Summary of Proposed Amendments
Phase 2
Weldale Street, Reading

Non-Material Amendment Application

January 2022

For: Ropemaker Properties Ltd

Prepared by:

AWW inspired environments

Client Representative: Crossmark Developments
Architect: AWW
Project Manager: Crossmark Management
Planning Consultant: Ridge
Structural Engineer: Fairhursts
M&E Engineer: Hydrock Consultants
Quantity Surveyor: Currie & Brown
Transport Consultant: Phil Jones Associates
Landscape Designer: Matthew Wigan



Revisions

Issue and Approval Schedule

Issue 1 Draft	Name	Signature	Date
Prepared by	Rosa SImpson	RS	11/11/2021
Reviewed by	James Chard	JC	21/01/2022
Approved by	Mark Alkerstone	MAS	

Revision Record

Issue	Date	Status	Description	By	Checked	Approved
2	29 April 2022		Minor updates	RS	JC	MAS
3						
4						

This document summarises the changes made to the drawings associated with planning permission 170326 for the former Wickes Site, Reading

The summary of changes noted on the following pages affect Blocks B1 and B2 only and are in addition to amendments already approved under the following NMA references.

- Application ref 191974 Non-material amendment to planning permission 170326 to amend the description of development and, by consequence, alter the wording of condition 2 (approved plans) to incorporate a reduction from 427 to 422 residential units, provision of internal amenity space for Block A residents, various associated external alterations to Block A windows, doors, entrances, landscaping, at roof level and associated works (amended description) permitted in March 2020.

- Application ref 201602 Non-material amendment to planning permission 170326 to alter the wording of condition 2 (approved plans) to enable photovoltaic panels and an associated handrail at roof level of Block A2 (fronting Chatham Street) and air vent to east elevation of Block A1 at fifth floor level (amended description) permitted in December 2020.

- Application ref 211701 Non-material amendment to permission 170326 to alter the wording of conditions 2 (approved plans) and 43 (on-site play-space facilities) to provide communal seating/outdoor furniture instead of the approved play-space facilities within the Block A courtyard permitted in December 2021.

Application ref 211931 Non-material amendment to permission 170326 for minor alterations to entrnace canopys, introduction of EV charging points.

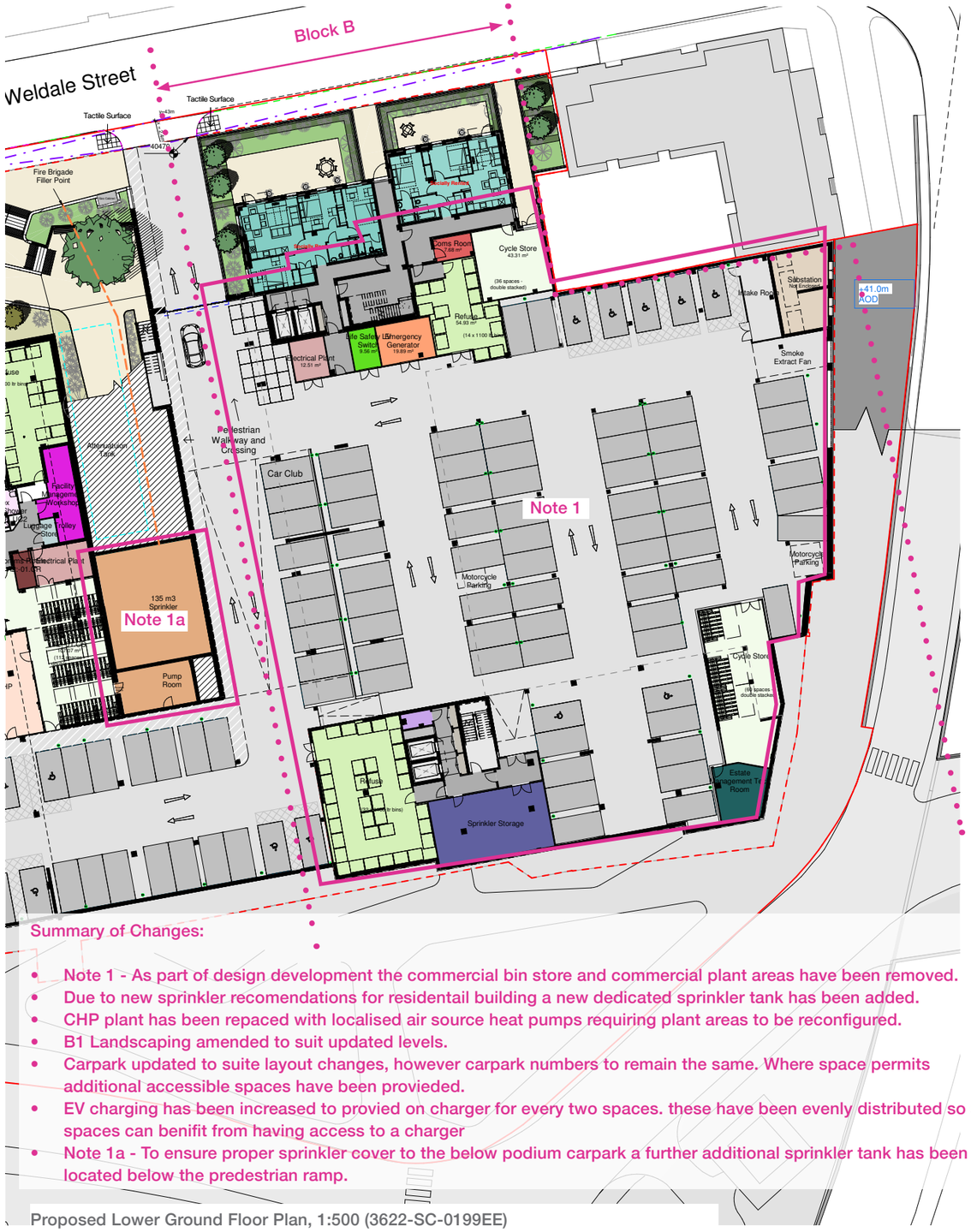
Proposed Lower Ground Floor Plan



Changes are required to the approved floor plans of Application ref 191974 including subsequent NMA updates noted previously.
The proposed chages relate to Blocks B1 aand B2 only with the goal of providing residents with greater amenity space and improved sevicing.

The proposed changes are summarised on the following pages.

Approved Lower Ground Floor Plan, 1:500 (3622-SC-0199V)



Summary of Changes:

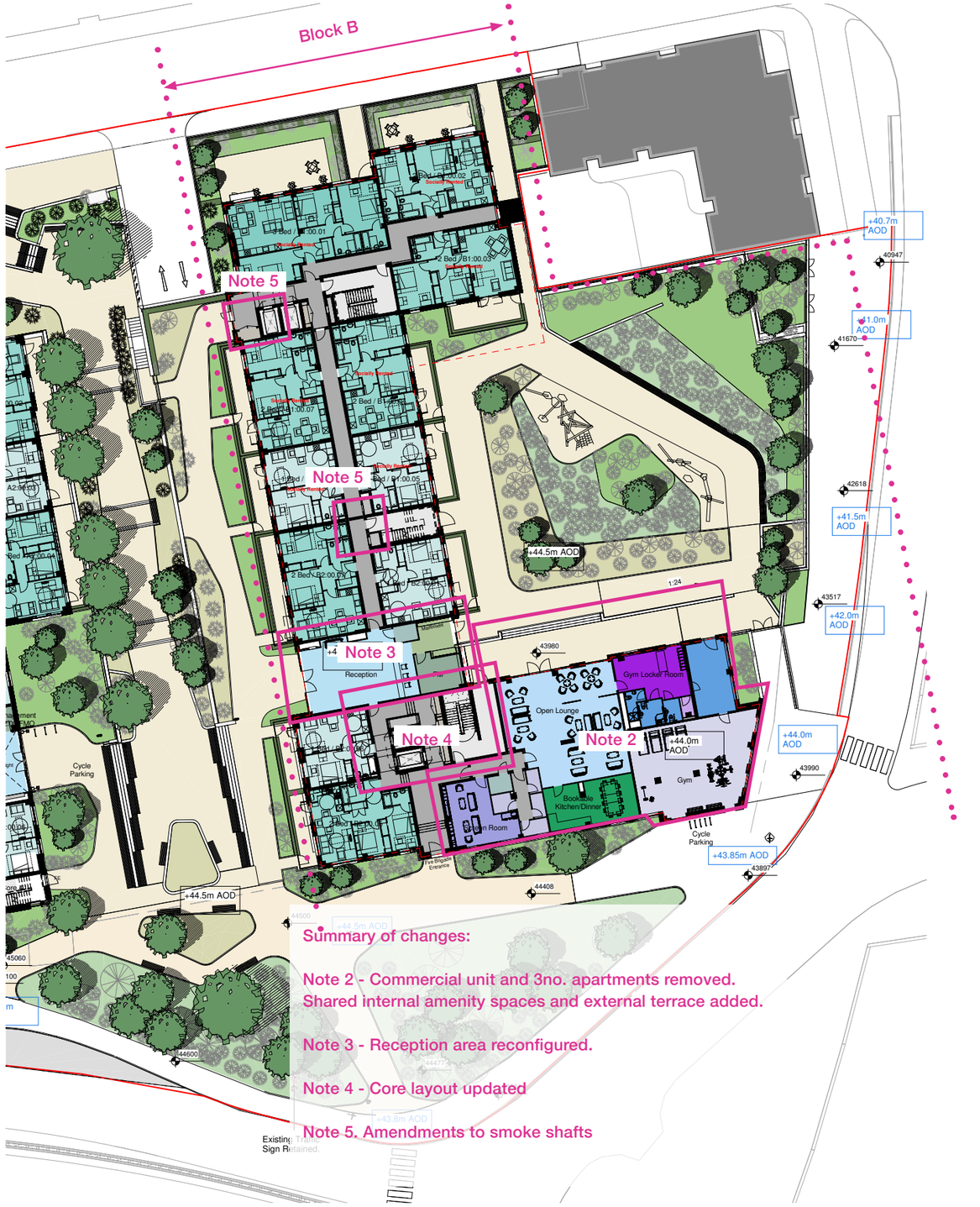
- Note 1 - As part of design development the commercial bin store and commercial plant areas have been removed.
- Due to new sprinkler recomendations for residentail building a new dedicated sprinkler tank has been added.
- CHP plant has been repaced with localised air source heat pumps requiring plant areas to be reconfigured.
- B1 Landscaping amended to suit updated levels.
- Carpark updated to suite layout changes, however carpark numbers to remain the same. Where space permits additional accessible spaces have been provieded.
- EV charging has been increased to provied on charger for every two spaces. these have been evenly distributed so all spaces can benifit from having access to a charger
- Note 1a - To ensure proper sprinkler cover to the below podium carpark a further additional sprinkler tank has been located below the predestrian ramp.

Proposed Lower Ground Floor Plan, 1:500 (3622-SC-0199EE)

Proposed Ground Floor Plan



Approved Ground Plan, 1:500 (3622-SC-0200T)



Proposed Ground Plan, 1:500 (3622-SC-0200BB)

Proposed First Floor Plan



Proposed First Floor Plan, 1:500 (3622-SC-0201R)



Summary of changes:

Note 4b - Core layout updated. 2 no. apartment layouts updated to suit.

Note 5 - Amendments to smoke shafts

Note 6 - 1 no. apartment removed to create double height space over reception.

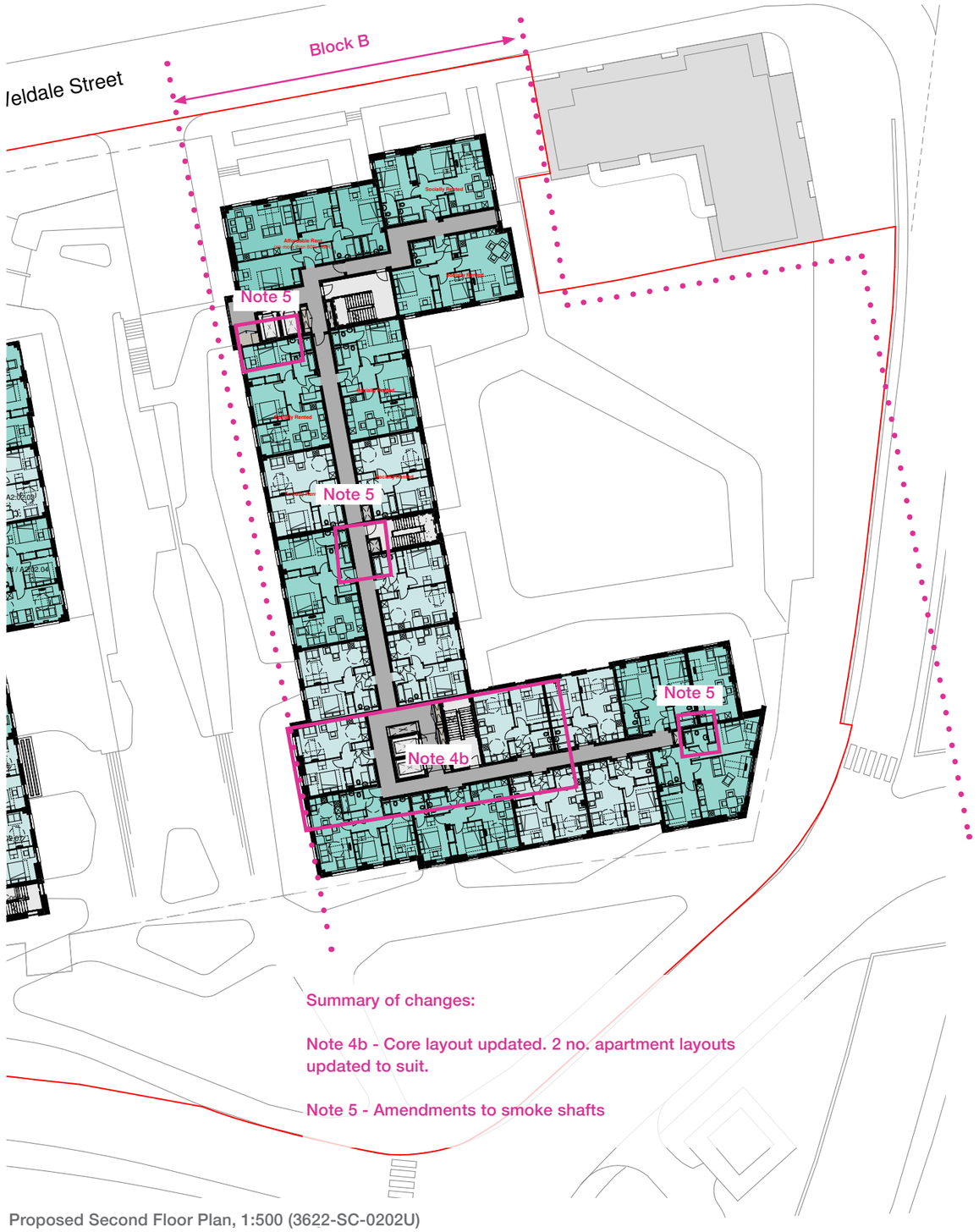
Proposed First Floor Plan, 1:500 (3622-SC-0201V)

