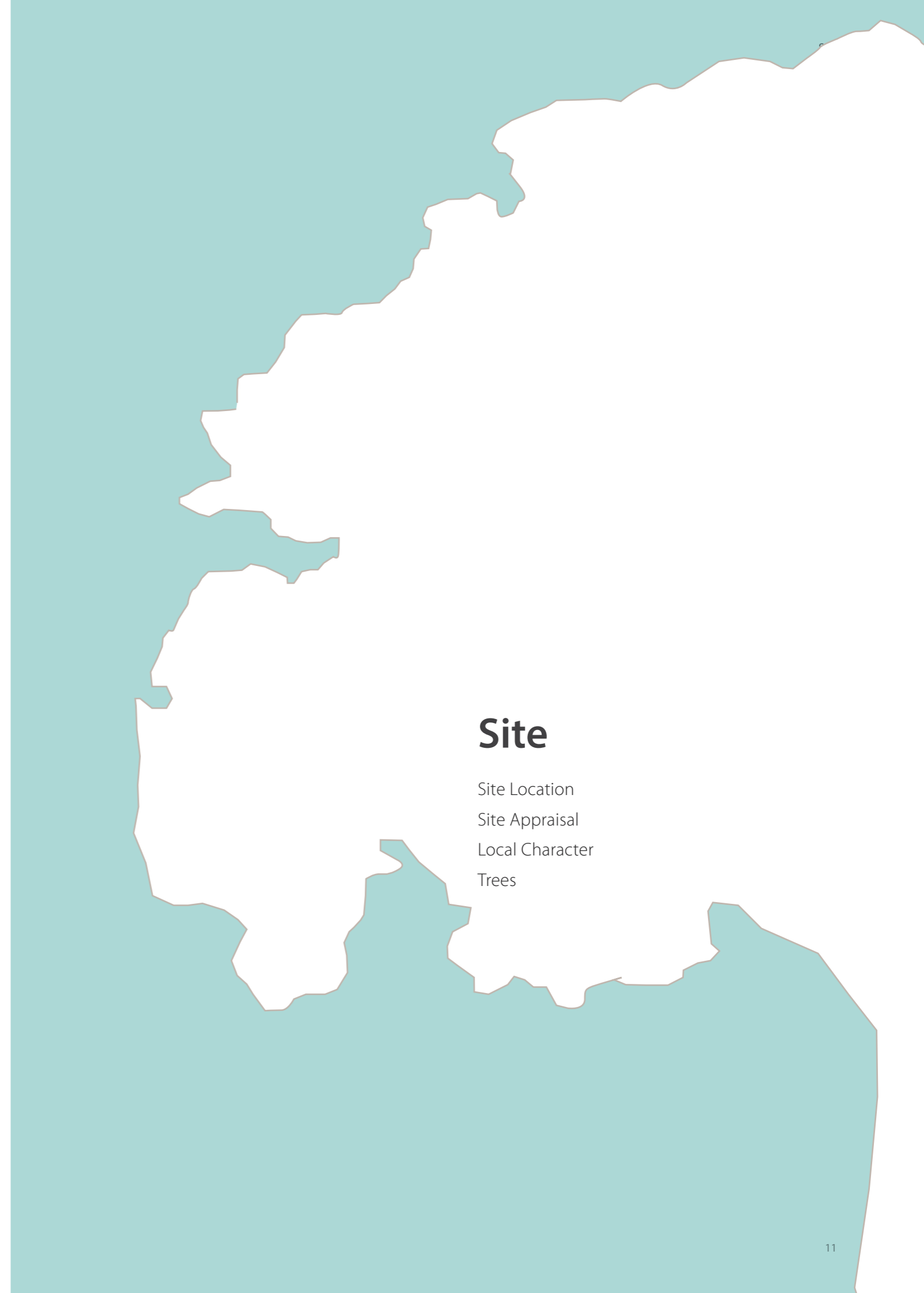
- Reception area
- Hairdresser
- Shop
- Communal lounge
- Activity room
- Resident's restaurant
- Laundry
- Therapy rooms
- Buggy store
- Accessible WC's
- Assisted bathroom

Ancillary Accommodation

- Staff office
- Refuse and recycling store
- Plant room
- Cleaners store
- Kitchen
- 2 no. lifts

The principle features of the proposed building form for the new extra care apartments are as follows;

- A building form that reinforces the street frontage on Burghfield Road and addresses the corner of Burghfield and Dwyer Road
- A single point of entry via a clear and welcoming entrance.
- A secure and secluded garden providing a major outdoor amenity space for the residents
- Wheelchair access throughout
- A private balcony for each resident
- Communal facilities available to residents and possibly the wider community. These spaces are clustered around the entrance shared with the Care Home to ensure a vibrant social heart to the scheme and privacy to the residential areas beyond this semi-public area.



