

30934-1805-200117 – Design Statement

Site: Green Park Village – Phase 6A (Blocks D,F,G & H)

In summary, the proposed design changes relate to the direct substitution of 2no. 3-bed duplex PD apartments with 4no. 2-bed PD apartments located within the upper two-storeys of Blocks D & F.

The increase in numbers will continue to meet the apartment mix agreed through the original application (171019) with the exception of the requested addition of the 4x 2-bed apartments and removal of 2x 3-bed apartments.

This change allows for the Affordable housing allocation to increase across the site, with all of Block G now allocated in addition to Block H. See the tables below:

PLANNING APARTMENT MIX	PD	AFF	TOTAL
1B	91	23	114
2B	147	73	220
3B	3	0	3
TOTAL	241	98	339

NMA APARTMENT MIX (EXCL. AFFORDABLE INCREASE – BLK G)	PD	AFF	TOTAL
1B	91	23	114
2B	151 (+4)	73	224 (+4)
3B	1 (-2)	0	1
TOTAL	243 (+2)	98	341 (+2)

NMA APARTMENT MIX (INCL. AFFORDABLE INCREASE - BLK G)	PD	AFF	TOTAL
1B	45 (-46)	71 (+48)	116
2B	106 (-41)	118 (+45)	224
3B	0 (-3)	1 (+1)	1
TOTAL	151 (-90)	190 (+92)	341 (+2)

Total apartments will increase from 339 to 341.

The applicant will provide parking to meet the increase in number of apartments with the 3-bed previously being allocated 2no. spaces. Each of the 2-bed apartments will be provided with 1no. space in accordance with local policy.

The applicant has pleasure in submitting the above to Reading Borough Council for consideration to grant non-material amendment planning consent.