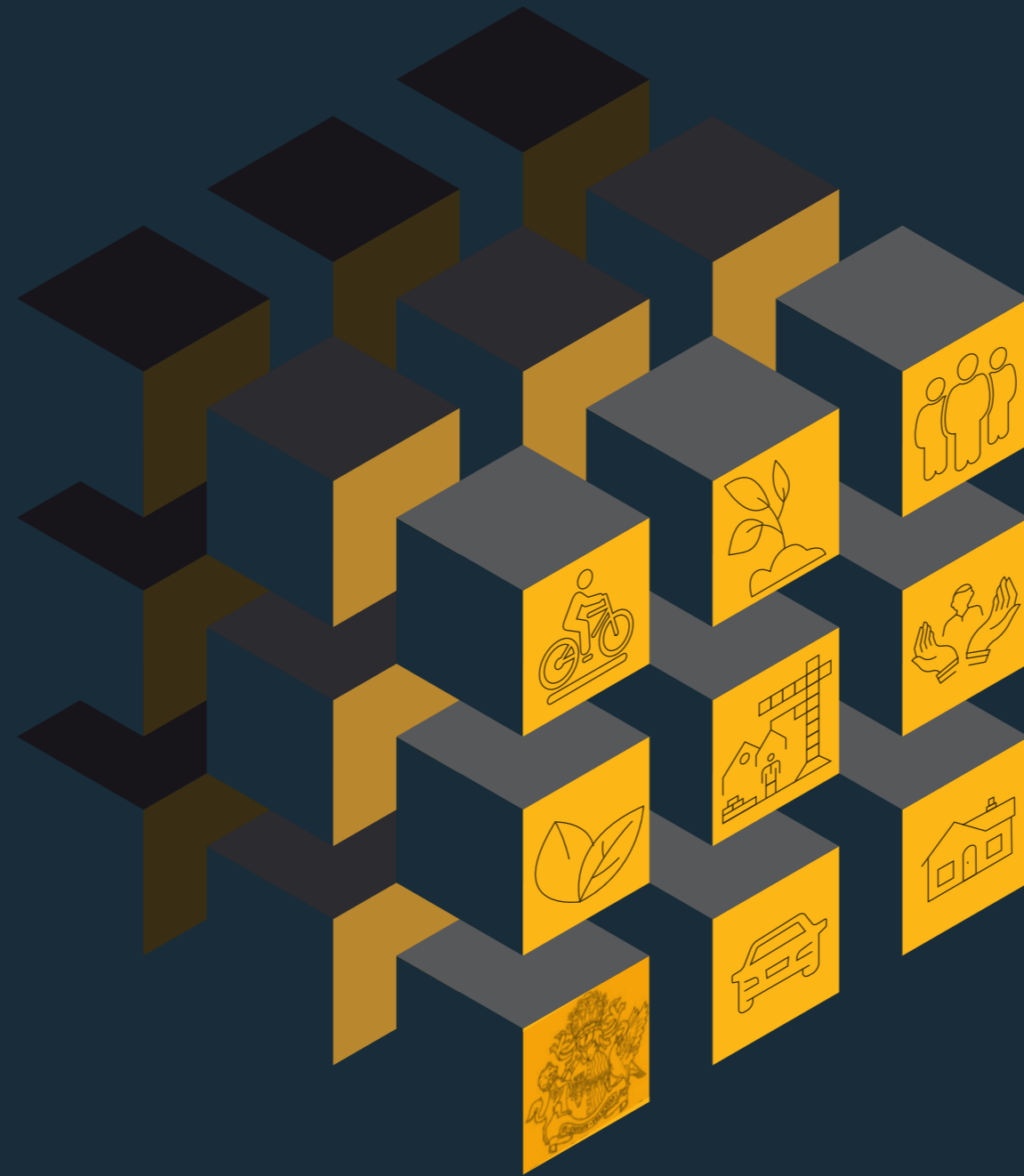


SAWYERS CLOSE

STAKEHOLDER MASTERPLAN DOCUMENT

FOR ADOPTION



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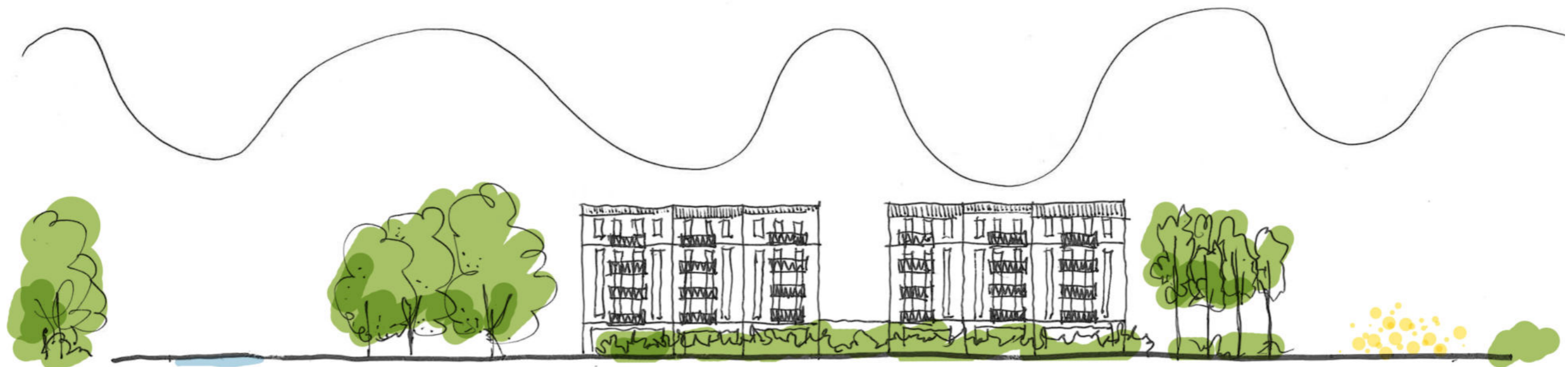
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01

INTRODUCTION

PURPOSE OF THIS DOCUMENT

INTRODUCTION

This Stakeholder Masterplan Document (SMD) provides information on the Sawyers Close redevelopment proposals and provides a masterplan that development at the site should generally accord with. The completed community and public engagement, along with the site's constraints, opportunities and design principles have informed the objectives for the masterplan and redevelopment of the site.

This Stakeholder Masterplan Document has been prepared to present the final masterplan for the redevelopment of the site. It will become an adopted document which the future redevelopment of the site shall seek to broadly accord with. The masterplan for the site has been informed by the development objectives, the site's specific constraints and opportunities, feedback received through the comprehensive stakeholder engagement that Abri has undertaken with its customers and the wider community, plus feedback following engagement with officers and associates of the Royal Borough of Windsor and Maidenhead (RBWM).

It is important to note that it may be necessary for design changes to be made to the scheme and the masterplan ahead of and during the planning application process. Abri remain committed to delivering the redevelopment of Sawyers Close to align broadly with the masterplan presented in the SMD which will form the basis of its planning application that will be submitted to RBWM.





02

CONTEXT

















SITE DESCRIPTION & LOCATION

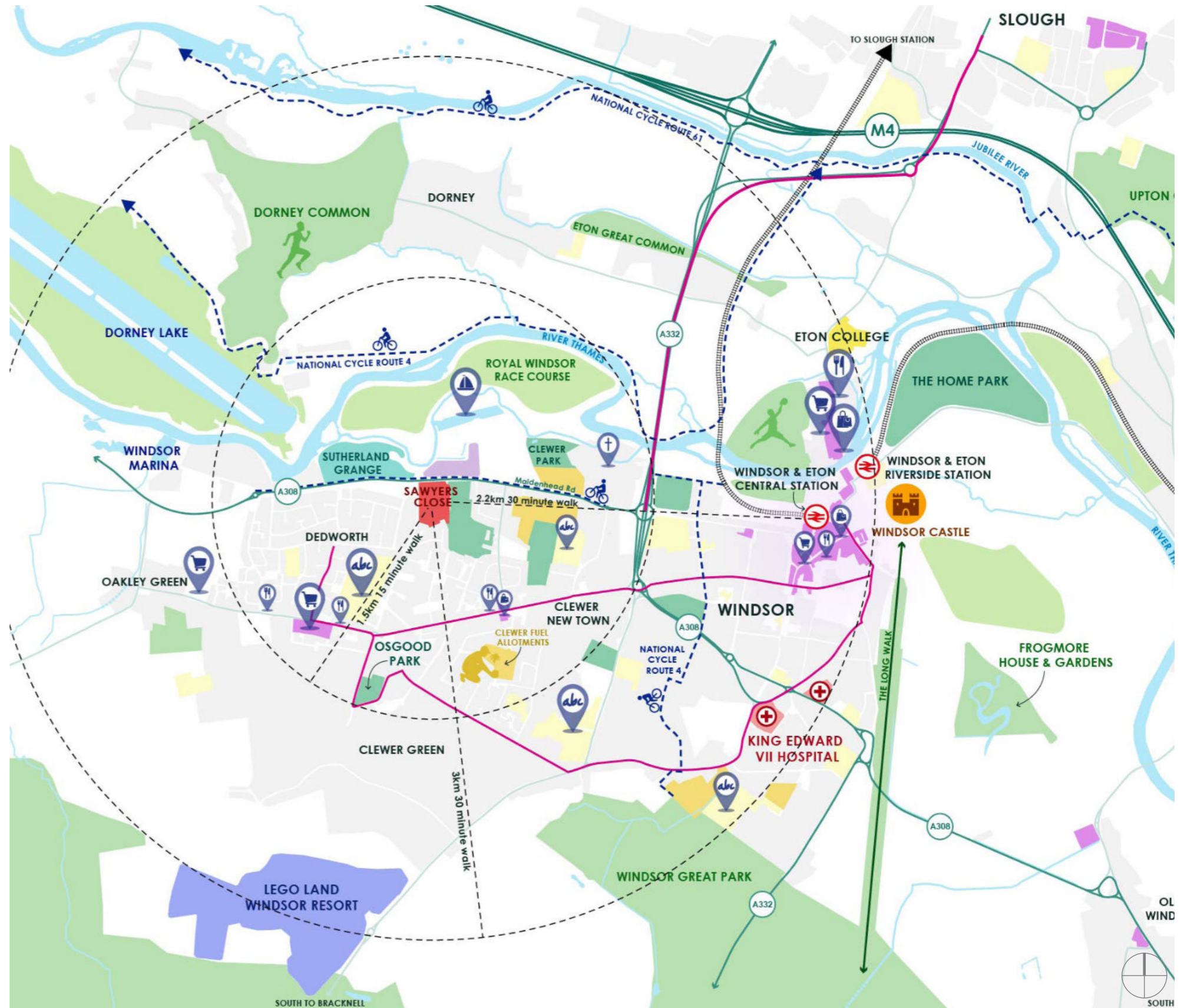
CONTEXT

Sawyers Close (the site) is located within Windsor and the Royal Borough of Windsor and Maidenhead. The site is bound to the north by Maidenhead Road (A308) and to the south by Thames Mead Road. The eastern boundary is bordered by open space, and the western boundary is formed by Smiths Lane. The area surrounding the site is predominately residential.

Sawyers Close is approximately 2km west of Windsor town centre which is served by two train stations. The site is immediately adjacent to bus stops on Smiths Lane which provide services to Windsor town centre, Slough town centre and Heathrow Airport T5. The site also has good access to the M4 (via the A332).

KEY

-  Site
-  Motorway (M4)
-  A Road
-  B Road
-  Train line
-  Train station
-  Cycle routes
-  Bus route
-  Local Central
-  Recreation ground
-  Public Open Green Space
-  Green space
-  Allotments
-  Hospital
-  Education
-  Tourist attraction



EXISTING SITE CONTEXT

Sawyers Close consists of four blocks; Grasmere, Winwood, Broadleys and Hale. Each block is an eight-storey tower, built around 1962-66 and containing 48 flats. There is a total of 192 residential flats, an office, community rooms and 83 garages.

At present, the public views of Sawyers Close are dominated by car parking, the layout of the garages gives rise to anti-social behaviour and homes are disconnected from the street. Each existing flat has only a small external private amenity area and there is currently a lack of safe and secure communal amenity for residents.



View from Smiths Lane



View from Smiths Lane



View from East Site Entrance



View from East Site Entrance



View from Dedworth Manor Open Space



View from East Site Entrance

PLANNING POLICY CONTEXT

The Royal Borough of Windsor and Maidenhead (RBWM) adopted the Borough Local Plan in February 2022. The Borough Local Plan is to guide future development in the Borough. It sets out a spatial strategy and policies for managing development and infrastructure in the area up to 2033.

The full planning application will be submitted to RBWM. RBWM is the local planning authority and will determine the planning application.

Policy QP1: Sustainability and Placemaking requires that sites bringing forward developments of 100+ net new dwellings will be expected to be in conformity with the adopted stakeholder masterplan for the site.

The stakeholder masterplanning process formalises good practice in relation to pre-application discussions, by requiring developers of larger sites to engage with the Council, local community and other stakeholders at an early stage in the development process.

As part of the planning process, the applicant is responsible for preparing the stakeholder masterplan document. The Council will work with applicant to agree the scope and form of the stakeholder masterplan document and help to ensure that the process adds value to placemaking.

The Borough Local Plan identifies the main stages of the stakeholder masterplanning process. This stakeholder masterplan document provides details of the different stages that Abri has completed and provides details of how Abri will meet the requirements of the Borough Local Plan:

- How Abri has engaged with the Council and other stakeholders on key issues, priorities for Abri's customers and development options
- How Abri has prepared this stakeholder masterplan document
- The way Abri will consult on the stakeholder masterplan document

- How Abri will consider consultation responses

Abri consulted on a draft Stakeholder Masterplan Document for 28 days in January – February 2023. Following this consultation, Abri has reviewed the consultation feedback in order to prepare this final stakeholder masterplan document. This document sets out in later sections how the consultation feedback has informed changes to the masterplan layout and influenced this final stakeholder masterplan.

This final stakeholder masterplan is to be submitted to RBWM. It will be presented to RBWM cabinet for approval. Should the cabinet approve this stakeholder masterplan, it will become an Approved Stakeholder Masterplan as required by Policy QP1.

Abri's proposal to re-develop the Sawyers Close site will broadly accord with the Adopted Stakeholder Masterplan.



03

STAKEHOLDER & COMMUNITY ENGAGEMENT

APPROACH TO COMMUNITY ENGAGEMENT

STAKEHOLDER & COMMUNITY ENGAGEMENT

Abri's priority is to provide their customers at Sawyers Close with access to safe, affordable, quality homes; placing the customer at the heart of their consultation on the future of the estate has been key to their engagement strategy.