Site

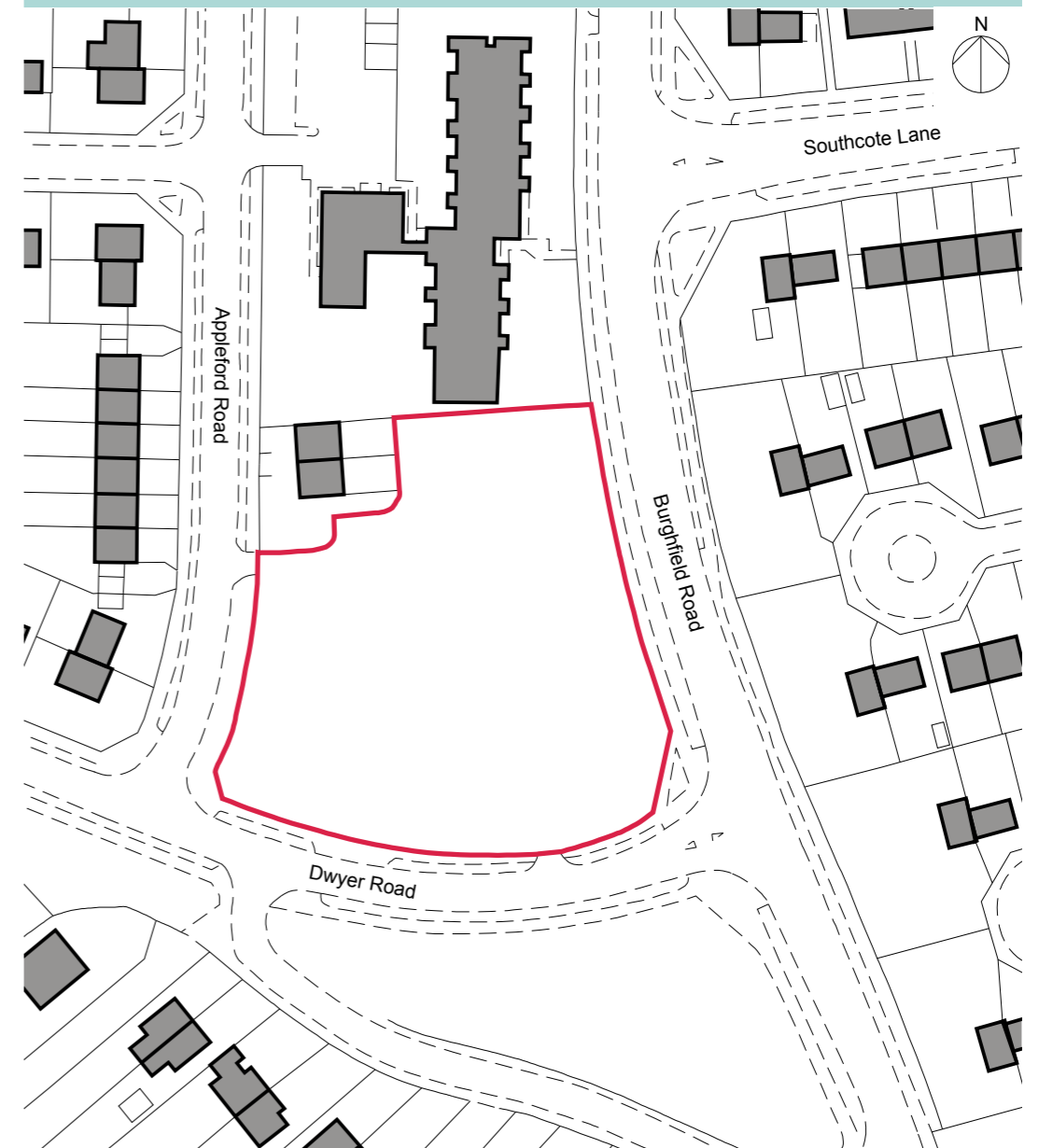
- Site Location
- Site Appraisal
- Local Character
- Trees

Site Location

The Alice Burrows site is located to the South of the A4 Bath Road approximately 2 miles from the M4 motorway to the West and approximately 2 miles to the South West of Reading Town Centre. The immediate area is well served in terms of public transport with regular bus services available from Dwyer Road. A bus stop is situated directly adjacent to the site on Dwyer Road.



