

# Future Sawyers Close



## Welcome

Thank you for attending today's event about the proposed redevelopment of Sawyers Close. Working together with the Royal Borough of Windsor & Maidenhead, we are looking at options to demolish the existing estate and build 417 new homes, both on our land and on land made available by the council.

**All the homes would be affordable and made available to our existing customers and others in housing need in the local area**

A couple of months ago, we shared our initial plans with our customers. We were keen to get their early feedback and we received a lot of useful information which has enabled us to develop our plans further.

We want to know what you think about our latest proposals: please review the information on display, have a chat with us, jot your thoughts on a post-it note and fill out a feedback form.

If you'd like to look at the plans at your leisure, all the information here today will be posted on our website: [sawyersclose.com](http://sawyersclose.com)

Finally, if you would like to talk to us about shared ownership or have any questions about allocations for the new homes, our specialist teams are here today and happy to chat.





# Future Homes Survey – The Results

We had a really good response to the Future Homes Survey we issued to our customers earlier this year – almost half of all households at Sawyers Close completed it. Thank you for taking the time to help us make sure our plans fit your needs.

As a result, we now have a very good idea of the things that are important to you in your new home and the type of facilities you would like to see provided. All the information has been shared with the architects and other members of the project team, so they can progress their designs.



## Key findings:

On a scale of 1-10, you rated your current home a '5' in terms of matching your needs.

### The main reasons you gave for this score were:

- Poor maintenance
- Too small
- Expensive to heat
- No storage space
- Anti-social behaviour

- About a third of customers live on their own, another third live with one other person and the final third are households of between 3 and 5 people.
- While almost half of households have one vehicle (a car or van), 40% have no vehicle and 95% do not have a garage.
- By far the most popular local facilities are the adjacent playing fields and the children's play area; the orchard was also mentioned by several people.
- You'd like to see communal gardens for residents only and improved play space at the future Sawyers Close.
- While a third of customers are happy with the space they have now, 40% feel that their current home is too small for them; they would like more storage space or more room for their family.
- While 65% said it was not important to live close to their current neighbours in the future, 28% wanted to stay close.
- Solar panels, electric vehicle charging and wildflower planting were the top three environmentally-friendly features you'd like to see.



# Where we are now

We want to build better homes for everyone at Sawyers Close and for others in housing need locally. Our customers have told us that they would like to see regeneration come forward, so that we can address long standing issues – e.g. lack of storage and high energy bills – and create a better place to live.

We're looking at options to demolish the existing blocks at Sawyers Close and build new homes for everyone currently living there who wants one. We also plan to build more homes for local families in the borough who need affordable housing.

We are consulting both our customers and the wider local community before we take a final decision. After today, we will review all your feedback and finalise the designs.

The plans below show the current Sawyers Close estate, on land owned by Abri, in red.

The land to the south in blue is owned by the Royal Borough of Windsor & Maidenhead and is being made available as part of the regeneration plans to build some of the new homes. The playing fields to the east are not owned by Abri and do not form part of our plans – we think they should stay as they are.