Abri want their customers to own the outcome of this redevelopment, take pride in their new homes, feel that they have contributed to what will be delivered and, ultimately, to rebuild a resilient and sustainable community. During the engagement process, Abri have adopted a fully transparent and multi-stage consultation programme that started with the fundamental question 'Do you want to see Sawyers Close redeveloped?' and has since engaged with its customers on a range of topics, including the detailed design of their future homes and the type of community facilities they would like to see provided.

Each stage of consultation has been informed by feedback from the previous stage. Abri have taken care to explain how customers' comments have been incorporated into the emerging designs.

We have:

- Launched a project website
- Conducted a Future Homes Survey amongst our customers
- Run a series of Customer Information Sessions
- Hosted a public exhibition for customers, stakeholders and the wider community

We updated our website in January 2023 to present the updated designs and to consult with the community on the Stakeholder Masterplan for Sawyers Close. We also held drop-in sessions for those who have difficulty in accessing the documents online. This formed part of our final pre-application engagement with customers and the community prior to the submission of a planning application later in 2023.



RESPONDING TO WIDER COMMUNITY INTEREST AND FEEDBACK

STAKEHOLDER & COMMUNITY ENGAGEMENT

Responding to wider community interest

Abri recognise that the delivery of new homes at Sawyers Close could affect the wider community. As such, Abri has sought to regularly engage with both the leadership and Ward Councillors at RBWM. This engagement has included one-to-one meetings as well as invitations to attend all of the consultation and engagement meetings.

Abri invited those living in the vicinity of Sawyers Close and beyond to a public exhibition held in June 2022. The engagement was phased in this way so that Abri could initially work closely with customers on the design of their homes, the community spaces and facilities within Sawyers Close. With those discussions well-progressed, Abri was then in a position to meet the wider community to discuss the broader issues of interest. In this way, Abri have sought to ensure that everyone has sufficient access to the project team to raise their queries and provide comments and to receive a considered response.

Responding to feedback

Feedback has been crucial to developing an emerging scheme that carries with it the support of our customers. To encourage participation and reassure people that their voice would be heard, Abri made key commitments to its customers at the outset. While redevelopment was the preferred option, no decisions would be taken without prior consultation.

The initial consultation questions were very broad. For example, finding out what people liked and didn't like about living on the estate. A final question asked people how they would feel about redevelopment of the entire estate to which 84% responded being 'very pleased'.

Abri's customer information sessions enabled attendees to view and feedback on a range of topics, from illustrative internal layouts of the new homes, to proposed residential amenity space and children's play areas.

Customers told us that they:

- Supported the proposed layout of the development and the internal plans for the new homes; views were mixed on the proposed open plan living/kitchen spaces.

- Wanted to see sufficient space for storage inside their homes and on the balconies.

- Were keen to see more community space.

We also gathered further information on household types and age of children which would then influence the future housing mix.

At our public exhibition in June, we were able to respond to all of the above. We showed:

- A higher proportion of family homes, with all the houses being 3- and 4-bed, reflecting more detail received on household types and age of children.
- Locations for the re-provision of the community garden and orchard.
- Detail on the proposed new community spaces.
- Bigger apartments, with separate kitchens and living spaces.

144 people attended on the 25th June 2022, with an even split between people living at Sawyers Close and neighbours/councillors. 73% of respondents were either strongly supportive or supportive of the proposals. A common theme from nearby residents was that there should be greater compromise in terms of how the redevelopment would minimise impacts on Smiths Lane.

- Neighbours have expressed concern at the potential loss of parking spaces and access to the new estate from Smiths Lane.

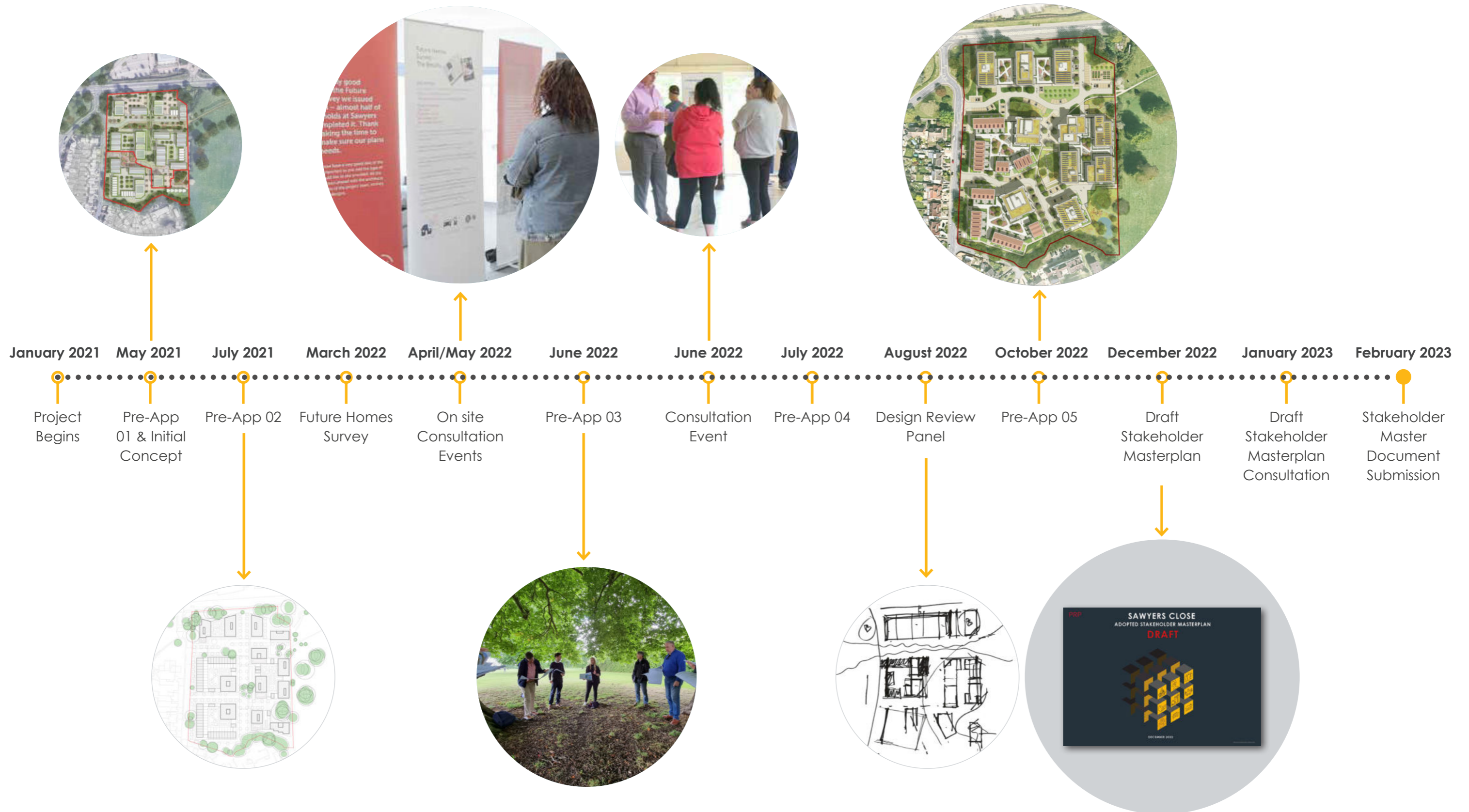
- The loss of the open space to the south of Sawyers Close and potential massing along Smiths Lane were also cited as concerns.

The project team has sought to address these concerns through its updated design which has been refined through further engagement with officers at RBWM.



PROJECT TIMELINE OF ENGAGEMENT

STAKEHOLDER & COMMUNITY ENGAGEMENT

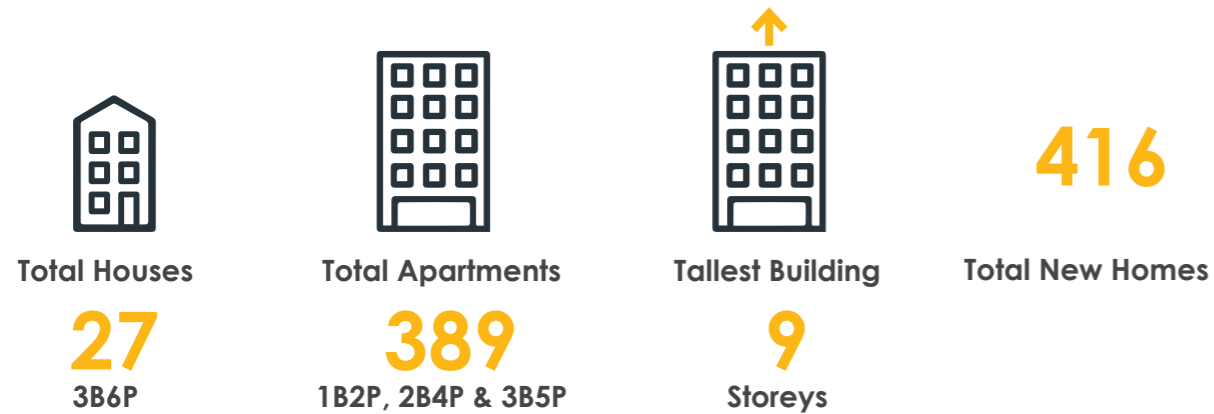


PRE-APP 01 - INITIAL CONCEPT

STAKEHOLDER & COMMUNITY CONSULTATION



Project Summary (at this stage):



Notes:

- 1B2P = 1 bedroom 2 persons home
- 2B4P = 2 bedrooms 4 persons home
- 3B5P = 3 bedrooms 5 persons home
- 3B6P = 3 bedrooms 6 persons home

Feedback received:

- Maidenhead Road interface should be improved
- Reduce car parking on streets
- Extend the central green
- Preference for lower scale blocks
- Create more family homes

Information completed following meeting:

- Tree Survey

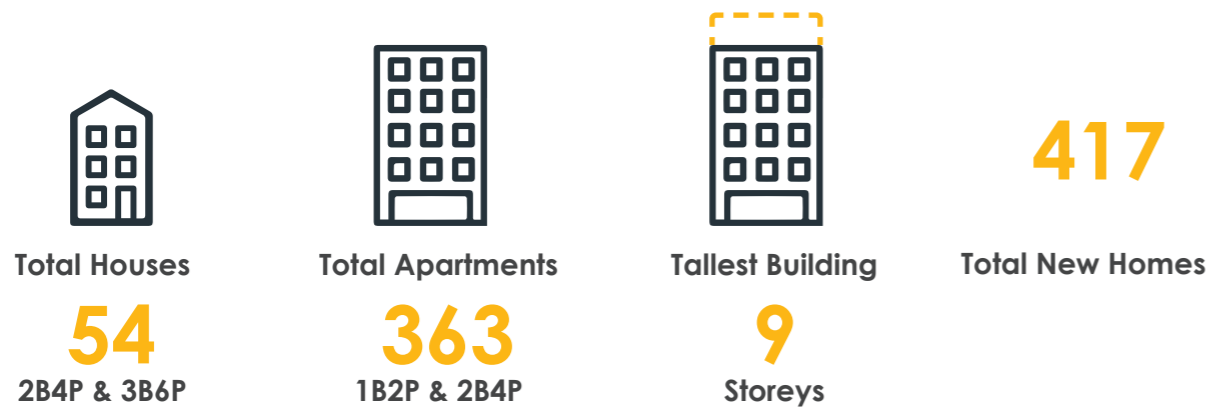


PRE-APP 02 - REFINED MASTERPLAN

STAKEHOLDER & COMMUNITY CONSULTATION



Project Summary (at this stage):



Notes:

- 1B2P = 1 bedroom 2 persons home
- 2B4P = 2 bedrooms 4 persons home
- 3B6P = 3 bedrooms 6 persons home

Feedback received:

- The principle of redevelopment is supported
- The benefits of the proposal should be articulated to justify the loss of some open space
- Proposed building heights of up to 9 storeys could appear overly dominant and heights should be reconsidered
- Under-croft / podium parking leads to poor activation of street scene at ground floor level and more active frontages are required
- Housing mix and tenure mix required justification
- Cycle parking should be increased and car parking numbers to be considered further
- Landscape proposals require further development and input from a landscape architect
- Overall the emerging scheme considered acceptable subject to looking at more detail.

Information completed following meeting:

- Utilities Survey



FUTURE HOMES SURVEY

STAKEHOLDER & COMMUNITY CONSULTATION



In March 2022, Abri’s Future Homes Survey asked their customers a series of detailed questions about the homes they live in now, and the kind of places that they would like to have in the future. Abri was keen to ensure that what was shown at the Customer Information Sessions (the first in-person event) would resonate with customers and reflect their current living conditions.

We asked about:

- The home: which block and floor; number of bedrooms; number of occupants; type of bathroom; comments on home.
- The household: ownership status; mobility needs; vehicle ownership; remote working; pets; most used facilities; opinion on current home matching needs.
- Desired future home: space requirements; likely number of occupants and age groups; future bedrooms need; open plan living space or separate rooms; balcony; proximity to existing neighbours.
- Desired future features: communal facilities; sustainability.

Almost half (47%) of all households responded to the Future Homes Survey. Abri received a wealth of useful information on how their customers live now and more about how they would like to live in the future. In terms of future homes, the major requests were for bigger balconies, more storage space, separate living spaces and private gardens.

When asked what communal facilities people would like to see, there was a strong emphasis on communal space for activities and social events.



Sawyers Close
Future Homes Survey
March 2022

APRIL / MAY 2022 ON SITE CONSULTATION EVENTS

STAKEHOLDER & COMMUNITY CONSULTATION



The late April early May stakeholder and community consultation events focused on discussions with current residents of Sawyers Close and followed on from the Future Homes Survey carried out in March 2022.

The first event was held at the Pump Room community space at Sawyers Close, the second was held at the Manor Youth Centre nearby. Abri customers were invited to book a session to speak with the project team. Across the two days, 90 people attended.

Details of the proposals were also made available on the Sawyers Close website (sawyersclose.com) and by post on request for anyone who couldn't attend the events.