Aerial Photo



Site Location Plan 1:1250

Site Appraisal

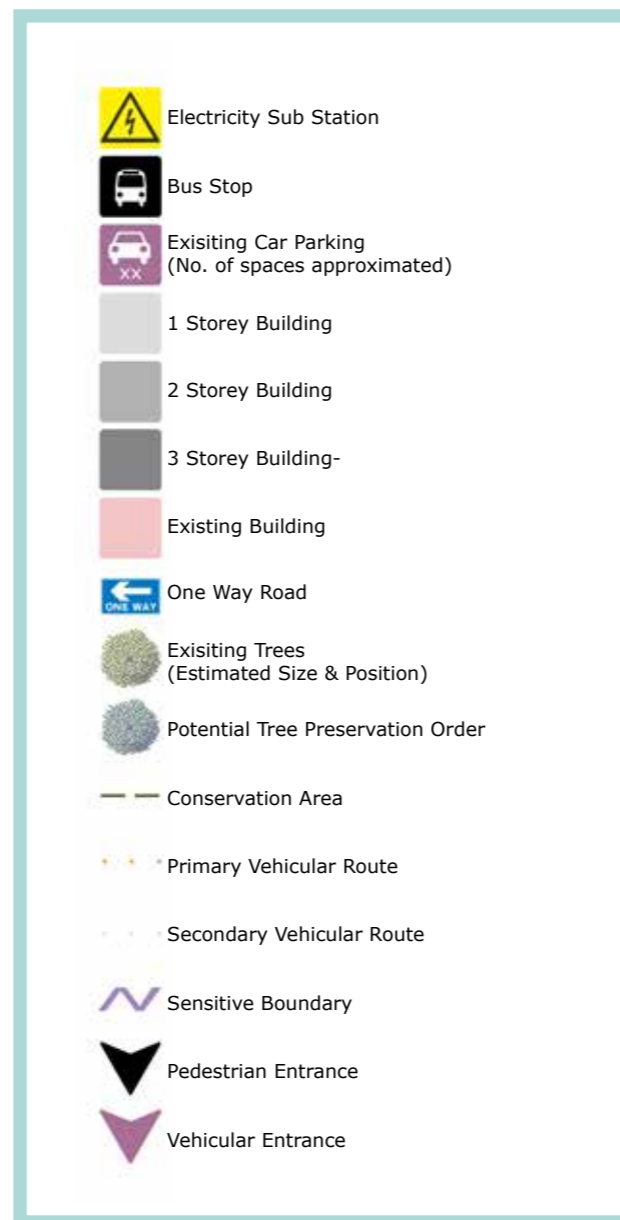
The site was formerly occupied by the Alice Burrows Care Home, but is now vacant. The Care Home was closed and demolished some time ago as it no longer meets today's minimum standards.

The building occupies a prominent corner site at the junction of Dwyer Road, and Burghfield Road. Subsequently the site benefits from a south, east and west aspect.

There were previously 2 no. existing access points into the site; one from the south via Dwyer Road and one from the west via Appleford Road. It is proposed that the Dwyer Road access points will be removed as this is a relatively busy residential feeder road.

There is a gradual fall from north to south of approximately 2 metres with areas of moderate banking to the northeast and southwest boundaries. There is a relatively flat area in the middle of the site. The existing landscape includes areas of lawn, paving, and asphalt surfaces to the parking areas. The boundaries are identified with chain link fencing and areas of well established planting which provide a good level of natural screening to the site.

A number of existing trees are also present on the site, 4 of which have Tree Preservation orders attached to them (TPO's).



Site Analysis (NTS)

Local Character

The site is located in a residential area within a suburban environment. The existing housing stock comprises of residential dwellings ranging between 2 and 4 storeys in height. The adjacent housing to the Western boundary consists primarily of 2 storey terraced housing with some semi-detached properties located at the southern end of Appleford Road.

To the north of the site is an existing sheltered housing scheme 'Charles Clore Court' which is mostly 4 storeys in height. Further 4 storey residential blocks are located further to the north in Burghfield Road; these buildings are also much closer to the street boundary than the property immediately to the north of the proposed development site. On the eastern side of Burghfield Road there are a number of semi-detached dwellings within generously sized plots. To the south of the site there is a large triangle of open green space.

In terms of materials and building form the immediate context is characterised primarily by red brick elevations and pitched gabled roofs. There are small areas of cladding which add some articulation to the larger buildings.



View down Appleford Road



View in to site from Appleford Road



Looking towards site from Dwyer Road



Looking into site from the south on Dwyer Road



Looking up Appleford Road



4 storey Charles Clore Court from Burghfield Road



2 storey housing on Appleford Road



Appleford Road



Open green space to the south of the site



Looking towards the site corner at the Dwyer Road/Burghfield Road



Trees

Tree Removal

In order to utilise this site for Extra Care Housing some tree removal is necessary. After careful consideration the following trees are recommended for removal:

T1 - Purple Plum - Category B-C2

T3 - Rowan - Category C2

Some trees on the site are subject to Tree Protection Orders and are marked opposite with a *
 The development of the proposals have been carefully considered in relation to these existing trees and we have sought to retain them where possible.

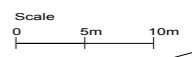
Please see the Arboricultural Report and associated Tree Constraints Plan prepared by SJ Hodder for further information.



Tree Constraints Plan

Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal



SJ Stephens Associates
 Savernake Barn, Stokke Common
 Great Bedwyn
 Marlborough
 Wiltshire SN8 3LL
 01672 871862
 www.sjstephens.co.uk

JOB TITLE	
ALICE BURROWS SITE DWYER ROAD READING	
DRAWING TITLE	
TREE CONSTRAINTS PLAN	
DRAWING NUMBER	REV
540-01	
REVISIONS	
SCALE	DATE
1:200 at A1	SEP 13
DRAWN BY	
S Stephens	

Scheme Proposals

- Dwelling Layouts
- Ground Floor Layout
- First & Second Floor Layout
- Third Floor Layout
- Appearance & Materials