Sawyers Close today, with Abri land in red and RBWM land in blue



# Our vision

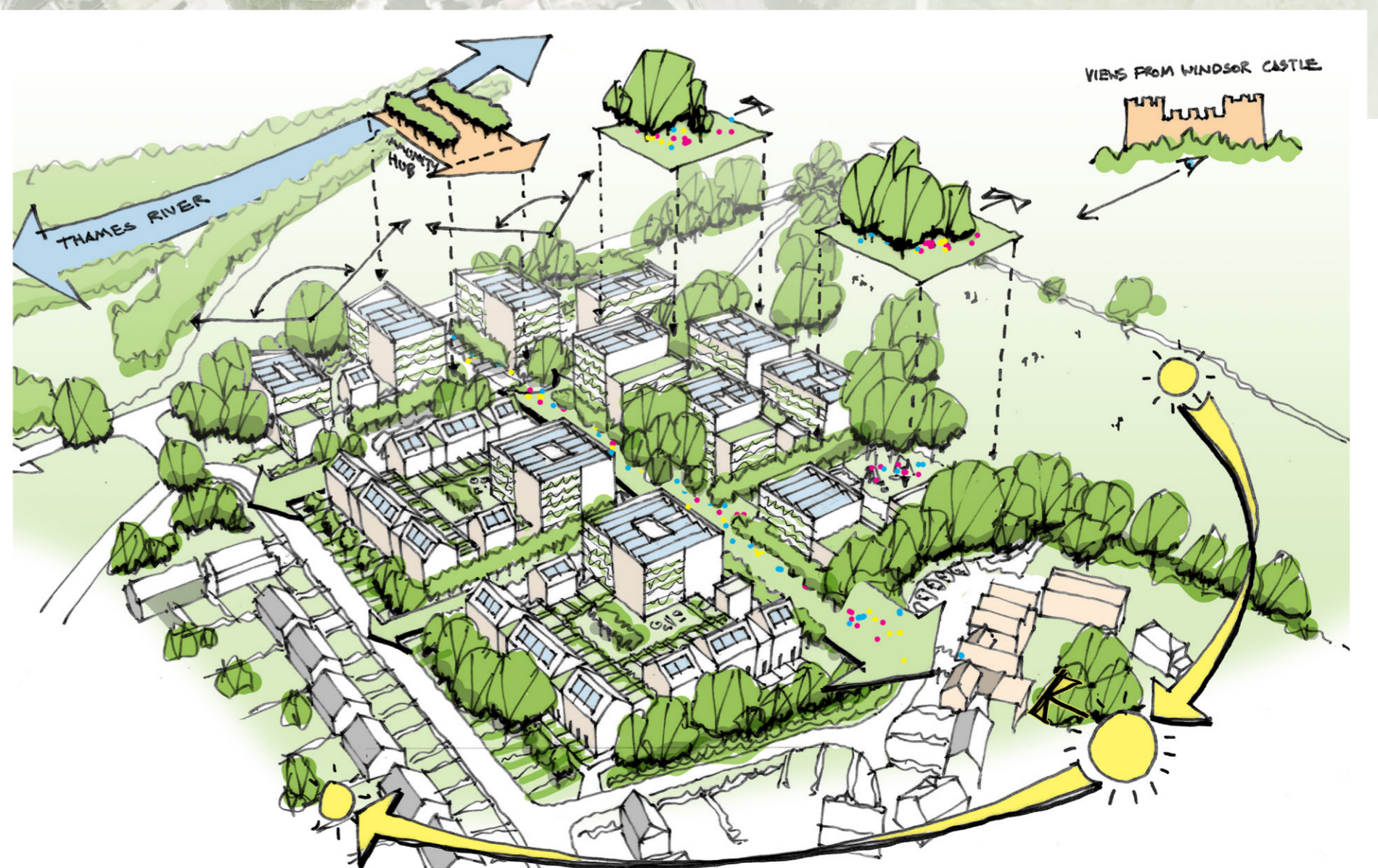
Our proposals seek to provide high quality homes, with private amenity spaces for residents and better public open space, in a scheme that also places pedestrians over cars. Wellbeing and safety will be at the heart of the future Sawyers Close.

We have considered the following:

- All the homes will be affordable, including shared ownership.
- We will make good use of RBWM's adjoining land and build an extra 225 affordable homes, making 417 new homes in total.
- It's important to keep as many of the existing trees as possible – and to plant more. We will relocate the orchard trees to a new space and set aside a spot for the community garden.
- Secure, private outdoor space for residents is a priority. There will also be activity space throughout, connecting to the adjoining green space.
- Cars and parking should not dominate the look of the estate.
- A fabric first approach to building design, creating modern and energy efficient homes.
- Ample built-in storage space within homes.



Concept plan





# Masterplan: scale and height

Across the scheme, we are planning a number of 3 & 4-bed, 3-storey houses as well as several apartment buildings, ranging in height from 3 storeys to a single one at 8 storeys (which is the same height as the current blocks). Overall, this will be far more in keeping with the surrounding area, particularly the town houses proposed for the Smiths Lane frontage.

All apartments will have balconies and all houses will have gardens.

Heights will vary across the site and the buildings will provide a lot more activity at street level – what we call ‘active frontages’ – which will help with personal safety.

- The town houses and low scale apartment buildings would mostly be located adjacent to Smiths Lane and Thames Mead, respecting the existing homes there.
- Taller buildings would be placed towards the centre of the site and the northern boundary.

We have prepared illustrative drawings to give an idea of views looking into the development from the southwest corner on Smiths Lane – and looking out in the opposite direction.



Illustrative perspective looking south west across the scheme



Illustrative perspective looking along the Smiths Lane frontage



## Illustrative perspectives



Illustrative perspective looking south west across the scheme



Illustrative perspective looking along the Smiths Lane frontage





# Why we need new homes

At Abri, we believe that if everyone is to have a safe, warm and sustainable home, we must increase the supply of new housing.

The National Housing Federation, which represents many housing associations, including Abri, has identified that England needs 340,000 new homes – including 145,000 affordable homes – each year until 2031, to meet current demand. This includes 90,000 for social rent and 25,000 for shared ownership.

We believe we can make a difference here at Sawyers Close, by redeveloping the existing estate and using the land made available to us by the Royal Borough of Windsor & Maidenhead (RBWM). We plan to build homes, not just for our existing customers but for others in housing need locally.

- There are currently 726 households on the Royal Borough of Windsor & Maidenhead's housing register – 430 of them are looking for 2-4 bed properties, which is what we are planning to build.

By setting new and higher standards for our homes, prioritising our regeneration programme and investing in new technology, we will create great homes, places and communities where people want to live.



# Green space & trees

Sawyers Close sits within a large area of green space, with well-established trees and two separate play areas. The space is open to everyone but, without any defined uses, is largely underused.