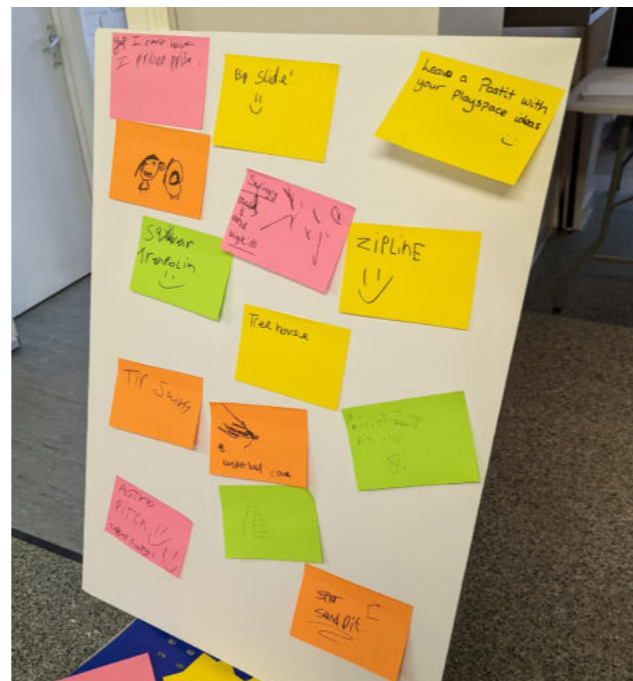
People providing responses were divided over whether they liked the proposed open plan interiors. Nine respondents expressed preferences for separate kitchens and living spaces, whereas seven liked the open plan layouts shown.

Further popular requests included the possibility of a new community space and that sufficient storage was provided to replace the existing garages.



Quotes from the residents' feedback

- "Very nice internal plans."
- "A new community room, where would it go?"
- "More kitchen storage. Space for dishwasher/tumble dryer. More than 1 lift in big block. Visitor parking. Children clubs/centre."
- "Love the open plan."
- "Not keen on open kitchen and living space."
- "Appears to have plenty of storage space which is an issue in old flats."



Attendees

90

Sawyers Close Residents



Responses

40

Feedback forms received

87%

Positive Feedback

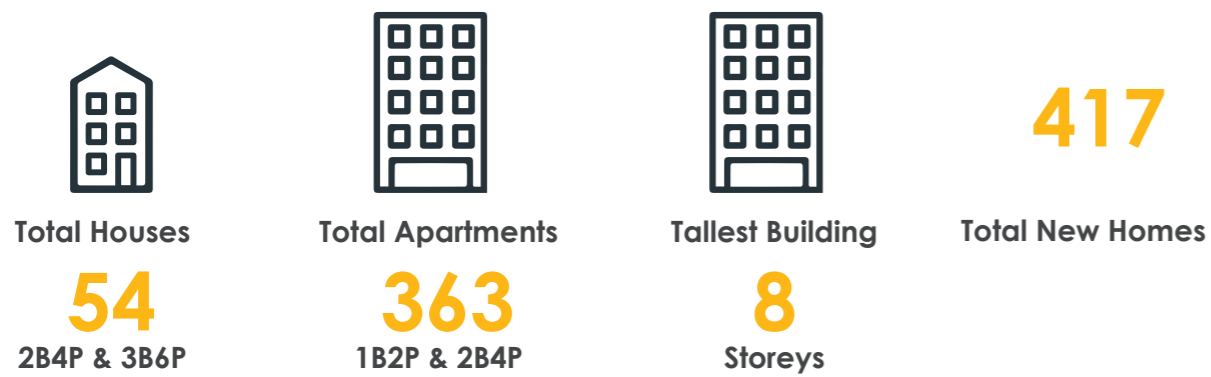
87% of respondents either 'strongly supported' or 'supported' the new layout

PRE-APP 03 - MASTERPLAN

STAKEHOLDER & COMMUNITY CONSULTATION



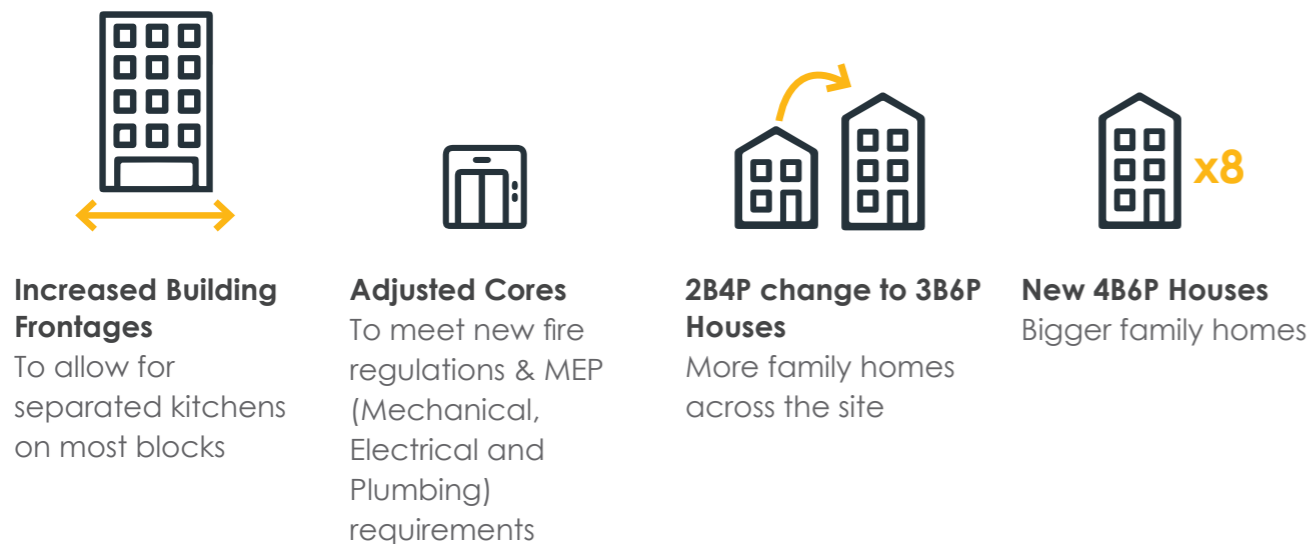
Project Summary (at this stage):



Notes:

- 1B2P = 1 bedroom 2 persons home
- 2B4P = 2 bedrooms 4 persons home
- 3B6P = 3 bedrooms 6 persons home

Changes to the masterplan since previous proposals include:



JUNE 25TH 2022 CONSULTATION EVENT

STAKEHOLDER & COMMUNITY CONSULTATION



At the consultation event held on 25 June 2022, the project team presented further refined proposals to both existing Sawyer's Close residents and also the surrounding community at a public exhibition. Details presented included a revised layout for the interior of the new homes, a revised moving plan and proposals for a new community space.

The event on Saturday 25 June was split into three parts: 10:00am to 11:00am for councillors, 11:00am to 1:00pm for current residents of Sawyers Close, and 1:00pm to 5:00pm for the wider community.

Feedback received following the event included:

- Residents expressed support for the proposed community centre, landscape, retention of trees and play space proposal.
- Residents were divided over open plan layouts or separated kitchen / living rooms.
- Some neighbours to the site commented on the use of green space for new homes and the proposed additional entrance on Smiths Lane.
- Comments on car parking provision were raised by existing residents and neighbours to the scheme.
- Both residents and neighbours were curious about phasing and construction management.



Quotes from residents/neighbours' feedback

"I think community space/ café would be great for the area."

"A new playground would be a great idea."

"Much less wasted space, much prefer the new layout with separate kitchen and front room."

"Strongly oppose access road opposite properties on Smiths Lane."

"I like the changes, support the new layouts."

"In the winter when the trees drop their leaves we don't want to be overlooked by houses. We would still look out onto some field space."



Attendees

144

Sawyers Close Residents, Councillors & Neighbours



Responses

44

Feedback forms received

28 from residents, 16 from neighbours

73%

Positive Feedback

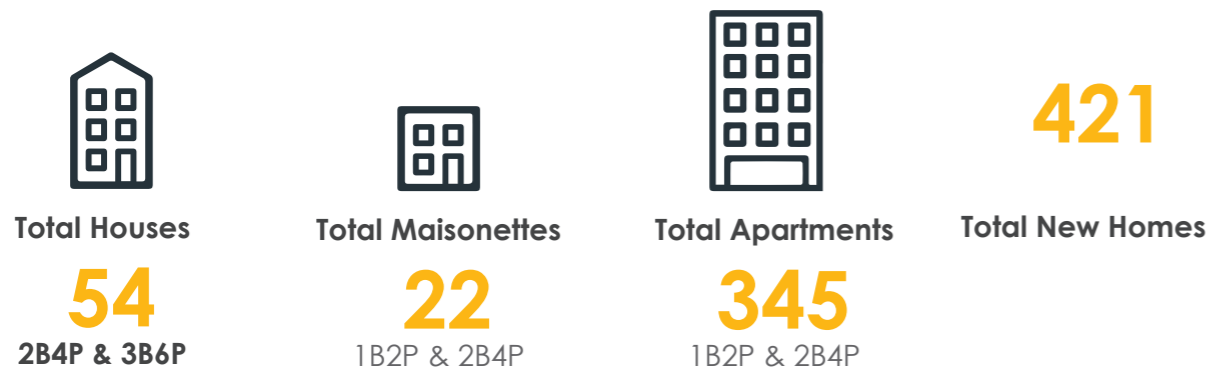
73% of respondents either 'strongly supported' or 'supported' the new layout

PRE-APP 04 - ARCHITECTURAL DESIGN

STAKEHOLDER & COMMUNITY CONSULTATION



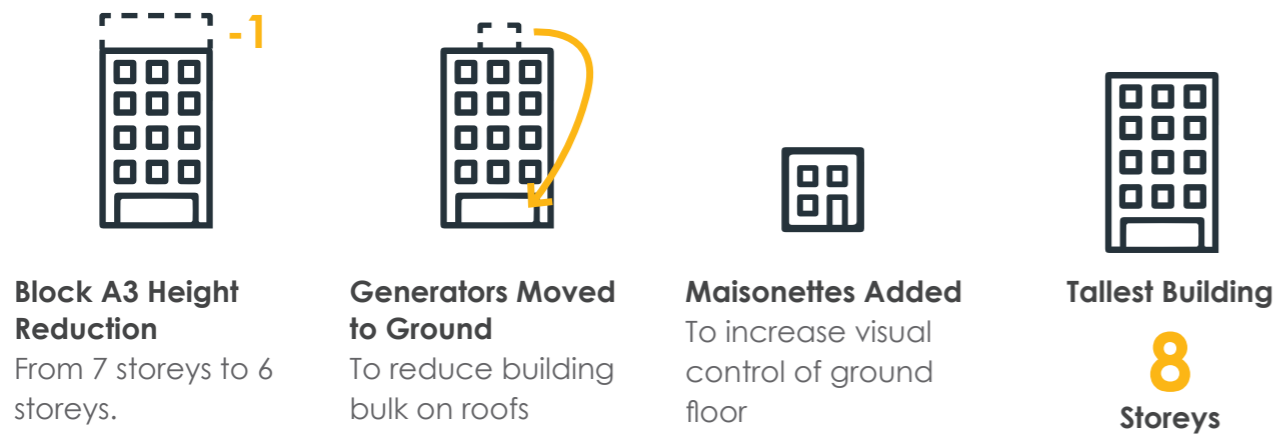
Project Summary (at this stage):



Notes:

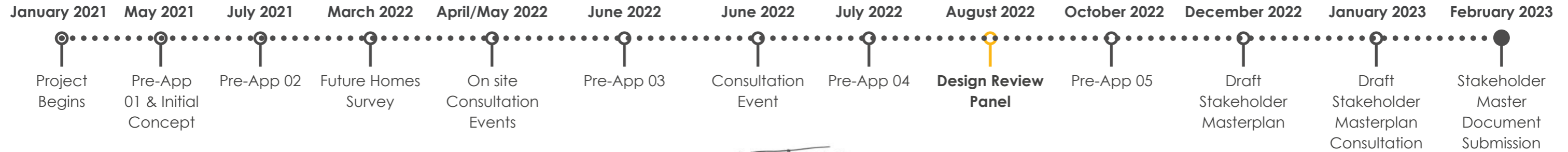
- 1B2P = 1 bedroom 2 persons home
- 2B4P = 2 bedrooms 4 persons home
- 3B6P = 3 bedrooms 6 persons home

Changes to the masterplan since previous proposals include:



DESIGN REVIEW PANEL (DRP)

STAKEHOLDER & COMMUNITY CONSULTATION



Overview

With the recommendation of officers at RBWM, Abri presented its evolving proposals at Sawyers Close to an independent Design Review Panel (DRP) comprised of architects, landscapers, planners and sustainability consultants. This is a summary of the feedback that the DRP panellists provided on the scheme presented.



Context

DRP comment:

"Given the climate crisis we are facing and the cost of a new-build project, it would be preferable to retain the existing apartment blocks and infill the site with new buildings to achieve the same number of total dwellings. The existing blocks provide opportunities in terms of their structure, massing, area, volume, and height, and can be refurbished to be rendered fit for purpose."

DRP comment:

"Take advantage of the proximity of Dedworth Manor Park and create more variety and spatial hierarchy within the external open spaces of the site."

DRP comment:

"Study how Sawyers Close fits into the wider movement strategy of Windsor. Prioritise the creation of new sustainable travel routes to create an exemplar for the area."

Design response:

The retention and refurbishment of the existing buildings has been considered by Abri. Retention and refurbishment of the existing buildings has been costed and it would be significant. Whilst it would provide short-term improvements in internal accommodation, it would not extend the life of the buildings. The internal layouts of the current tower blocks are not fit for modern living requirements. The construction of the proposed redevelopment scheme will re-use concrete of the dismantled tower blocks in the foundations of the new buildings, meaning that the existing towers form part of the life cycle of the new development.

Design response:

The new masterplan allows Dedworth Manor Park to grow into the spaces between buildings, creating a variety of pockets of greenery within the masterplan.

Design response:

The main pedestrian and cycle routes through the site connect into existing local routes, contributing to wider links into the centre of Windsor and other local amenities. Multiple new routes will be created.

DRP comment:

"Loosen the rigidity of the grid, particularly in the south of the site. Make more of the north-east to south-west desire lines to encourage movement through the development."

DRP comment:

"Further develop the distinct character of the edge conditions, responding sensitively to their wider context."

DRP comments:

"Test alternative options to the podium car parking and explore how the scheme can become less car focused."

Design response:

The grid has been loosened in the new masterplan, and now responds to the historic and existing context, movement strategy and Dedworth Manor. The north-east to south-west desire line is maintained.

Design response:

The scheme edge conditions have evolved to respond to the local streetscapes along Smiths Lane, Dedworth Manor, Dedworth Manor Park and Maidenhead Road. The buildings also take influence from the urban grain in the wider Windsor area.

Design response:

A future greening strategy is being developed. Podium parking spaces can be converted into communal cycle stores, allowing their previous locations to be new communal spaces. Unused on-street parking can be absorbed into the landscape.