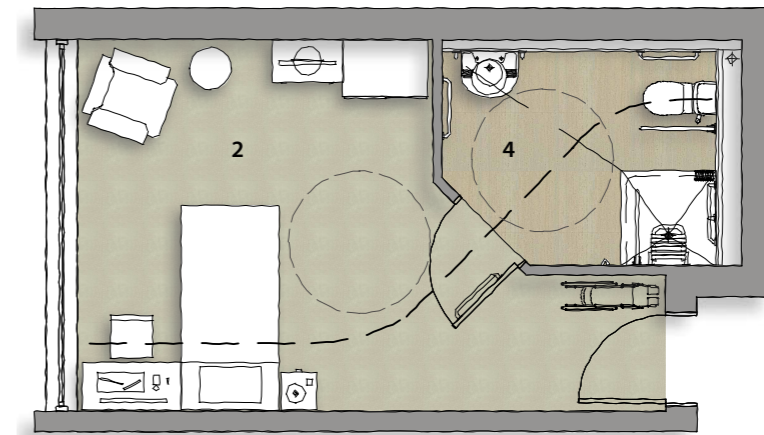
Dwelling Layouts

Within each of the individual residential units, careful consideration has been given to guidelines in the Wheelchair Housing Design Guide. The flats have been designed to comply with the DoH Factsheet (for Extra Care). All flats also comply with Lifetime Homes Standards and have been designed with the recommendations of the DoH/HCA HAPPI report in mind.

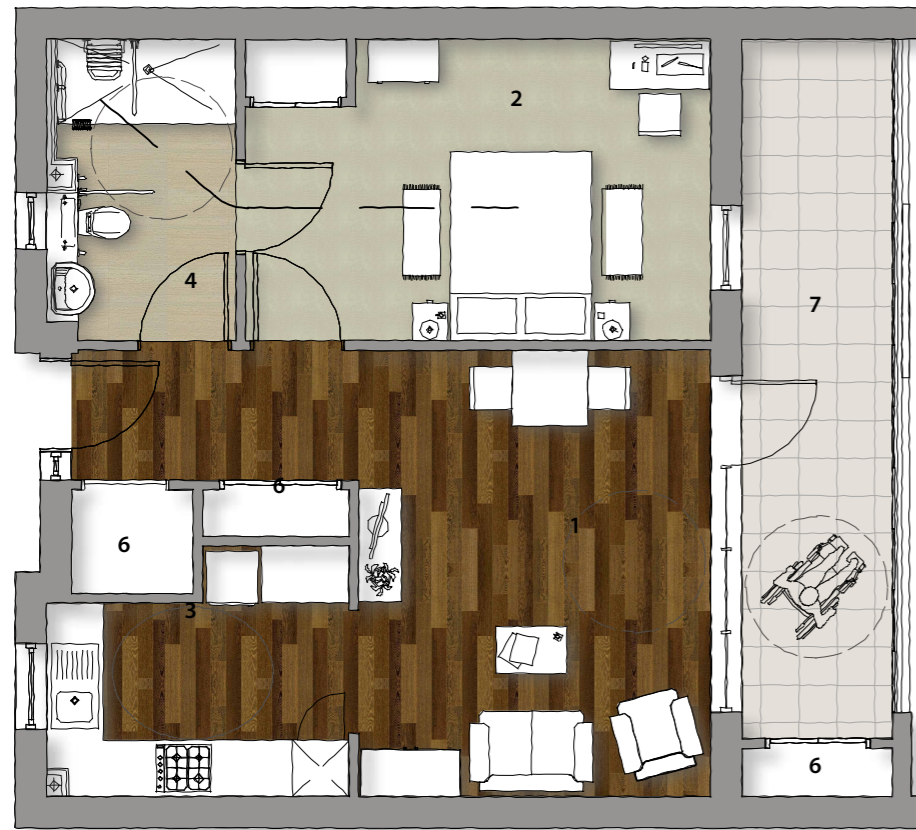
All rooms in the flats have generous space standards and sufficiently wide doors for residents using a wheelchair or walking frame and all walls have the strength to accommodate grab rails as required in the future. The ensuites in the flats have been designed to enable side transfer from the wheelchair to the WC, knee space under the basin for wheelchair users and full access to the shower via a level access design. There is direct access from

the bedroom to the bathroom with the potential of a hoist to be fitted at a later date. The kitchens have been designed to be suitable for older people with wheelchair turning space and an eye level oven which prevents residents from having to bend.

All apartments will benefit from private amenity space in the form of balconies. In addition, a small number of residents on the ground floor will have a small patio area for their private use. All dwellings will benefit from generous windows to bedrooms and living rooms to ensure optimum levels of natural light. Adequate sound separation is also important between flats where some, but not all, residents suffer from hearing impairments. The requirements of Part E of the current Building Regulations for the resistance of passage of sound will be exceeded.