## We want to:

- Retain as many of the existing trees as possible.
- Relocate the orchard trees to a new location on the site.
- Create a series of open spaces, with different uses, that will appeal to a broad range of residents and age groups.
- Introduce a series of garden squares to retain the existing trees along the border with Dedworth Manor Park and a smaller green space on the southern boundary where there is also a series of established trees.
- Look at ways to improve the park to provide spaces that promote health and wellbeing.
- Provide safe, secure and private residents' space, primarily on top of the parking podiums.



Plan showing re-provisioning of community garden & orchard in Green Space

- Relocated Existing Orchard
- Relocated Existing Community Garden



Current community garden



Current community orchard



# Community spaces

By providing access to a range of facilities and spaces within the developments we build, we can help to create thriving and sustainable communities.

At our event in April, customers told us that they would like to see provision made in our redevelopment plans for new community spaces – a replacement Pump Room was a popular request, as was a community café.

We have started to think about what these spaces could look like – and where they might be located within the masterplan.

The main image below shows our early ideas for a combined new Pump Room and community café. We are also displaying a range of other ideas for community spaces.

Please tell us what you think of these suggestions and what is important to you. You may have other ideas – and we'd love to hear them.



Illustrative examples of community spaces



# Play space

Play space for children is one of our customers' key priorities.

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 repurposed into a ball games area for older children. There is also ample play provision in Dedworth Manor Park close by.

As part of the redevelopment, the large play area at Sawyers Close will be needed for some of the new homes. We therefore need to provide play space in another location - we think it makes sense to upgrade and add to the play equipment already in Dedworth Manor Park.

We have received a lot of great suggestions from children living at Sawyers Close as to the type of equipment they would like to see provided. Some examples are shown below, although the exact items are not yet confirmed.

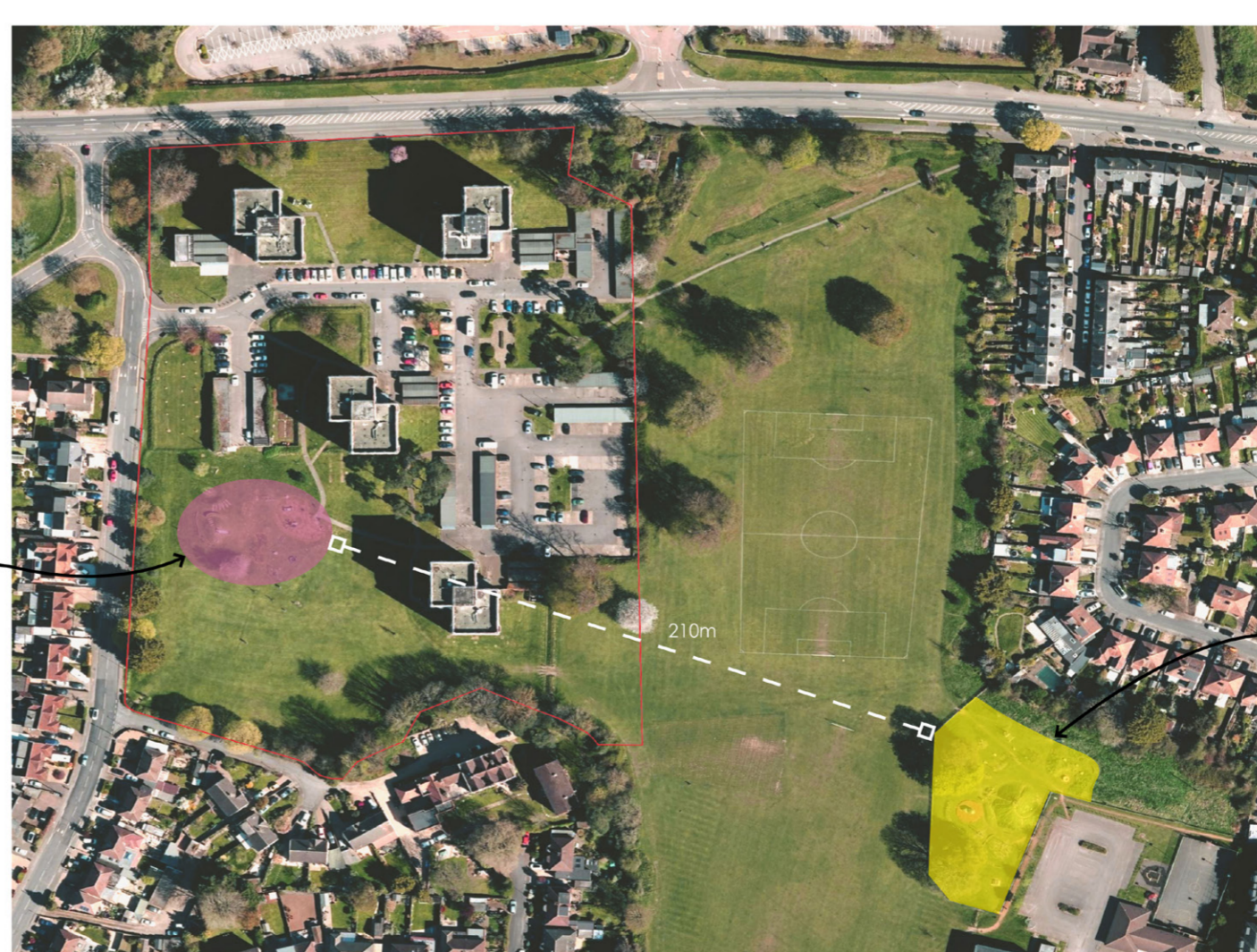
We also want to provide play space on site, what we call 'doorstep' play spaces, closer to people's homes. Our proposals for a series of green squares will enable us to do this effectively. These could include items such as mark making boards, tunnels, mounds and logs – we've included some examples below.