MASTERPLAN HISTORY OVERVIEW

SUMMARY OF MAIN DESIGN UPDATES



Key Design Changes to the Masterplan (January 2023)

Growing Park

- Dedworth Manor Park extends into the site from the western edge, blurring the site boundary and creating pockets of greenery.
- Celebrating the proximity of the park
- The Community Centre is moved to the north east of the site, near the park and the existing diagonal route through the park.

Historic Route

- There was a historic route connecting Dedworth Manor with Dedworth Manor Lodge at Maidenhead Road which passed through the site. The layout has been amended to allow the historic route to be provided within the scheme.
- Buildings move and rotate to align with the route.
- Groups of historic trees are retained and celebrated.
- The north-east to south-west desire line is also maintained.

Streetscape Influence

- The neighbouring context influences the character of buildings on the western and southern edges of the site.
- The houses facing the streetscape on Smiths Lane and Thames Mead are rotated and reduced in length to relate to their neighbours.
- The buildings facing Dedworth Manor are organised along the axis of the manor house, creating a landscape square.
- The buildings facing Maidenhead Road create a regular frontage to both the road, and east-west route within the site, whilst encouraging activation along the road.



04

DEVELOPMENT OBJECTIVES

DEFINING THE OBJECTIVES

DEVELOPMENT OBJECTIVES ACHIEVED

Taking into account Abri's sustainability targets, the need to provide high-quality new homes, create a thriving sustainable community, work within the existing constraints at the site and consider the views provided at feedback sessions, we set a number of development objectives to shape the masterplan at Sawyers Close. These fall into six categories:

Ecology & Drainage Objectives:

- Increase the level of biodiversity within the site by creating ecological corridors to complement the existing green infrastructure at the site. **1**
- Retain as many existing trees as possible and plant new native trees. **2**
- Provide sustainable drainage across the site. **3**
- Provide a 10% biodiversity net gain across the site. **3**

Access & Movement Objectives:

- Ensure that new pedestrian and cycle routes through the site can be accessible by all.
- Create a place with a clear street hierarchy that prioritises pedestrians and cyclists.



DEFINING THE OBJECTIVES

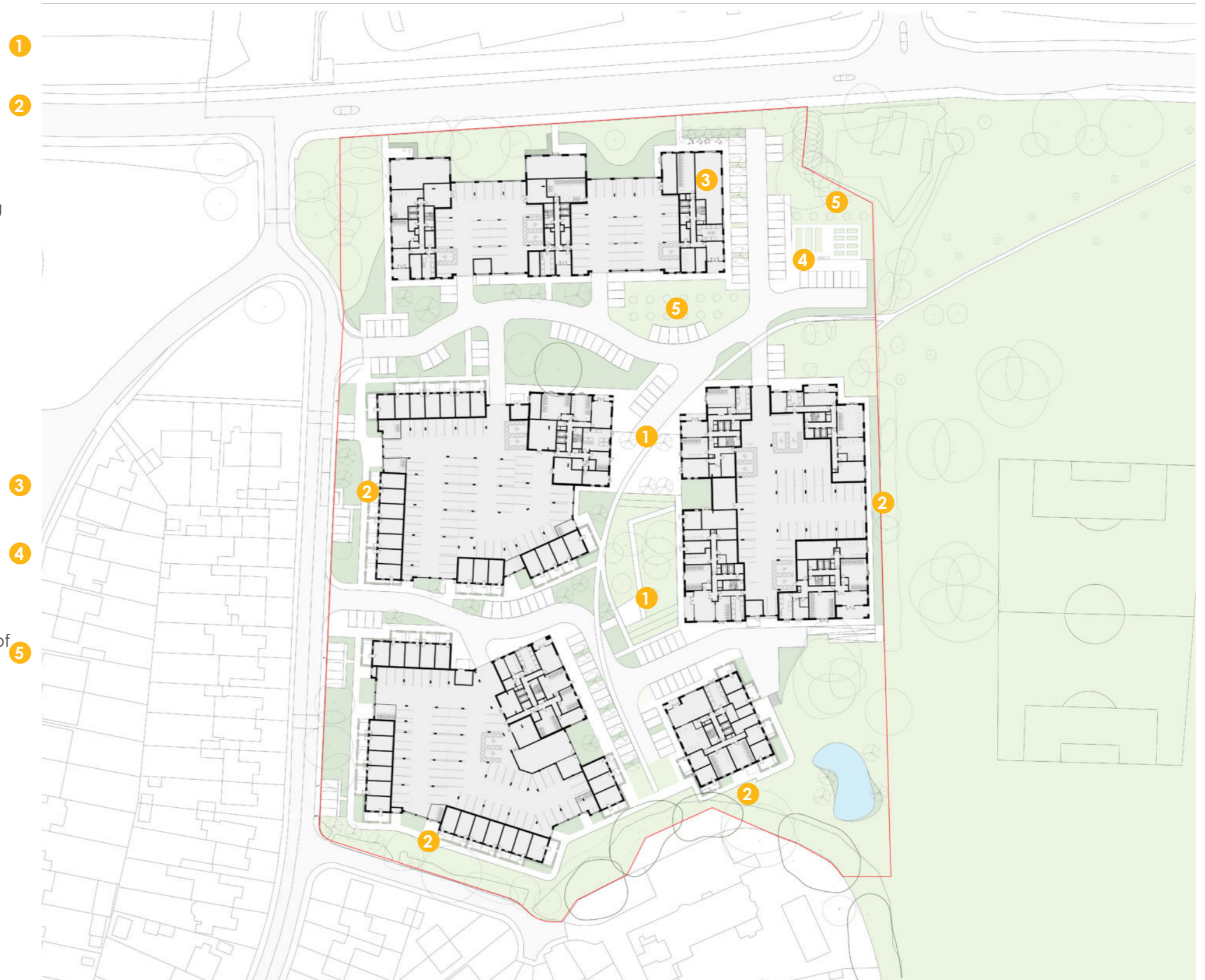
DEVELOPMENT OBJECTIVES ACHIEVED

Placemaking & Built Form Objectives:

- Identify central points across the site to form focus points to create a new sense of place.
- Ensure the site boundaries respond to what is adjacent to them.
- Create character areas in the scheme that reflect the local context to support placemaking.
- Prepare a masterplan that will define zones for different building types and different densities of development.
- Provide open spaces across the site.

Social Objectives

- Ensure that existing residents living at the site will only need to move once during the construction process.
- Prepare a construction phasing plan that commits to residents only moving once.
- Include a new re-provided Community Centre with improved facilities making it available to the wider community.
- Locate the re-established Community Garden near to the new Community Centre to become a valuable community feature of the scheme.
- Reposition the Community Orchard near to the Community Centre and Community Garden.



DEFINING THE OBJECTIVES

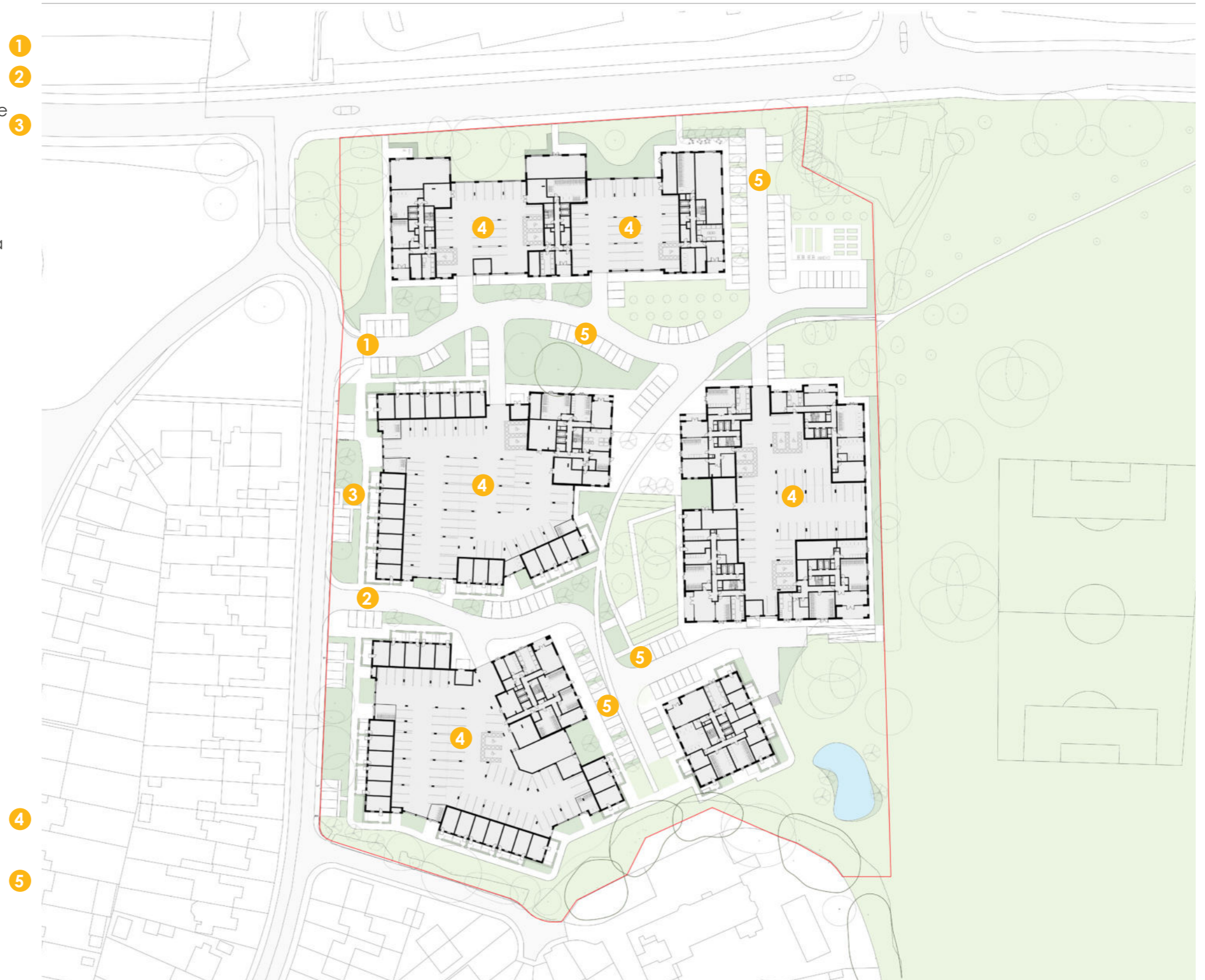
DEVELOPMENT OBJECTIVES ACHIEVED

Access Locations:

- Keep and re-use the existing vehicle access from Smiths Lane. **1**
- Provide an additional vehicle access point onto Smiths Lane. **2**
- Ensure the existing bus stop on Smiths Lane is not affected by the new development. **3**
- Include a new pedestrian access connecting to the existing pathway cutting diagonally through the site.
- Futureproof the cycle infrastructure by making sure it joins with a proposed cycle lane along Maidenhead Road.
- Review informal walking routes people use across the site and provide new pedestrian and cycle routes along these local 'desire lines'.

Street Hierarchy

- Design the streets to prioritise walking and cycling over driving.
- Conceal parked cars where possible to allow for more landscaped areas.
- Ensure pedestrian routes are clear, safe and legible throughout the site.
- Where shared cyclists and pedestrians paths are provided, prioritise pedestrians over cyclists.
- Support pedestrian safety by including well designed surfaces where there are pedestrian crossings with internal roads.
- Use podium parking where possible to reduce the visibility of parked cars. **4**
- Prepare a scheme and strategy that allows for surface car parking spaces to be replaced with green landscaping as car ownership levels decline and spaces are not needed. **5**



ACCESS AND MOVEMENT OBJECTIVES

DEVELOPMENT OBJECTIVES ACHIEVED

Access Locations

The site is bounded to the north by Maidenhead Road, to the east by Dedworth Manor Park, to the south by Thames Mead road and Dedworth Manor and to the west by Smiths Lane.

Currently there is one existing vehicle access point to the site.

The following elements will inform the access strategy for the site:

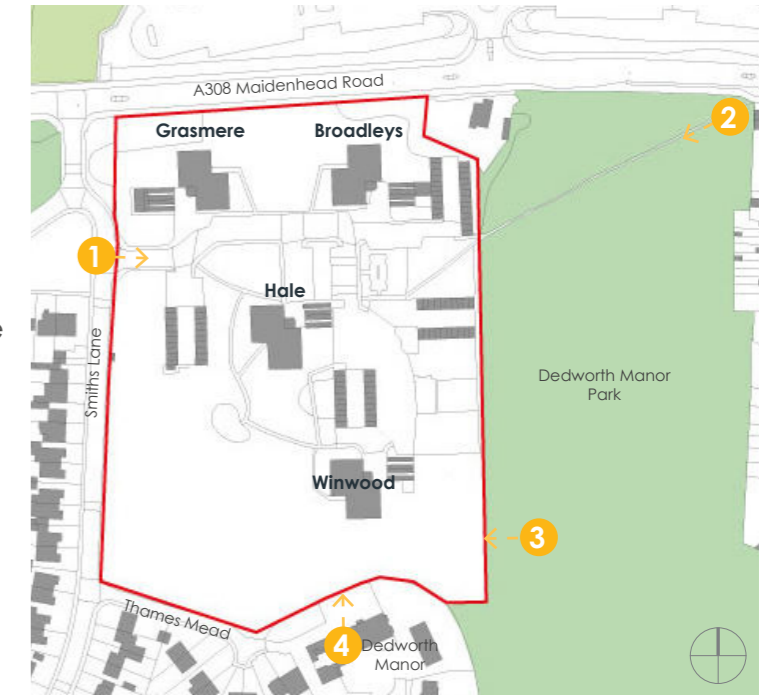
- Keep and re-use the existing vehicle access from Smiths Lane.
- Provide an additional vehicle access point onto Smiths Lane.

- Ensure the existing bus stop on Smiths Lane is not affected by the new development.
- Include a new pedestrian access connecting to the existing pathway cutting diagonally through the site.
- Futureproof the cycle infrastructure by making sure it joins with a proposed cycle lane along Maidenhead Road.
- Review informal walking routes people use across the site and provide new pedestrian and cycle routes along these local 'desire lines'

Street Hierarchy

The streets hierarchy should be designed to promote walking and cycling above driving. Parked cars are concealed, allowing for more space to be given to the landscape.