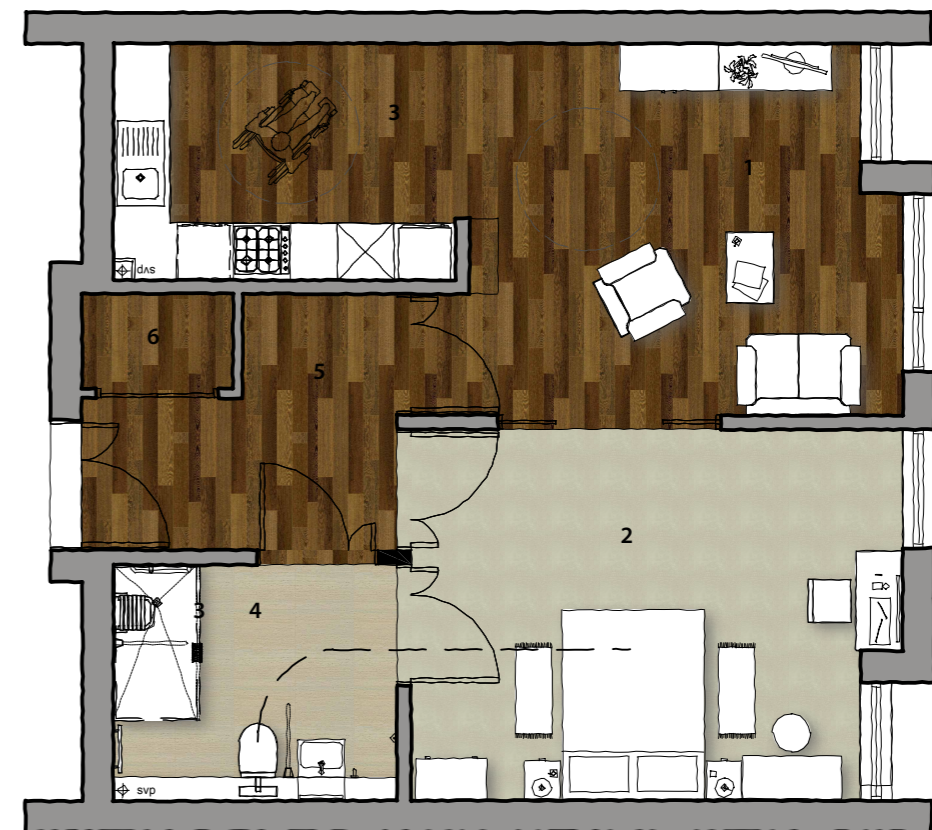


Care Suite - 22 sqm

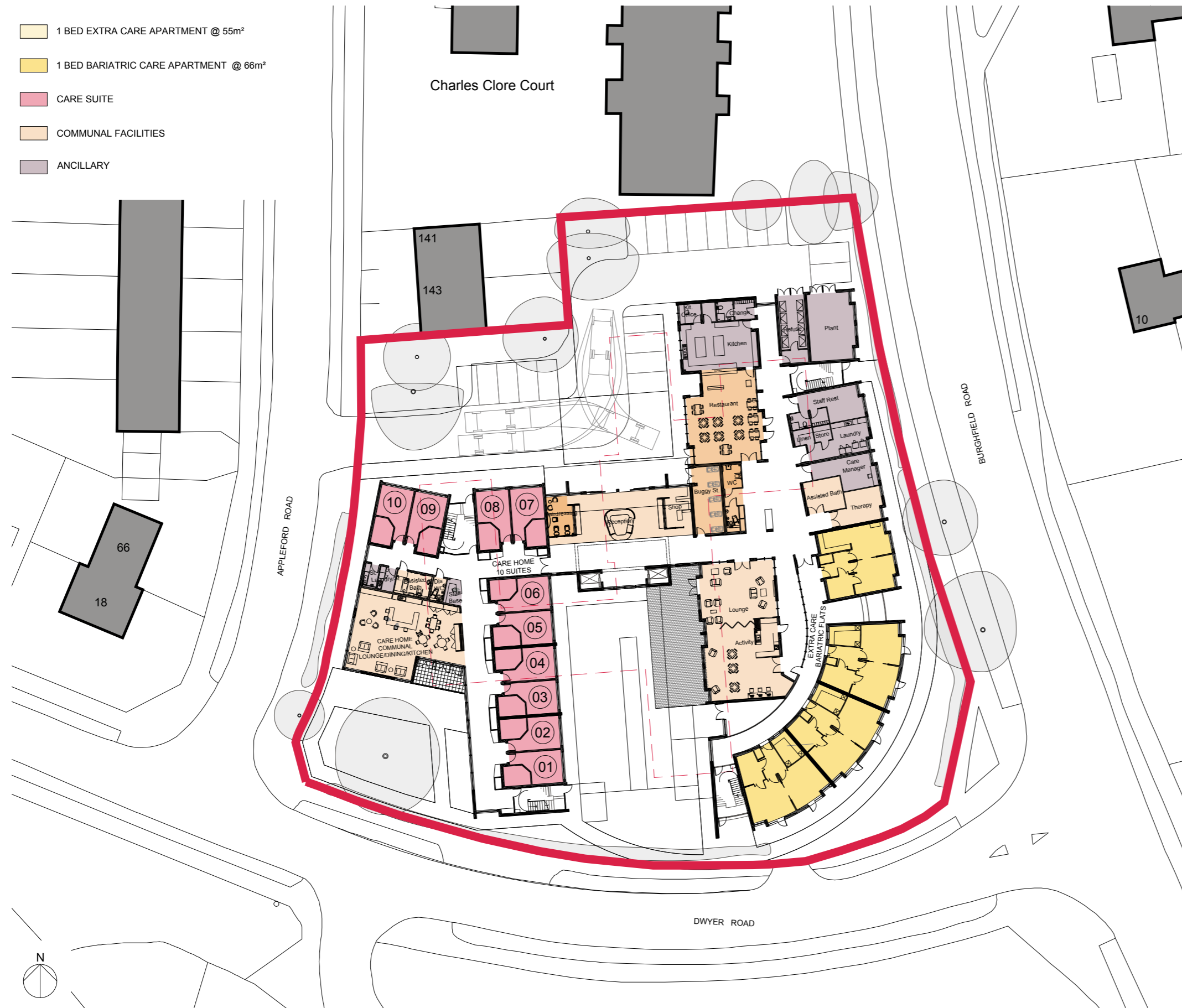


- KEY
- 1 Lounge
 - 2 Bedroom
 - 3 Kitchen
 - 4 Shower Room
 - 5 Hall
 - 6 Store
 - 7 Balcony

