



Reading
Borough Council



Reading Borough Council Wensley Road : New Build & Estate Improvements Phase 1

Post-planning Design Changes Report

RBC-WLR-HTA-A_XX_XX_RP_1790

March 2022



Report presented by **HTA**
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Checked by **RH**
Approved by **RH**

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Reading Borough Council

Wensley Road : New Build & Estate

Improvements Phase 1

Post-Planning Design Changes

March 2022

1.1 Purpose of the Document

This Post Planning Design Report has been prepared by HTA Design LLP in partnership with Gleeds, on behalf of Reading Borough Council, for the Non-Material Amendments (NMA) application for Phase 1 of the Wensley Road Estate Regeneration scheme.

The Wensley Road Phase 1 detailed planning application (ref: 200122) was submitted in January 2020. The scheme was granted planning approval on 12/08/20.

The approved phase 1 proposal is for 46 new homes, 100% of which will be affordable and designed to achieve net-zero carbon; a new public central amenity space, reconfigured street and parking layout, and site-wide landscape improvements.

This report includes a schedule of design amendments that have been made to the approved design of the dwellings, as a result of detailed design development, further post-planning coordination with RBC Officers. This is illustrated on illustrated plans and elevations showing any changes.

The NMA application is for changes to the dwellings only, and further applications will only be made for site wide changes.



1.2

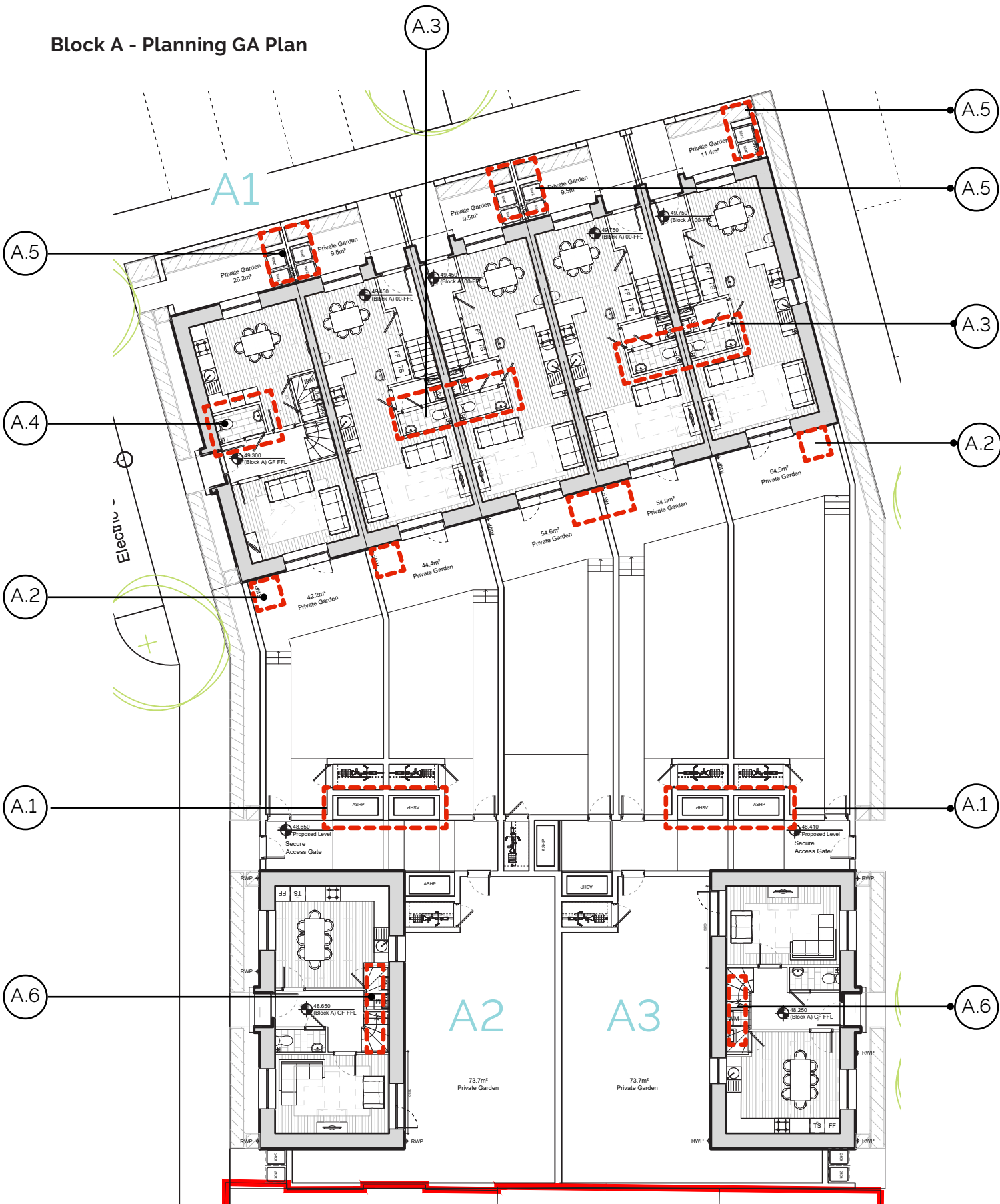
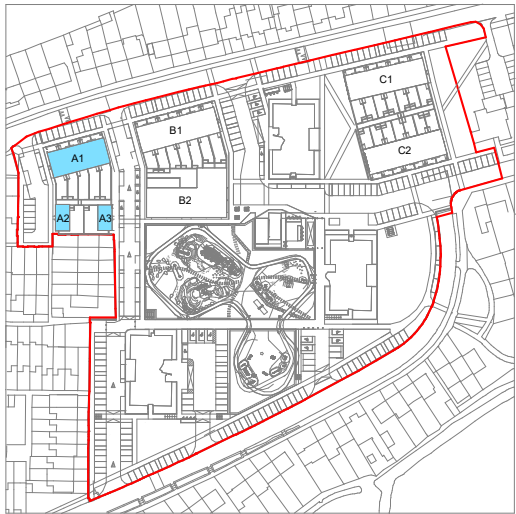
Schedule of Amendments

