

WELCOME

Thank you for taking part in today's event. There are two main points we want to discuss with you today:

- **Making a change to the energy system planned for the new homes**
- **Looking at how we can speed up the delivery of those new homes**

These are big changes, so we need to make sure you get the chance to hear about them and comment. We will also explain what happens next.

WHY ARE WE UPDATING YOU?

To make these changes we will need permission from the Royal Borough of Windsor and Maidenhead's (RBWM) planning team. We have prepared an amendment to our planning approval.

We want to ask you what you think of the changes and invite you to comment. Your ideas and opinions are extremely important. Everything you tell us will be useful - no matter how big or small. We are also here to answer any questions you may have.

FEEDBACK

You're welcome to walk around the display boards, have a look at the proposals and chat to us. We have post-it notes for your instant thoughts, and feedback forms with some specific questions to fill in. Alternatively, you can take the form away and send feedback to us by email at:

Sawyerscloseteam@Abri.co.uk

All the information here today will be posted on our website:

www.sawyersclose.com



View of Plot D Houses from Smiths lane

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MARCH 2025


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THE NEW ENERGY SYSTEM


When we first drew up plans for the regeneration of Sawyers Close we committed to introducing low carbon systems for heating and hot water. The system we chose involved adding air source heat pumps to the roofs of the new buildings containing flats, with communal energy centres at ground floor.


We now propose to use a different system, the main advantages of which are detailed below. This system is made by a Danish manufacturer called Nilan. **This will only affect flats - new houses will still have individual air source heat pumps.**


IMPROVEMENTS

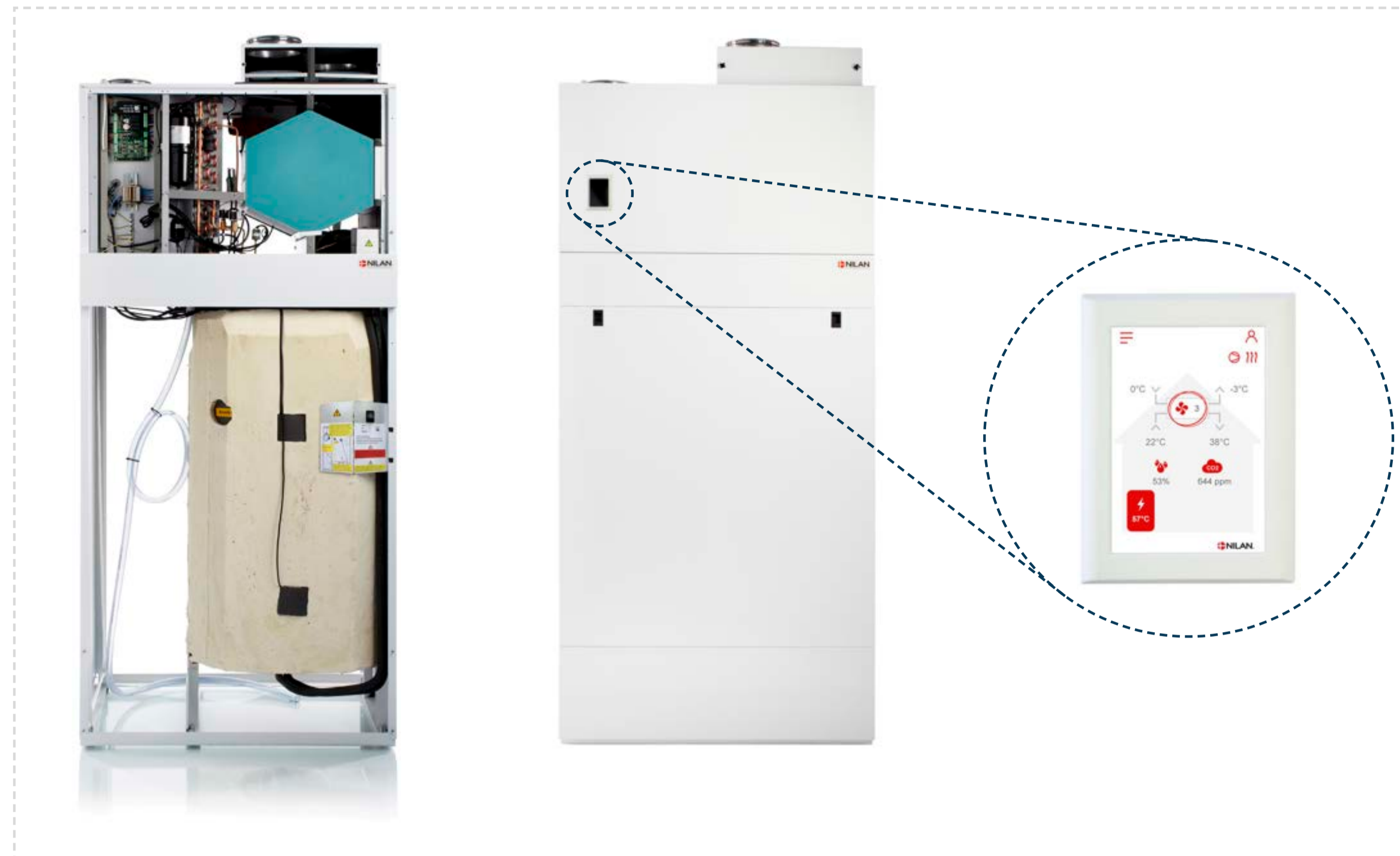
 It is not a communal system - every apartment will have its own individual Nilan unit.