1 Bed Extra Care Apartment - 54 sqm



1 Bed Bariatric Extra Care Apartment - 66 sqm



Ground Floor Plan

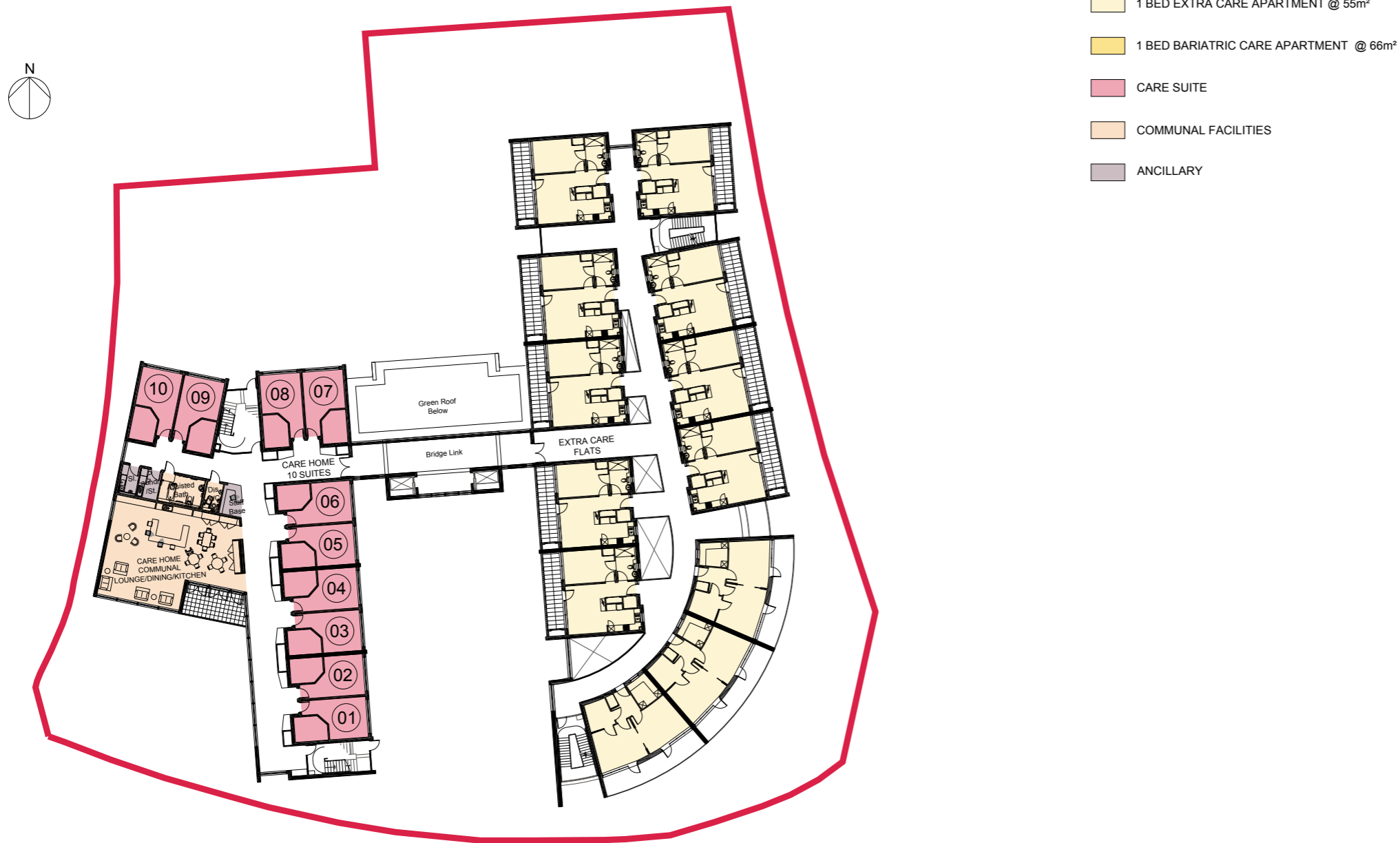
Ground Floor Layout

The scheme proposals here are for 40 no. 1-bed Extra Care Housing Flats and a 36 bed Care Home. Of the 40 ECH flats, 4 no. will be larger 63 sq. m. units design specifically for bariatric needs - these are all located at ground floor in the south eastern corner.

The existing site entrance from Appleford Road to the West is retained. Subject to parking numbers being acceptable it is proposed that the existing site entrance from Dwyer Road on the Southern site boundary will be closed off. An entrance court is created to the north of the site with parking provision for 19 vehicles - this has been reduced from previous iterations and further to feedback from planning and tree officers to ensure the retention of the existing trees along the northern site boundary (Trees referenced T8, T9, T10, T11, T12, T13 and T14 on SJ Stephens and Associates Tree constraints plan 540-01). A shared surface "piazza" is proposed immediately in front of the main entrance allowing drop off & mini bus drop off zone.