Item Number	Drawing Reference	Item	Description	Reason	Planning Approval	Comments / Actions
Dwellings						
1	B.12	Columns to apartment block	Width of balcony columns increased from 440mm to 665mm	Revised for structural coordination and to rationalise brick setting out.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
2	B.13	Change to third floor balcony, east and west elevation	Full metal balustrade replaced with partial height brick with railing above, as per front elevation.	Revised for structural coordination	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
3	A.1, B.1 & C.1	All houses - Individual air source heat pumps (ASHPs) relocated	At planning individual ASHPs were proposed within brick enclosures to the rear of the gardens, with direct maintenance access from the rear access route. ASHP are now proposed to be within an acoustic enclosure directly to the rear of each house.	Revised location reduces the amount of pipework required, improves energy efficiency of the ASHP.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
4	A.3, B.3 & C.3	All houses - Ground floor WC increased to be M4(2) complaint.	For the planning application house types were designed to meet part M4(1) requirements. Minor revision to all house layouts to provide increased M4(2) compliant ground floor WC.	To future proof homes for changing mobility requirements of tenants.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
5	B.14	Apartment Building - Juliette balconies replaced with window and brick panel below.	At planning on the east and west gable elevation of the apartment building three Juliette balconies were shown at first and second floor. Central Juliette balcony has been replaced by a recessed brick panel and window above.	Increased cill height allows for an improved kitchen layout internally, providing the residents with increased storage and worktop space.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
7	B.11	Apartment building - Revised north/rear elevation	Internal communal staircore layout amended. Number of windows to stair core reduced and replaced by large windows. Windows sizes adjusted to match street facing elevations.	Design amended to be compliant with AD Part B small building stair. Approved and agreed by RBC building control. Elevation amendments were made following plan changes to rationalise the window sizes, making them consistent with other window sizes.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
8	B.9	Apartment building - Cycle store relocated	Cycle store relocated to rear of the building with external access, from the residents and maintenance garden access route.	To provide space internally for a buggy/pram store.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
9	A.8, B.18 & C.7	Satellite dishes added.	Satellite dishes added to rear of each house, and one to the rear of Apartment building B2.	Added as part of detailed design development of telecoms services, to provide residents with alternate telecoms options.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
10	B.10	Communal ASHP enclosure	North elevation of plan enclosure changed from brick to metal louvres.	To provide the required ventilation and acoustic attenuation for the 18 ASHP units.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
11	A.5, B.5 & C.5	Material of individual refuse stores changed	Amended from brick with pre-cast roof to perforated metal	To allow for both roof and front openings as well as easier future replacement in the event of changing refuse requirements.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
12	A.7, B.6 & C.6	FFLs Amended & Window Cill lowered	A2 ground FFL changed from 48.700 to 48.900. A3 ground FFL increased from 48.150 to 48.200. Upper floor FFLs and ridge heights raised proportionally. Step in ground floor level to end terrace in B1 increased from 450 to 750mm. Window cill lowered. Step in ground floor level in terrace C1 and C2 omitted.	Detailed design development of site wide Civils information, in agreement with RBC Highways Officers as part of the S278/38 discussions.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application. Note: The changes to FFLs and ridge heights in the NMA application are further to changes captured in the approved plannign condition 4 (210498)
13	A.8, B.17 & C.7	Minor amendments to parapet and ridge heights	Parapets to terraces houses reduced by 150mm. Ridge height to B2 increased by 100mm	Detailed detailed design development.	NMA - To be confirmed with RBC Planning	Revised elevations to be submitted for NMA application. Note: The changes to FFLs and ridge heights in the NMA application are further to changes captured in the approved plannign condition 4 (210498)
14	A.2, B.2 & C.2	Water butts added	Additional down pipes and water butts added to all rear gardens of all houses	Recommendation provided by RBC Highways Officer in response to planning condition 40.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
15	B.7	Relocation of refuse store to ground floor flats	Location revised to accommodate same refuse capacity as houses	Amendments made following post-planning discussions with RBC Waste Management Officer.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
16	A.6	Stair skylight to detached houses	Skylight above stair case omitted and replaced with window on rear façade on both detached houses in block A.	To allow for easier use and internal cleaning by resident.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
17	A.4, B.4 & C.4	Entrance & WC relocated	Ground floor WC and door flipped to resolve internal layout.	WC increased to meet M4(2) requirement in order to future proof the dwellings.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
18	B.8	Refuse presentation points added.	Ground floor flats are designed to be fully wheelchair adapted M4(3), and if occupied by residents with mobility issues assisted collection will be provided. If not, residents to use presentation points of refuse collection days.	Amendments made following liaising with RBC Waste Management Officer..	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
19	B.15	Access to water tank relocated	Water tank access doors moved from on street to within secure rear garden access route.	Confirmed by Thames water than on street access is not required, therefore relocated to minimise risk of vandalism.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
20	B.16	Obscured bedroom windows omitted and windows added to store.	Obscured north facing bedroom windows omitted from first floor flat. Windows added to refuse store.	Bedroom already has east facing windows. North facing obscured glazing provides little in terms of natural daylight and reducing energy efficiency. Windows added to refuse store to provide natural light.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
21	B.19	PV panels removed from B2 east elevation	Removal of 14 PV panels on East Elevation of Block B2	Location of the PV panels inefficient due to overshadowing from adjacent roof. Number of PV panels across the site inline with sustainability targets.	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application
22	A.10	Soldier Course detail panel removed above windows	Soldier Course detail panel removed above windows on rear elevations of A2 & A3.	Lintel panels removed to match design intent of terrace houses. Showing consistently across the site	NMA - To be confirmed with RBC Planning	Revised plans and elevations to be submitted for NMA application

2.1 Block A GA Plan

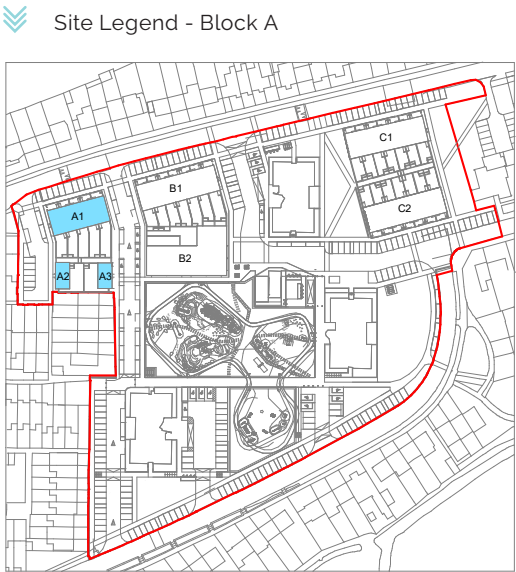
A.1	ASHP moved within the rear garden, adjacent to the houses
A.2	Water butts and additional rainwater pipes added
A.3	Ground floor WC increased to meet M(4) requirements
A.4	Ground floor WC and entrance door flipped to resolve internal layout
A.5	Material of individual refuse stores changed from brick to perforated metal
A.6	Roof light to stairs omitted and replaced with window on the rear elevation
A.7	A2 Ground FFL changed from 48.700 to 48.900. Upper floor FFLs and ridge height also raised by 200mm.
A.8	Minor Amendments to parapet and ridge heights
A.9	Satellite dishes added
A.10	Brick soldier detailing removed above window on rear elevation

Site Legend - Block A

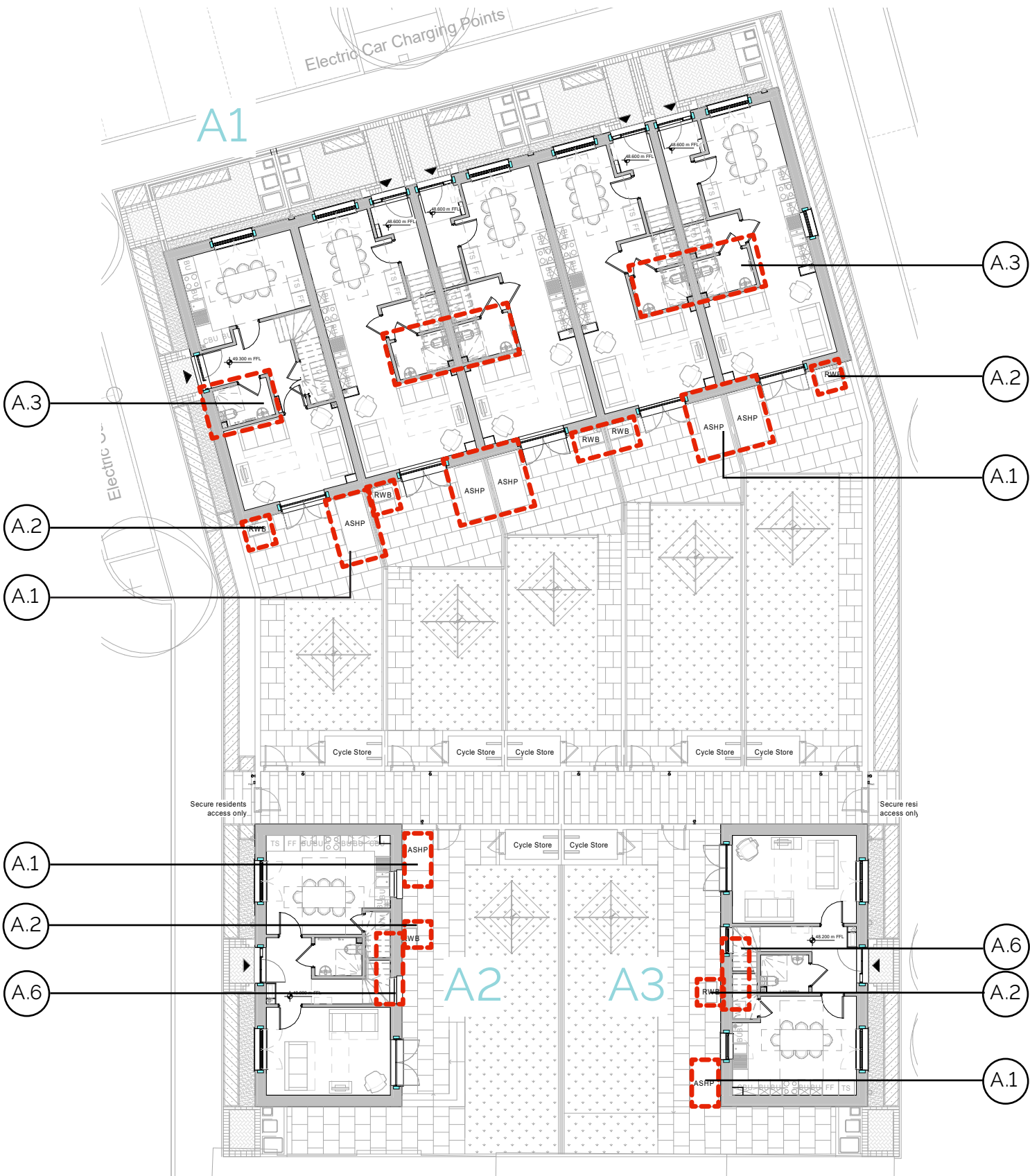


2.1 Block A GA Plan

A.1	ASHP moved within the rear garden, adjacent to the houses
A.2	Water butts and additional rainwater pipes added
A.3	Ground floor WC increased to meet M(4) requirements
A.4	Ground floor WC and entrance door flipped to resolve internal layout
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A.8	Minor Amendments to parapet and ridge heights
A.9	Satellite dishes added
A.10	Brick soldier detailing removed above window on rear elevation