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Proposed Second Floor Plan

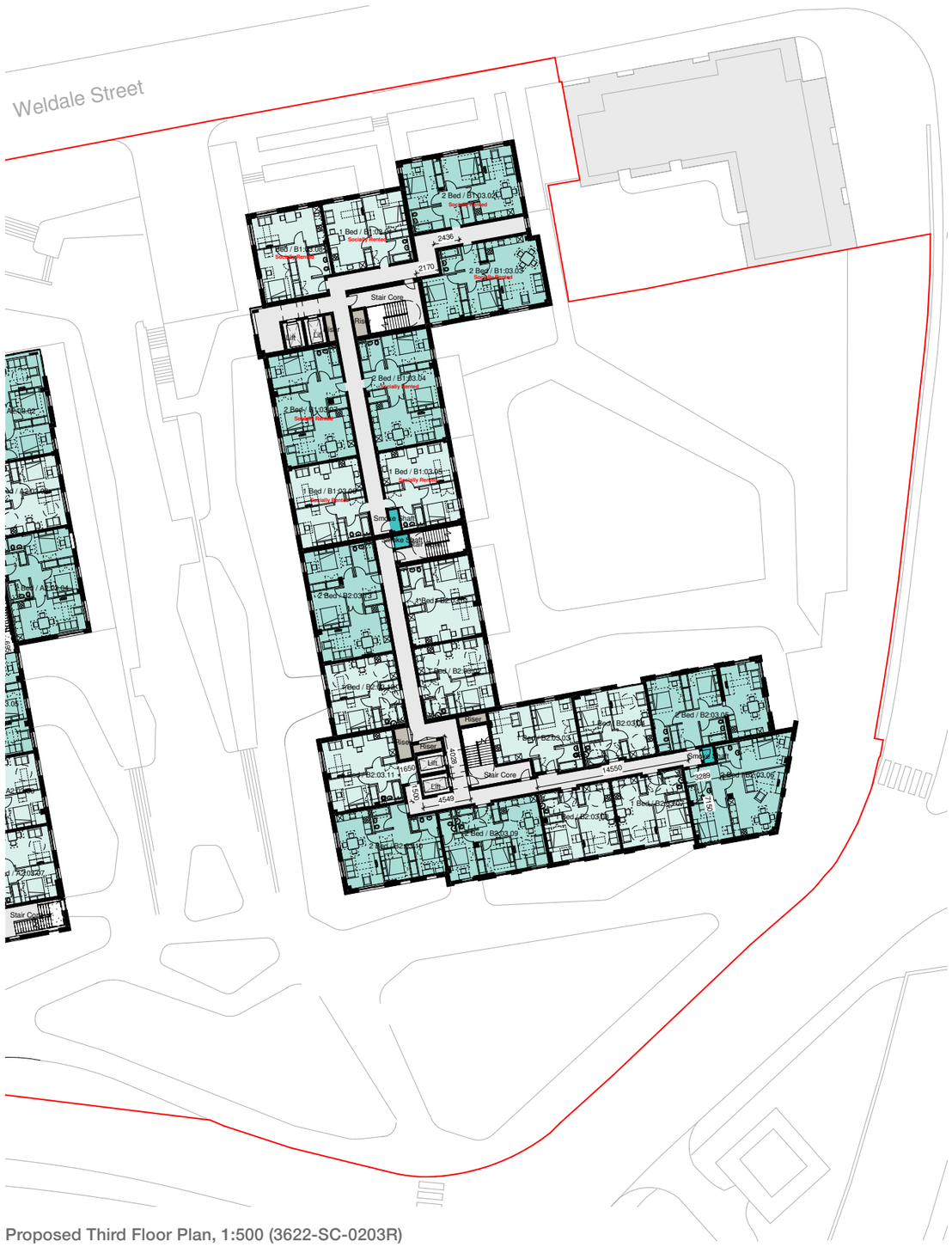


Proposed Second Floor Plan, 1:500 (3622-SC-0202Q)



Proposed Second Floor Plan, 1:500 (3622-SC-0202U)

Proposed Third Floor Plan



Proposed Third Floor Plan, 1:500 (3622-SC-0203R)



Proposed Third Floor Plan, 1:500 (3622-SC-0203V)

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Proposed Fourth Floor Plan



Proposed Fourth Floor Plan, 1:500 (3622-SC-0204P)



Proposed Fourth Floor Plan, 1:500 (3622-SC-0204S)

Proposed Fifth Floor Plan





Summary of changes:

Note 4b - Core layout updated. 2 no. apartment layouts updated to suit.

Note 5 - Amendments to smoke shafts

Note 7 - Blue/Green roof to all roof areas. Blue/Green roof shown indicatively, detailed Drainage Strategy for Blocks B1 & B2 to be submitted to discharge the remainder of Condition 34

Proposed Fifth Floor Plan, 1:500 (3622-SC-0205S)

Proposed Sixth Floor Plan



Proposed Sixth Floor Plan, 1:500 (3622-SC-0206P)



Summary of changes:

Note 4b - Core layout updated. 2 no. apartment layouts updated to suit.

Note 5 - Amendments to smoke shafts

Note 7 - Blue/Green roof to all roof areas. Blue/Green roof shown indicatively, detailed Drainage Strategy for Blocks B1 & B2 to be submitted to discharge the remainder of Condition 34

Building Location Key

Proposed Sixth Floor Plan, 1:500 (3622-SC-0206S)

Proposed Seventh Floor Plan



Proposed Seventh Floor Plan, 1:500 (3622-SC-0207N)



Summary of changes:

Note 4b - Core layout updated. 2 no. apartment layouts updated to suit.

Note 5 - Amendments to smoke shafts

Note 7 - Note 7 - Blue/Green roof to all roof areas. Blue/ Green roof shown indicatively, detailed Drainage Strategy for Blocks B1 & B2 to be submitted to discharge the remainder of Condition 34

Proposed Seventh Floor Plan, 1:500 (3622-SC-0207R)

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Proposed Eighth Floor Plan



Approved Eighth Floor Plan, 1:500 (3622-SC-0208N)



Summary of changes:

Note 4b - Core layout updated. 2 no. apartment layouts updated to suit.

Note 5 - Amendments to smoke shafts

Note 7 - Blue/Green roof to all roof areas. Blue/Green roof shown indicatively, detailed Drainage Strategy for Blocks B1 & B2 to be submitted to discharge the remainder of Condition 34

Proposed Eighth Floor Plan, 1:500 (3622-SC-0208R)

Proposed Ninth Floor Plan



Approved Ninth Floor Plan, 1:500 (3622-SC-0209N)



Summary of changes:

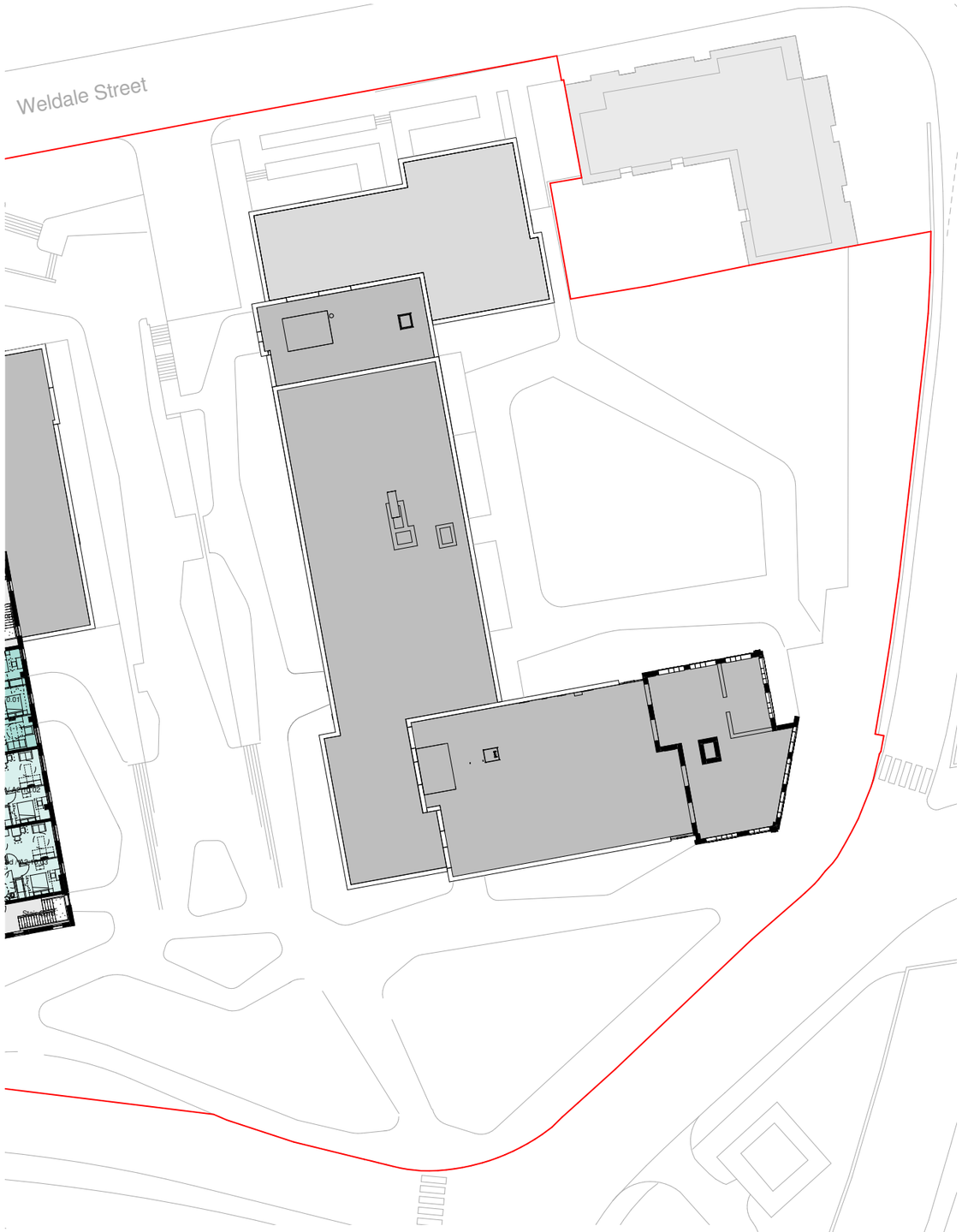
Note 4c - Core layout updated. 1 no. apartment layouts updated to suit.