## Examples of potential new play equipment



Possible locations for doorstep play

Existing play area to be reprovided



Existing play area equipment to be improved and added to



# Podiums – using the roof space

At present, Sawyers Close is dominated at street level by cars, garages and on-street parking, with green space beyond.

We want to change that as part of the proposed regeneration, so that it is green space – trees, gardens, play space – and homes and front doors that meet the eye. This will also help tackle anti-social behaviour and reconnect homes with the street.

To do this, we are proposing to introduce podiums for most of the parking: cars will enter at street level and be concealed while the roofs of the podiums can then be used for different types of resident facilities, with opportunities for planting (including trees), activity areas such as BBQs and areas for relaxation. Some examples are on display below.

Access to the podium roofs would be secure and would be directly from the townhouses and the apartment blocks – there would be no direct access from the street.





# Podiums – Parking

- There will be at least one parking space for each home.
- Electric vehicle charging points will be provided in line with RBWM's requirements.
- We are exploring the possibility of up to three Car Club spaces.
- We will also be introducing secure cycle storage for all apartment buildings and houses, as part of a focus on sustainable transport. There will be parking for regular cycles as well as larger cargo bikes.
- We are proposing to provide Windsor Cycle Hub with a space, accessible from both the new development and the Maidenhead Road for customers and the wider community to use.





# Landscaping

## Overall Strategy



- Maidenhead Road
- Smiths Lane
- Dedworth Manor Green Edge
- Park Edge
- Green Connections
- Pedestrian Priority
- Central Spine

Access, cycle routes and parking

## Smiths Lane Strategy



- Enhances screening and shielding
- Incorporates proposed parking
- Retains existing trees

## Dedworth Manor Green Edge



- Embraces existing vegetation
- Enhances green buffer
- Incorporates proposed parking



# New homes

At our customer event in April, we showed early sketches of what typical 1 and 2 bed apartments, as well as a 3 bed townhouse, might look like inside. We received a lot of positive feedback and many suggestions for how we could further improve the layouts, focusing on storage, balconies and the living space itself.

## We have:

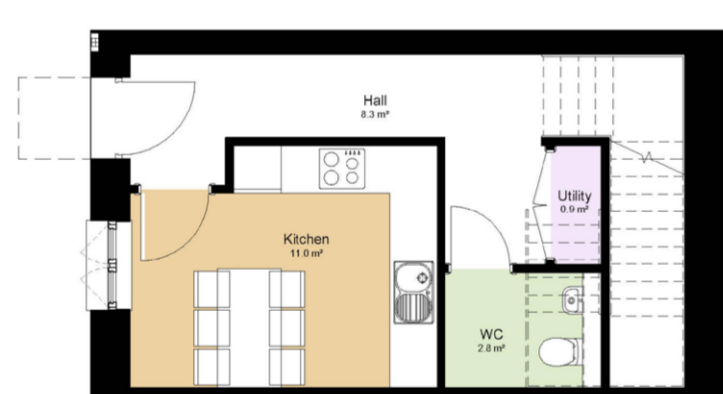
- increased the size of apartments to accommodate separate kitchens in most blocks.
- introduced more – and bigger – family homes across the scheme, with all the houses now being three-bed and four-bed
- There will be 41 three-bed and four-bed properties, compared to just 16 at the moment, reflecting the need to ensure sufficient space for growing families.



A 1-bed (2 person) apartment will be at least 50m<sup>2</sup> in size and have a dedicated 1.5m<sup>2</sup> built in storage space.



A 2-bed (4 person) apartment will be at least 70m<sup>2</sup> in size, with 2.0m<sup>2</sup> built in storage space.



## Three and four bed townhouses

- The town houses and low scale apartment buildings would mostly be located adjacent to Smiths Lane and Thames Mead, respecting the heights of the existing homes there.
- Taller buildings would be placed towards the centre of the site and the northern boundary.