Block A - Current GA Plan



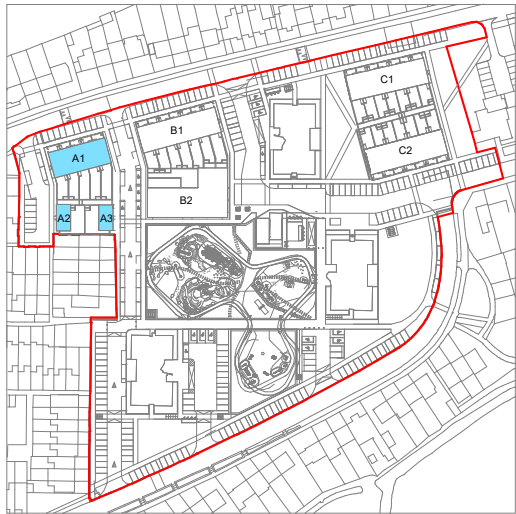
2.2 Block A GA Elevations

A.1	ASHP moved within the rear garden, adjacent to the houses
A.2	Water butts and additional rainwater pipes added
A.3	Ground floor WC increased to meet M(4) requirements
A.4	Ground floor WC and entrance door flipped to resolve internal layout
A.5	Material of individual refuse stores changed from brick to perforated metal
A.6	Roof light to stairs omitted and replaced with window on the rear elevation
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A.8	Minor Amendments to parapet and ridge heights
A.9	Satellite dishes added
A.10	Brick soldier detailing removed above window on rear elevation

Visualisation of ASHP enclosure within gardens



Site Legend - Block A



Block A1 South Elevation - Planning



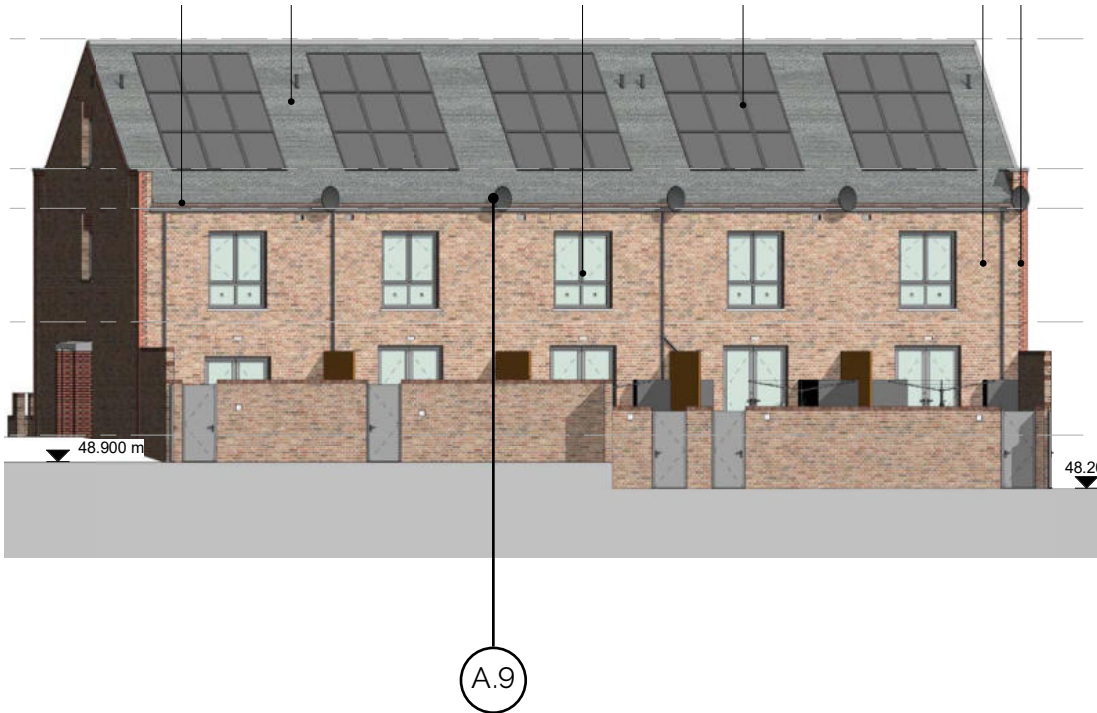
Block A1 Rear Garden Access - Planning



Block A1 South Elevation - Current



Block A1 Rear Garden Access - Current



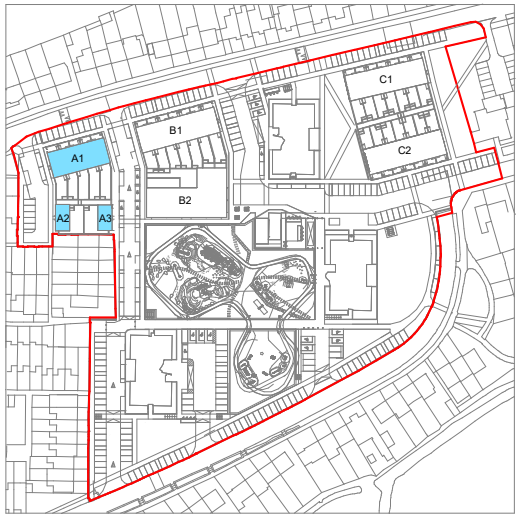
2.2 Block A GA Elevations

A.1	ASHP moved within the rear garden, adjacent to the houses
A.2	Water butts and additional rainwater pipes added
A.3	Ground floor WC increased to meet M(4) requirements
A.4	Ground floor WC and entrance door flipped to resolve internal layout
A.5	Material of individual refuse stores changed from brick to perforated metal
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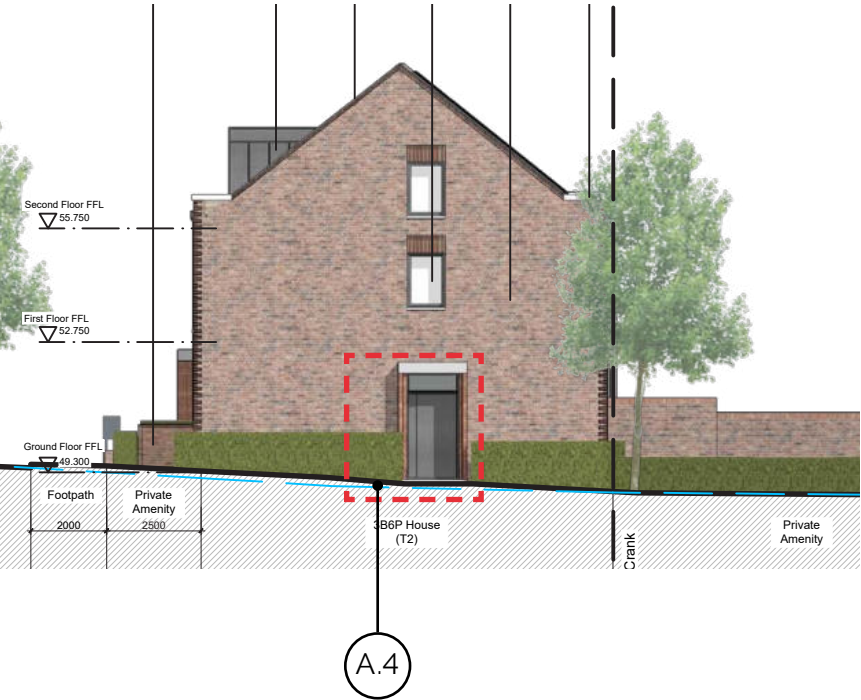
Example of front garden refuse store (Exact Product to be confirmed)