 The unit will produce the hot water and comfort heating you need, but in the summer it can also produce comfort cooling air to help with higher temperatures.

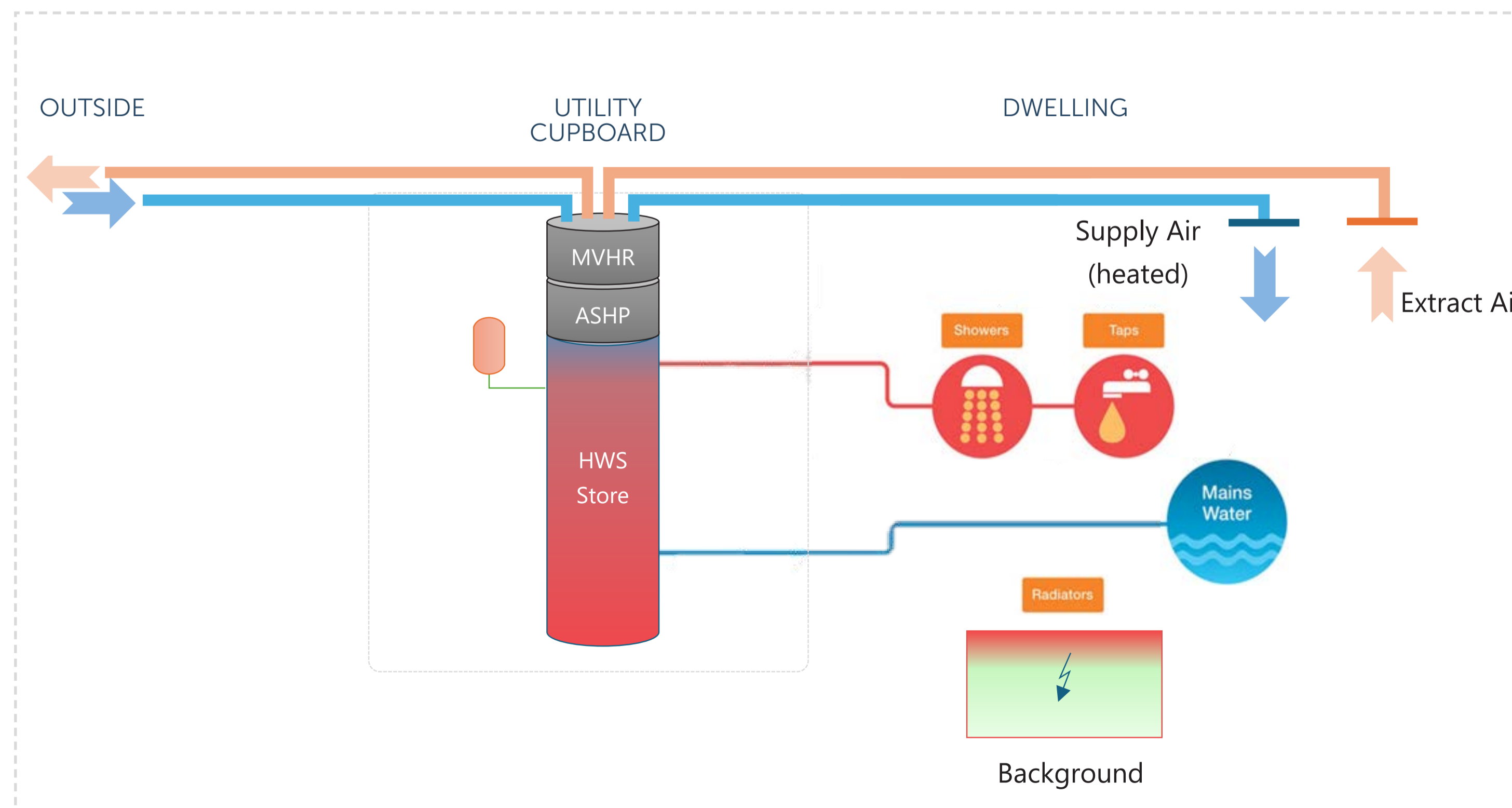
 The individual nature of the units, in the utility cupboard of every home, will make servicing and any repairs easier.