# New homes

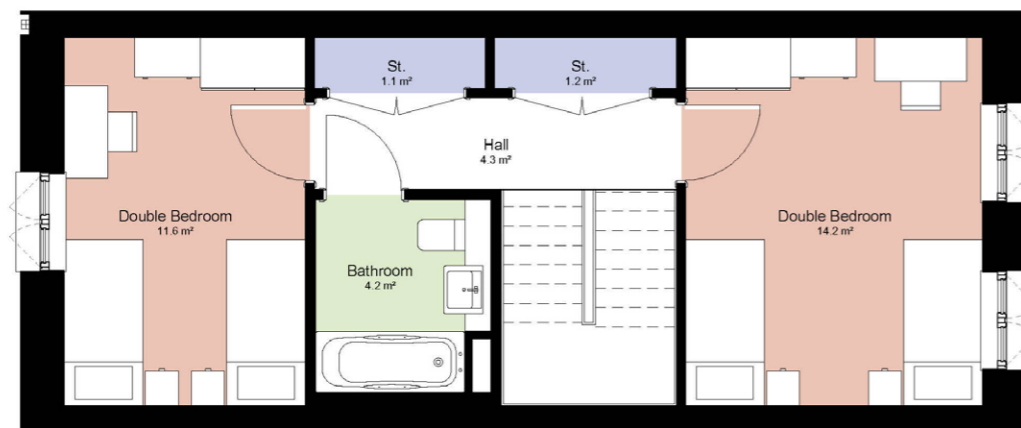
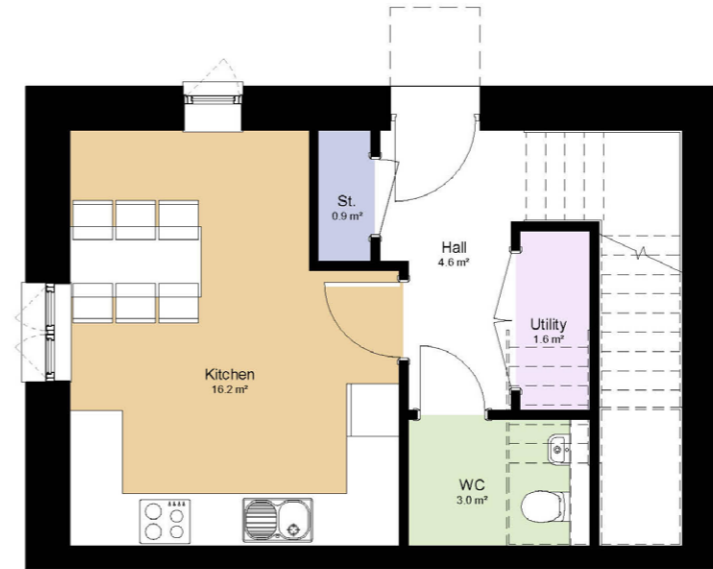
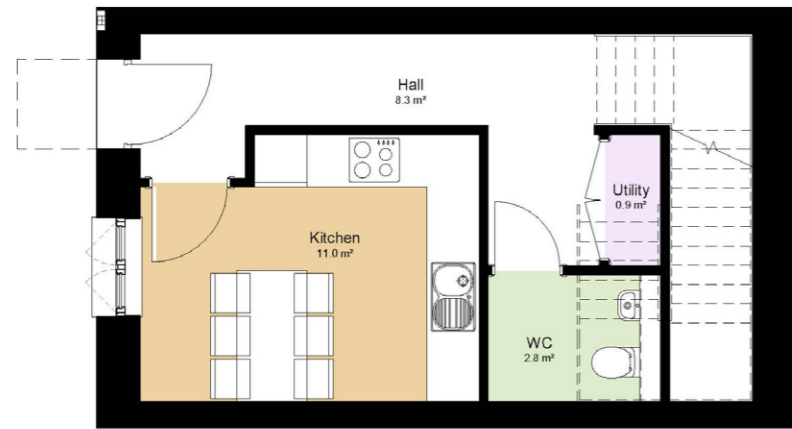


One-bed apartment



Two-bed apartment





**Three-bed townhouse**

**Four-bed townhouse**



# Moving home - Process

Our commitment to our customers is clear: you will only need to move once - from your existing home into your new one. There will be no need for any temporary moves.

We know that moving can be disruptive and we are committed to working with you to keep any disturbance to the absolute minimum.

There will be a dedicated point of contact for each of our customers during the moving process. That person will work with you ahead of your move to develop a tailored moving plan that will be based on your needs.

Each moving plan will also take account of your housing need closer to the time of your move. We have included an outline of when this could be on the phasing board next to this one.

We will provide you with a customer support package to help with any moving costs. This will include a single payment for the disruption caused by you having to move home.