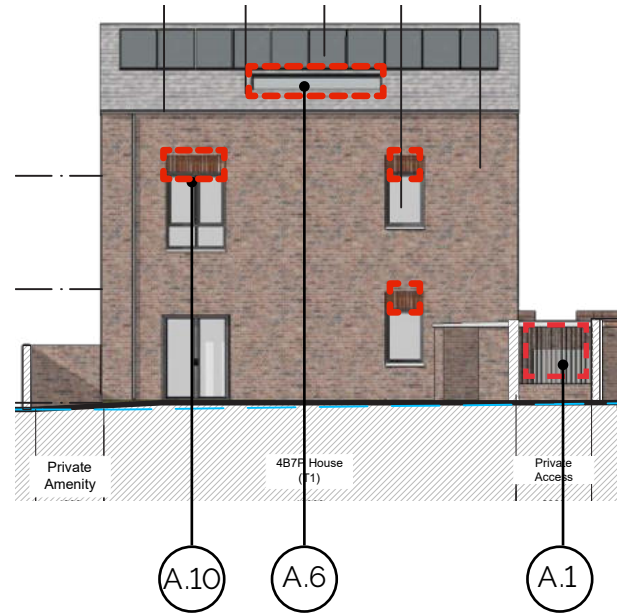
Site Legend - Block A



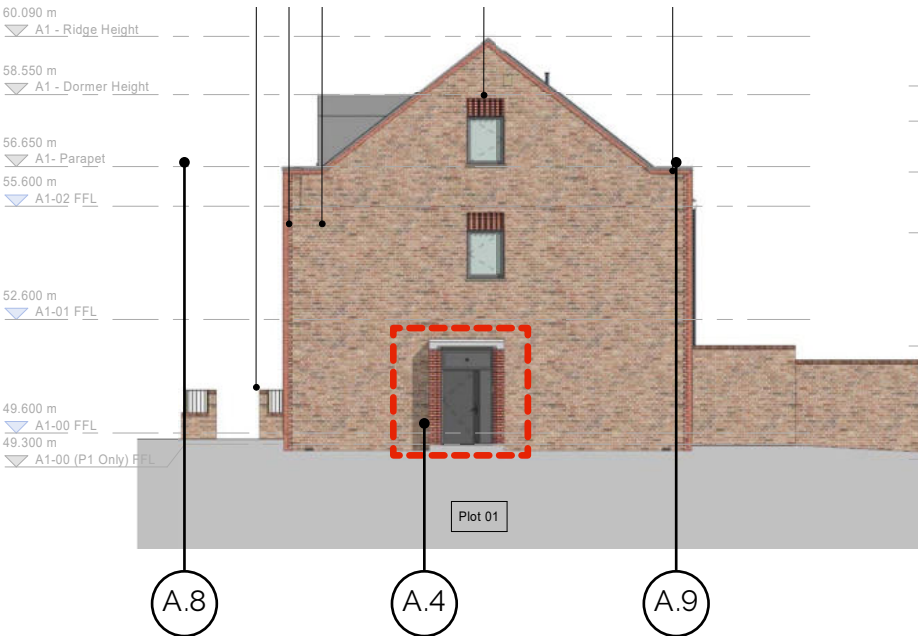
Block A1 West Elevation - Planning



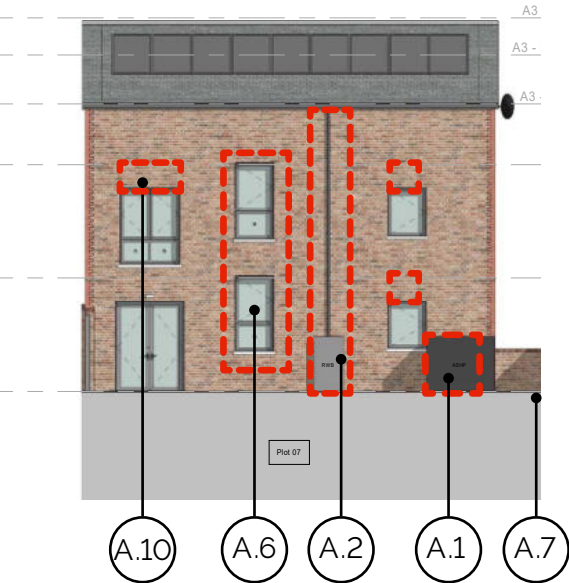
Block A2 Rear Elevation - Planning



Block A1 West Elevation - Current

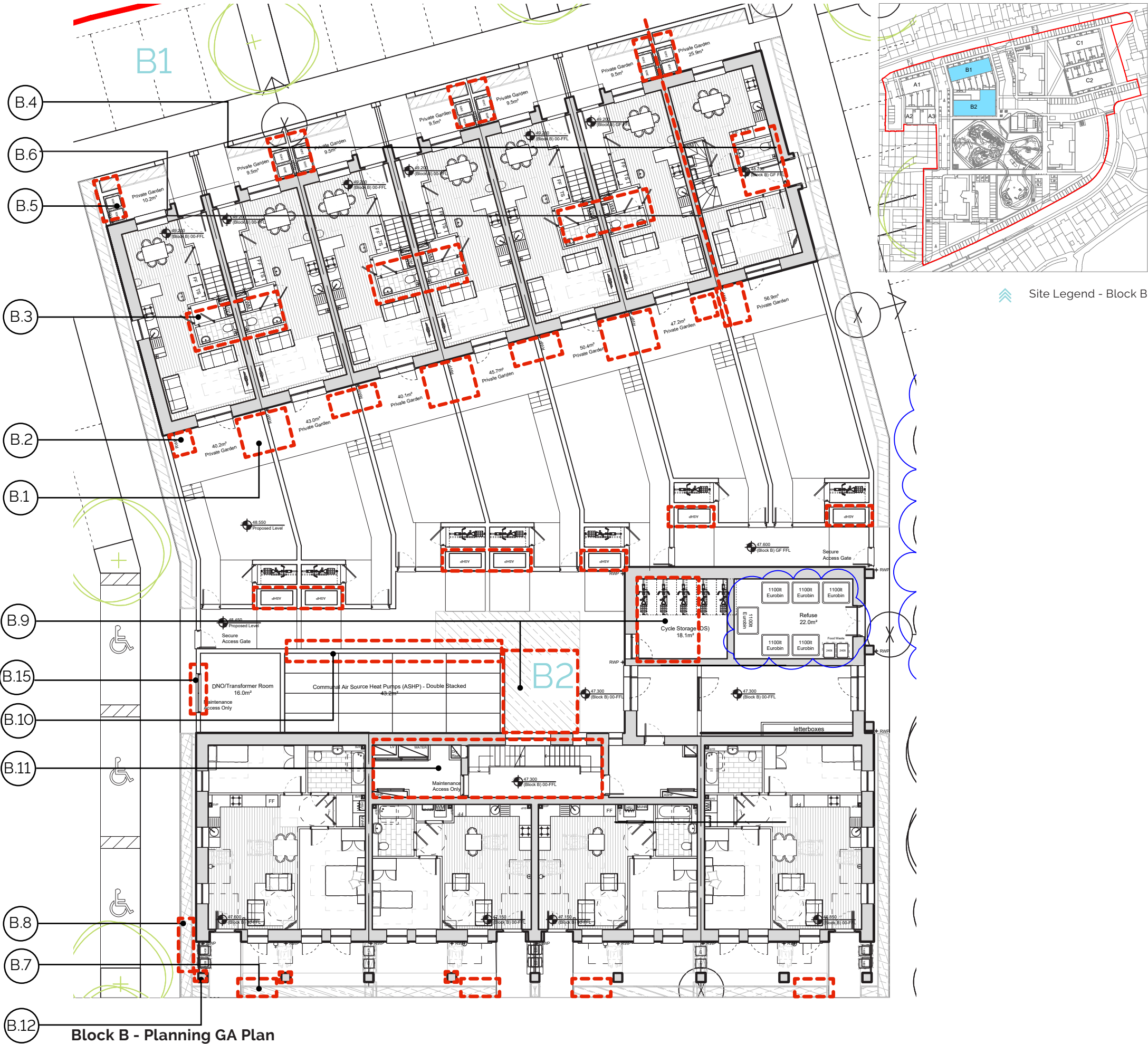


Block A2 Rear Elevation - Current



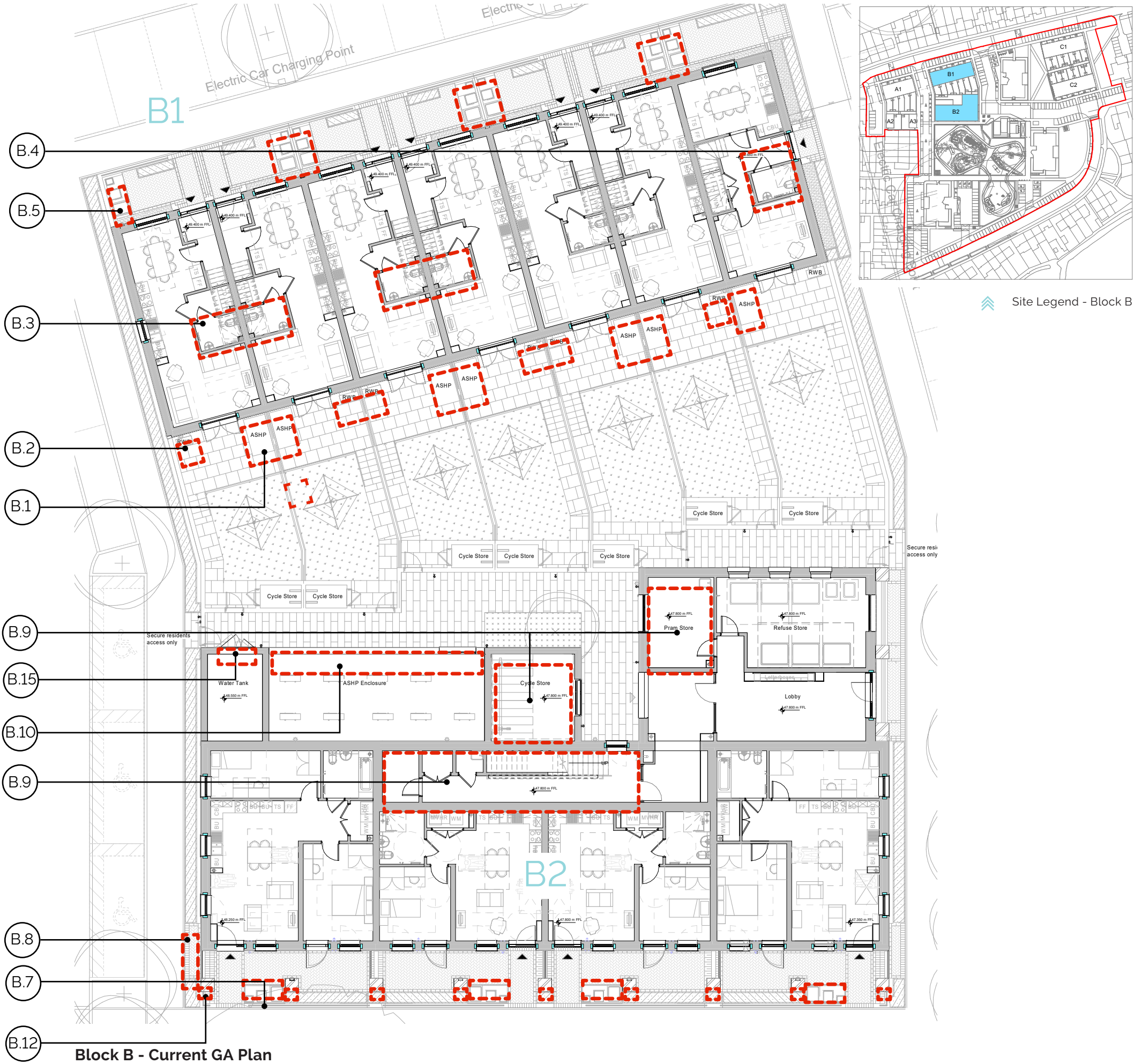
3.1 Block B
GA Plan

B.1	ASHP moved within the rear garden, adjacent to the houses.
B.2	Water butts and additional rain water pipes added.
B.3	Ground floor WC increased to meet M(4)2 requirements.
B.4	Ground floor WC and entrance door flipped to resolve internal layout.
B.5	Material of individual refuse stores changed from brick to perforated metal.
B.6	Step in ground floor FFL increased from 450mm to 750mm
B.7	Location of individual refuse store to ground floor flats amended.
B.8	Refuse presentation points added.
B.9	Communal Cycle store relocated to provide pram store internally.
B.10	Communal ASHP enclosure changed from brick to acoustic louvres.
B.11	Communal staircore reconfigured in accordance with AD Part B , with window locations and sizes amended to suit.
B.12	Columns to apartment block increased from 440mm to 625mm .
B.13	Change to third floor balcony, east and west elevation from metal railings to brick.
B.14	Juliette balconies replaced with window and brick panel below.
B.15	Access to water tank relocated to rear garden access route.