Note 5 - Amendments to smoke shafts

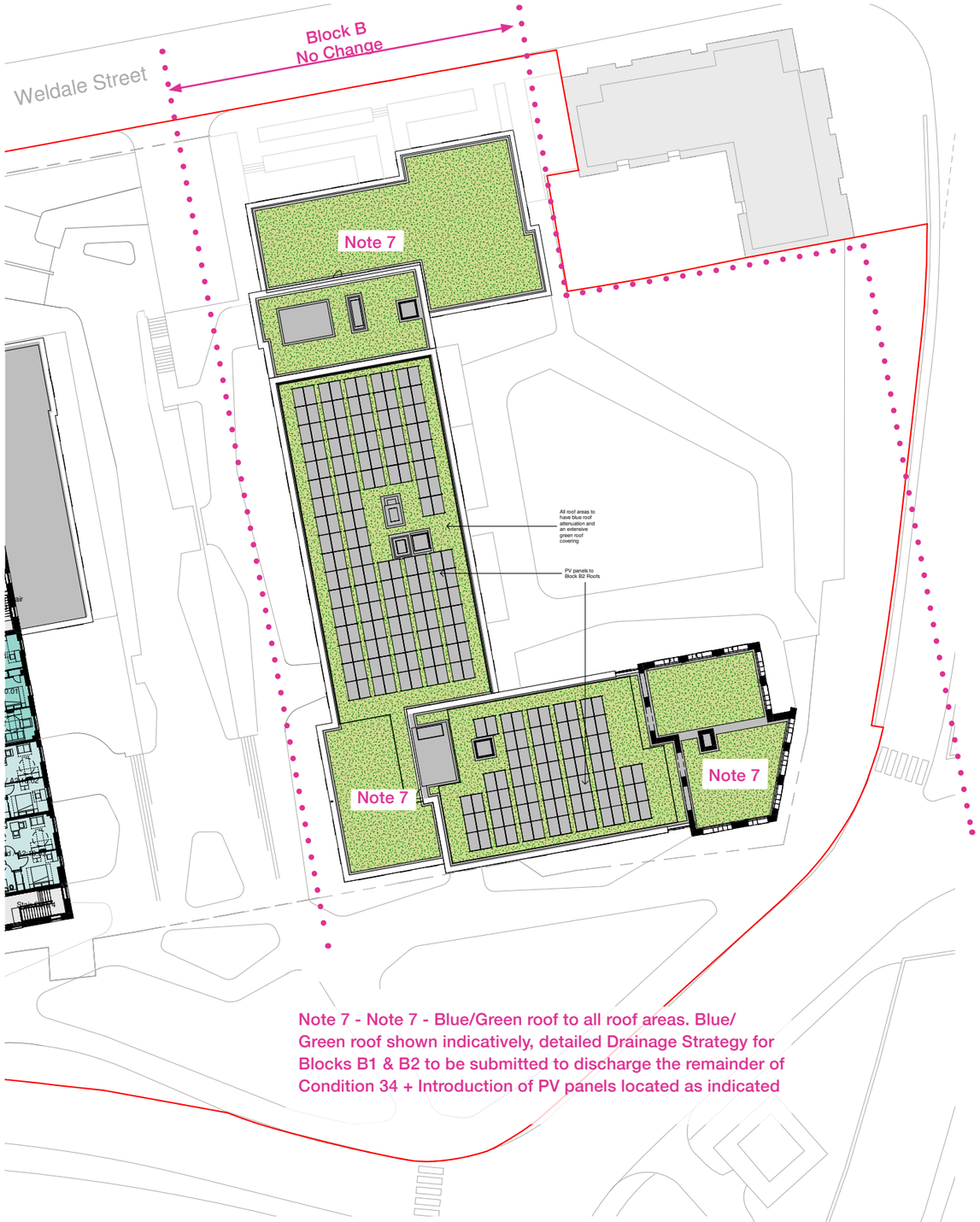
Note 7 - Note 7 - Blue/Green roof to all roof areas. Blue/Green roof shown indicatively, detailed Drainage Strategy for Blocks B1 & B2 to be submitted to discharge the remainder of Condition 34 + Introduction of PV panels located as indicated

Proposed Ninth Floor Plan, 1:500 (3622-SC-0209R)

Proposed Tenth Floor Plan



Approved Tenth Floor Plan, 1:500 (3622-SC-0210N

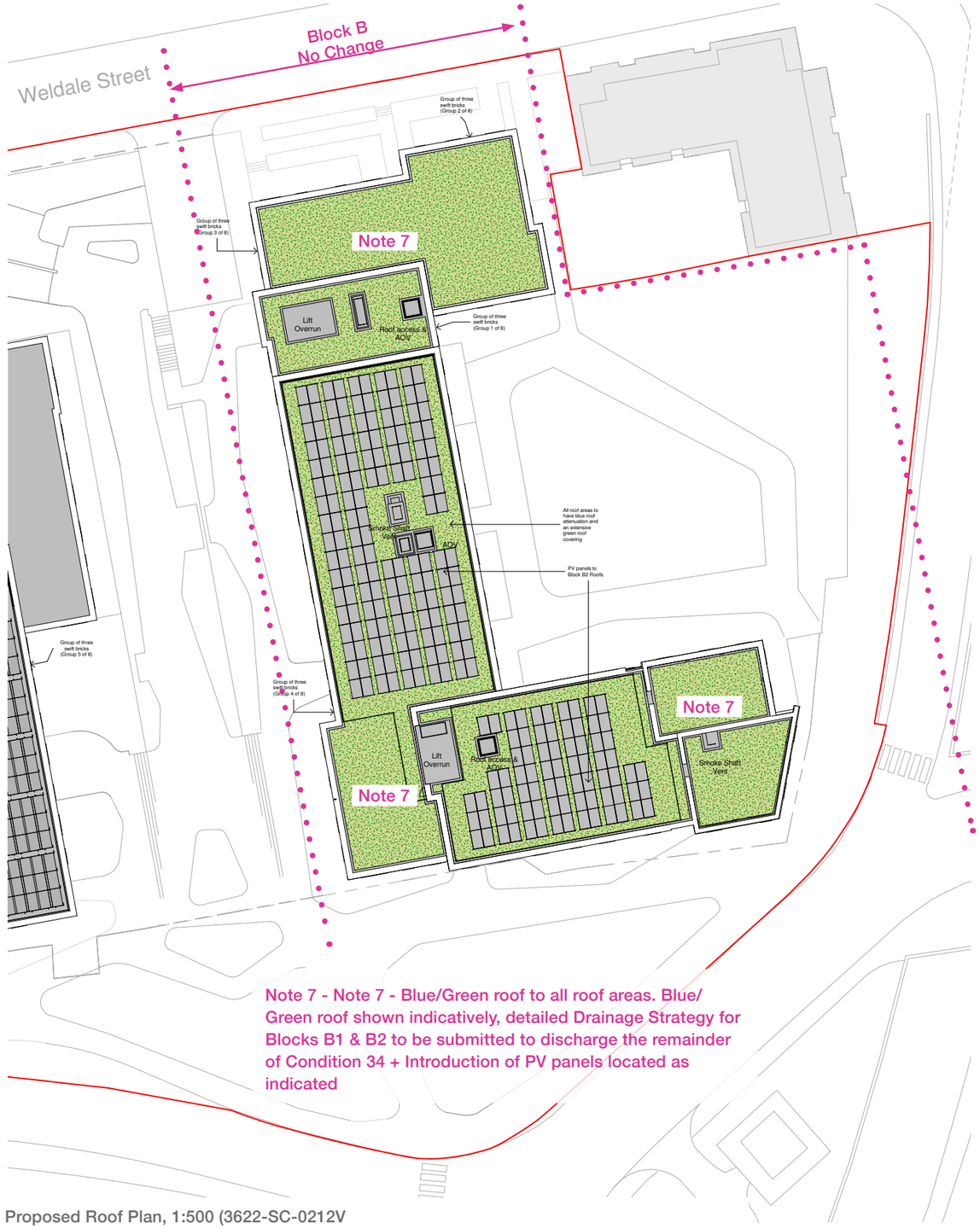


Proposed Tenth Floor Plan, 1:500 (3622-SC-0210R

Proposed Roof Plan



Approved Roof Plan, 1:500 (3622-SC-0212N



Proposed Roof Plan, 1:500 (3622-SC-0212V

Updates to External Elevations - Block B2

The following Block specific pages identify the elevational changes we have made to block B1/B2 as a result of the introduction of a double height reception and amenity space at ground levela and general stage 4 design development.