 There will be no need for an energy centre and the roof design can be simplified without the need to add communal air source heat pumps.

 The system is simple to operate and adjust to suit your requirements, via a small touch-screen panel in your home.



Nilan unit and control panel



Schematic of revised energy strategy

You can find out more about Nilan systems at: www.en.nilan.dk

This change will ensure the buildings' low carbon credentials are retained. At the same time introducing a simpler, more flexible energy system.

LOWERING THE HEIGHT OF BLOCK D2

The typical floors in apartment Block D2, the first to be complete, contain eight homes. At planning stages, the top floor accommodated four homes in order to allow space for air source heat pumps, further hidden by a sloping roof line.

Now that the air source heat pumps are no longer required, we plan to reduce the height of Block D2 by one storey. The four homes previously located will not be lost, and instead will be delivered as part of a future phase of development (Block B2).



Illustrative masterplan aerial - re-location of four dwellings



Block D2 Proposed Revised Massing



Block B2 Proposed Revised Massing

FASTER DELIVERY OF NEW HOMES

When we were first planning the regeneration of Sawyers Close we allowed for four construction phases. We now have an opportunity to reduce that to three phases, speeding up the delivery of the new homes considerably.

By combining the first two phases:

- Households could be able to move into their new homes at least 18 months sooner than currently planned
- For some families it will be as much as two years sooner
- The old blocks could be demolished quicker
- The first new landscape improvements become available earlier
- Overcrowded families and people with a disability or mobility issue will be in a home of the right size and layout sooner

The combination of the first two phases mean 182 new homes will be ready in the next three years. But this will only be possible if we can secure the change to the planning approval for the project.



Planning CGI: Plot C

CHALLENGES

Although there are many advantages to combining the two phases, there are also challenges to be overcome:

- We will be building on top of some existing car parking, so we will need to create temporary parking in other parts of the estate
- We will need to demolish garages sooner than was originally planned
- The estate will be busier, with more building activity going on
- We will need to build a temporary access road to Winwood to make sure residents, services and emergency vehicles can access the building safely



Planning CGI: View towards Plot B, Plot C and Plot A

TEMPORARY PARKING ARRANGEMENTS AND GARAGES

PARKING

By combining the first two phases we will need to build on some of the existing parking spaces. To compensate we will be introducing temporary parking spaces across the estate. The plan on this board shows where these will be located.