B.16	Obscured bedroom windows omitted. Windows added to refuse stores.
B.17	Minor Amendments to parapet and ridge heights.
B.18	Satellite dishes added.
B.19	PV panels removed from B2 east roof due to overshadowing



3.1 Block B
GA Plan

B.1	ASHP moved within the rear garden, adjacent to the houses.
B.2	Water butts and additional rain water pipes added.
B.3	Ground floor WC increased to meet M(4)2 requirements.
B.4	Ground floor WC and entrance door flipped to resolve internal layout.
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3.2 Block B GA Elevations

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B.19	PV panels removed from B2 east roof due to overshadowing

Block B1 South Elevation - Planning



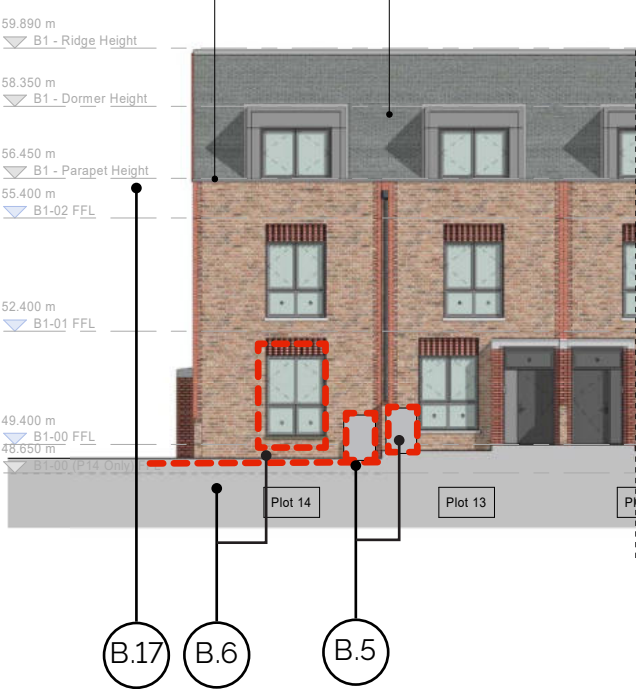
Block B1 North Elevation - Planning



Block B1 South Elevation - Current



Block B1 North Elevation - Current



3.2

Block B

GA Elevation

B.1	ASHP moved within the rear garden, adjacent to the houses.
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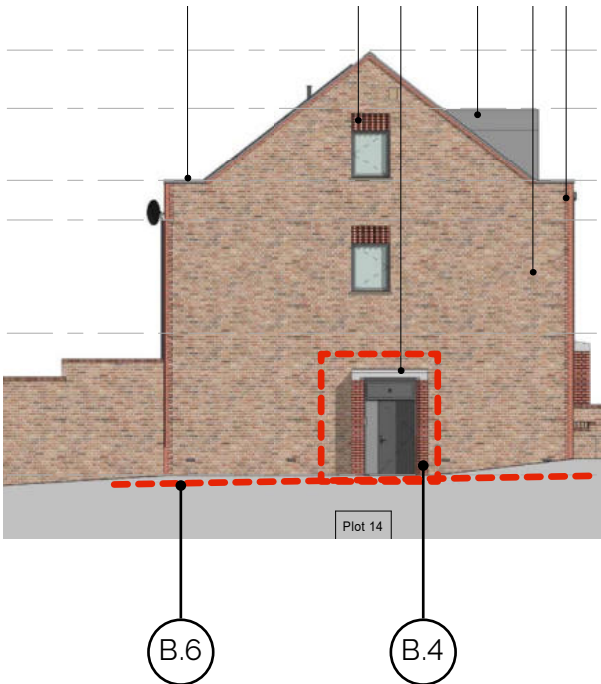
Block B1 East Elevation - Planning



Block B1 Rear Garden Access - Planning



Block B1 East Elevation - Current



Block B1 Rear Garden Access - Current



3.2 Block B

GA Elevation

B.1	ASHP moved within the rear garden, adjacent to the houses.
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B.17	Minor Amendments to parapet and ridge heights.
B.18	Satellite dishes added.
B.19	PV panels removed from B2 east roof due to overshadowing

