61 Dedworth Road, Windsor

Existing Site Photographs
**Property History**

**Application No:** 12/90348/PREAPP  
**Address:** Mahjacks, 61 - 63 Dedworth Road, Windsor, SL4 5AZ  
**Proposal:** Ground floor convenience store and 12 flats on the first, second and third floors

### Planning History

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<td>06.08.2012</td>
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<td>DC 89/01904/FULL</td>
<td>CHANGE OF USE OF EXISTING FIRST FLOOR FLAT TO STAFF ROOM AND MANAGERS OFFICE IN CONNECTION WITH GROUND FLOOR SHOPS</td>
<td>REF</td>
<td>13.01.1989</td>
<td>24.04.1989</td>
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<td>DC 90/01678/TEMP</td>
<td>RENEWAL OF CONSENT 467671 (ALLOWED ON APPEAL) TO CONTINUE USE OF FIRST FLOOR FLAT AS STAFF ROOM AND MANAGERS OFFICE IN CONNECTION WITH GROUND FLOOR SHOPS</td>
<td>PER</td>
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### Appeals History

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### Enforcement History

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6 August 2012

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
Acknowledgement of Receipt of Pre-application Enquiry

Appn. Date: 6 August 2012
Type: Pre-Application
Proposal: Ground floor convenience store and 12 flats on the first, second and third floors
Location: Mahjacks 61 - 63 Dedworth Road Windsor SL4 5AZ
Parish/Ward: Clewer East Ward
Applicant:

Thank you for your pre-application enquiry received on 6 August 2012. After looking at the information submitted, the following is needed from you to be able to provide you with advice:

1. No fee was received, would you please forward as soon as possible in order for us to proceed with your application.

The Council’s helpful customer guide to the pre-application advice service, Guide 5 ‘Advice Before Applying’ can be found on the Council’s website at: http://www.rbwm.gov.uk/web/dc_customer_guides.htm

The guide sets out what information will be needed to provide you with advice at 3 fee levels (Levels 1, 2 and 3). Where a new dwelling or non-residential development is proposed we can also give advice on ways you can build sustainably that will help you to meet the standard for the Code for Sustainable Homes or BREEAM for non-residential development. There is also a follow-up service. The guide includes a chart that shows the fee payable to give you advice.

Your pre-application enquiry will be allocated to a Planning Officer to progress after receipt of the above. If I do not hear from you by 27 August 2012 then I shall assume you do not want to progress the enquiry and the information you have already submitted will be disposed of.

I trust this is of assistance and look forward to the information being submitted.

Yours sincerely

Planning & Development

Royal Borough of Windsor and Maidenhead, Town Hall, St Ives Road, Maidenhead, Berkshire SL6 1RF
T: 01628 653000 E: customer.service@rbwm.gov.uk Minicom: 01628 796474
www.rbwm.gov.uk
Pre-Application Statement

Development

at

61 Dedworth Road
Windsor
Berkshire
SL4 5AZ

for

Mahjacks Ltd

25 July 2012

Job 11120
Site Description & Analysis

The site is located to the west of Windsor town along Dedworth Road, forming a parade of shops clustered around the junction with St Andrews Avenue and Vale Road to the west. These all include residential units above the commercial ground floor spaces. Dedworth Road is typified by residential developments and shop units, predominantly of brickwork and pitched roofs.

To the east of the site is Winton House, a Care Home that references St Andrew's Hospital and Almshouses, which were originally on the site. This occupies much of the street frontage of Dedworth Road further to the east, and is opposite the Recreation Ground, which is visible from the site. Winton House is typified by its large pitched-roofed elevation fronting the main road.

A three storey modern residential development sits opposite the site. Although of flat-roof construction, it references the local vernacular with tiled mansards to protruding blocks.

The site extends approximately 100m back from Dedworth Road. To the rear, the site is bounded by residential developments of between one and two storeys. An existing storage building occupies much of the rear of the site. Boundaries are well vegetated with hedging between 6-12m high to the east and south. Other boundaries are defined by fencing of approximately 2m high.

The existing mixed use building fronting Dedworth Road dates back to the 1960's and comprises A retail units with three, 2 bedroom residential units above. One unit has been approved for change of use, into an office space, used by Mahjacks Ltd. Residential access is via an external stairway to the rear. A road to the rear of the site runs along the western boundary, providing access to an electrical substation, garaging, tarmac parking, and a separate light industrial warehouse.

Design Principles

Any redevelopment of the site should:

- Address the recreation park
- Enliven the street frontage of the site
- Interpret the local vernacular
- Be sympathetic to adjacent properties
- Provide a viable commercial entity and good quality residential development
Design Solution

The site is diagonally opposite a large recreation ground to the north that abuts Dedworth Road. Therefore this is an opportunity to provide a mixed-use development that will provide a focal point from the park, to link with the local shopping centre at the junction with St Andrews Avenue.

The built scale of Dedworth Road increases as one moves towards a junction along it allowing greater prominence to be given to street landmarks and corners. This also signals the approach towards public amenities and local shopping centres. The proposed development will echo the progression in scale, providing a prominent architectural feature to the corner of the proposed building, which signals the entrance to the retail unit at ground floor, and shopping centre to the west.

The new development will replace three shops with one larger retail unit, as a more viable commercial venture (a separate Retail Statement elaborates on this). The new development is located further to the west of the site and preserves a series of mature trees along the eastern boundary. This gives space for an access route along the eastern boundary, thereby preserving the existing vegetation. This also serves to establish a rhythm of gaps and access routes between adjacent buildings. The existing sub-station access along the western boundary will be maintained.

Above the ground floor retail unit, 10 no one and two bedroom flats are arranged across two floors, around a south facing external communal courtyard at the heart of the development. Access decks afford entrance to each unit and will provide a secure, social gathering space for the residents. 2 further penthouse units (12 flats in total) on the top floor gives prominence to the site entrance and corner of the building, whilst signalling the presence of a public retail facility from the park and local shopping centre respectively.

Two units have been removed from the original outline planning application (ref 1 I/03438), and the massing of the building reduced significantly, reflecting concerns over the potential overlooking of adjacent properties. Comparison on the effects of these reductions is shown below.
All new dwellings will comply with the Lifetime Homes Standards. Habitable rooms are arranged in a north-south orientation to minimise overlooking of adjacent properties, with the massing of the building set back from its perimeter. Balcony set-backs and pitched roof elements are used to assimilate the mass of the buildings, with its context. The scale of the development reflects that of Torrent Court opposite the site.

Development is restricted to the north of the site, allowing residential and visitor parking to be accommodated at the rear. Existing established boundary trees and vegetation, provides screening to the residential gardens that face onto this part of the site.

Dedworth Road is dominated by strong pitched roofs and brickwork elevations. Therefore the new development is conceived as a continuation of this vernacular with pitched roofs, glazing and strong brickwork elements, which will provide a progression in materials from Winton House, dominated by its pitched roof, to the local shopping centre, which has a greater expanse of glazing. Penthouse units occupy the pitched roof space, with their massing set back from the street frontage.

Deliveries will be accommodated on site, with sufficient retail parking to the street and rear of the building. Residential parking will be to the back of the site, and secured with gated access to ensure these are not used by retail customers.