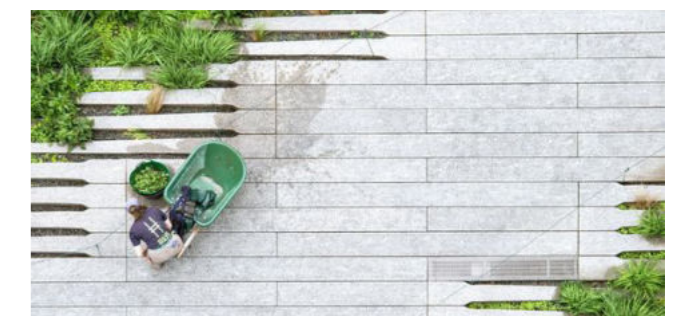
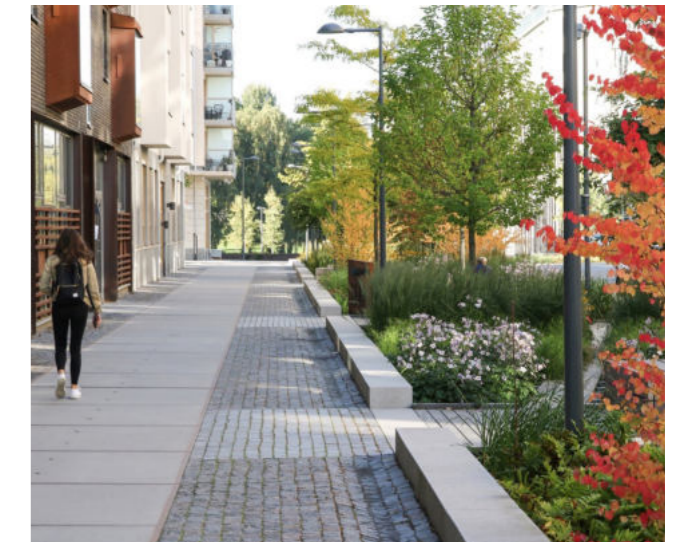
- Ensure pedestrian routes are clear, safe and legible throughout the site.
- Where shared cyclists and pedestrians paths are provided, prioritise pedestrians over cyclists.
- Support pedestrian safety by including well designed surfaces where there are pedestrian crossings with internal roads.
- Use podium parking where possible to reduce the visibility of parked cars.
- Prepare a scheme and strategy that allows for surface car parking spaces to be replaced with green landscaping as car ownership levels decline and spaces are not needed.



Site Photos



Illustrative Examples



ECOLOGY & DRAINAGE

DEVELOPMENT OBJECTIVES ACHIEVED

Ecology Corridors & Existing Vegetation

The development will improve ecology corridors for increased biodiversity, which double as recreational areas and access ways:

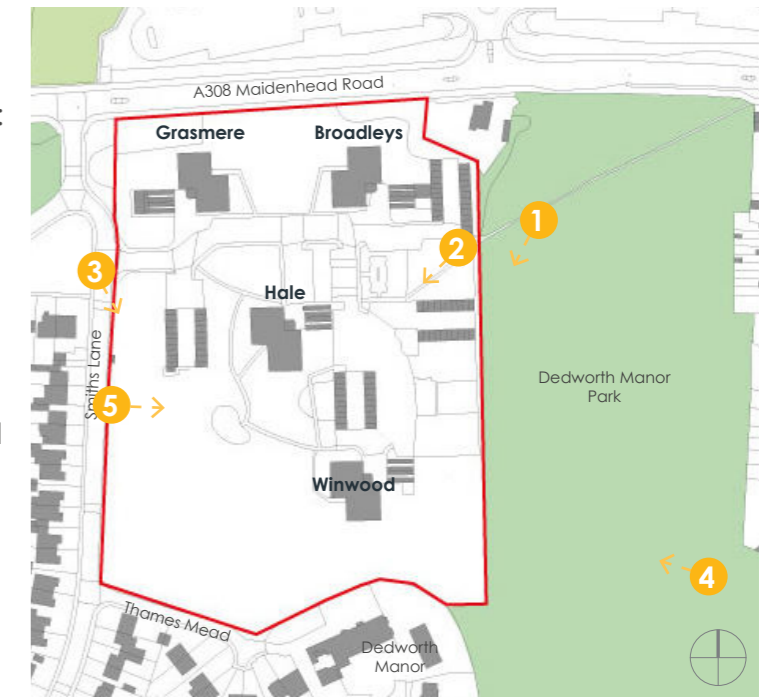
- Enhance and improve the existing hedgerow on the eastern site boundary, ensuring it is a dark, nocturnal corridor for the existing bats;
- Improve the existing lawns by planting more diverse grasslands and areas of wild flowers to create more habitat;
- Connect Dedworth Manor Park and the green space to the west of the site by a wider landscape corridor, utilising the easement over the Thames Water trunk main as an area to boost biodiversity;

- Improving the existing grass monoculture of the site by encouraging a more diverse planting mix in communal areas, provision of bird and bat boxes as required and a commitment to a 10% biodiversity net gain across the site.

Existing Natural Features

Enhance and embrace the arboricultural richness of the site, due to the site's history as a Manor Park:

- Retain and maintain as many of the existing trees as possible, to ensure they have a good chance of survival;
- Develop a landscape strategy that enhances the historic character of the site, and plants tree species appropriate to the historic context and site location;
- Relocate and maintain the existing orchard and community garden planted by residents.



Site Photos



Historic Photo (1978)



ECOLOGY & DRAINAGE

DEVELOPMENT OBJECTIVES ACHIEVED

Surface Water Drainage

There is the potential for parts of the site to experience surface water flooding. Therefore, a comprehensive strategy to ensure all proposed buildings are not affected by flood water has been prepared.

- Give dual purpose to all areas for water retention by incorporating additional biodiversity and creating habitats for multiple species.

The comprehensive drainage strategy prepared for the site proposes the following:

- Creation of a new drainage basin in the south western corner of the site. This will provide new habitat for invertebrates and increased foraging resources for the bat species using the nearby hedgerow;
- Utilising existing site levels to create water attenuation areas for wet periods;
- Create shallow swales and rain gardens to create additional areas of water retention;

Illustrative Examples



PLACEMAKING & BUILT FORM OBJECTIVES

DEVELOPMENT OBJECTIVES ACHIEVED

Central Points

Develop spaces at junctions of key routes within the masterplan to become nodal points, using key moves such as increased heights, changed landscaped features to create placemaking within the scheme.

- Increased building height around nodal points to mark junctions of routes
- Changes in landscape surface to pedestrian routes, cycle route and roads to slow users and create a shared space.
- Selected landscape species that mark nodal points
- Wayfinding signage where appropriate

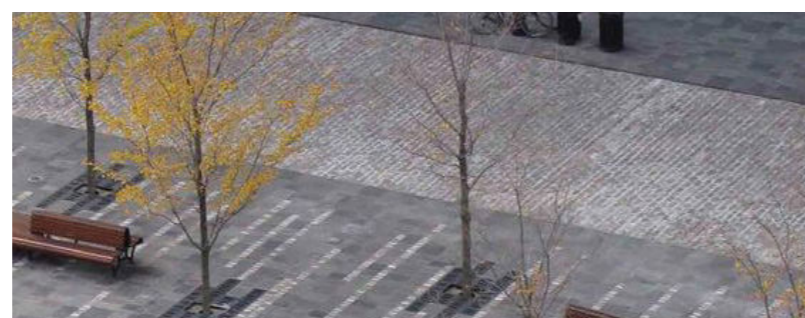
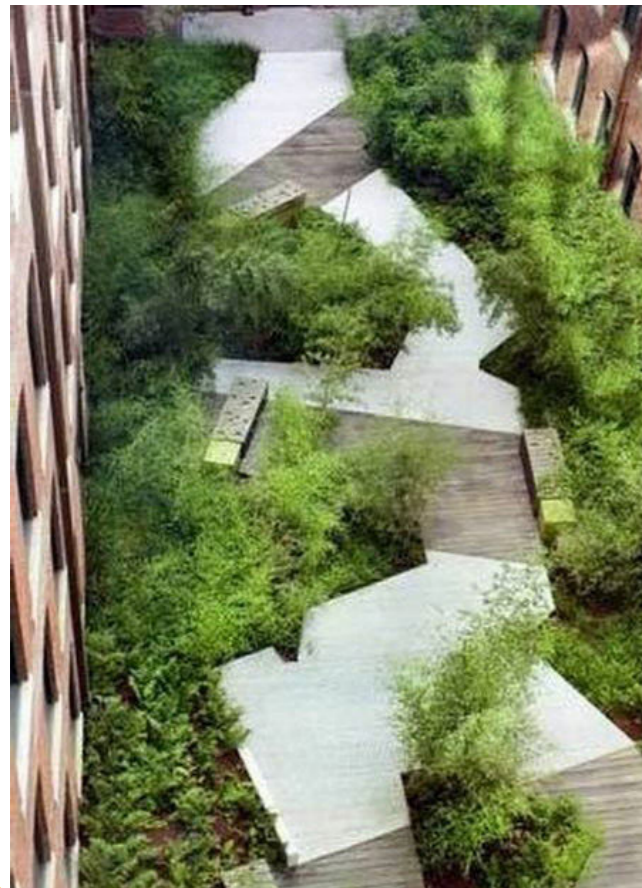
Development of edges of the site

The edges of the development should connect and be sympathetic to the surrounding context. Site edges should respect their neighbours in scale and massing to ensure the masterplan fits within its context.

- The larger scale Maidenhead Road to the north of the site, and the massing of the office buildings allows calls for larger massing in this location;
- Create a green buffer to Maidenhead Road to create separation between the site and busy road;
- Lower scale neighbouring buildings along Smiths Lane and Thames Mead suggest lower scale housing arranged in short terraces;

- The existing park to the east of the site offers expansive views towards Windsor Castle. Houses on the opposite part of the park turn their back to the park. There is an opportunity for apartment buildings to have a better interface with the park.
- Existing trees on the edges of the site should be retained where possible, with massing positioned away from them;
- Pedestrian paths along the edges of the development create activation and natural surveillance;
- Retain existing hedgerows along eastern site edge, with option to strategically remove sections to allow better connection between the site and the park.

Illustrative Examples



PLACEMAKING & BUILT FORM OBJECTIVES

DEVELOPMENT OBJECTIVES ACHIEVED

Character Establishment

The local character and architectural vernacular should be analysed and decoded to inform the language of the proposed developed. This will establish an architecture that is contemporary yet sits comfortably within its surrounds

- Define a palette of materials informed by prominent materials in the local context. Ensure all selected materials are low maintenance and long lasting eg. brick. Render, although prominent in the local area, does not age well and therefore shouldn't be used;
- Select materials from the material palette across the scheme to create variance whilst contributing to placemaking;
- Back to back dwellings are designed appropriately with daylight / sunlight requirements;
- Centre of development parcels working hard

to conceal car parking in podiums, with private and communal gardens above;

- Lobbies placed at building corners to create increased activation at junctions;
- Front doors and front windows positioned to create natural surveillance;
- Roof pitches informing the character of certain areas of the masterplan. Dedworth Manor House has multiple sharp pitched roofs. Further afield, the historic Clewer Mill provides an industrial aesthetic, appropriate for buildings along Maidenhead Road.

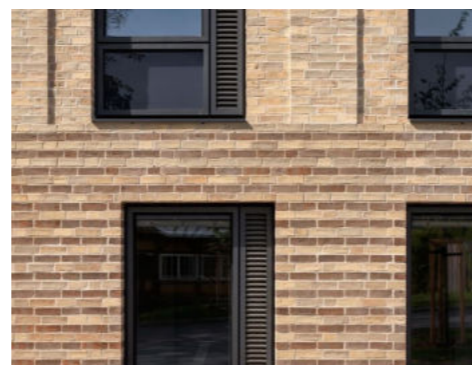
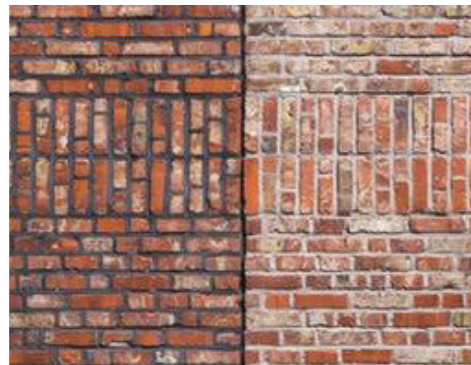
Building Typology & Density

Building typology and density will be informed by the scale and typology of the local context, as well as the need of existing residents on the site.

The Sawyers Close typology and density objects will follow these principles:

- Working together closely with the existing residents to assess their housing need, to develop building typologies suitable to them;
- Assessing the existing context around the edges of the Sawyers Close estate to identify areas that could comfortably support larger scale apartment blocks and others that should have smaller scale houses.

Illustrative Examples



SOCIAL OBJECTIVES

DEVELOPMENT OBJECTIVES ACHIEVED

Existing Customers & Phasing

Abri has made a commitment to its customers that they will only move once. The existing accommodation schedule of customers living at Sawyers Close has been reviewed and a re-provision and phasing strategy is being agreed.

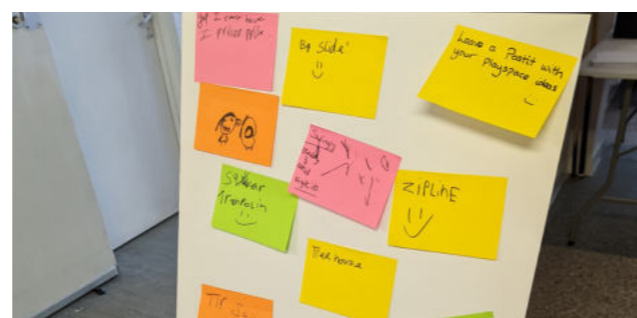
As part of the strategy for existing residents and phasing, the following applies:

- Existing residents of Sawyers Close will only need to move once
- Residents will continue to live in their current homes, until new homes are built
- Assistance will be available to help residents move
- Phase 01 of the development needs to occur in the south west corner of the site,
- The number and type of proposed homes

that will be built in Phase 01 will be specifically developed based on the needs of existing residents.

- The remaining phases will be developed to ensure that the number, type and location of new homes suit the needs to existing customers.

Consultation and Site Photos



Community Centre

By providing access to a range of facilities and spaces within development, we will help to create a thriving and sustainable community. The current Sawyers Close estate contains an existing community centre named 'the Pump Room', which is well used by the community.

At community consultation events held in 2022, customers told us that they would like to see provision made for new community spaces – a replacement Pump Room was a popular request, as was a community café.