Block B2 South Elevation - Planning



Block B2 South Elevation - Current



3.2 Block B

GA Elevation

B.1	ASHP moved within the rear garden, adjacent to the houses.
B.2	Water butts and additional rain water pipes added.
B.3	Ground floor WC increased to meet M(4)2 requirements.
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B.18	Satellite dishes added.
B.19	PV panels removed from B2 east roof due to overshadowing

Block B2 East Elevation - Planning



Block B2 West Elevation - Planning



Block B2 South Elevation - Current

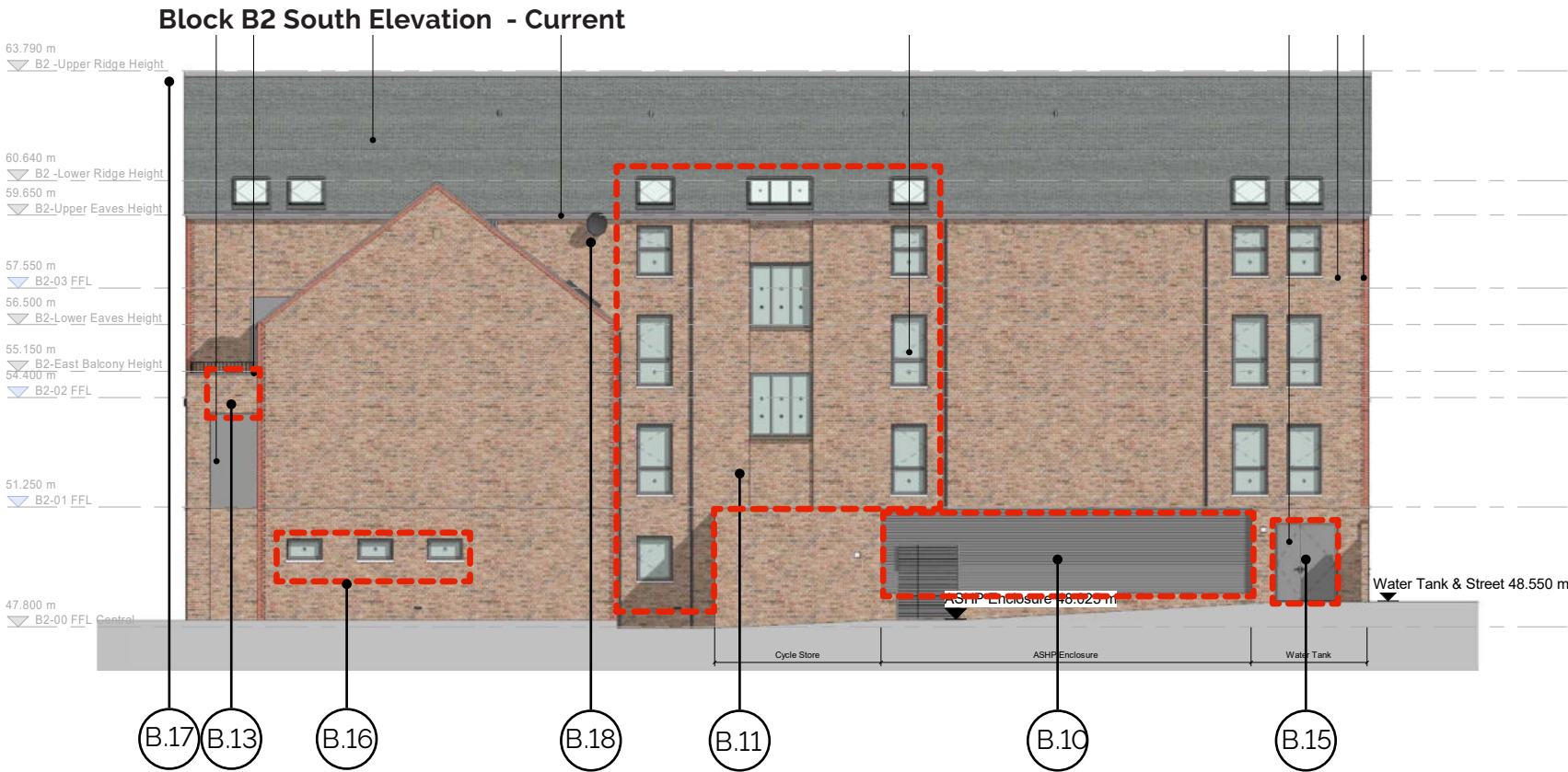
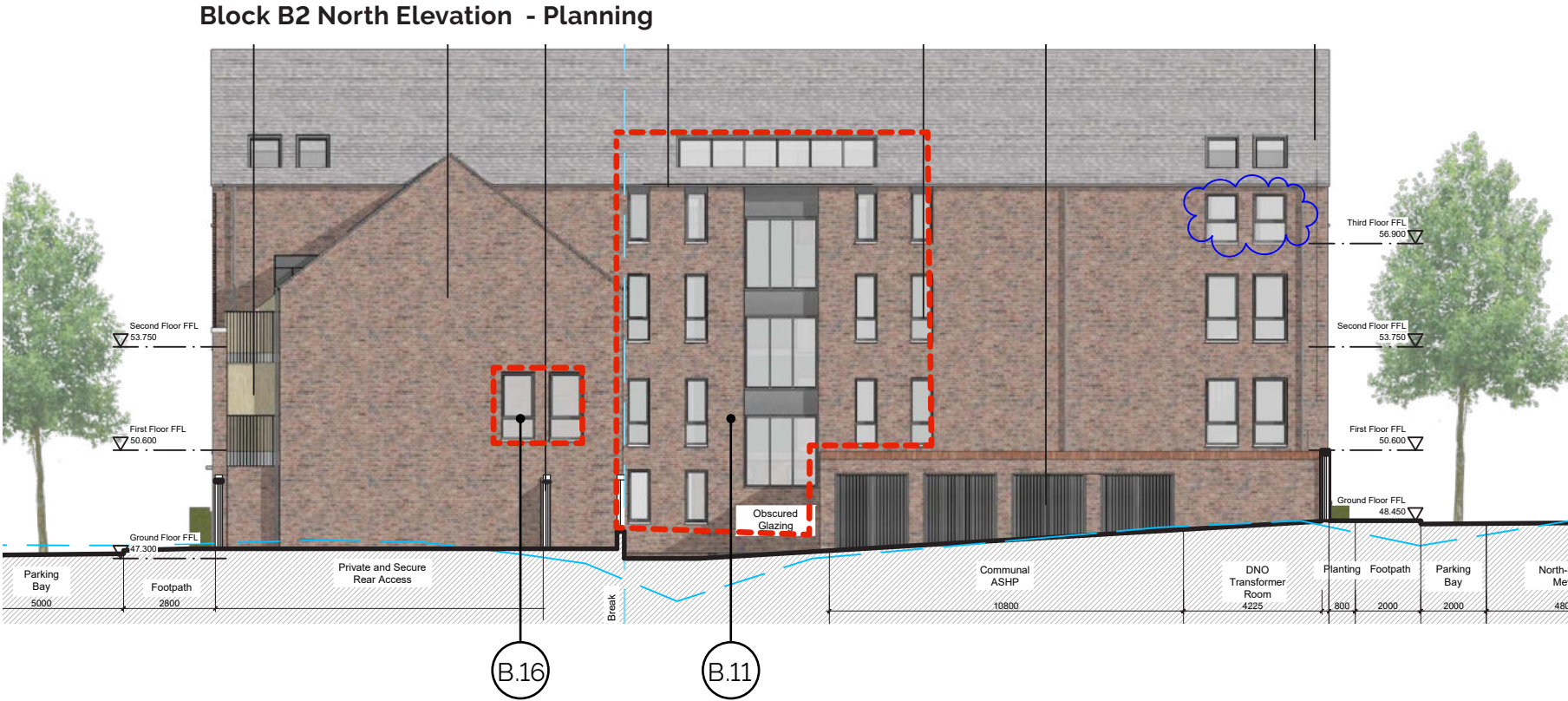