The changes are minor in nature and relate mostly to window placement and configuration

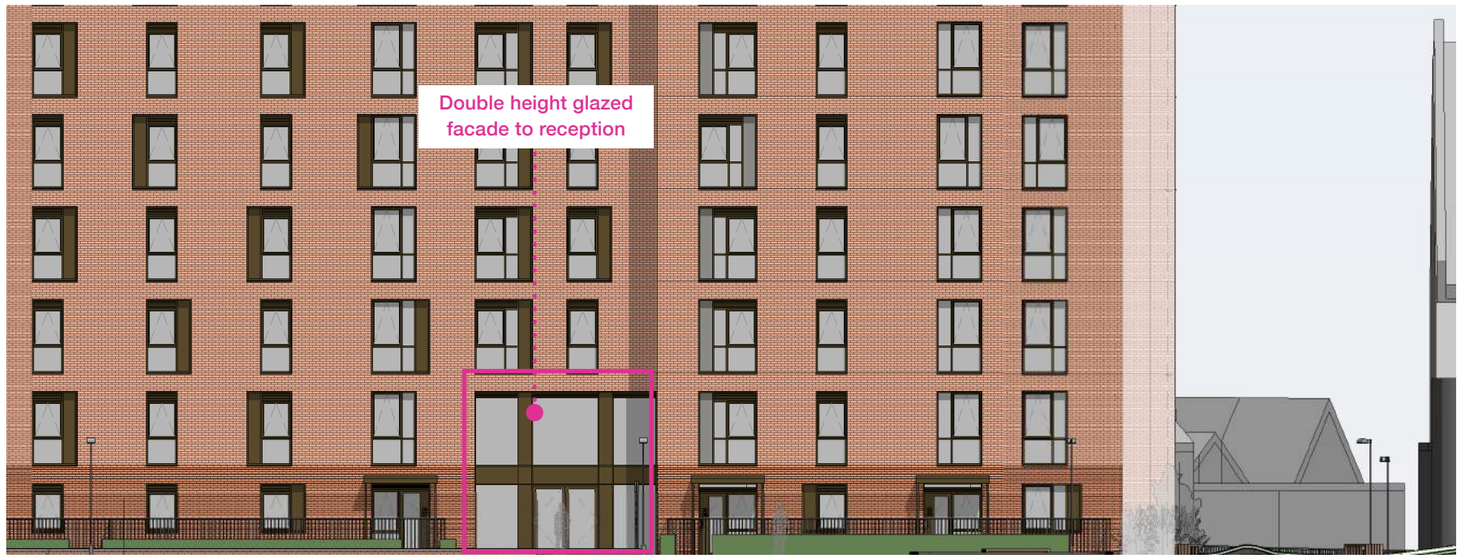
- Changes to reception & lobby area

An enlarged area of glazing is proposed to the south end of the west elevation of Block B to pick up the changes to the reception & lobby areas. This is to maximise light and views in and out of the double height reception space and increase the visual impact of the main entrance externally. This helps improve the legibility of the main entrance to Block B.

- Introduction of shared amenity spaces

An enlarged area of glazing is proposed within the courtyard to the south end of the east elevation of Block B This is to express the shared internal amenity spaces at the ground floor level and maximises light and views in and out of these communal areas, Glazed doors within the curtain walling also provide direct access for the residents to spill out into the external amenity space of the courtyard.

Where ground floor levels have been modified fenestration has been updated to suit whilst remaining similar to the approved scheme.



Extract from proposed West Elevation of Block A2, 1:200 (3622-B2-0303C



Extract from approved West Elevation of Block A2, 1:200 (3622-B2-0303B

Glazed facade to shared internal amenity spaces updated to suit new levels



Extract from Proposed Site Elevation - East, 1:500 (Drawing 3622-SC-0303F)



Extract from aproved Site Elevation - East, 1:500 (Drawing 3622-SC-0303C)

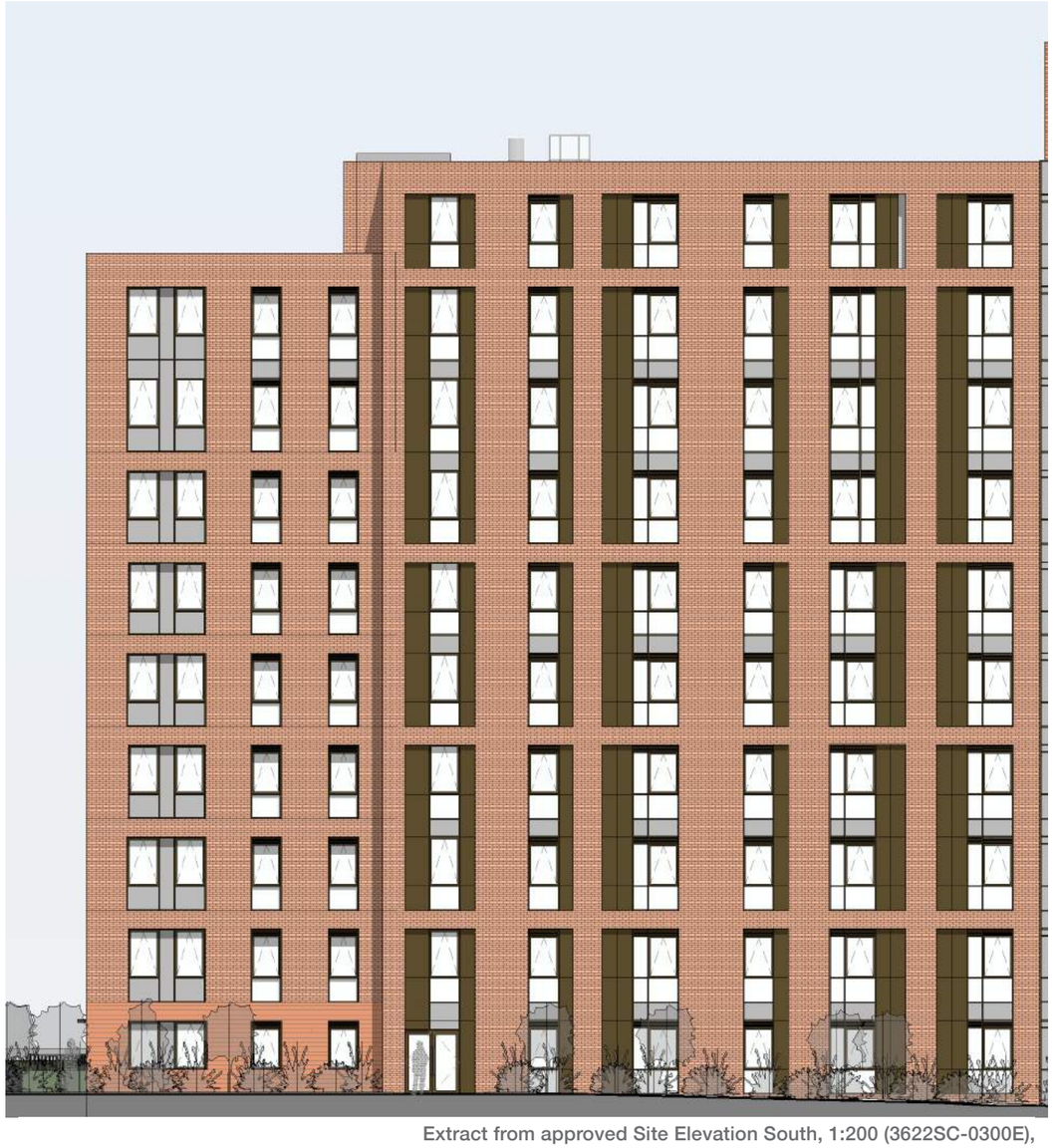
Updates to External Elevations - Block B2

- General design development

The setting out of fenestration has also been rationalised slightly on a number of elevations. This is mostly in responce to updated levels, Firebrigade access and escape stair improviments.