The development proposes the following:

- Provision of a new community centre, to replace the existing Pump Room.
- The new community centre should be located

towards the edge of the site, in a prominent location so it can serve the wider community as well as the Sawyers Close community and be easily accessible to all.

- A multi-use space should be provided within the community centre, to allow for skill building days, training activities and act as a neighbourhood hub.
- A community café is to be considered. It can be run by the local community, to help skills development, reduce social isolation and to provide a safe space directly within the Sawyers Close community.
- The proposed community orchard and community garden should be located in close proximity to the community centre, to allow easy interaction between the two.

Illustrative Examples of Community Spaces and Activities



SOCIAL OBJECTIVES

DEVELOPMENT OBJECTIVES ACHIEVED

Community Gardens & Orchard

By providing access to a range of facilities and spaces within the developments we build, we can help to create thriving and sustainable communities. The current Sawyers Close has both a well used community garden and an orchard which are both maintained by the community.

community garden should be located in close proximity to the community centre, to allow easy interaction between the two.

The development proposes the following:

- The community garden and orchard should be developed to replace the existing community garden and orchard.
- Where possible, the existing orchard trees should be sensitively moved to their new location.
- The community garden should be developed with input from the local residents to establish a brief for the space.
- The proposed community orchard and

Illustrative Examples



Play Space

Currently there are two large play areas at Sawyers Close: a large, unfenced play area aimed at younger children and a disused parking court that has been re-purposed into a ball games area for older children. There is also ample play provision in Dedworth Manor Park close by.

As part of the new homes, the large play area at Sawyers Close will be removed to make way for Phase 1 of the development. We therefore propose to provide play space in another location:

- Upgrade and add to the existing play equipment on the eastern side of Dedworth Manor Park
- Incorporate suggestions from the children living at Sawyers Close as to the type of play

equipment they would like to have.

- Create areas of 'doorstep' play, closer to peoples homes, including in the main nodal points of the development



SOCIAL OBJECTIVES

DEVELOPMENT OBJECTIVES ACHIEVED

Landscape Communal Podiums

Podiums are proposed to be at four locations plots allowing for private gardens and communal spaces to be enjoyed by residents.

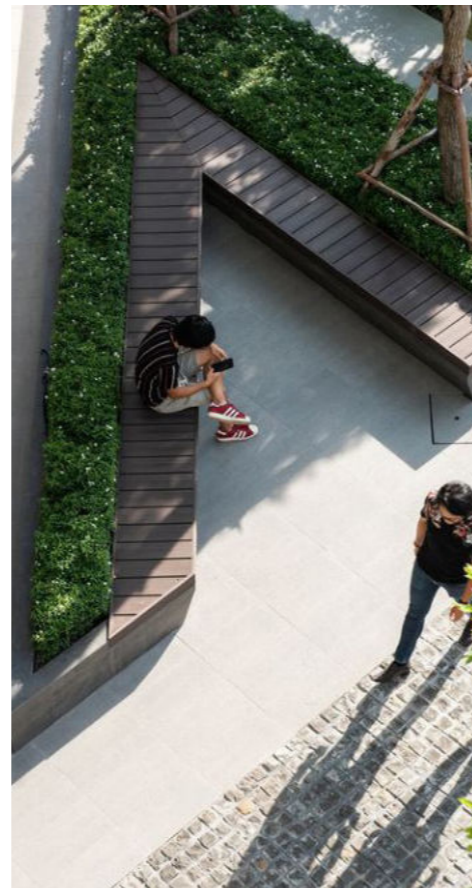
The communal landscape creates the opportunity for each house or apartment at the podium level to have private garden spaces but also access for all residents within that plot to the communal gardens and activities within them.

Within the communal space there will be opportunities for 'doorstep' play but also the potential for homeworking pods.

The communal landscape creates the:

- Raised planters incorporating seating elements, planting and trees
- Private gardens with access into the communal space
- Raised beds for communal gardens / allotments
- Areas created where small groups of people can gather for social activities.
- 'Doorstep' play areas created, closer to peoples homes.
- Planting beds located to aid the privacy of the houses

Illustrative Examples



Podium Landscape Keyplan



SOCIAL OBJECTIVES

DEVELOPMENT OBJECTIVES ACHIEVED

Sustainable Transport

Abri is committed to promoting and supporting their customers in their journey to using more sustainable methods of transport. Sustainable transport supports healthy place making. Abri has undertaken significant engagement over how the emerging scheme can support sustainable transport initiatives and discussions have taken place with stakeholders on this important topic as the masterplan has evolved.

Abri will continue to engage with residents at Sawyers Close in order to ascertain which sustainable transport options will be of most value to them.

The sustainable transport measures which are included in the masterplan are:

1. Access to a car sharing scheme – a 'Car Club'
2. Secure and convenient cycle parking
3. Cycle hub for use by the residents and wider community
4. Cycle routes within the site
5. Future-proofing the masterplan to connect into RBWM's planned cycling route
6. Pedestrian priority along shared surfaces within the site
7. Electric vehicle charging points
8. Reduced parking spaces to promote a reduction in car ownership and support car sharing through the car club
9. Access to the existing public transport network





05

CONSTRAINTS & OPPORTUNITIES

SITE CONSTRAINTS

KEY

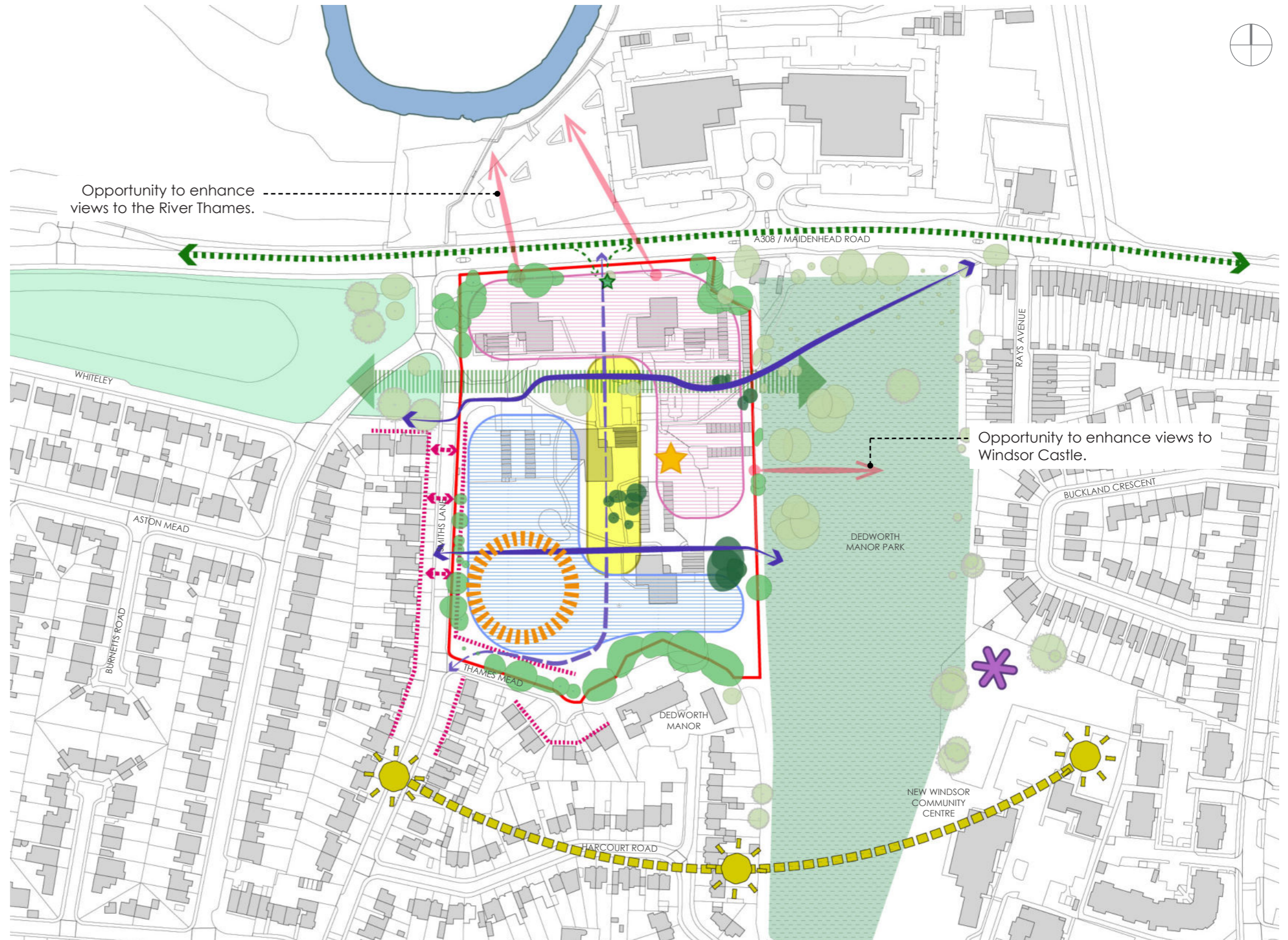
-  Site Boundary
-  Existing adopted road that runs through the site
-  Existing site entrance to be retained
-  Existing trees
-  Existing hedgerow
-  Utilities that run under site and their easements
-  Main road to the north
-  Existing buildings and garages
-  Existing community centre on the site needs to stay in operation during construction.
-  Existing orchard to be relocated.
-  Existing community garden to be re-provided.
-  Existing pedestrian route
-  Existing bus stop
-  Existing substation
-  Flood zone 2



SITE OPPORTUNITIES

KEY

- Site Boundary
- Existing trees
- Existing trees along site boundary
- Significant groups of trees to retain and make into a landscape feature
- ↔ Connections through the site
- ↔ Secondary connection
- Key views to Windsor Castle, and River Thames
- Landscape connected through the site
- Potential for 'central gardens' in the centre of the site, using existing groups of trees.
- ⊞ New proposal to respond to existing context
- ☀ Sun path to ensure there are no single aspect, north facing dwellings
- ▨ Potential for lower scale connections to lower neighbouring context
- ▨ Opportunity for additional height
- ★ Opportunity for tall, landmark building in site centre
- Existing cycle route
- ⊞ First phase location (single decant required)
- ✳ Playground location
- ▨ Dedworth Manor Park
- ★ Opportunity for bicycle hub
- ▨ Clewer Mill Stream (link to the Thames)
- ▨ Adjacent green areas





06

STAKEHOLDER MASTERPLAN PRINCIPLES

ECOLOGY & DRAINAGE STRATEGIES








STAKEHOLDER MASTERPLAN PRINCIPLES

Ecology & Drainage across the Masterplan

Central Points

- The ecology and drainage strategy has been developed taking in consideration the existing site constraints and opportunities.
- A new landscape corridor will run East to West to provide a welcoming and secure access to the Dedworth Manor Park.
- Drainage basins have been located strategically where more appropriate, working efficiently with the existing site levels and landscape.
- Almost all existing trees will be retained and integrated into the proposed landscape design.

KEY

-  Mill Stream (connected to the Thames River)
-  Low areas (prone to surface flooding)
-  Proposed drainage basin
-  Grassed areas
-  Hedgerow
-  Existing Trees
-  Proposed landscape corridor



ACCESS AND MOVEMENT STRATEGIES

STAKEHOLDER MASTERPLAN PRINCIPLES

Access to Sawyers Close

Central Points

- Enhanced accesses from Smith Lane and Dedworth Manor Park.
- New pedestrian and vehicular access from Smith Lane.
- New pedestrian accesses and connections from Dedworth Manor Park.

KEY

- ↔ Existing Road
- ↔ Proposed Future Cycle Route
- ↔ Existing Pedestrian Crossings
- ➡ Proposed Vehicle Access
- ➡ Proposed Cycle / Pedestrian Access
- ➡ Proposed Pedestrian Access
- - ➡ Existing Informal Pedestrian Access
- ← - ➡ Historic Route to Dedworth Manor



ACCESS AND MOVEMENT STRATEGIES

STAKEHOLDER MASTERPLAN PRINCIPLES

Street Hierarchy

Central Points

- Improve general site permeability.
- Develop cycle / pedestrian routes to reconnect the site to the existing urban grain, pedestrian paths and natural assets.
- Restructure site vehicular routes across the site to improve accessibility and servicing.



KEY

- ↔ Primary Access Road
- ↔ Proposed Cycle / Pedestrian Route
- ↔ Proposed Pedestrian Route
- - - Existing Informal Pedestrian Access

PLACEMAKING & MASSING STRATEGIES







STAKEHOLDER MASTERPLAN PRINCIPLES

Central Points

Central Points

- Extend the park into the site on the east edge to blend the proposed landscape with the existing natural context.
- Define two main nodal areas, creating small plazas to support the placemaking strategy and opportunities for socialising between residents.

KEY

-  Nodal points
-  Park extends into site
-  Primary Access Road
-  Proposed Cycle / Pedestrian Route
-  Proposed Pedestrian Route
-  Existing Informal Pedestrian Access



PLACEMAKING & BUILT FORM STRATEGIES

STAKEHOLDER MASTERPLAN PRINCIPLES

Development of edges of the site

Central Points

- Ensure that the more important frontages are active and have direct engagement with the public realm.
- Minimise the amount of frontages without windows to provide active frontages and natural surveillance across the site.
- Locate key community spaces along main frontages.



KEY

-  Development Area
-  Important Frontages

PLACEMAKING & BUILT FORM STRATEGIES




STAKEHOLDER MASTERPLAN PRINCIPLES

Building Types & Density

Central Points

- Locate tallest blocks to the north of the site to enhance direct light penetration.
- Vary shapes and heights of the plots to create informal and playful spaces to meet and interact.
- Locate lower blocks to the south to respond to the existing to the existing context around the site.

KEY

-  Lower Scale Buildings - houses up to 3 storeys
-  Medium Scale Buildings - apartment buildings 4 - 6 storeys
-  Higher Scale Buildings - apartment buildings 7 - 8 storey buildings



SOCIAL STRATEGIES

STAKEHOLDER MASTERPLAN PRINCIPLES

Community Facilities

Central Points

- Place key community spaces around main gardens and pedestrian/cycle routes
- Community gardens and Orchard to have a direct relationship with Dedworth Manor Park and to be protected from busy streets.

KEY

- Area for Social Infrastructure
- Additional area for Social Infrastructure
- ⋯ Community Centre
- 🌱 Community Garden
- 🌳 Community Orchard
- 🚲 Cycle Hub
- Primary Access Road
- Proposed Cycle / Pedestrian Route
- RBWM Proposed Cycle Route
- Proposed Pedestrian Route
- Existing Informal Pedestrian Access



SAWYERS CLOSE MASTERPLAN

DRAFT STAKEHOLDER MASTERPLAN (AS CONSULTED ON) JANUARY 2023 DESIGN



Existing Retaining Wall

This draft Stakeholder Masterplan was consulted on for 28 days to inform the final Stakeholder Masterplan for adoption.