Block B2 West Elevation - Current



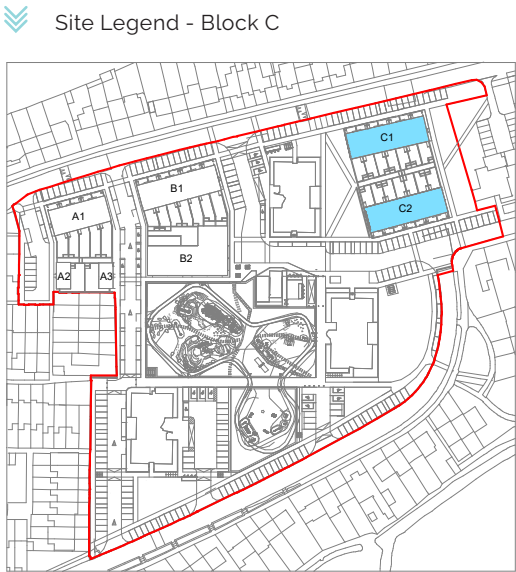
3.2 Block B GA Elevation

B.1	ASHP moved within the rear garden, adjacent to the houses.
B.2	Water butts and additional rain water pipes added.
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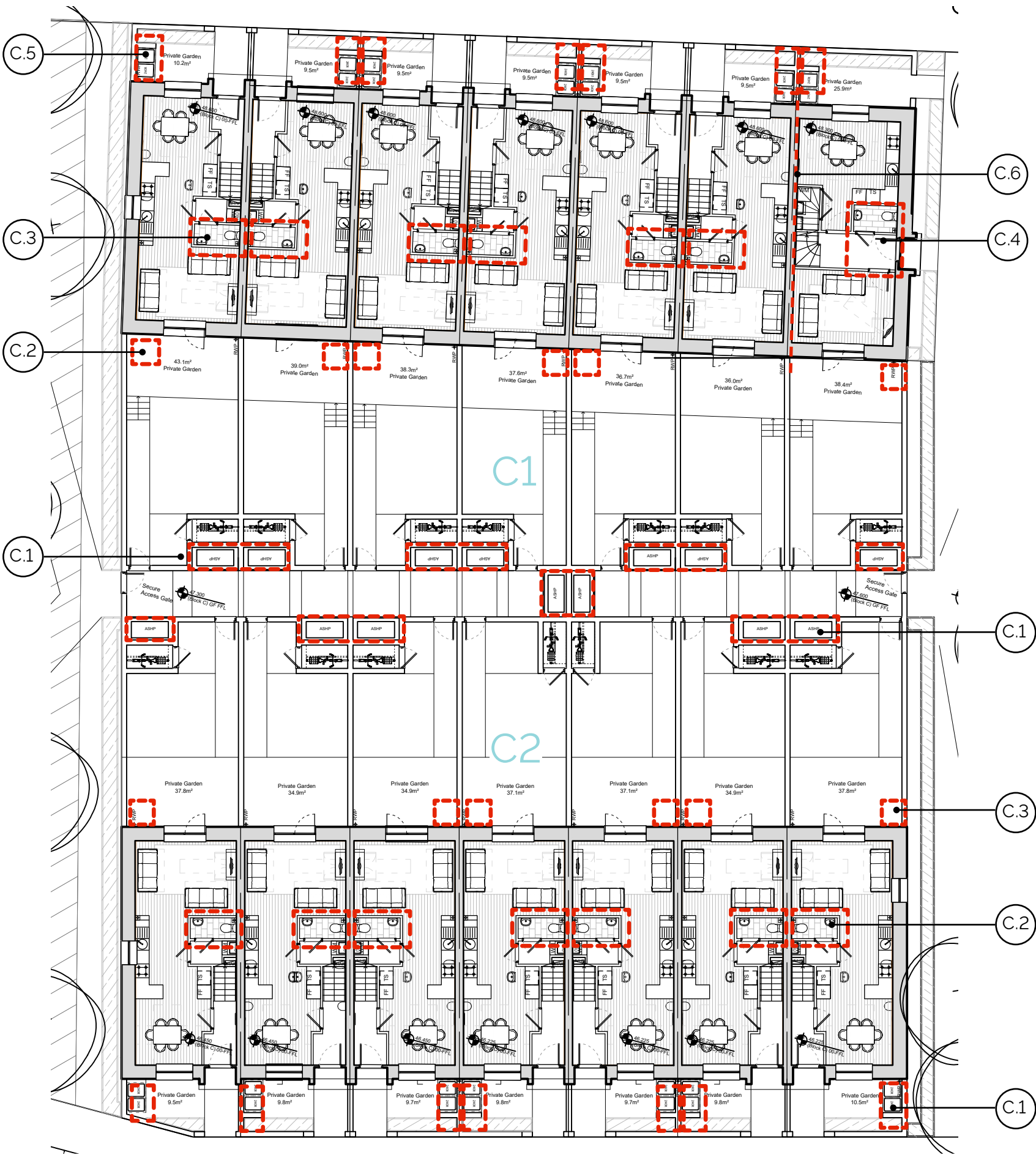


4.1 Block C GA Plan

C.1	ASHP moved within the rear garden, adjacent to the houses.
C.2	Water butts and additional rainwater pipes added.
C.3	Ground floor WC increased to meet M(4).
C.4	Ground floor WC and entrance door flipped to resolve internal layout.
C.5	Material of individual refuse stores changed from brick to perforated metal.
C.6	Step in Ground Floor FFL omitted.
C.7	Minor Amendments to parapet and ridge heights.
C.8	Satellite dishes added