Extract from proposed Site Elevation South, 1:200 (3622SC-0300G),



Extract from approved Site Elevation South, 1:200 (3622SC-0300E),

Fenetration updated to rationalize windows and allow for reception back of house area

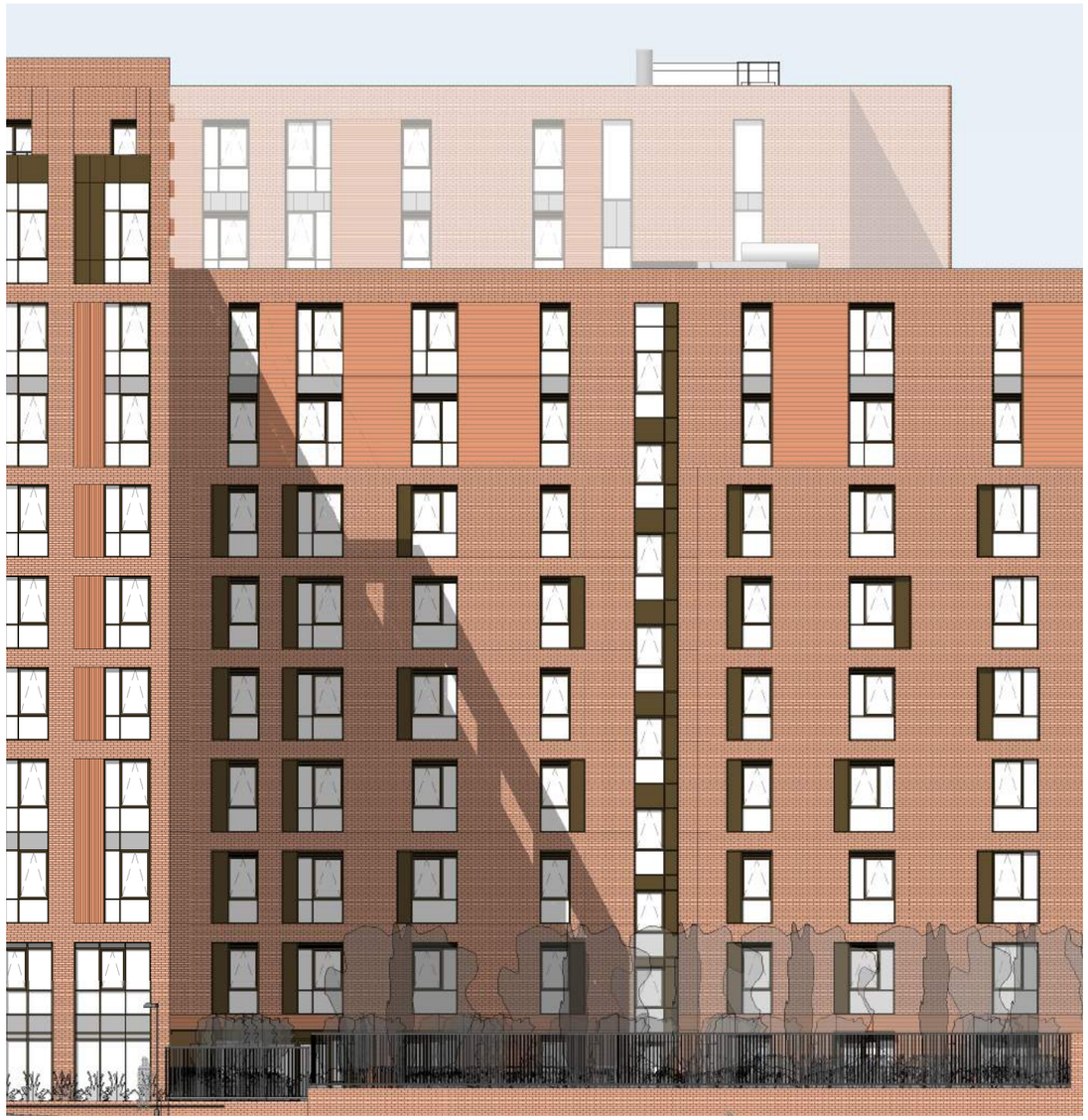
PVs + Edge Protection to roof areas

windows rationalised to suit fire escape half landdings



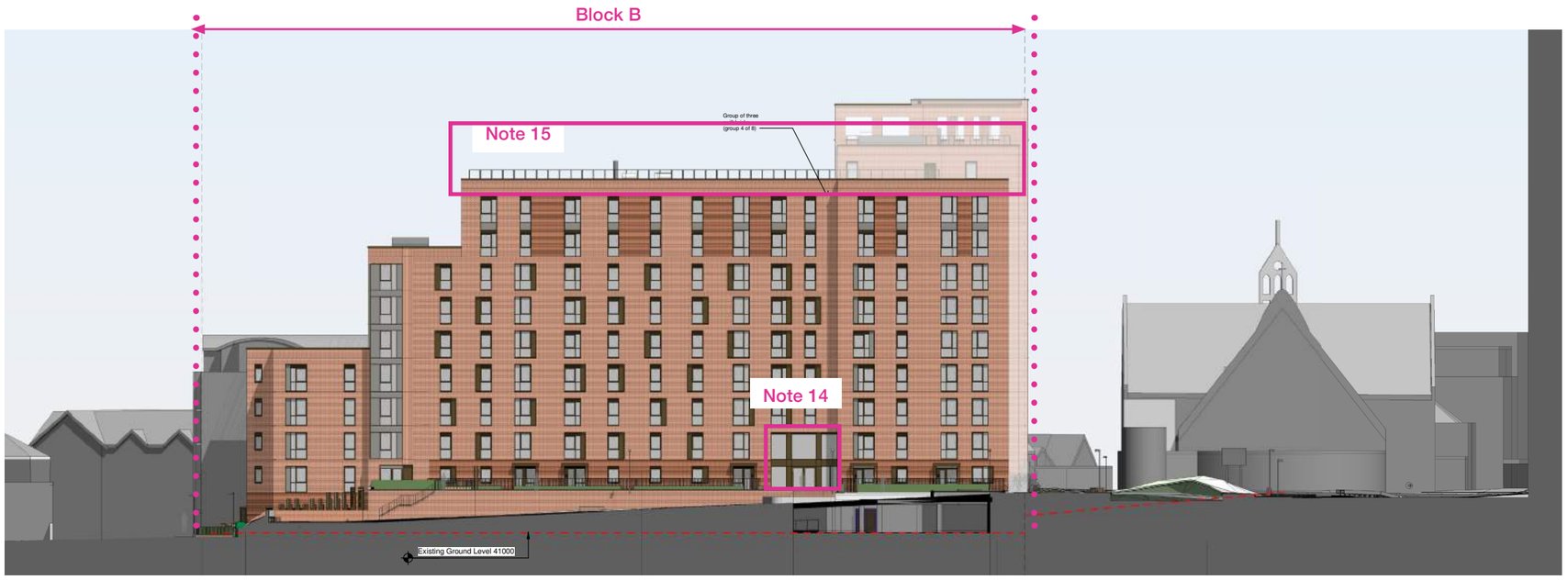
Fenetration updated to suit updated reception area

Extract from Proposed Site Elevation - East, 1:500 (Drawing 3622-SC-0303F



Extract from approved Site Elevation - East, 1:500 (Drawing 3622-SC-0303C

Proposed Block B -West Elevation



Proposed Extract of B1/B2 West Elevation, (Drawing 3622-SC-0405F)

Summary of changes:

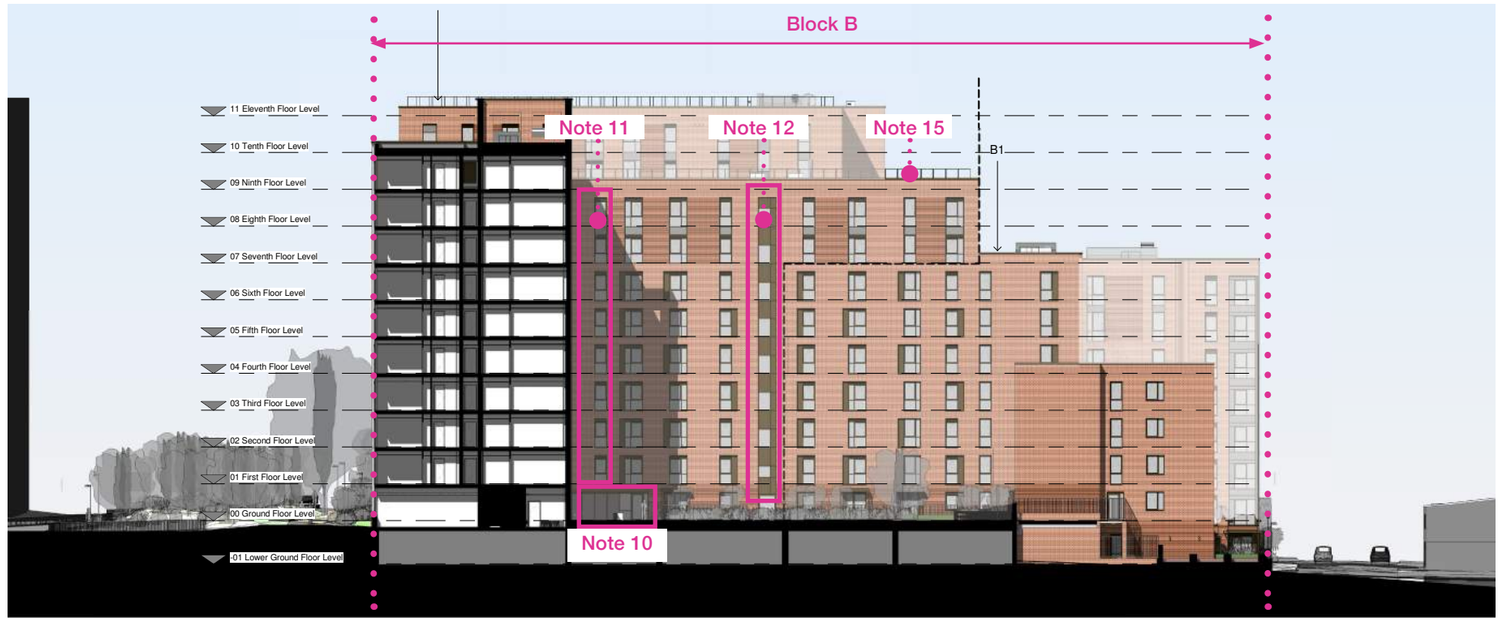
Note 14- Fenestration updated for double height reception space.

Note 15- PVs + Edge Protection to roof areas



Aprroved Extract of B1/B2 West Elevation, (Drawing 3622-SC-0405D

Proposed Block B - Courtyard Sectional East Elevation



Propoased B1/B2 East Elevation, 1:500 (Drawing 3622-B1-0302D)



Aproved extract - B1/B2 East Elevation, 1:500 (Drawing 3622-B1-0302B)

Summary of changes:

Note 9 - Fenetration updated to suit updated levels and new amenity areas

Note 10 - Fenetration updated to suit updated reception area

Note 11 - Fenetration updated to rationalize windows and allow for reception back of house area

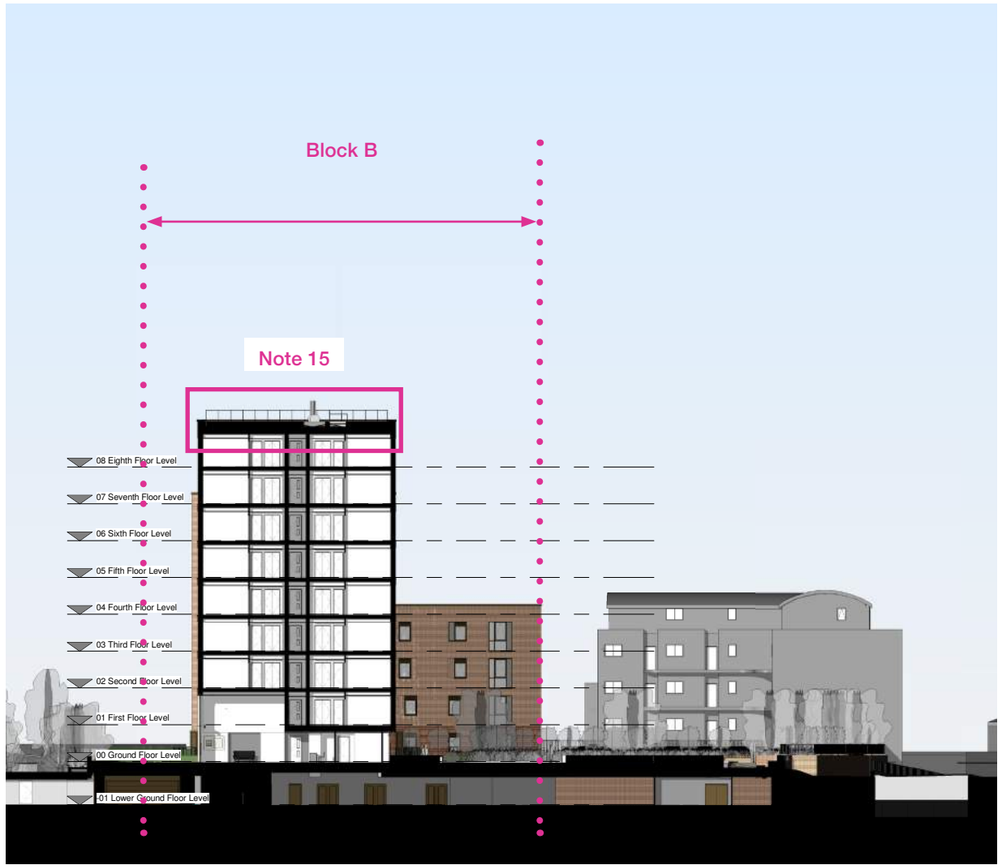
Note 12 - Fenetration updated to suit reconfigured escape stair

Note 15- PVs + Edge Protection to roof areas

Proposed Block B -Courtyard Sectional S Elevation

Sumary of changes

Note 15- PVs + Edge Protection to roof areas



B1 South Elevation, 1:500 (Drawing 3622-B1-0301D)



Extract of approved B1 South Elevation, 1:500 (Drawing 3622-B1-0301B)

Proposed Block B -Courtyard Sectional N Elevation

Summary of changes:

Note 9 - Fenetration updated to suit updated levels and new amenity areas

Note 15- PVs + Edge Protection to roof areas



B2 North Elevation, 1:500 (Drawing 3622-B2-0300L)



Extract of approved B2 North Elevation, 1:500 (Drawing 3622-B2-0300J)

Proposed Site Elevation - South

The above principle changes are shown in context in the full site elevations.

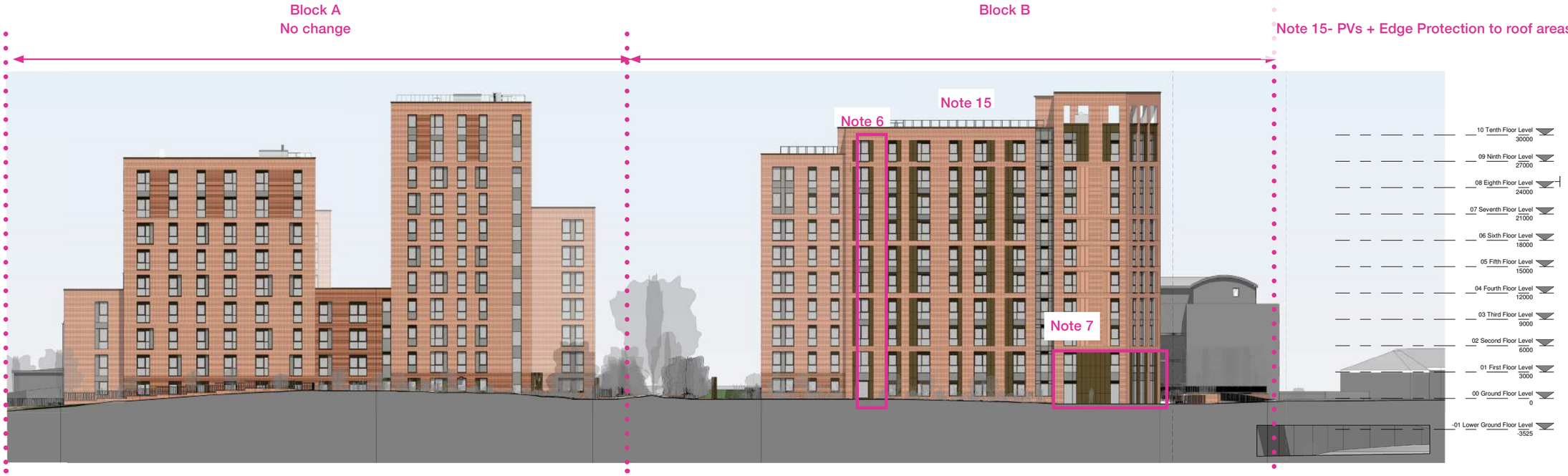
Changes are required to the approved planning elevations as part of the current non-material amendment application. Areas of change are summarised on the following pages and have been kept to a minimum and in keeping with the origial approval..