07

**DESIGN UPDATES
PROPOSED MASTERPLAN FOR APPROVAL**

CONSULTATION

JANUARY 2023



Background

The Sawyers Close Draft Stakeholder Masterplan public consultation event was held between Friday 13 January and Sunday 12 February 2023.

The Stakeholder Masterplan Document was published on the dedicated Sawyers Close website at this link: <https://www.sawyersclose.com/news/consultation-on-draft-stakeholder-masterplan/>

The publication of the Draft Stakeholder Masterplan was accompanied by a design update that was also published on the Sawyers Close website: <https://www.sawyersclose.com/news/latest-design-update/>

Hard copies of the Sawyers Close Draft Stakeholder Masterplan were made available and could be requested by emailing Hello@sawyersclose.com, calling Freephone 0800 169 6507 or by writing to Freepost SEC NEWGATE UK LOCAL.

Consultation publicity

Abri publicised the consultation by writing to 723 addresses at Sawyers Close and the neighbouring area. This was the same mailing zone that Abri contacted prior to its June 2022 consultation event. Abri also contacted the local ward and neighbouring ward councillors to inform them of the consultation.

Consultation events

During the consultation, Abri held three drop in events at the Pump Room community space at Sawyers Close. At the events, attendees could view copies of the Draft Stakeholder Masterplan document and find out more about the latest proposals. These were held at the following dates and times:

- Thursday 19 January, 2:00pm to 5:00pm – 18 people attended
- Tuesday 24 January, 2:00pm to 5:00pm – 6 people attended
- Tuesday 7 February, 2:00pm to 5:00pm – 16 people attended

Responding to the consultation

Abri collected responses in writing by the following means:

- An online survey available through the Sawyers Close website
- The project email – Hello@sawyersclose.com
- By post to Freepost SEC NEWGATE UK LOCAL

Respondents were asked if they had any comments to make on the Draft Stakeholder Masterplan document. The responses received are summarised in this document.

Abri received six responses to the online survey and 17 emails during the consultation. No responses were received through the Freepost option.

The online survey also included questions on sustainable transport options to assist Abri in gaining insights into local preferences. In response to the question asking if they lived or worked locally, four respondents indicated that they lived in Windsor.

In total, 44% of respondents indicated that they used a car to travel during a typical week, 33% walked, 11% used a shared car or lifts and 11% specified other without detailing what that was.

In response to the question on which transport options they would use if they were more available, there were three responses. One for e-scooter, one for bicycle and one for other without specifying what that 'other' was.



DESIGN UPDATES

RESPONSE TO CONSULTATION FEEDBACK

Context

Comment:

Where will I live, and for how long, while these buildings get knocked down and the new ones get built? Also what will happen about to the bathroom adaptations I have, during the intervening period."

Design response:

Sawyers Close residents will only need to move once, from their current home into their new one. We're proposing a phased approach that means that the new homes will be built on the land to the south of Sawyers Close first.

Abri will work with its customers to create moving plans tailored to their needs. This will include financial support to meet the cost of moving and consideration of any adaptations that may need to be made to homes.

Design response:

The site has been developed to maximise private green space. This has been done in line with sustainable principles.

The Royal Borough of Windsor and Maidenhead Council is supportive of the area being redeveloped to provide more Affordable Housing. The number of units proposed have been discussed with the Council who are agreeable to the level of development.

We are providing a 10% biodiversity net gain across the site.

The proposal will deliver high quality landscape design.

Design response:

The layout of the proposal has been designed so as to limit the incidence of anti-social behaviour. This includes spaces that are well-surveyed.

Many existing residents have expressed that they would like to remain at Sawyers Close following the redevelopment of the site.

Comment:

As a resident on Smiths Lane we object to the accommodation of a space going from 219 to 420 - this is an over population of social/affordable housing in an area of west Windsor where there is already much. It is an inefficient use of the space. We object to losing our green space that we currently have whilst this development will have a lovely look out on to the green space of the football pitches."

Comment:

"As a resident on Smiths Lane I am concerned about any anti social behaviours that this over population of the area will bring. If you look at your original survey results you will see that the majority of people were not bothered about living in the same area as the people that they currently live with as neighbours which tells you that people don't mind being dispersed. Therefore you should be building other social housing/affordable housing in smaller building sites and maintain the quality of the green area that we currently have."

Comment:

"We thought the idea was to have lower profile and less dense building layout but now you are suggesting that some of the buildings will be nine stories high and the density seems to be much heavier than it currently is."

Comment:

"How are you going to protect children from the pond?"

Comment:

"I can't see any provision for solar panelling/ solar windows or even a small wind generator all which would help the residents both directly and indirectly via reduced service charges for communal electrical use and to charge their cars with the electrical charging points I can't see."

Comment:

"Are the flats going to be more than 3 levels high? "

Comment:

"Will there be 3 bedroom houses facing onto Thames Mead?"

Design response:

The proposal is for buildings up to 8 storeys in height. A range of building heights is provided to reduce the bulk of the scheme.

Design response:

A water attenuation basin will be provided to support the sustainable drainage system on the site. This attenuation basin will not be constantly filled with water.

Design response:

Solar panels are proposed to be included on the roofs of buildings as well as other energy efficient features including air source heat pumps.

Design response:

Apartment buildings will range from 4 to 8 storeys in height. The proposed town houses are 3 storeys.

Design response:

The draft Stakeholder Masterplan layout proposed some 3 storey town houses facing towards Thames Mead. In response to consultation feedback, the Masterplan layout has been amended. A new servicing route is now proposed between Thames Mead and the proposed town houses as a result the distance between existing dwellings on Thames Mead and proposed townhouses has increased.

DESIGN UPDATES

RESPONSE TO CONSULTATION FEEDBACK

Context

<p>Comment:</p> <p>"We each have private sheds now. I don't see garages or sheds on the plan."</p>	<p>Design response:</p> <p>Car parking and storage space will be provided within the shared under-croft garages.</p> <p>We will be providing storage space within the new homes that meets or exceeds the Council's storage standards.</p>	<p>Comment:</p> <p>"I, along with others that live along Smiths Lane, are still opposed to the additional access road. You are clearly not listening to our concerns and ignoring a request to build a new access road directly from the A308 in the vicinity of the north east corner. Or at a minimum improve and keep to the existing access road. The only reason for the second access road, is to facilitate your need to build in 2 phases, over the proposed 4 years, and not disturb the Sawyers residents."</p>	<p>Design response:</p> <p>This a 40mph Trunk Road and as such new access points are more difficult to achieve due to safety. The visibility requirements necessary for a 40mph road particularly from the north-east corner would be difficult to achieve. The existing Sawyers Close access will be improved as part of the proposals.</p>
<p>Comment:</p> <p>"I see nice balconies for above floor flats, but what about private outdoor areas for other accommodation types? So will each accommodation get their own outdoor space?"</p>	<p>Design response:</p> <p>Each home will have its own private outdoor space, either a balcony or private garden space on a podium meeting or exceeding the required private amenity space standards. In addition to this, there will also be shared outdoor spaces on the podiums and in the green spaces around the buildings.</p>	<p>Comment:</p> <p>"Smiths Lane is already busy enough with school runs, the addition of tippers, delivery trucks during the build etc, will put a strain on local life, especially those that live directly opposite."</p>	<p>Design response:</p> <p>Construction traffic will be controlled via a "Construction Management Plan" planning condition. The Construction Management Plan will be submitted to the Council for approval, once this document is found to be satisfactory and approved by the Council, the construction of the development will be required to be in accordance with this approved document. Included within the Construction Management Plan will be the times and days that construction is permitted to take place.</p>
<p>Comment:</p> <p>"What colour will be the buildings be?"</p>	<p>Design response:</p> <p>The CGIs are showing the design intent but colours might change before the application is submitted. Using brick as the main material throughout the scheme will be a unifying design feature influencing the character of the development.</p>	<p>Comment:</p> <p>"At the moment there are around 150 car parking spaces + garages, from what I can see you are proposing to double+ the occupancy and reduce parking spaces to around 120, is that currently 70% parking and you proposing to offer 40% parking once finished? At the moment cars are parking on the grass and have started parking on Smiths Lane."</p>	<p>Design response:</p> <p>The garages currently within the site are not suitable for car parking due to their size and the size of modern vehicles. At present the parking within Sawyers Close is unallocated, the proposal scheme will continue with the arrangement. Extensive parking surveys have been conducted within the site to access what the parking need is for the occupiers of Sawyers Close, the proposed parking provision is based on this need. It should also be noted that National Planning Policy seeks to prevent the over provision of car parking and aims to promote sustainable forms of transport.</p>
<p>Comment:</p> <p>"As a resident on Smiths Lane, we object to what looks like 4 storey (including roof cavity) buildings/ townhouses being built when we are two storey and the over crowding that will exist in this space with cars and access on to the Maidenhead Rd and Smiths Lane from parked cars."</p>	<p>Design response:</p> <p>The proposed 3-storey houses adjacent to Smiths Lane will be set back a generous distance from the site boundary, the new green swale with additional trees and landscaping will soften existing views and provide a green outlook. A 6-storey apartment building which would have been accessed from the new road onto Smiths Lane has been removed meaning fewer cars will use the new access, reducing car movements at this location on Smiths Lane.</p>	<p>Comment:</p> <p>"I can't see any suggestion of electric charging points for cars - which must be a mistake if you are looking for a new build that will be expected to be in use after 2035."</p>	<p>Design response:</p> <p>Electric Vehicle (EV) charging will be made available to all car parking spaces within the development over time.</p>

DESIGN UPDATES

RESPONSE TO CONSULTATION FEEDBACK

Context

Comment:

"I am struggling to understand how you think people will not come to the conclusion that you are out to build as many homes as possible for maximum profit, and expect anyone who buys one, not to realise they will have to fight for a parking space, of which I will be one when the overspill will be outside my home."

Comment:

"It looks like the parking is even less than our current parking, which is not sufficient as it is - a trip to the Estate any night would prove that."

Comment:

"I can't see any car parking on the plan, document talks of underground parking but no figures. Any property built in Windsor requires two parking spaces at least per property. Talk of future transport ideas is irrelevant, the current property hasn't enough parking at the moment, residents often use vehicles for work and trade, there are no serious local public transport spaces and few employers, schools or shops in walking distance. Bicycles are not an adult answer."

Comment:

"Will it be allocated parking or will there be an open car park like now?"

Design response:

Abri exclusively provides Affordable Homes, they do not profit from their developments. There is both a unmet national and local need for Affordable Homes such as those that are proposed. The proposed level of parking has been calculated using detailed car parking surveys to assess what the required parking need is. There is a local and national drive to reduce the reliance of private motor vehicles and increase and improve sustainable forms of transport.

Design response:

Extensive over-night surveys have been undertaken to count the existing number of vehicles on site and the roads surrounding the development. Over-night parking surveys have also demonstrated that there is very little parking on the roads surrounding the development, and it should be noted these roads are for public use.

Design response:

This project has been heavily designed to ensure that the proposed development is of the highest quality design. The car parking is located within the proposed podiums and located throughout the scheme "on street". The on street car parking has been well landscaped to prevent the parked cars from becoming an eyesore.

Design response:

Unallocated parking will be provided on-site as research confirms that this is the most efficient use of land.

Comment:

"I just know your traffic management plan is, for want of a better word, "poor" based on incompetence or deliberate and based on profit."

Comment:

"What's happening about garages and sheds? My car insurance gets a discount because I keep my car in a locked private garage at all times while not in use. It is close to my current flat. I can't walk far and especially not when I'm loaded down with shopping."

"I see parking spaces, but not in large amounts or particularly close to the buildings and it won't be viewed the same by my insurance, I shouldn't think. Will the maisonettes have parking spaces next to them?"

Comment:

"My main concern about the plans is that there is enough car parking space for the increased number of residents and dwellings. The additional development on the other side of the Manor House Park on Hanover Way did not have sufficient car parking and parking on Vale Road and Hanover Road is now a nightmare especially if you need to go the GP Practice Dedworth Medical Centre. It is not acceptable for your plans to assume a transition to walking and more use of cycling as if people want to use cars they will use them and end up parking on neighbouring side streets."

Design response:

A Traffic Management Plan has not yet been submitted, however one will be submitted to the Council for approval during the planning process. Once the Traffic Management Plan has been submitted to the Council it will become publicly available on the Council's website.

Design response:

The garages and sheds that are currently on site would be removed as part of the redevelopment and replaced by parking spaces within covered podiums as well as some on street parking.

Closer to the time of moving, Abri will work with its customers to prepare a moving plan that reflects their individual needs. The storage space that is currently provided by the sheds will be replaced by additional storage spaces within the new homes.

Blue badge parking will be provided next to each block.

Design response:

The level of proposed car parking has been agreed with the Local Highways Authority. Technical Transport Consultants have carried out in depth parking surveys to assess the parking needs of the proposal. The parking level accords with the recommendations of these surveys.

DESIGN UPDATES

RESPONSE TO CONSULTATION FEEDBACK

Context

Comment:

"As a resident of Smiths Lane there is no thought given to sustainable and environmental concerns that this area is saturated with water when there is rains and where will the water go if it is concreted over? Also concerning your ideas of planting. Please go and have a look at the new flats that have been built over on Hanover Way - there is planting of small trees which are all practically dead because no one is looking after them or maintaining them so any herbaceous planting, don't show me mature trees unless you are going to plant mature full on trees."