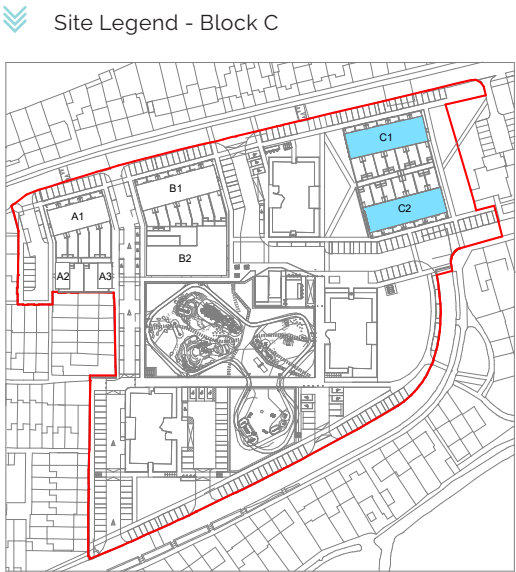


Block C - Planing GA Plan

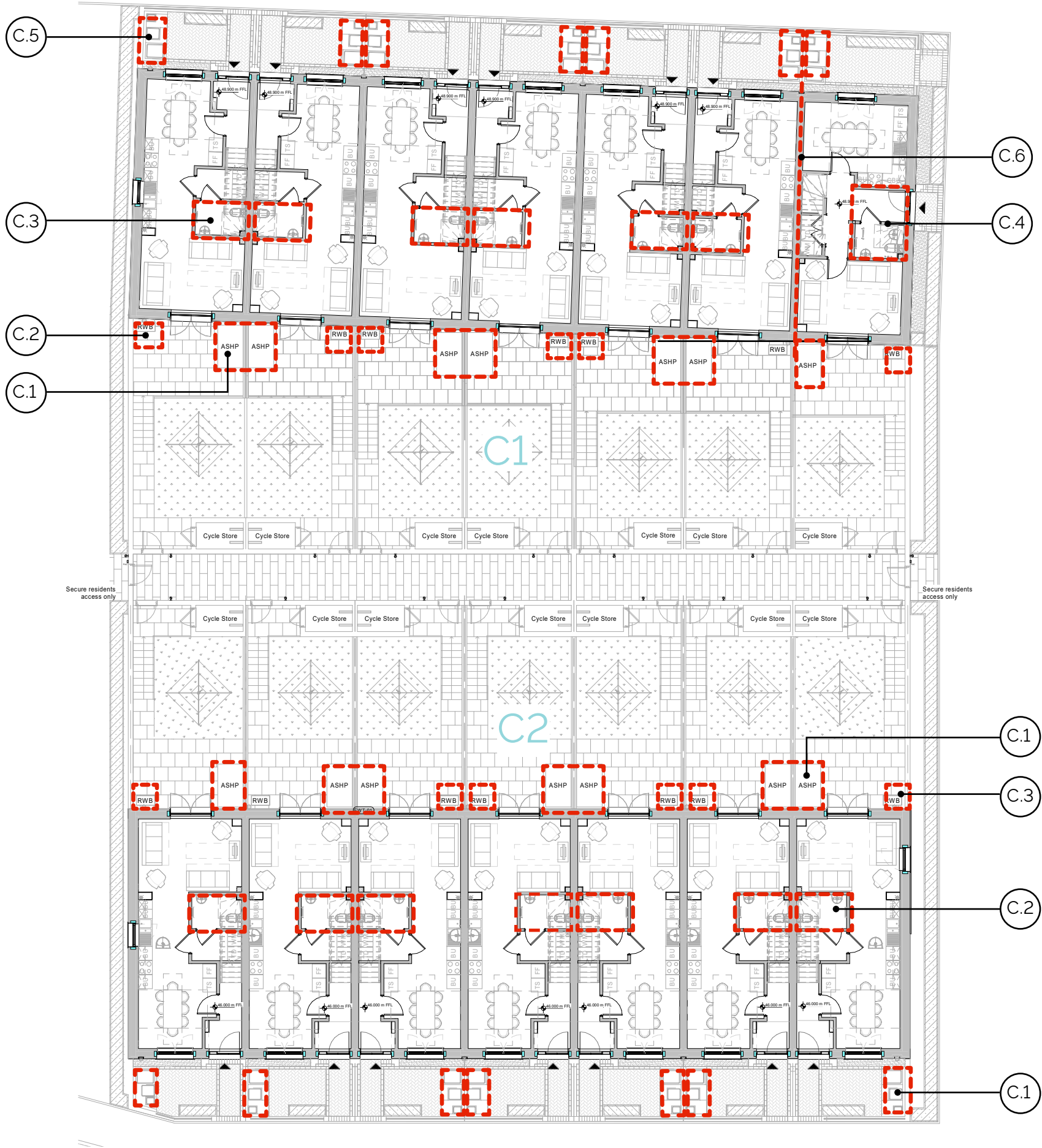


4.1 Block C GA Plan

C.1	ASHP moved within the rear garden, adjacent to the houses.
C.2	Water butts and additional rainwater pipes added.
C.3	Ground floor WC increased to meet M(4).
C.4	Ground floor WC and entrance door flipped to resolve internal layout.
C.5	Material of individual refuse stores changed from brick to perforated metal.
C.6	Step in Ground Floor FFL omitted.
C.7	Minor Amendments to parapet and ridge heights.
C.8	Satellite dishes added



Block C - Current GA Plan



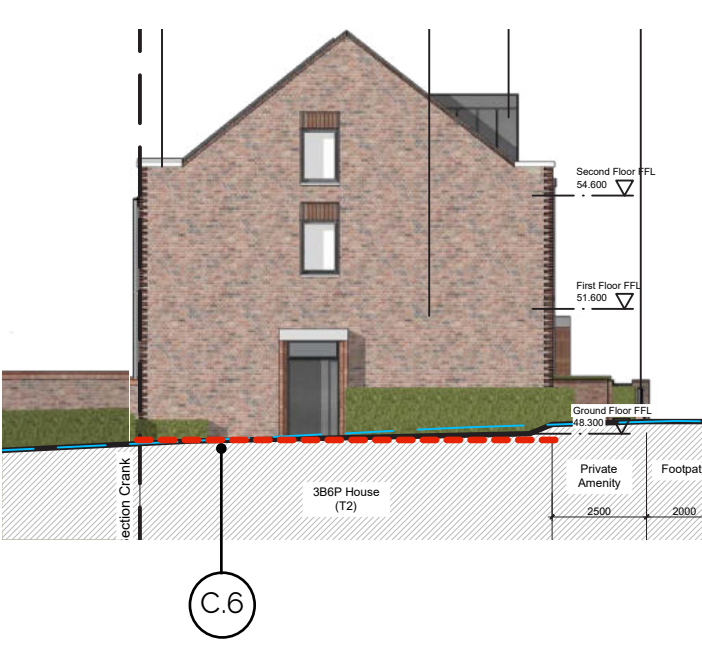
4.2 Block C GA Elevations

C.1	ASHP moved within the rear garden, adjacent to the houses.
C.2	Water butts and additional rainwater pipes added.
C.3	Ground floor WC increased to meet M(4).
C.4	Ground floor WC and entrance door flipped to resolve internal layout.
C.5	Material of individual refuse stores changed from brick to perforated metal.
C.6	Step in Ground Floor FFL omitted.
C.7	Minor Amendments to parapet and ridge heights.
C.8	Satellite dishes added

Block C1 South Elevation - Planning



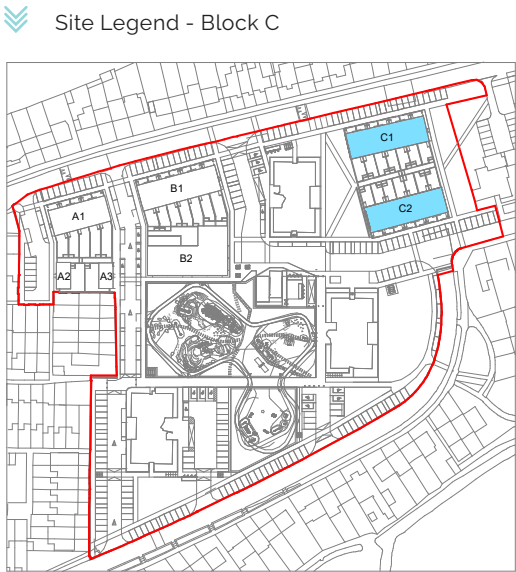
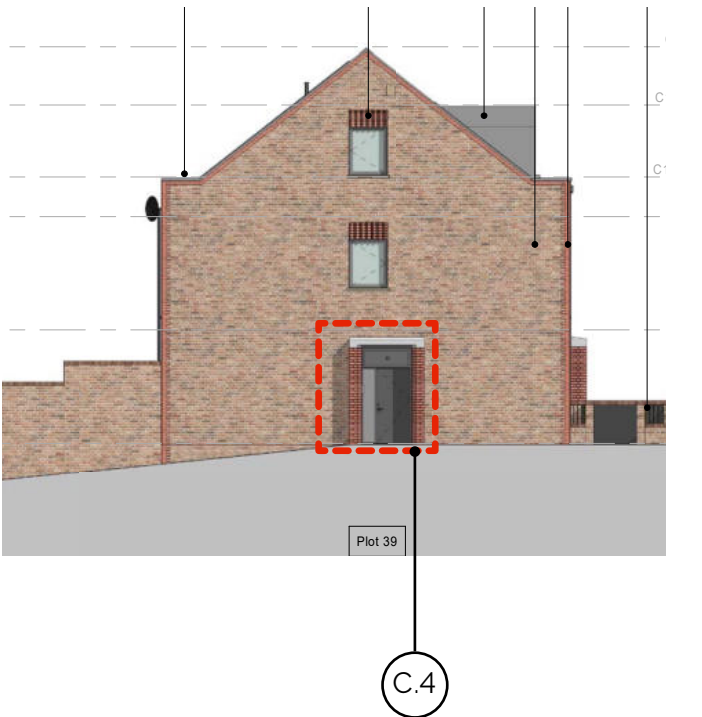
Block C1 East Elevation - Planning



Block C1 South Elevation - Current



Block C1 East Elevation - Current



4.2 Block C GA Elevations

C.1	ASHP moved within the rear garden, adjacent to the houses.
C.2	Water butts and additional rainwater pipes added.
C.3	Ground floor WC increased to meet M(4).
C.4	Ground floor WC and entrance door flipped to resolve internal layout.
C.5	Material of individual refuse stores changed from brick to perforated metal.
C.6	Step in Ground Floor FFL omitted.
C.7	Minor Amendments to parapet and ridge heights.
C.8	Satellite dishes added

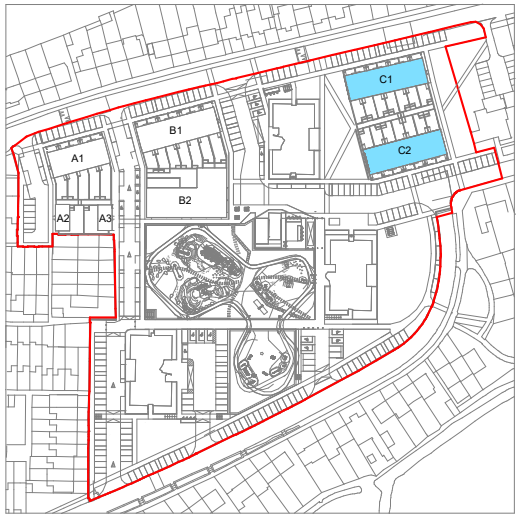
Block C1 Rear Garden Access - Planning



Block C1 Rear Garden Access - Current



Site Legend - Block C



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