

FRC0491

Q2 WATLINGTON STREET-PLANNING STATEMENT

READING, BERKSHIRE RG1 4AY



Applicant-

Q2 Reading Management Company Limited

North Point

Stafford Drive

Battlefield Enterprise Park

Shrewsbury

Shropshire SY1 3BF

Agent-FR Consultants Limited, Abbey House, Premier Way, Romsey, Hampshire SO51 9AQ

05 August 2022

Location

Q2 Watlington Street

Reading

Berkshire

RG1 4AY

Background

Q2 Watlington Street is a contemporary development in Reading, Berkshire. It is a 10 storey apartment block of 87 residential apartments with an internal car park on the ground floor. The primary external walls comprise of masonry brickwork, rendered block and Cedral panelling all with combustible insulation located within the cavity. The scheme will replace these combustible materials.

Proposals

The project will see the replacement of the existing combustible material used to form the external facade of the building with a non-combustible material. The works will include for the inclusion of horizontal and vertical cavity barriers at the appropriate junctions within the cavity. From an aesthetic point of view the look of the building will remain unchanged with new masonry brickwork matching the existing.

Summary and impact of the proposals

The impacts of the proposals to the façade will be none as everything will appear the same as it does now. From a fire safety perspective the building will be made safe and comply with current Building Regulations. The works will be disruptive for the residents but every effort will be made to minimise this disruption. Works are due to start in July 2023 subject to funding and be completed by March 2024.

Design and Access statement

The application is submitted with regard the removal and replacement of the existing combustible materials using a Euroclass A2 material or better. All colours and textures to match existing. No changes will be made regarding access to the site or building. Refer to Design and Access Statement.