Summary of changes:

Note 6- Curtain wall containing Firemans entrance updated to ensure mullion position consistancy up the buildings facade.

Note 7 -- Fenetration updated to suit updated ground floor level. .

Note 15- PVs + Edge Protection to roof areas

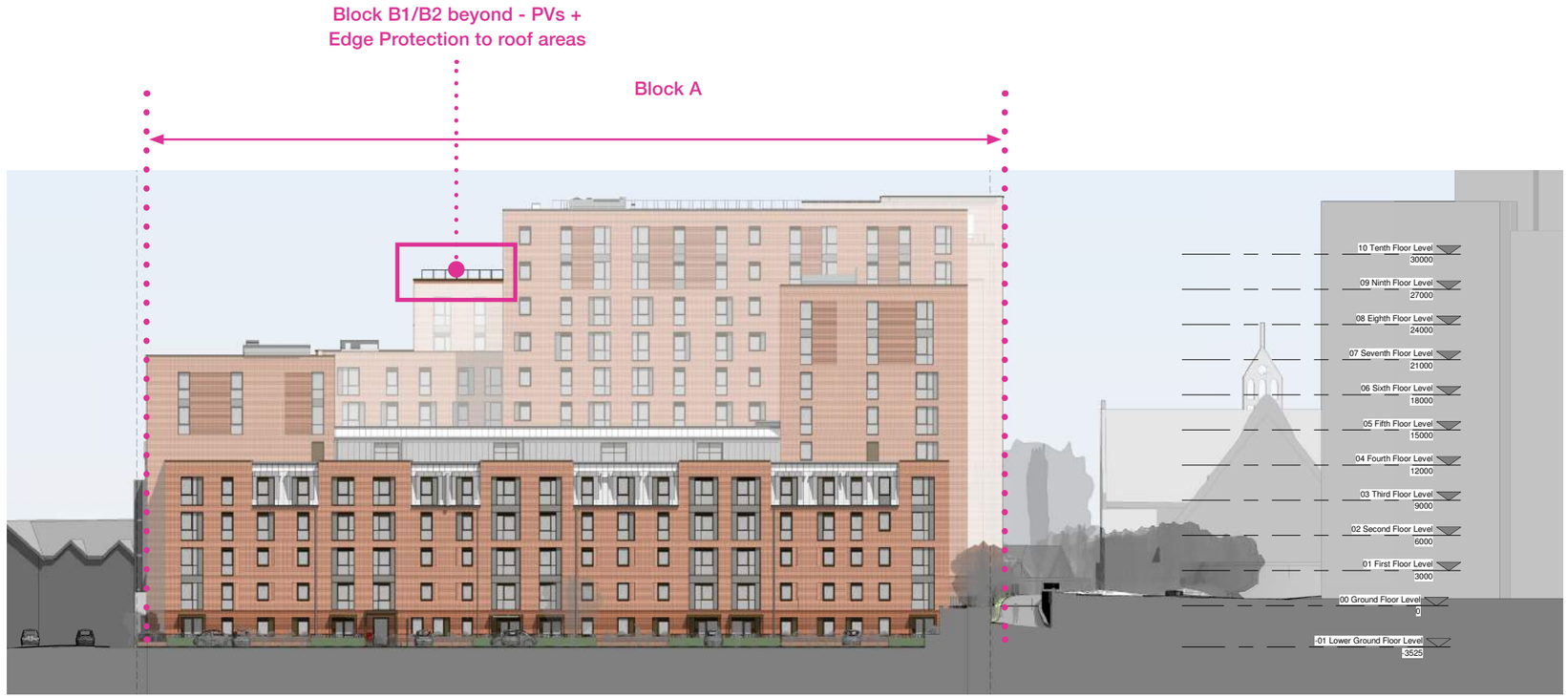


Proposed Site Elevation - South, 1:500 (Drawing 3622-SC-0300G)



Approved Extract - Site Elevation - South, 1:500 (Drawing 3622-SC-0300G)

Proposed Site Elevation - West



Proposed Site Elevation - West, 1:500 (Drawing 3622-SC-0301G)



Proposed Site Elevation - West, 1:500 (Drawing 3622-SC-0301E

Proposed Site Elevation North

Summary of changes:

Note 8 - Boundary walls and hard landscaping to B1 North Elevation updated to suit levels.

Note 15- PVs + Edge Protection to roof areas

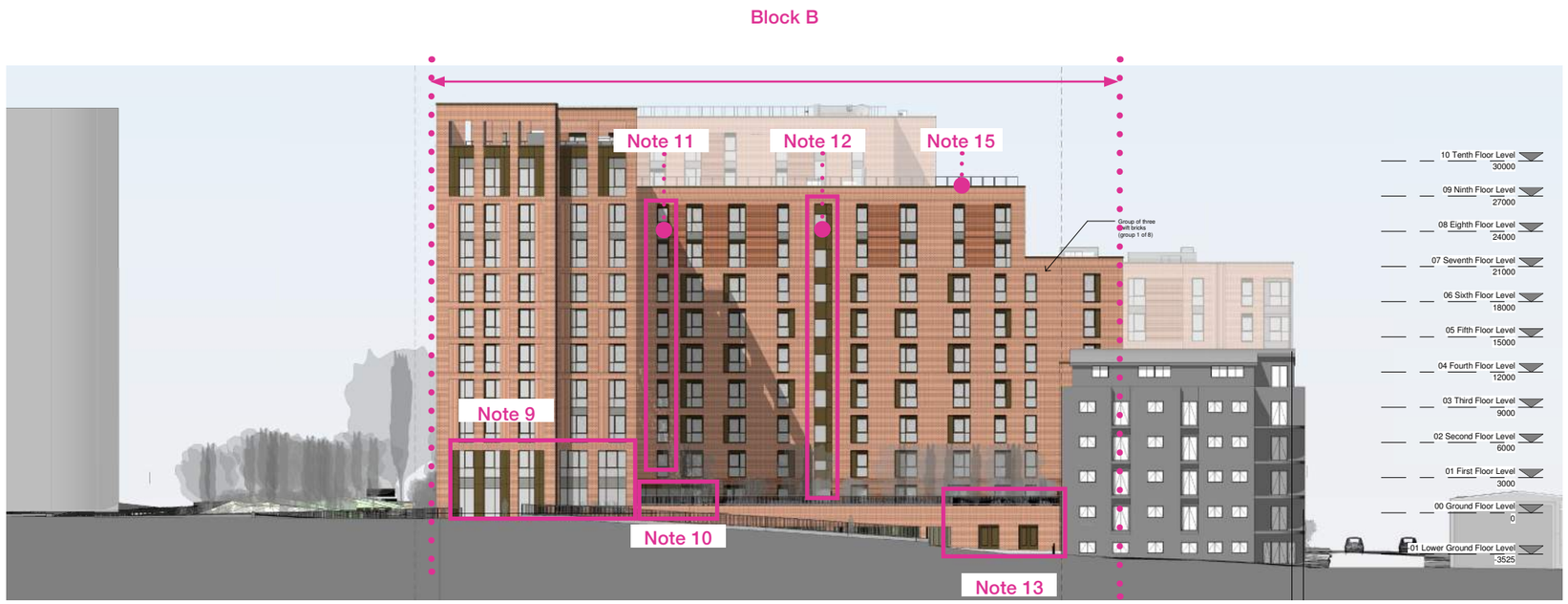


Proposed Site Elevation - North, 1:500 (Drawing 3622-SC-0302K)



Approved Extract - Site Elevation - North, 1:500 (Drawing 3622-SC-0302E)

Proposed Site Elevation - East



Proposed Site Elevation - East, 1:500 (Drawing 3622-SC-0303F



Approved Extract - Site Elevation - East, 1:500 (Drawing 3622-SC-0303C

Summary of changes:

Note 9 - Fenetration updated to suit updated levels and new amenity areas

Note 10 - Fenetration updated to suit updated reception area

Note 11 - Fenetration updated to rationalize windows and allow for reception back of house area

Note 12 - Fenetration updated to suit reconfigured escape stair

Note 13- Substation doors updated In line with UKPS requirments

Note 15- PVs + Edge Protection to roof areas

Contact Details

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