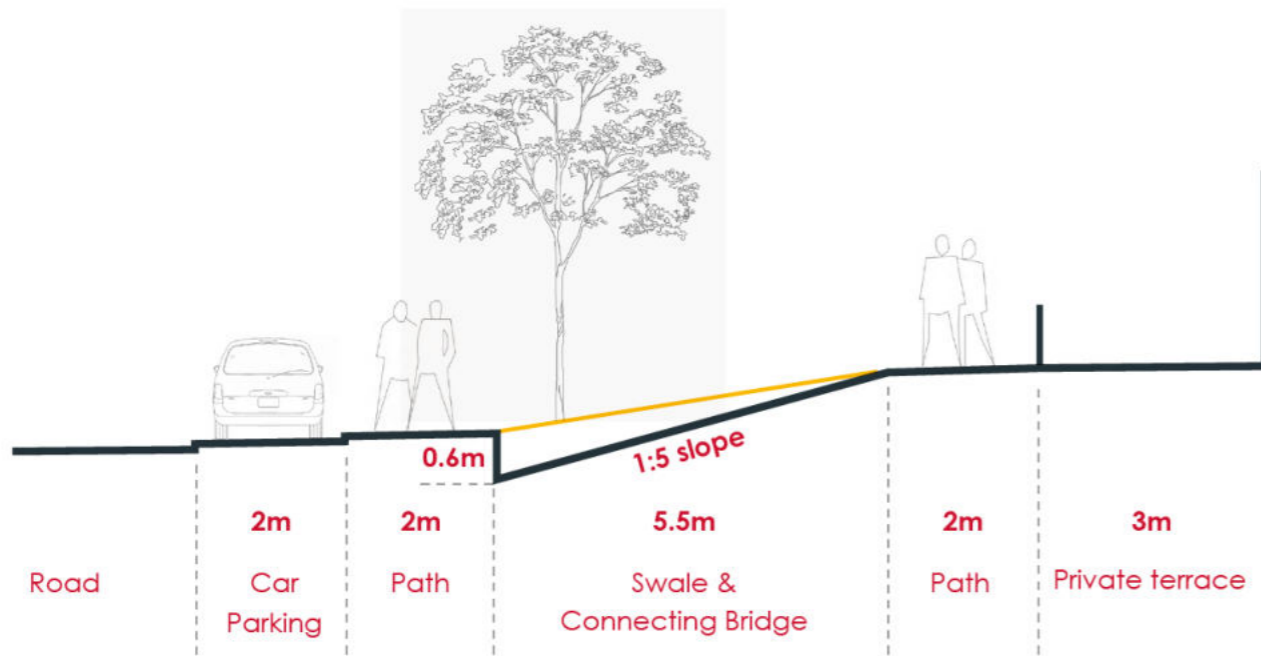
Design response:

As part of the sustainable urban drainage for the site a swale is proposed to run along the boundary of Smiths Lane to improve the overall drainage across the site.

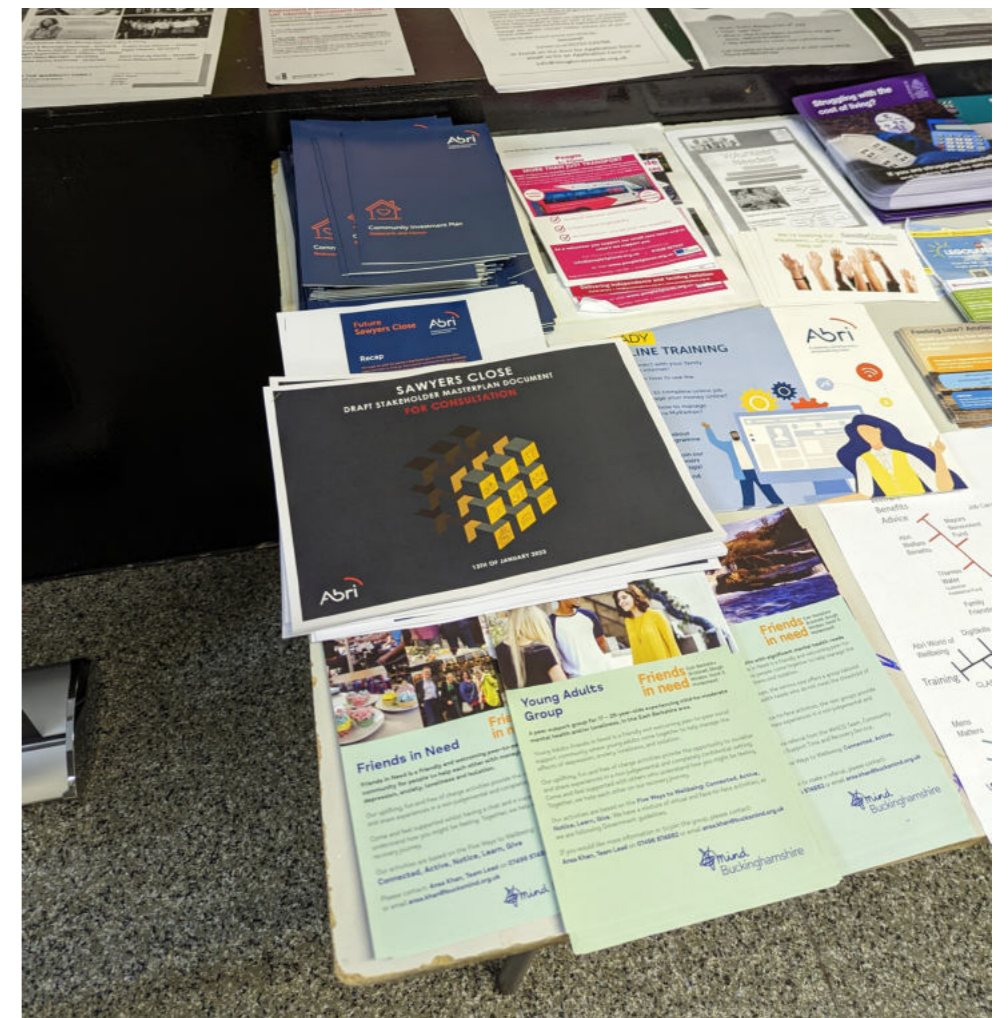
Suitable tree species will be chosen for the ground conditions.

Planting with semi mature trees is proposed along Smiths Lane to help screen the development. Proposed trees will vary in height and along this edge and it is intended to include 30-35cm girth trees with an approximate height of 6-6.5m.

Trees will be maintained for 12 months to aid establishment and in accordance with the planning conditions any dead trees will be replaced.



Diagrammatic Section



DESIGN UPDATES

STAKEHOLDER MASTERPLAN PRINCIPLES



Revised objectives to address feedback on the draft stakeholder masterplan, design evolution and site constraints.

- Integration of water attenuation features into the scheme.
- Primary access road to be adjusted to achieve access to Plot D south houses.
- North - Southeast pedestrian route path to be adjusted to follow Plot D new footprint.
- Basin to be adjusted to meet flood requirements.
- Increase active frontages at ground floor.
- Homes to be relocated across the site following the removal of Plot E.
- Increase the separation distance between existing Dedworth Manor Lodge and the proposed buildings by removing Plot E building.
- Plot B,C and D orientation to be amended to define new pedestrian routes across the site.
- Re-orientate Plot D to increase the separation distance between existing dwellings along Thames Mead with town houses within Plot D.



KEY

- Additional Access Road
- Proposed Pedestrian Route
- - - Existing Informal Pedestrian Access

DESIGN UPDATES

MASTERPLAN UPDATES

Following the extensive public consultation and taking into account the comments and suggestions that have been received, the design of the masterplan has been updated in order to address the feedback that has been received.

- Plot E has been removed to increase separation distance between existing Dedworth Manor and built form at Sawyers Close
- Small extension northwards to the size of the buildings along Maidenhead Road (Plot A).
- Plot B footprint has been adjusted to support new landscape design.
- Plot D footprint has been adjusted to increase separation distance of built form between existing dwellings along Thames Mead.
- Block C1 has been moved north.
- Block C4 has been rotated to create sunning gardens.
- Street layout around the south of Plot D updated to provide improved access to townhouses and permeability through the scheme.
- New swale along Smith Lane to provide water attenuation to proposed basin.
- On-site drainage attenuation basin included to support sustainable urban drainage system.
- Redesign of ground floor layouts to introduce Ground Floor flats, increase ground floor activation and optimise parking spaces.
- Buildings in Plot A increased in height to better address Maidenhead Road context and accommodate the loss of Plot E from the south of the site.

KEY

(XX) Added number of storeys

XX Storeys Total number of storeys

24 February 2023



SAWYERS CLOSE MASTERPLAN

FINAL STAKEHOLDER
MASTERPLAN
(FOR ADOPTION)
FEBRUARY 2023 DESIGN





SITE LOCAL HISTORY
The development will create a better setting for showcasing the area's heritage assets and celebrate the area's local history and sense of place.

PASSIVHAUS STANDARD
High levels of fabric efficiency and airtightness with high performance glazing and insulation
Maximising occupant comfort and achieving world-leading standards for energy efficiency and thermal performance

CLIMATE-RESPONSIVE DESIGN
Fabric first approach complemented by daylight design, sunlight access and natural ventilation
Optimised layout and orientation to maximise passive solar gain and achieve Passivhaus' very low energy building performance standards

INTERGENERATIONAL COMMUNITIES
The development will promote intergenerational relationships and diversity, encouraging residents to fully, safely and securely intergate with the wider community and form intergenerational links.



EMBODIED CARBON REDUCTION
Focus on reducing embodied carbon in buildings through maximising opportunities for building and material use, specifying low embodied carbon alternatives, and material efficient structural design and construction methods

RENEWABLE ENERGY
Low-carbon design coupled with energy from renewable sources, both on and offsite will be needed to achieve net zero operations



LOW CARBON HEATING
Low-to-zero carbon heating systems, including consideration of air/ground source heat pumps and low temperature shared ground loop arrays to maximise distribution efficiency



ENVIRONMENT & ECOLOGY
Homes and landscaping designed with responsiveness and sensitivity to the local ecology, aimed at a positive net impact on biodiversity



WATER EFFICIENCY & SUDS
Water efficient fittings, fixtures and white goods and well-designed sustainable urban drainage system to reduce potable water use and align drainage requirements with natural water processes



WASTE MANAGEMENT
On-site recycling and composting facilities to ensure that the development is as zero waste as possible and that residents are empowered to lead sustainable lifestyles



LANDSCAPE RESILIENCE
Landscape design that sustains natural ecological functions and supports native biodiversity over time, under changing conditions, and despite multiple stressors and uncertainties. Resilient landscapes also contribute to the climate change resilience potential of the development.



OVERHEATING RISK MITIGATION
Design features, such as thermal mass, solar protection devices and well-designed ventilation systems to prevent current and future overheating risk, especially for vulnerable residents



CIRCULAR THINKING
Designed to follow circular economy principles: MMC and BIM to facilitate designing out waste, design for disassembly, flexibility and adaptability; modular construction. Consideration of whole life-cycle costs and performance in terms of material selection and specification

COMMUNITY
Providing spaces for developing local circular economy and supporting the upskilling of local residents through the provision of community space.



ENVIRONMENTAL QUALITY
Designed for optimum levels of daylight and sunlight and good natural ventilation and indoor air quality, and using natural, healthy and locally sourced materials with low VOCs and emissions

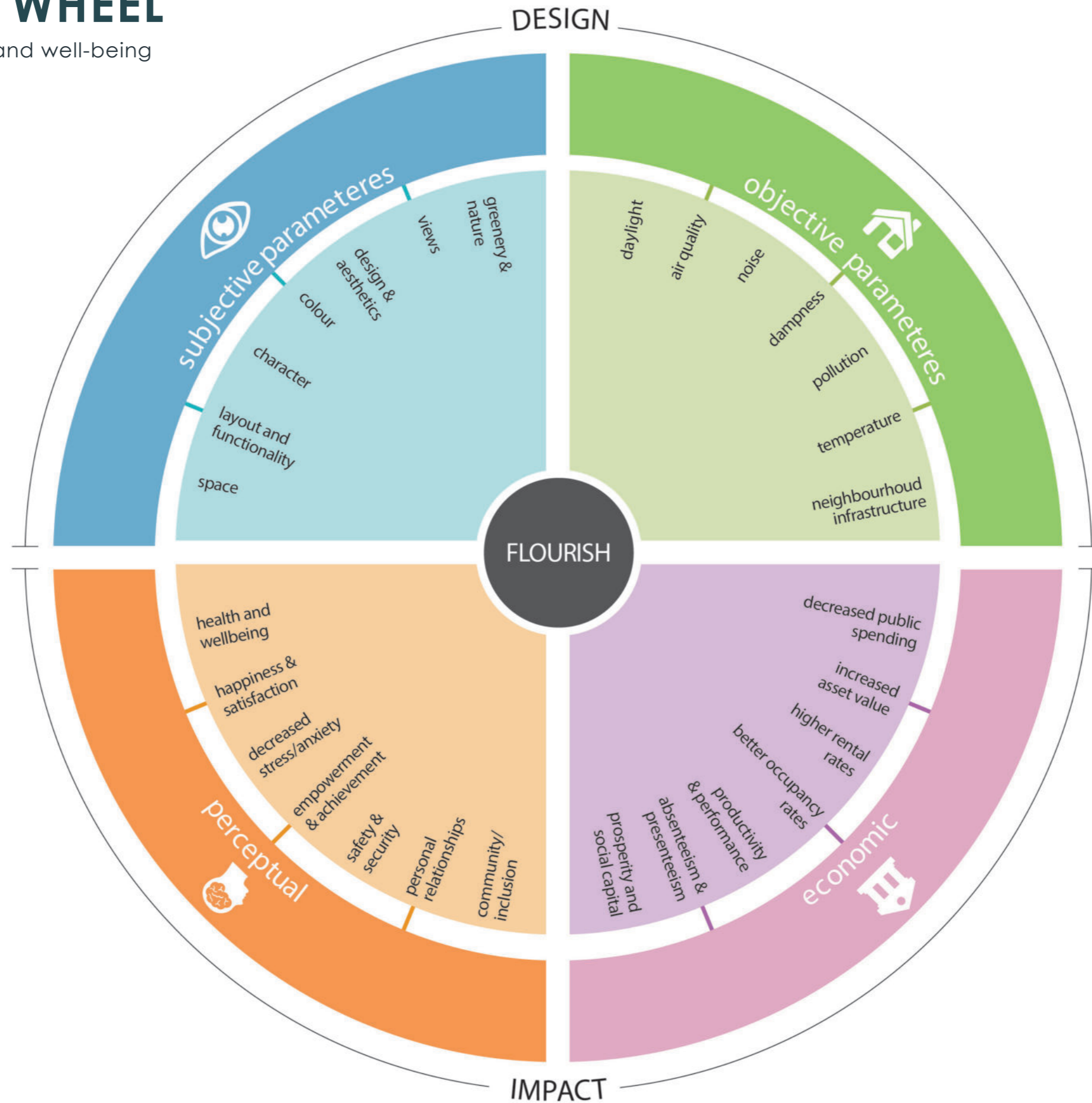


HEALTH SOCIAL RELATIONSHIPS
Masterplan design as well as design and delivery team activities at every stage of design and construction to focus on generating high levels of social value and leave a legacy of positive impacts on the local community.



THE FLOURISH WHEEL

An assessment tool for health and well-being



Adapted from the Flourish Framework Diagram by Prof. Derek Clements-Croome and Marylis Ramos

SAWYERS CLOSE