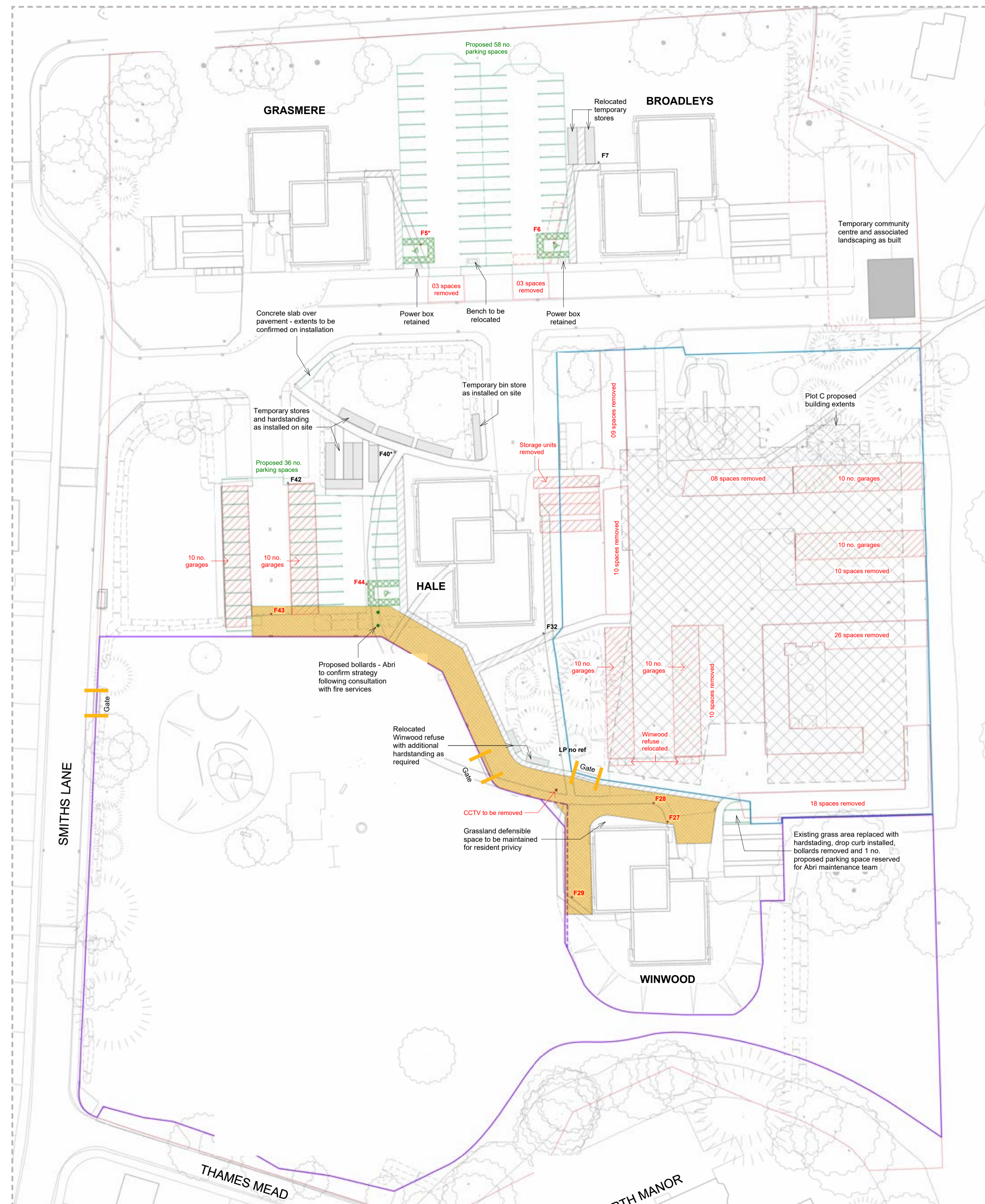
We will be introducing wheelchair accessible spaces in some locations. Because these are wider than other parking spaces, overall there will be three fewer parking spaces than there are now. However, over the past few months over 20 households have left the estate and others will continue to do so. The planned introduction of parking controls will ensure existing Sawyers Close residents are prioritised.

GARAGES

In order to create these temporary parking spaces we will need to demolish all the garages. This is earlier than we had previously planned, but we will be able to give garage users lots of notice before this happens. Our apologies for any inconvenience this may cause.

Of the 60 garages on Sawyers Close, 18 are in use by Sawyers Close residents, of which only 10 are used for vehicle parking. The rest are empty or utilised by people in the surrounding area.

Key	
	Hoarding to Plot D
	Hoarding to Plot D re-positioned
	Proposed hoarding to Plot C
	Plot C building envelope extents
	Garages to be demolished
	Allocated car parking and refuse to be relocated
	Temporary resident stores relocated
	Lamp posts to be removed <small>*Indicates position based on site observations only.</small>
	Lamp posts to be retained <small>*Indicates position based on site observations only.</small>
	Proposed temporary fire and refuse access road
	Proposed temporary pedestrian footpath
	Proposed parking space
	Proposed hardstanding extent
	Proposed bollards (indicative only)
	Proposed temporary lighting fitted to Plot D hoarding. <small>Size illustrative only, quantity and location subject to change</small>
Parking spaces:	- 3 net loss
	97 no. removed
	94 no. proposed
Garages:	- 60 net loss



Proposed temporary parking, storage and refuse strategy

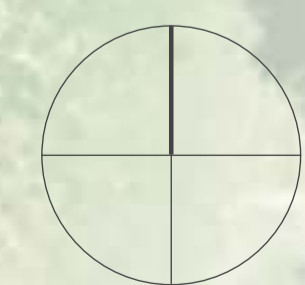
OVERVIEW OF WHOLE DEVELOPMENT



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WHAT HAPPENS NEXT?

GIVE US YOUR FEEDBACK

Please feel free to complete a feedback form here today, or you can take it away and send feedback to us by email at: Sawyerscloseteam@Abri.co.uk

COMMENT ON THE ENERGY STRATEGY CHANGE

The Council will now carry out their own consultation and the plans will be available on the Council's planning website. Therefore, you and the general public have further opportunities to comment before any decision is made by the Council.

PLANNING DECISION

Once the Council are happy that we have submitted everything they require, they will consult relevant parties and then the application will be decided.



Planning CGI: View of Plot A from Maidenhead Road

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