The new Care Home and the Extra Care Housing accommodation share an open plan entrance foyer accessible from the Appleford Road site entrance. This arrangement is optimal in terms of creating a north access leaving a southern aspect to the central courtyard garden. The entrance leads into a generous double height space with views through to the communal courtyard gardens. The main entrance foyer is distinct and helps to provide an immediate point of orientation with the Care Home accessed off this to the west and the Extra Care Housing to the east. It contains the main reception space, shop, hairdresser and main lifts for both Care Home and Extra Care Housing. On the upper levels the lifts lead to a shared bridge link, again with the Care Home in the West wing and the Extra Care Housing in the East.

First and Second Floor Layout



The Care Home accommodation provides a total of 36 no. Care Bedrooms arranged primarily over 3 floors with a part 4th storey to the South East Corner. The configuration of this accommodation is as follows:

- 3 x 10 Bedroom Cluster at Ground, First and Second Floors
- 1 x 6 Bedroom Cluster at Third floor

The typical bedroom is 26 sq.m and includes en-suite facilities. Each cluster also contains 2 no. bedrooms which could be connected to form a larger room containing 2 twin beds if required.

The Care Home accommodation is designed to incorporate specific design principles in designing for dementia whilst aiming to create a warm and 'homely' feel. Appropriate design plays an important role in enhancing the lives of the residents and assisting the staff in the delivery of care.

In brief the design aims to incorporate the following principles:

- Maximise orientation within the building and provide an awareness of the external environment.
- Small Cluster sizes of between 6-10 Bedrooms
- Familiar and more 'Domestic' Scaled accommodation
- Promote independence & everyday activities
- Provide space for social interaction and small gatherings
- Ensure appropriate levels of visual accessibility

The range of accommodation within each cluster includes a shared lounge/dining area and servery kitchenette. Additional ancillary spaces include a nurse station, assisted bathroom, disabled WC, a small laundry room (though the Care Home may use the larger laundry facilities in the Extra Care Housing ancillary wing), sluice and storage rooms. All corridors are kept as short as possible in length and lead to shared lounges or informal seating areas and provide a 'destination' with views to outside space with dedicated external amenity space either in the form of a terrace or balcony.

Third Floor Layout



- 1 BED EXTRA CARE APARTMENT @ 55m²
- 1 BED BARIATRIC CARE APARTMENT @ 66m²
- CARE SUITE
- COMMUNAL FACILITIES
- ANCILLARY

The main ancillary accommodation for the whole building (both Care Home and Extra Care Housing) is located at ground floor level to the north east corner of the plan. It is here that the main catering kitchen, and refuse collection will be serviced.

The Communal areas of the Extra Care Housing, including restaurant, communal lounge, activity and therapy rooms are provided entirely at ground floor level in the east wing of the plan. The location of the restaurant provides an active façade to the building from the site entrance and the lounge and activity rooms are provided with direct access to outside terraces and the communal garden. Other associated staff & support spaces are located in the north eastern part of the plan adjacent to the main catering kitchen.

The Care Home has a dedicated garden in the south western corner of the site adjacent to the existing Norway Maple tree (T18 on SJ Stephens Associates Tree Constraints plan 540-01) which it is proposed be retained. The central courtyard garden between the wings has southern aspect and whilst largely given over to the Extra Care Housing will serve as a visual amenity for both sets of accommodation and will included a planted buffer to ensure privacy for the Care home. Sensitively designed landscape will ensure appropriate thresholds are achieved between the care home accommodation and that of the Extra Care Housing.

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Appearance & Materials

The building is conceived as 2 functionally distinct north-south running wings addressing the east and western boundaries of the site and joined by a largely glazed bridge link containing the lift cores. The eastern wing is given over to the Extra Care Housing accommodation and associated communal facilities and the western wing is given over to the Care Home. The 2 wings form enclosure to a central courtyard garden which addresses and reflects the green space across Dwyer Road.

The proposed scheme is primarily 4 storeys in height to match the adjacent 4 to 4.5 storey Charles Clore Court, although the top floor is set back from the Burghfield and Appleford Road facades. To mitigate any impact on the neighbouring 2-storey properties across Appleford Road the top floor of the Care Home is pulled back 4 metres from the outer envelope along this façade and should therefore be largely hidden from view.

The proposed scheme maintains an appropriate gap between the new building and the neighbouring sheltered scheme to the northern boundary and maintains a minimum of 22m from the opposing windows on the semi-detached dwellings to the North West corner of the site.

In previous discussion with the planners feedback indicated that more emphasis should be placed on the south east corner of the site at the junction of Burghfield and Dwyer Road. In this iteration of the scheme we have formed a curved corner to the scheme at this point and intend to emphasise the massing by omitting the top floor set-back in this location. We feel this positively addresses the prominent SE corner whilst also

presenting a scale consistent with that of a number of existing properties to the north in Burghfield Road.