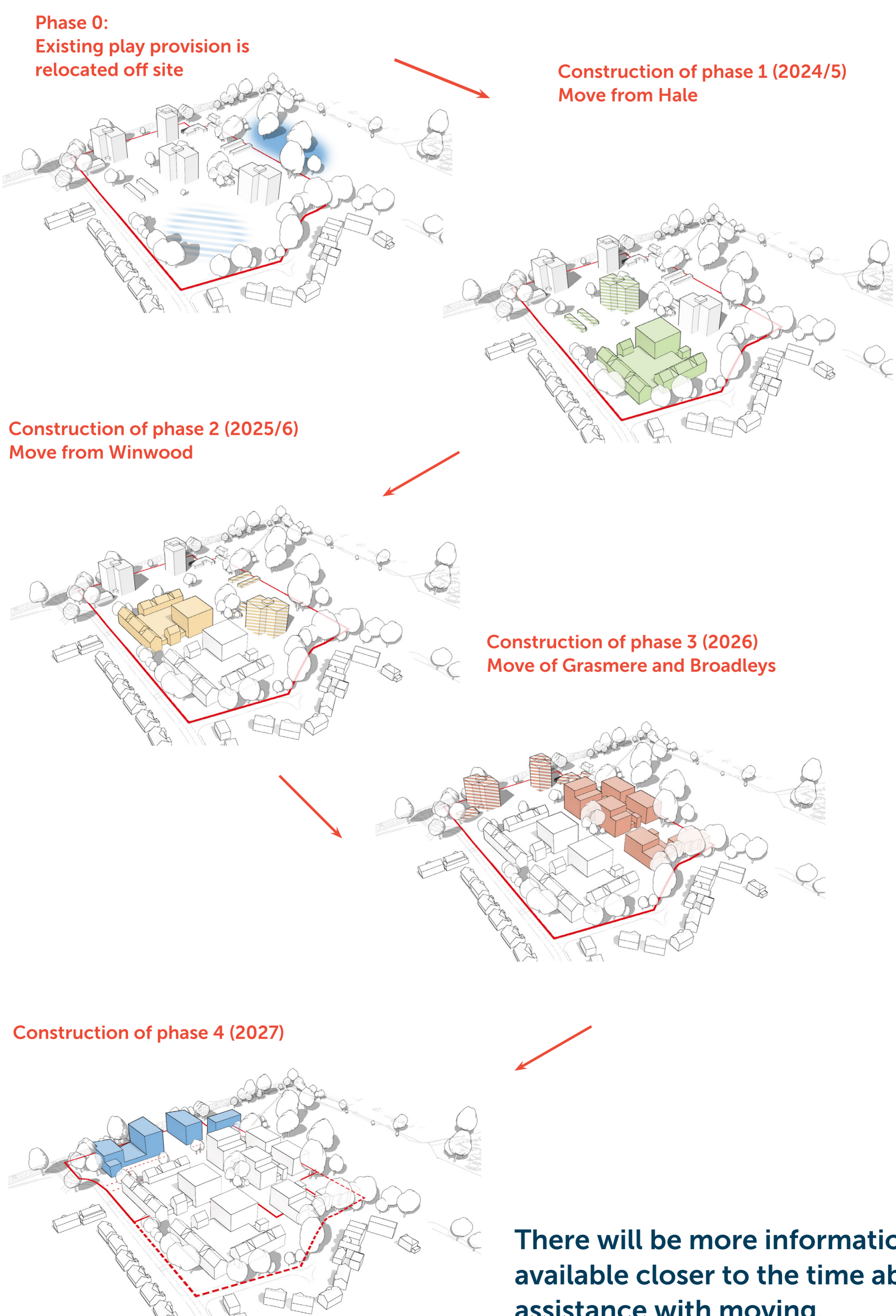
# Moving home - Phasing

We will start by building on the land to the south and then work in a phased rotation:

- i. build new homes
- ii. move groups of customers out of their old property and into their new home
- iii. demolish the old block

Since our customer event in April, we have revised the phasing plan. We now plan to move our customers in Hale block first, where we have identified the greatest need for the types of homes we plan to build in Phase 1.

- Phase 0: Existing play provision is relocated off site
- Construction of phase 1 (2024/5)
- Move residents from Hale
- Construction of phase 2 (2025/6)
- Move residents from Winwood
- Construction of phase 3 (2026)
- Move residents from Grasmere
- Construction of phase 4 (2027)





# Construction Management

We are careful to ensure that we work with existing communities as we deliver new ones, and that we keep any disruption to the absolute minimum necessary.

Closer to the time, we would submit a Construction Management Plan to the council for approval. This covers things like working hours; construction traffic routes; site access points; dust & noise monitoring, etc. As part of the approval process, it would be reviewed by officers and your local councillors.

At this early stage, we can confirm:

- Site access will be via the existing Sawyers Close access road off Smiths Lane
- Contractor parking will be contained on site, with no need for any parking on adjacent roads
- Timed deliveries (outside of school drop off and pick up hours) will ensure vehicles can access the site straightaway, with no need to wait off site
- Regular community newsletters will provide updates on progress and give advance warning of any noisy works or large deliveries
- We will provide a phone number and email address for site-related queries
- The contractor we appoint will be a member of the Considerate Constructors Scheme and will adhere to its Code of Considerate Practice





# Shared ownership

## What is shared ownership

Shared Ownership is a government-backed scheme, designed to make buying a home easier. You can choose the location and the property that's right for you, then simply buy a percentage of your new home and pay a low-cost rent on the rest.

## Am I Eligible For The Scheme?

You could purchase a home through the Shared Ownership scheme if:

- you're aged 18 or over
- you're a first-time buyer
- you have owned a home before, or are in the process of selling one
- your household income is less than £80,000 a year (£90,000 if you're in London).

