
Planning Statement

Various external and internal refurbishments (altering the external appearance of the building)

Client:

Reading Borough Council

Project Address:

**56-90 Bamburgh Close,
Reading,
Berkshire.
RG2 7UD**

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1 Introduction

The application intends to gain full planning permission for various external refurbishments (altering the external appearance of the building) and internal refurbishments.

Works include the following:

- the complete replacement of non-loadbearing elevations including wall insulation/cladding
- windows and communal doors
- gutters, fascias and soffits
- and the removal of internal walls within communal halls

As Reading Borough Council is the applicant, it is expected that the application is to be referred to the Planning Applications Committee for a determination.

The need for the design is largely driven by changes to climate, which will improve comfort of the residents and improve building performance.

Along with this planning statement, plans are submitted to support the application are as follows:

- MAP-C3977-111 - Existing ground, first and roof level plans
- MAP-C3977-180 - Existing elevations
- MAP-C3977-211 - Proposed ground, first and roof level plans
- MAP-C3977-482 - Proposed elevations
- MAP-C3977-492 - Proposed indicative 3D Views

2 Statement

2.1 Relevant Policy

The following policies have been deemed to apply to the proposed development:

- 1 National Planning Policy Framework (NPPF) 2019
- 2 The local Plan for Reading 2019 (replacing the Reading Borough Core Strategy and Sites and Detailed Policies Document). This is consistent with the NPPF.

The following cross-cutting policies apply:

- CC1: Presumption in Favour of Sustainable Development
- CC3: Adaptation to Climate Change
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity

2.2 Appraisal of Proposal

The following considers the proposal in relation to the above policies:

CC1: Presumption in Favour of Sustainable Development

- The application is to be judged in accordance with the policies of the development plan and any relevant neighbourhood plans.

CC3: Adaptation to Climate Change

- The need to improve building performance is a key driver in justifying the proposed scheme. Enhancements are required to improve user comfort and futureproof the building in light of climate change.
- Reduction of heating will be achieved through upgrades to the building fabric; external wall insulation and replacement windows will greatly improve thermal performance
- Decentralised energy will be introduced with the installation of air source heat pumps to all flats (details to be finalised), that is intended to supplement current energy supply.
- Solar gain is to be reduced by removing areas of fixed window panes, overall there will be less window area to the residential flats.
- Whereas all windows are kept fully openable to maximum ventilation.
- Solar gain is to be managed further through the external material colour choice, with a lighter, reflective colour applied to the residential flats and a contrasting colour applied to the unheated communal/circulation areas.

- No changes are proposed to the roof area and surface water runoff.

CC7: Design and the Public Realm:

- Layout, landscape, density and scale are to remain as existing. In order to achieve the improvements to fabric performance however, the introduction of an external cladding solution is required. This provides an opportunity to enhance the quality of design within the current context.
- The proposed external design is a departure from the existing, however it better reflects the newly developed character created by recent developments in the immediate area. Multiple neighbouring buildings have undergone similar recladding schemes, which include the following:
 - (app. ref: 131792) Rothbury Court, Stanhope Road (2014)
 - (app. ref: 151231) Kershope Court, Bamburgh Close (2015)
 - (app. ref: 161771) Kielder Court, Hexham Road (2016)
 - (app. ref: 180185) Redesdale Court, Bamburgh Close (2018)
 - (app. ref: 190808) Denton Court, Hexham Road (2019)
- Despite the modern, in keeping design, the proposal introduces subtle differences in the finishes, which is intended for the building to assume its own identity and sense of place.
- The proposed design provides a pleasant, uniform appearance with sectional vertical divisions to break up mass. These also help to define the communal entrances and improve accessibility.

CC8: Safeguarding Amenity

- Existing residential amenity or accommodation of the neighbouring properties and those properties within the proposed building itself will not be adversely affected as a result of the proposal.
- The size and positions of openings remain the same, therefore there is no impact on privacy and overlooking.
- Although there is a slight reduction in the overall glazing areas of the existing residential flats, there remains sufficient access to sunlight and daylight.
- Overall, the use and positions of rooms remain exactly as existing, resulting in no impact to the neighbouring properties.
- A restriction on hours of work for construction and demolition would be appropriate to further protect the amenity of the neighbours temporarily during construction.

3 Closing Summary

This document outlines the national, local and neighbourhood planning policies that have been determined as applicable to the proposal as submitted as part of this planning application. The proposal has been considered to accord with these policies and therefore it is anticipated that the application will be granted planning approval.