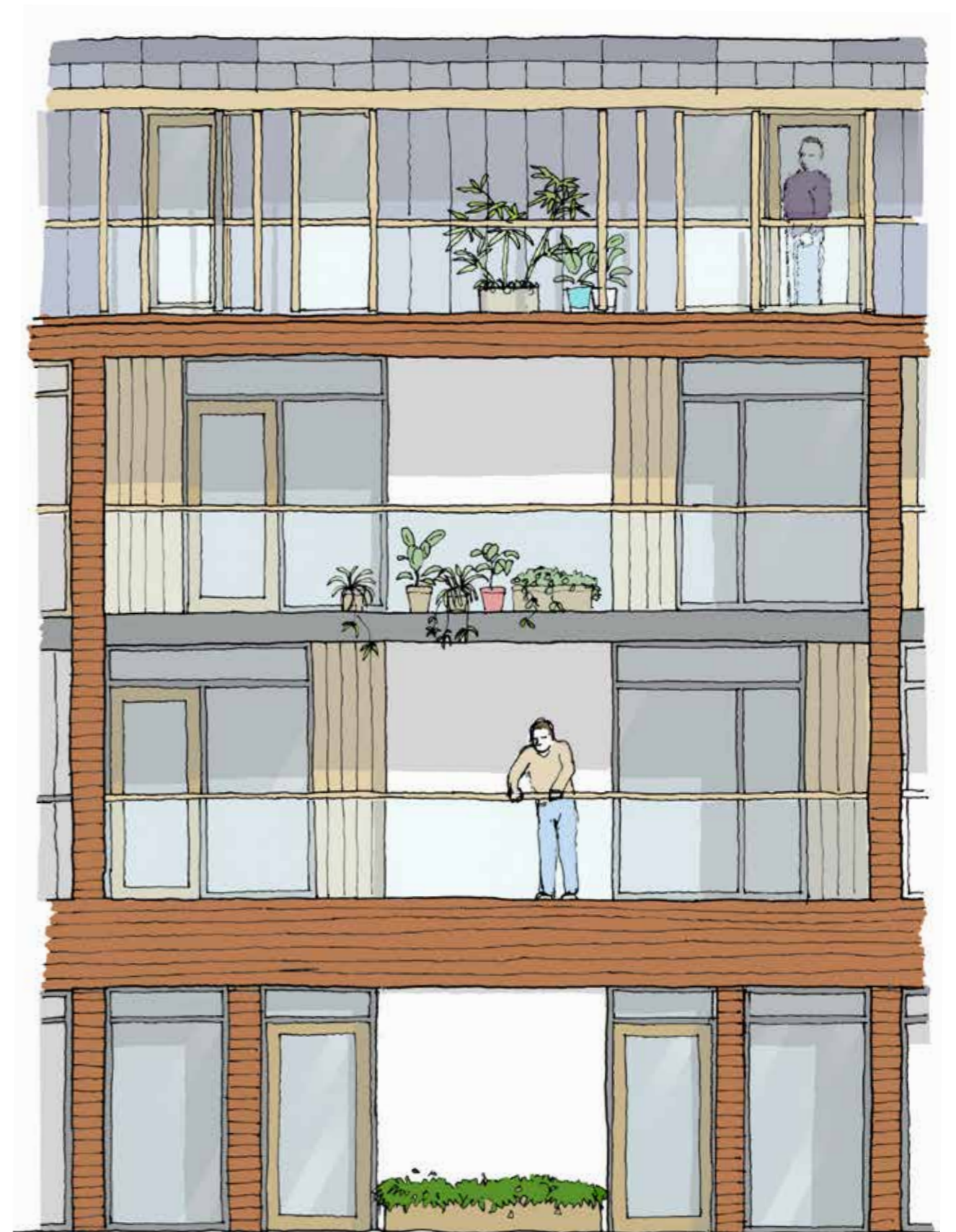
The general footprint of the proposed scheme responds appropriately to the scale of the site and aligns with the existing street geometry of Burghfield Road, Appleford Road & Dwyer Road.

The scheme is articulated with projecting bays and areas of recessed glazing, this approach reduces the bulk-massing of the new scheme and allows the building to appear as a series of smaller buildings within its context.

This break-down in massing is reinforced by using flat green roofs bounded by low parapets over groups of 2 or 3 flats and by using lower flat roofs over circulation areas and seating bays, providing a further visual break in the roof line. The steps in massing articulating the building façade will be reflected by set-downs in the roofs over these areas to accentuate the smaller masses.

Whilst the materiality is still in development the primary external materials are likely to include a mix of red brick with grey powder coated metalwork, windows and railings. The top floor setbacks will utilize a different material to further reduce visual massing, possibly in pre-patinated zinc or similar cladding material or alternatively using a different colour of brick.

Other materials include small areas of timber boarding set within the window openings and zinc clad bays.



Bay Study (NTS)

Elevational Treatment



Indicative elevation and massing study viewed from corner of Dwyer Road and Burghfield Road

Precedent Images



contemporary brick detailing



dementia design – corridor with seating bay and identifiable entrances



contemporary brick detailing



seating bay with views

Landscaping

Landscape Plan

Landscape Plan



KEY

1. Vehicular access
2. Main entrance
3. Car park
4. Communal garden
5. Courtyard garden
6. Private patio
7. Seating
8. Shared surface
9. Main access footpath
10. Raised planters
11. Garden pathways
12. Wildflower margin
13. Clipped hedge planting
14. Low structural shrub planting
15. Native hedge boundary + railing
16. Proposed trees
17. Existing vegetation retained + railing
18. Water feature
19. Secured railing + gate