## How does it work?

With Shared Ownership, you buy a percentage of your new home, which is usually between 10% and 75% (depending on the property) and pay a low-cost rent to us on the rest. Deposits start from 5% of the share you're purchasing, meaning you may be able to step onto the ladder a lot sooner than you thought.

## Here's an example

Typical example of a Shared Ownership purchase based on a home with a £190,000 full purchase price.

BUYERS 5% DEPOSIT	£3,800
BUYERS 40% SHARE	£76,000
MORTGAGE EACH MONTH	£380.70*
RENT EACH MONTH	£237.50^
SERVICE CHARGE EACH MONTH	£80.00

\*Figures are based on a 95%, 25 year mortgage with an interest rate of 3.99%.  
^Rental figures based on unsold equity at 2.75%.





# Reducing carbon

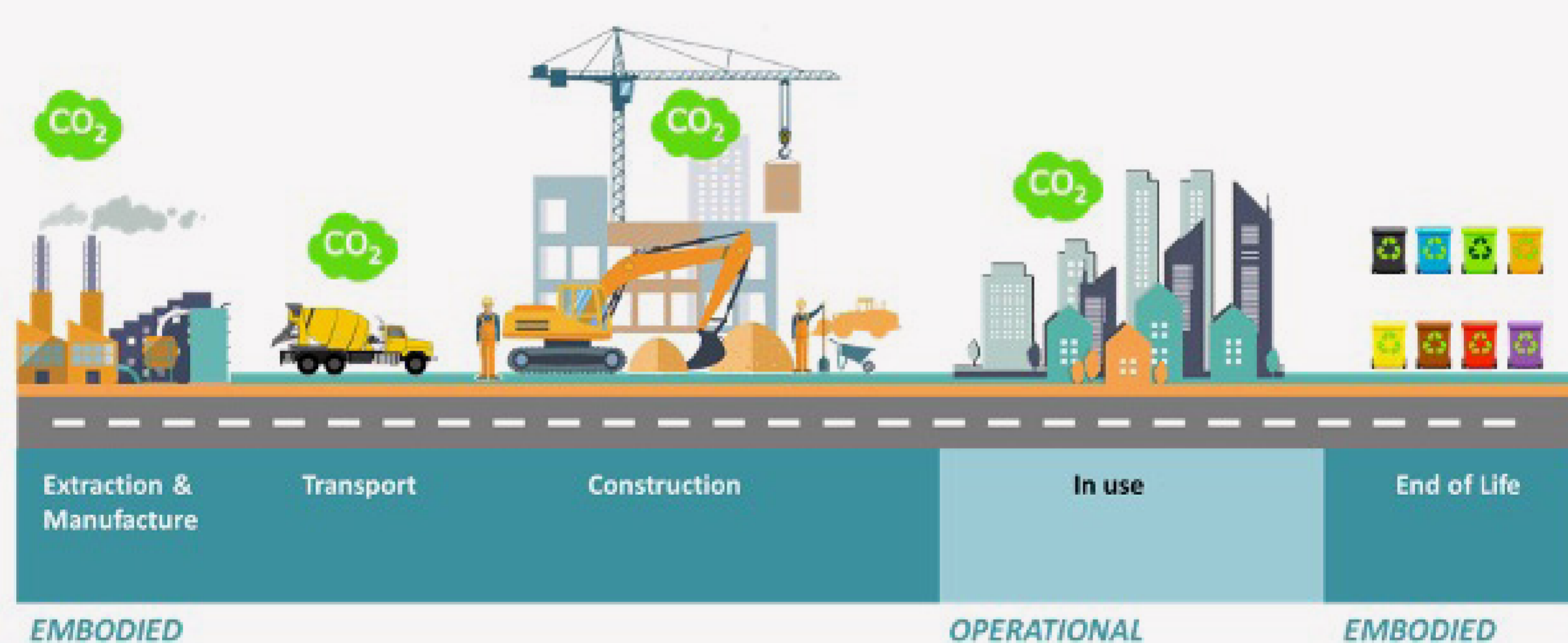
When we build, the materials we use and the construction process itself produce carbon emissions – that’s everything from making bricks to transporting materials to working on site. We measure all of that – what we call a building’s total embodied carbon – by carrying out a Whole Life Carbon Assessment (WLCA).

This is important because building stocks of embodied carbon are expected to double by 2060, with concrete accounting for 7% of the world’s carbon emissions.

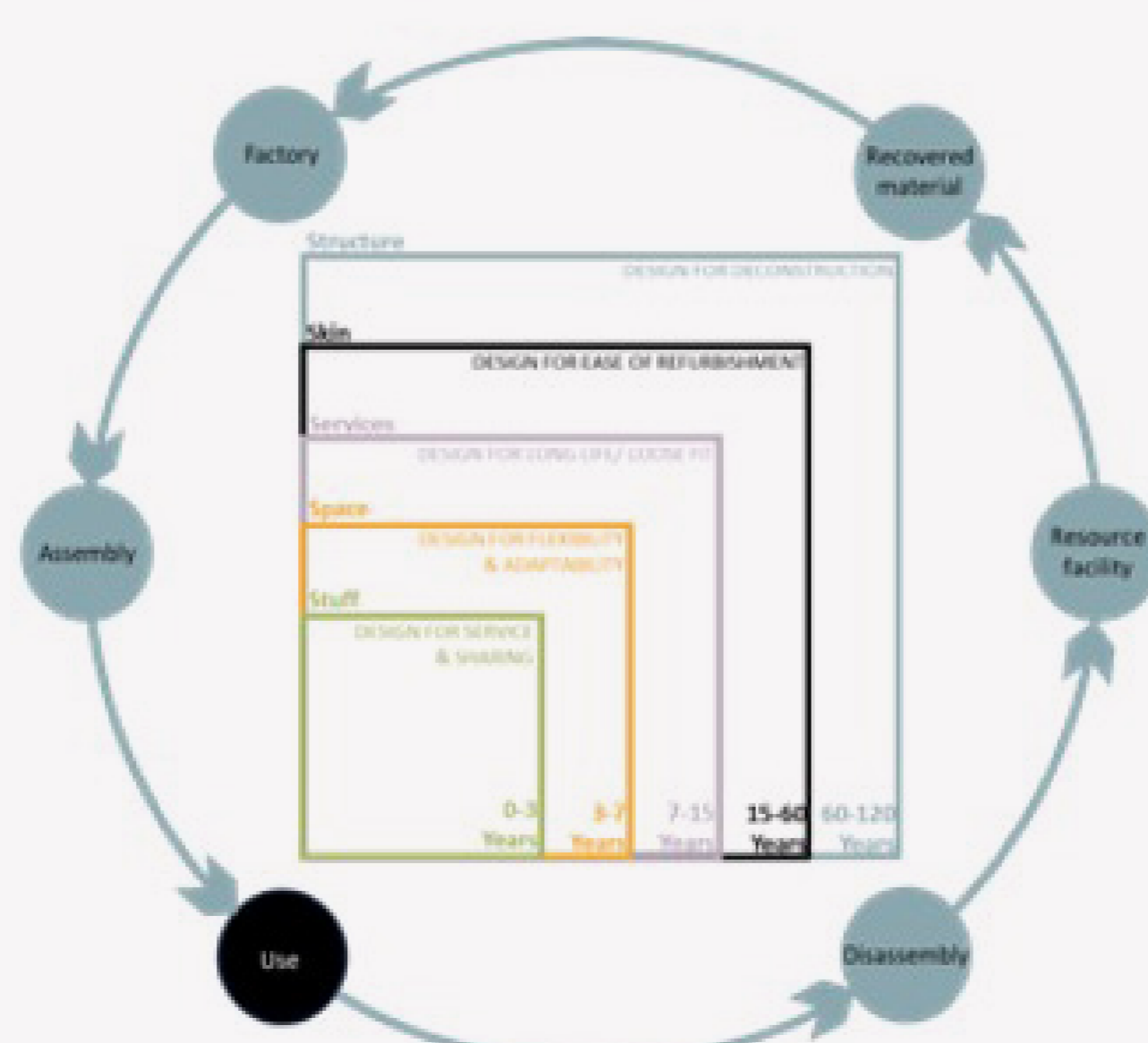
We can calculate the carbon emissions we are likely to generate from our building materials, transport, and construction. This helps us make decisions about the materials we use. For example, we can compare things like double-glazing vs triple glazing: while triple glazing will help to save energy, it will also increase the embodied carbon of the building.

**We are working hard to incorporate everything to ensure the building has the lowest carbon figure possible.**

## Whole life carbon



## Circular economy





# Sustainable development

We always used to think of waste as the end product, something that we no longer need. Our focus now is to try to retain the value of materials indefinitely so that we don't produce any residual waste. As some of our resources become ever more limited, it's just not sustainable to keep throwing things away.

**From the outset, we have looked to design Sawyers Close with the 'circular economy' in mind. This means:**

- Designing out waste and pollution
- Keeping products and materials in use
- Regenerating natural systems

We are looking at ways to significantly reduce the number of new materials used and the amount of waste that needs to be managed. One example is through the installation of air source heat pumps, to ensure that no gas is used.

**Another is Modern Methods of Construction which would mean:**

- Less time on site than traditional construction, and less inconvenience to the local community
- Less waste created on site
- Faster build time, meaning new homes will be available sooner for people to move in







## Next steps

Thank you for taking the time to attend today. We hope you have had a chance to ask all your questions and give us your feedback.

If you would prefer to study the plans a bit more, before telling us what you think, that's fine. You will find all the information on display here today on our project website [sawyersclose.com](http://sawyersclose.com) – you can also send us a message from there.

If you prefer, we can send you a hard copy of the information – just let one of the project team know. All we ask is that you let us have your feedback by **Friday 8 July**.

After today, we will review all the comments received and then further develop our plans, in discussion with officers at the council. We will also carry out our financial due diligence - ensuring that the costs are fully understood - before Abri approves the final design. We will then come back to the community for a final information event.

Our rough timeline is:

