

Summary of Proposed Amendments Foundry Quarter Weldale Street, Reading

Non-Material Amendment Application
(Application Ref. 191974)

February 2020

For: Ropemaker Properties Ltd

Prepared by:



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

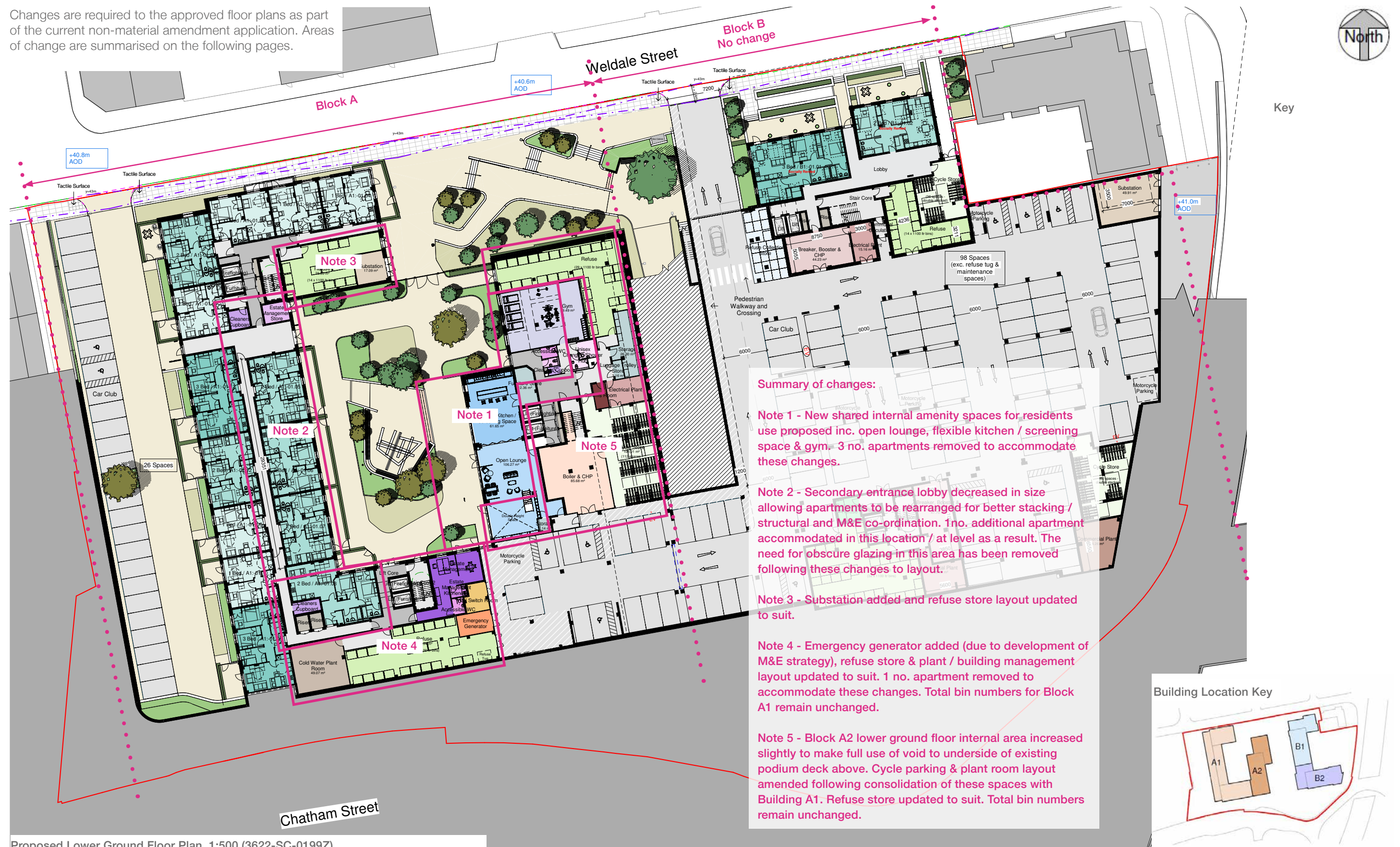
Issue 1 Draft	Name	Signature	Date
Prepared by	Rosa Simpson	RS	11/02/2020
Reviewed by	James Chard	JC	
Approved by	Mark Alkerstone	MAS	

Revision Record

Issue	Date	Status	Description	By	Checked	Approved
2						
3						
4						

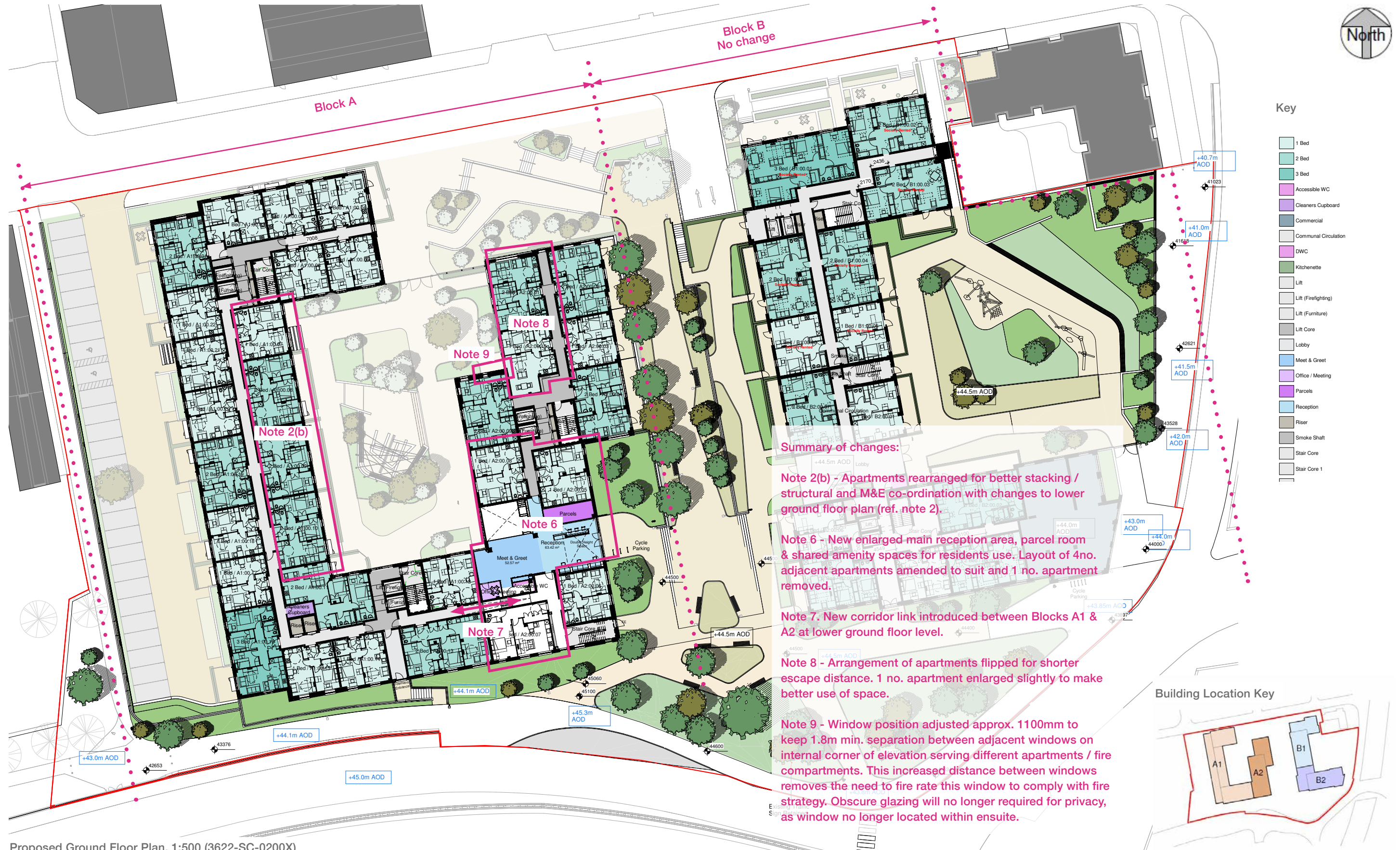
Proposed Lower Ground Floor Plan

Changes are required to the approved floor plans as part of the current non-material amendment application. Areas of change are summarised on the following pages.



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

Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



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

Proposed Third Floor Plan



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

Proposed Fourth Floor Plan



Proposed Fifth Floor Plan



Proposed Sixth Floor Plan



Proposed Seventh Floor Plan



Proposed Eighth Floor Plan

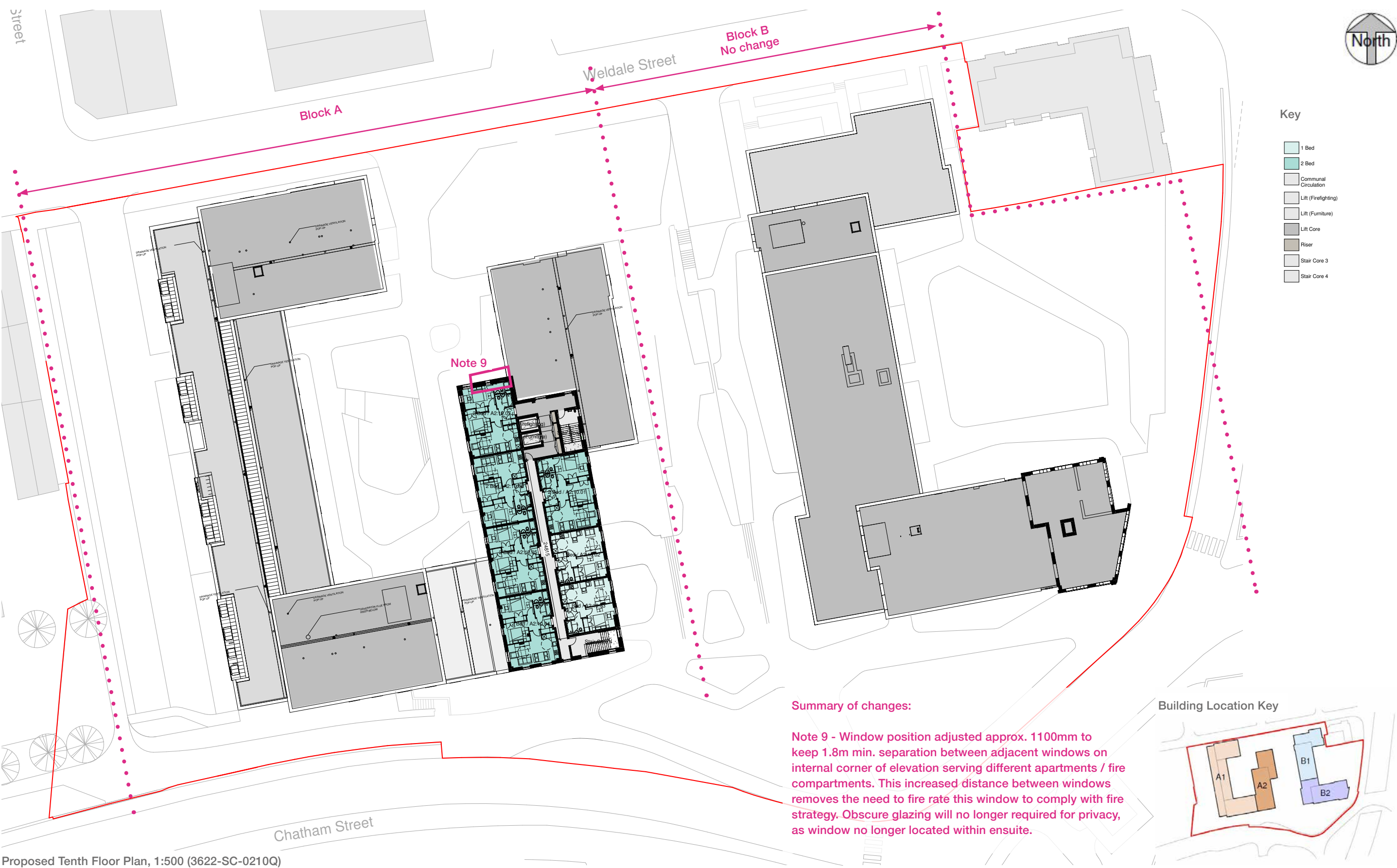


Proposed Eighth Floor Plan, 1:500 (3622-SC-0208Q)

Proposed Ninth Floor Plan

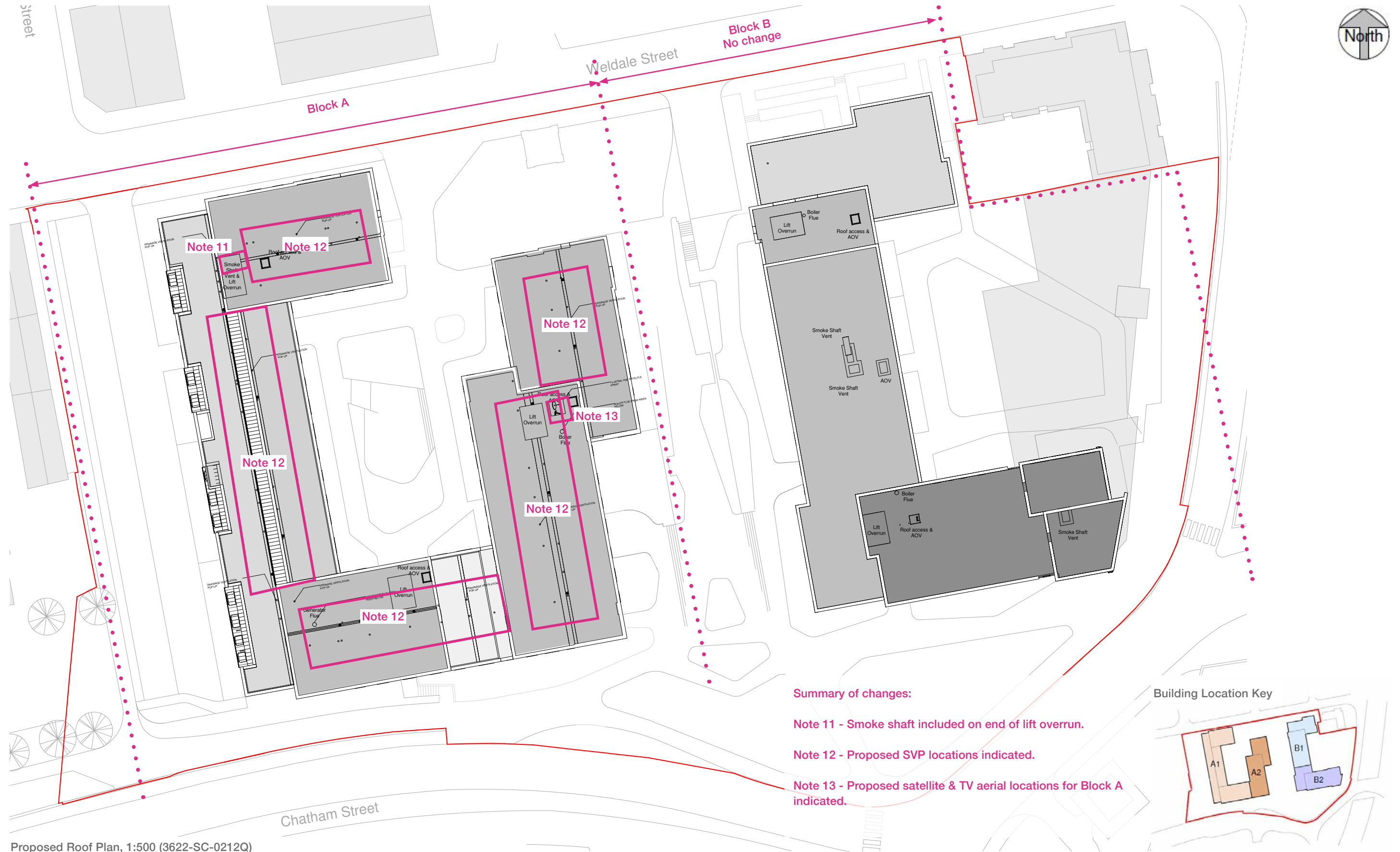


Proposed Tenth Floor Plan



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

Proposed Roof Plan



Updates to External Elevations - Block A

- Changes to reception & lobby area

An enlarged area of glazing is proposed to the south end of the east elevation of Block A2 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 A.

- Introduction of shared amenity spaces

An enlarged area of glazing is proposed within the courtyard to the south end of the west elevation of Block A2. This is to express the shared internal amenity spaces at lower ground floor level and maximises light and views in and out of these communal areas, including the double height open lounge area. Glazed doors within the curtain walling also provide direct access for the residents to spill out into the external amenity space of the courtyard.



Extract from latest proposed East Elevation of Block A2, 1:200 (3622-A2-0302C)



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

Updates to External Elevations - Block A

- General design development

The setting out of fenestration has also been rationalised slightly on a number of elevations. This has removed the need for any obscure glazing, whilst the overall number of windows per apartment has remained unchanged. This has also assisted the development of the fire & rainwater strategies.



Extract from proposed North Elevation of Block A1, 1:200 (3622-A1-0300H),

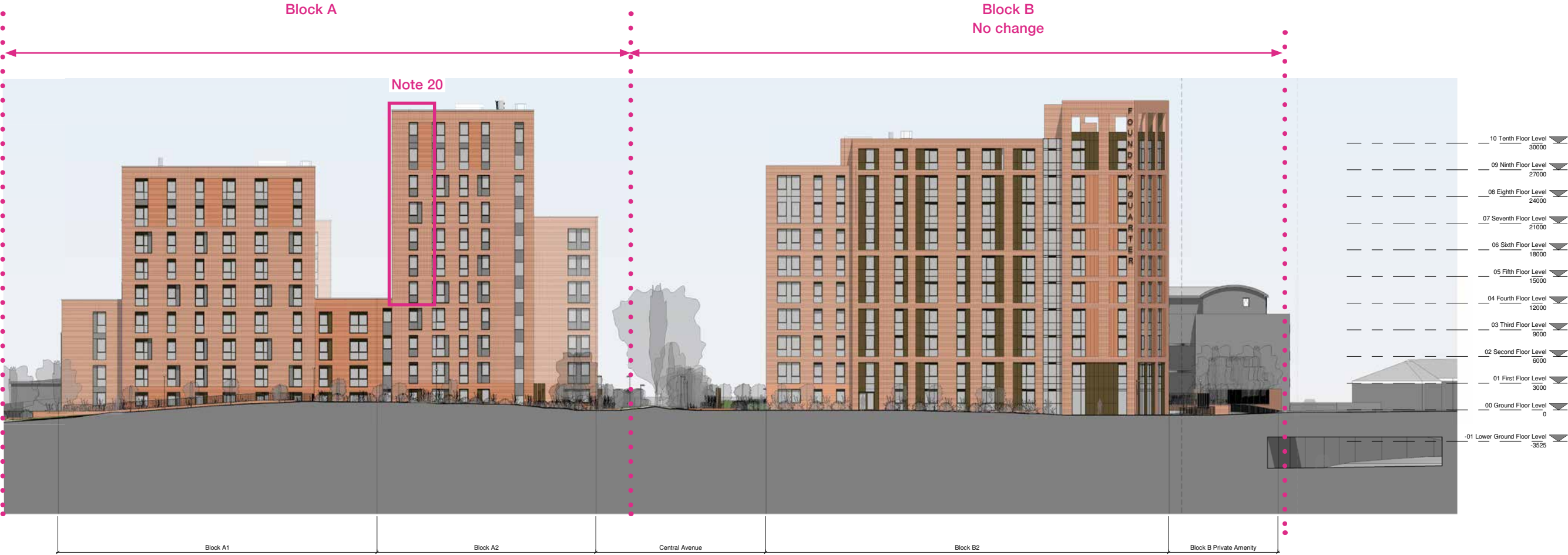


Extract from proposed West Elevation of Block A1, 1:200 (3622-A1-0303C)

Proposed Site Elevation - South

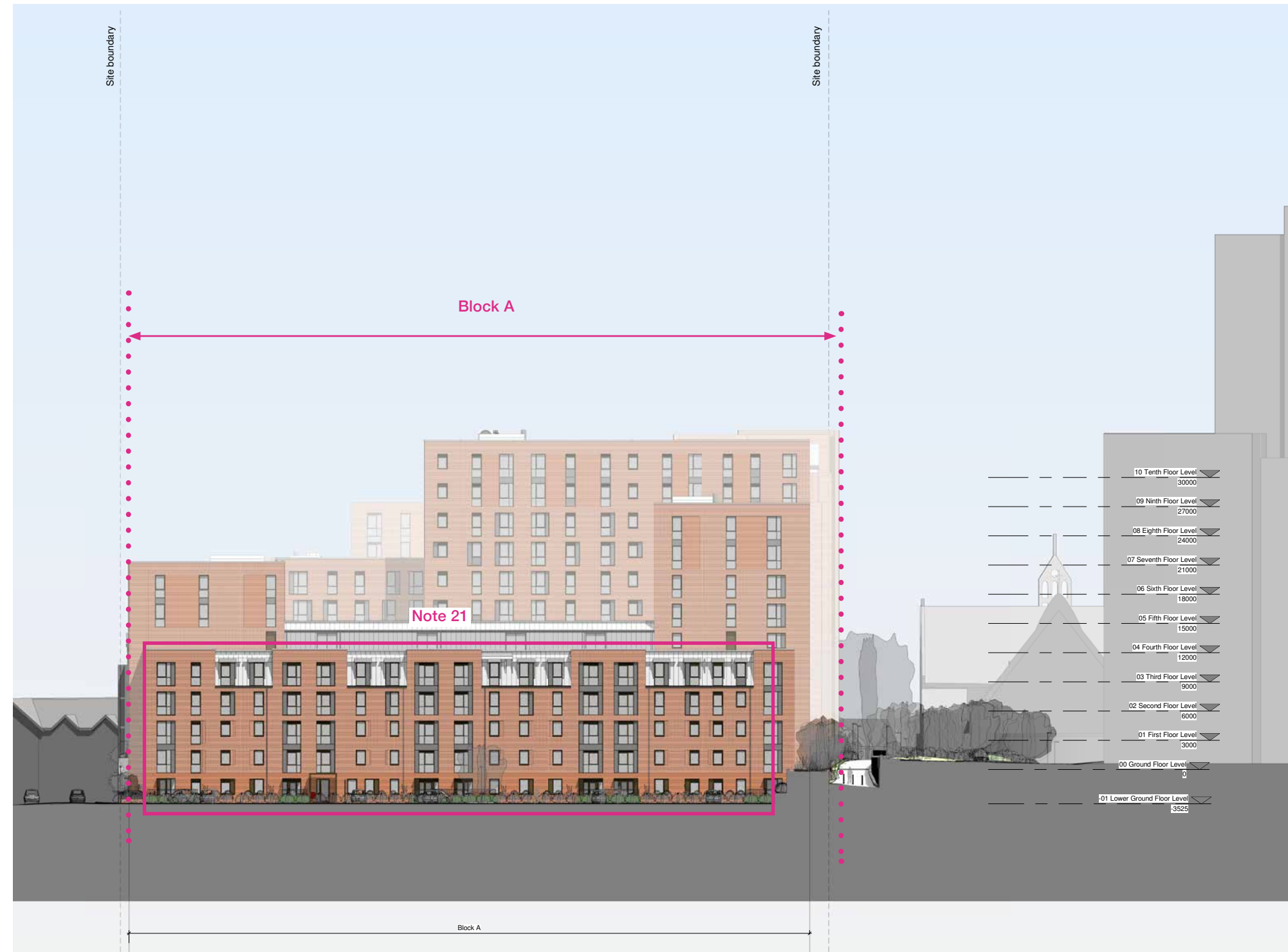
Changes are required to the approved planning elevations as part of the current non-material amendment application. Areas of change are summarised on the following pages and have generally been kept to a minimum.

Summary of changes:
Note 20 - Minimal changes to louvre locations only.



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

Proposed Site Elevation - West

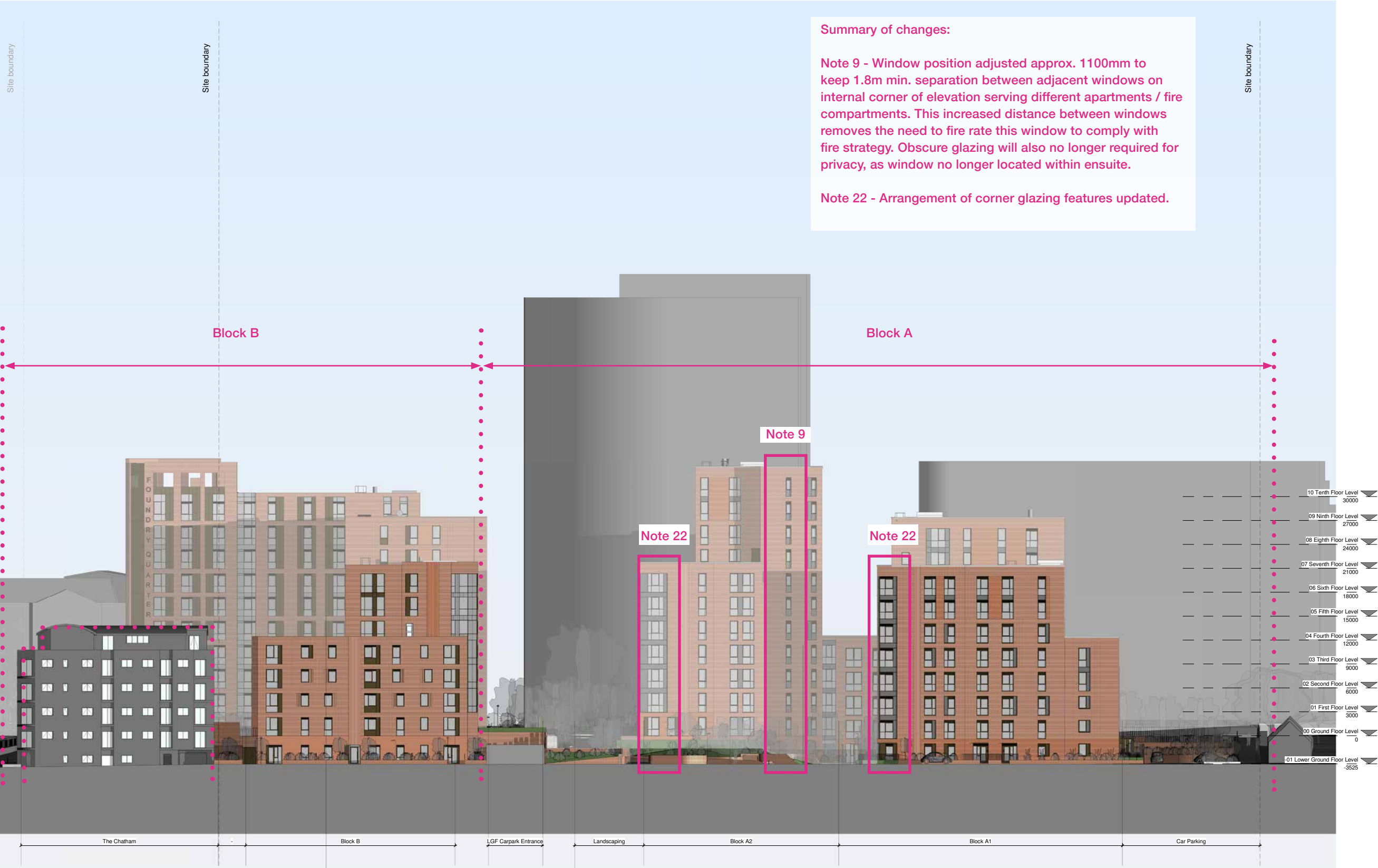


Summary of changes:

Note 21 - Various amendments made to arrangement of the roof & windows to suit rainwater strategy for this elevation. Downpipes added.

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

Proposed Site Elevation North



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

Proposed Site Elevation - East

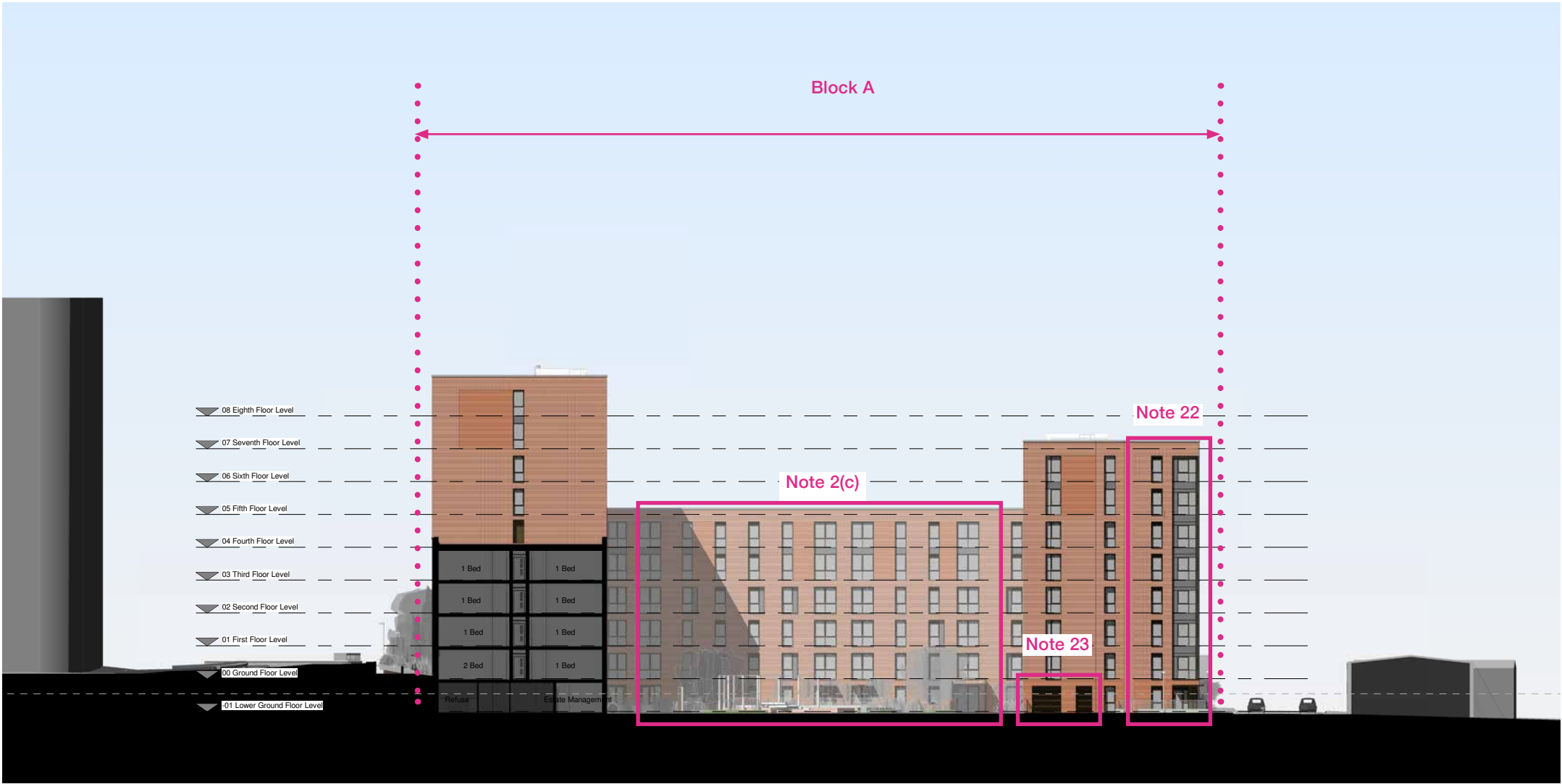


Summary of changes:

No change

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

Proposed Block A - Courtyard Sectional East Elevation

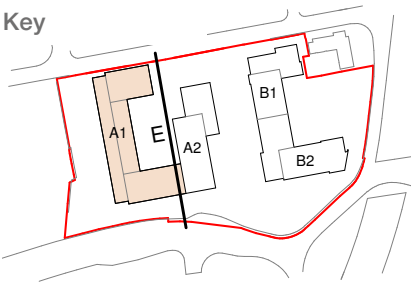


Summary of changes:

Note 2 (c) - Window positions on Block A1 East courtyard facing elevation adjusted to accommodate rearranged apartment layouts (ref. notes 2 & 2(b))

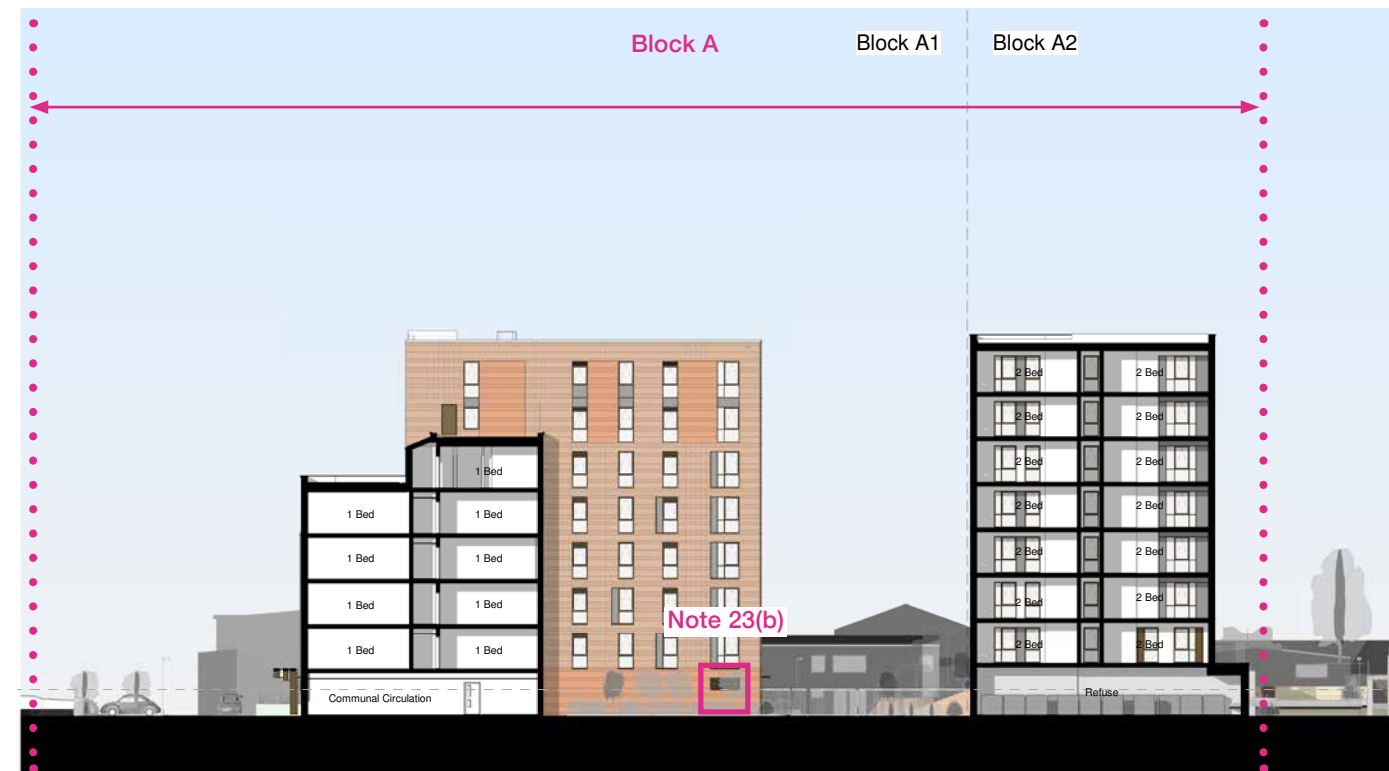
Note 22 - Arrangement of corner glazing features updated.

Note 23 - Louvred substation door added. Position of refuse store door updated to suit.

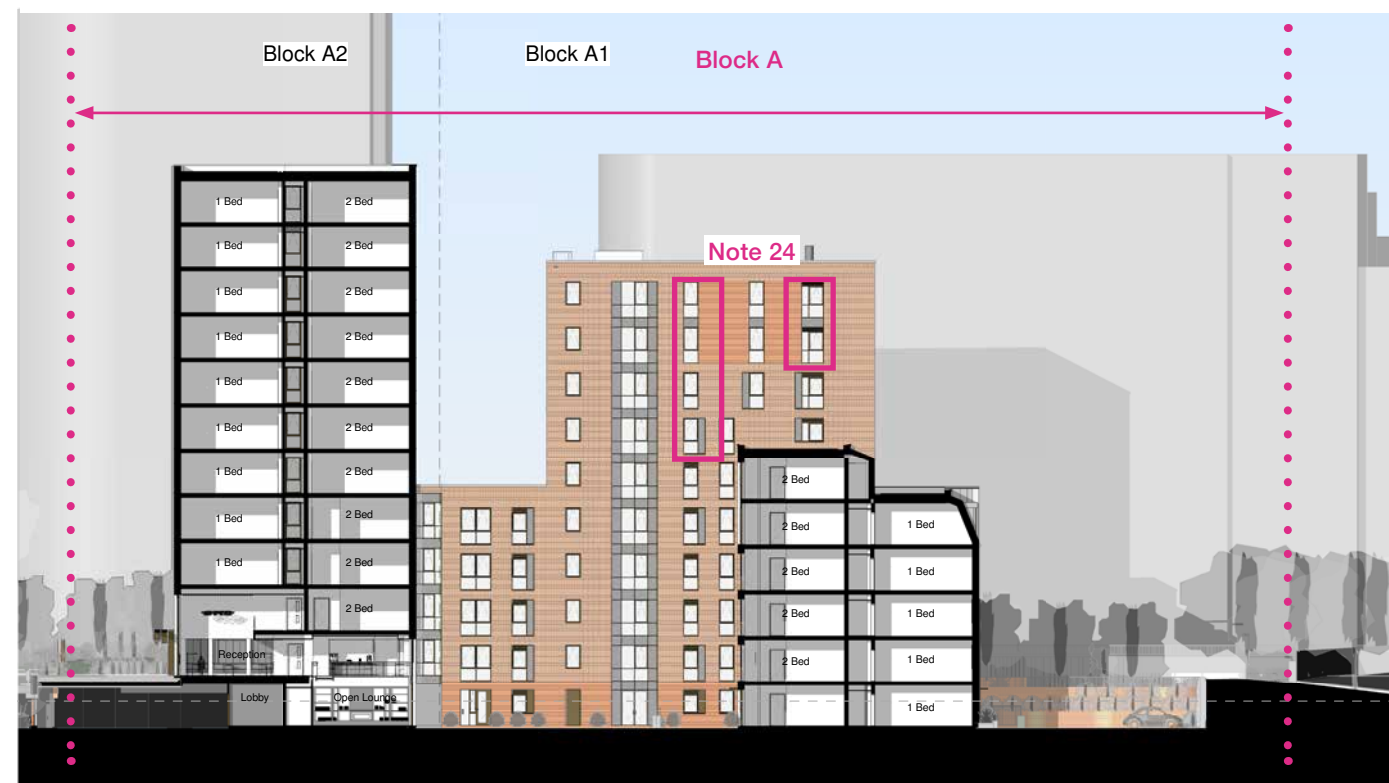


Proposed Block A1 - East Elevation, 1:500 (Drawing 3622-A1-0302D)

Proposed Block A - Courtyard Sectional S & N Elevations



Proposed Block A1 - Section AA, 1:500 (Drawing 3622-A1-0400H))

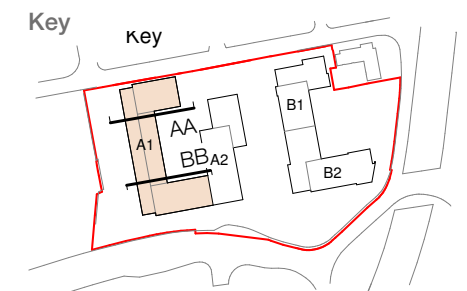


Proposed Block A1 - Section BB, 1:500 (Drawing 3622-A1-0400H))

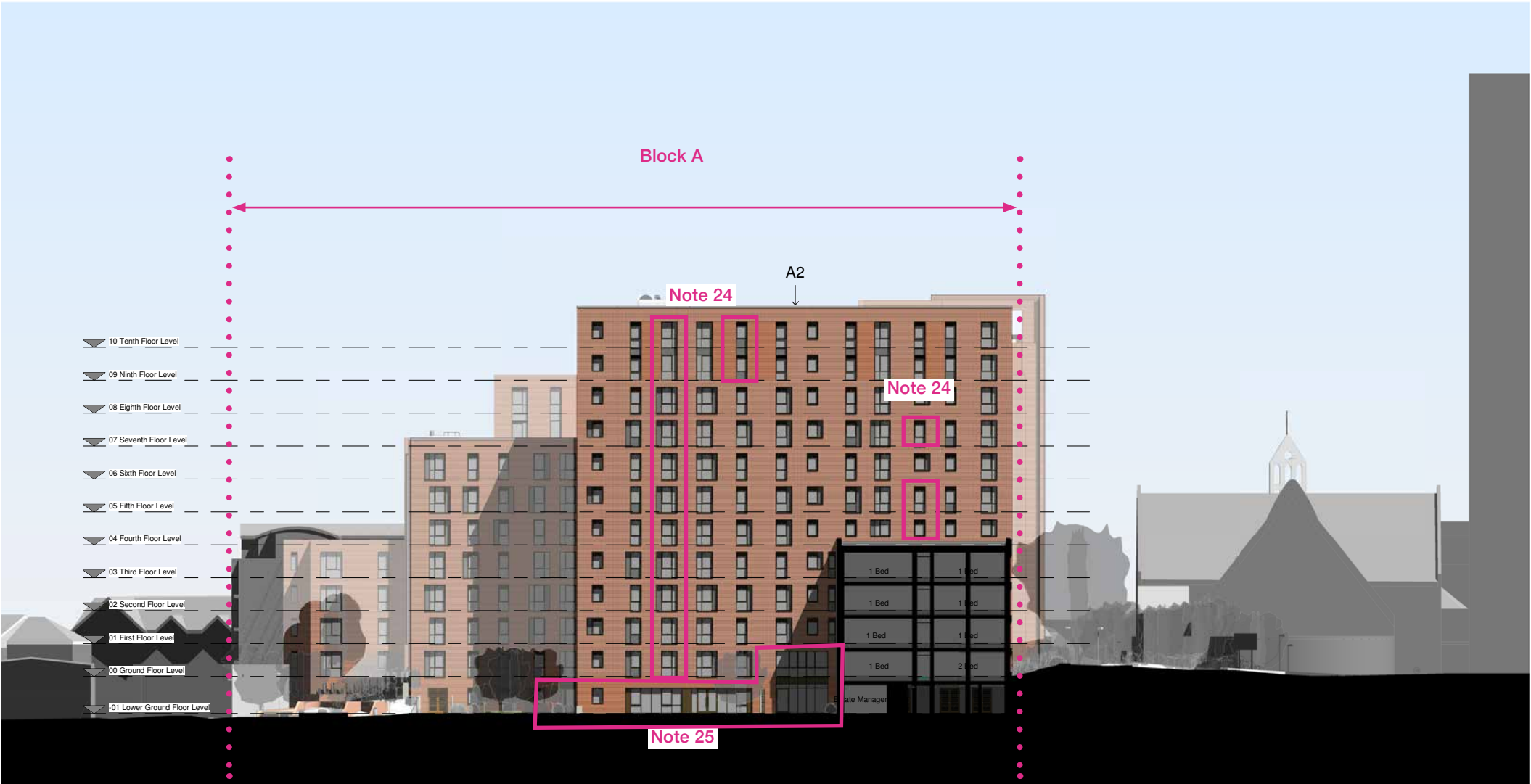
Summary of changes:

Note 23(b) - Substation louvre added.

Note 24 - Window arrangement rationalised slightly.



Proposed Block A - Courtyard Sectional West Elevation



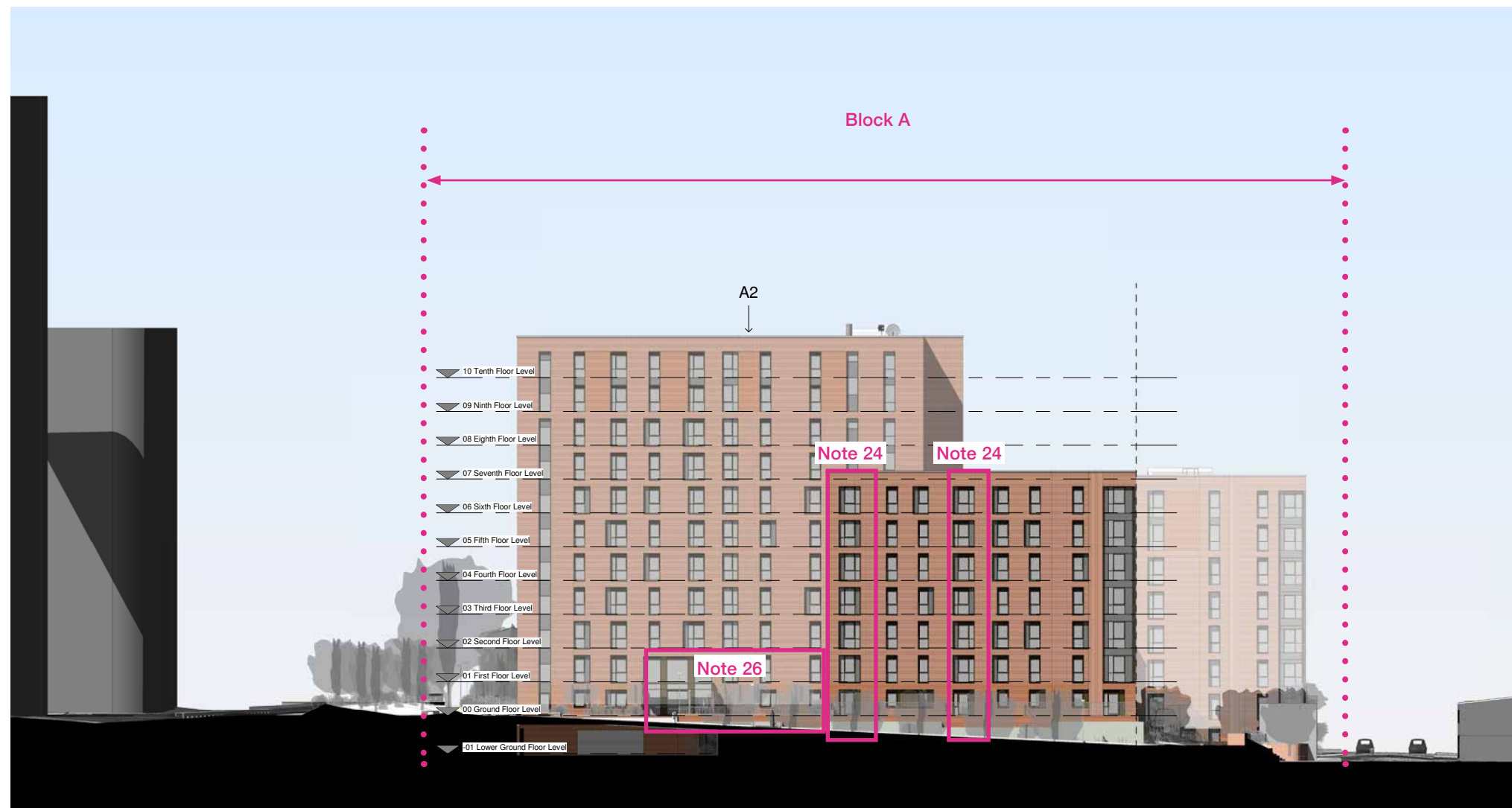
Summary of changes:

Note 24 - Window arrangement rationalised slightly.

Note 25 - Window & door arrangement on Block A2 west courtyard facing elevation updated to accommodate changes around new amenity spaces at lower ground & ground floor levels.

Proposed Block A2 - West Elevation, 1:500 (Drawing 3622-A2-0303C))

Proposed Block A - East Elevation

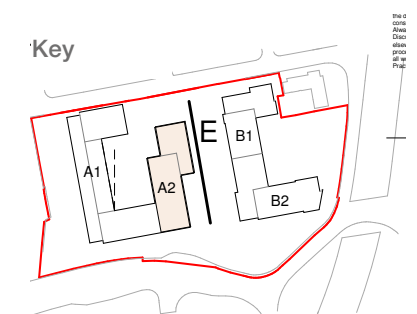


Proposed Block A2 - North Elevation, 1:500 (Drawing 3622-A2-0302C)

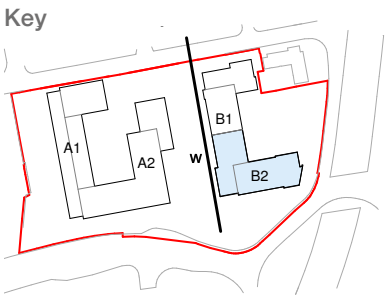
Summary of changes:

Note 24 - Window arrangement rationalised slightly.

Note 26 - Window & door arrangement on Block A2 east elevation updated to accommodate changes around new main reception, ground floor level + first floor.

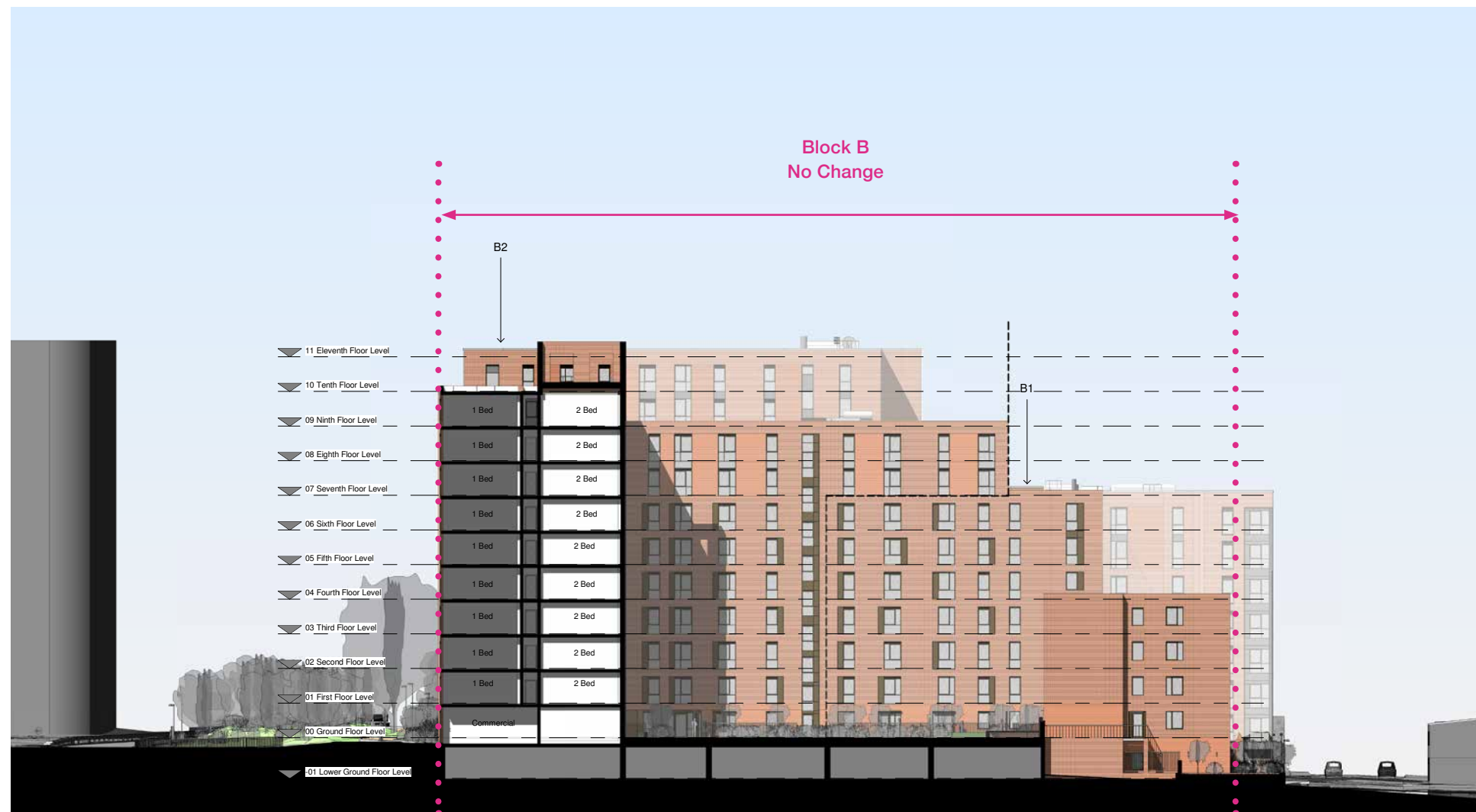


Proposed Block B -West Elevation

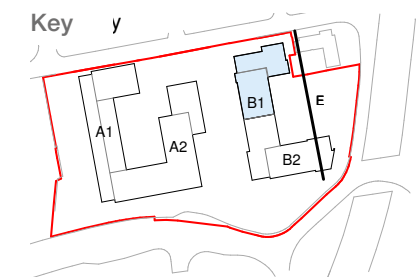


B2 West Elevation, 1:500 (Drawing 3622-B2-0303B)

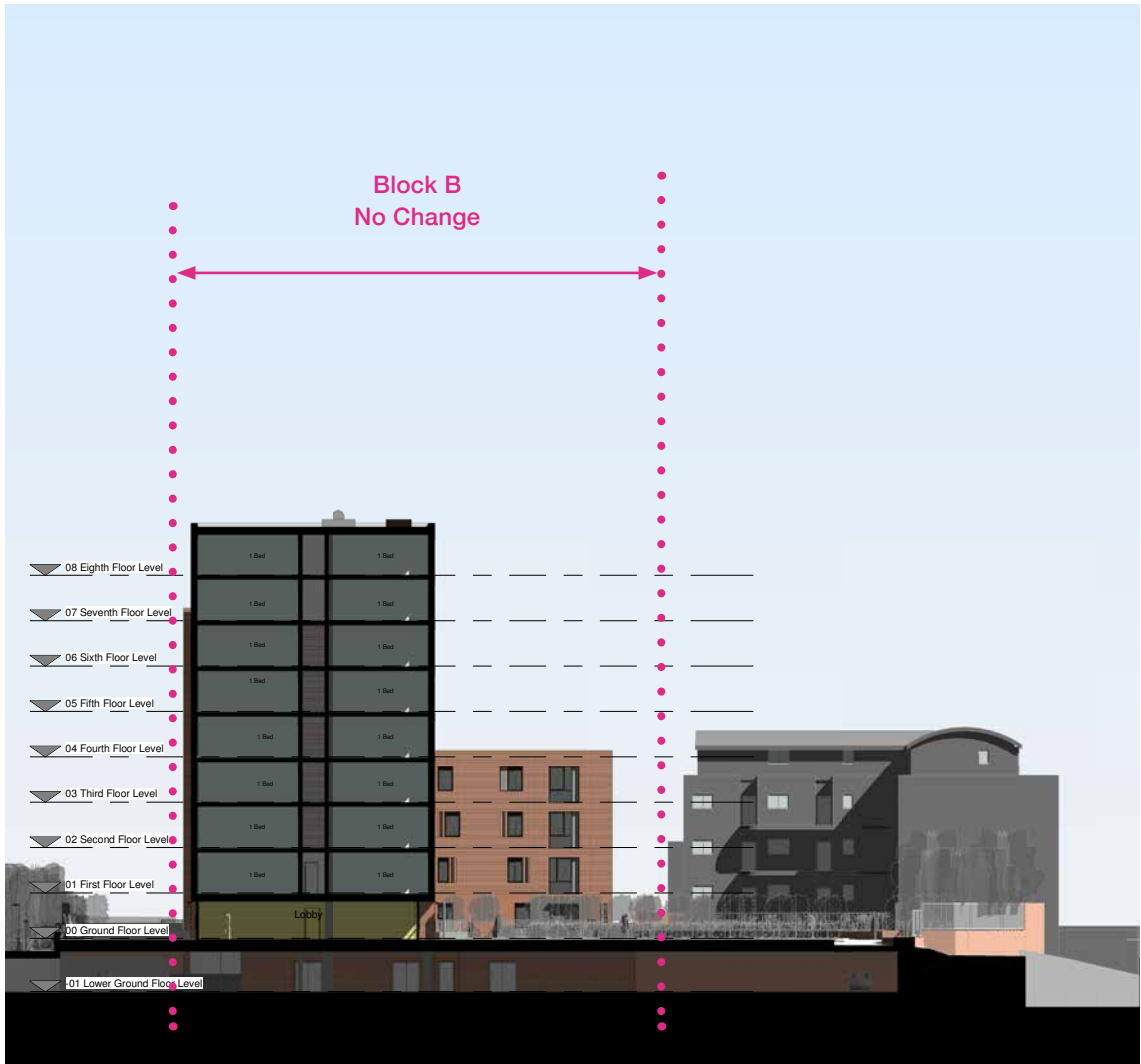
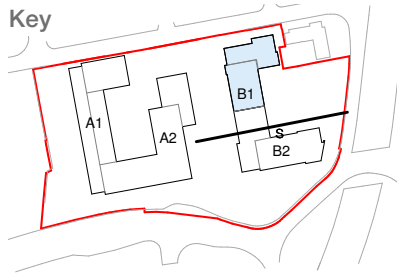
Proposed Block B - Courtyard Sectional East Elevation



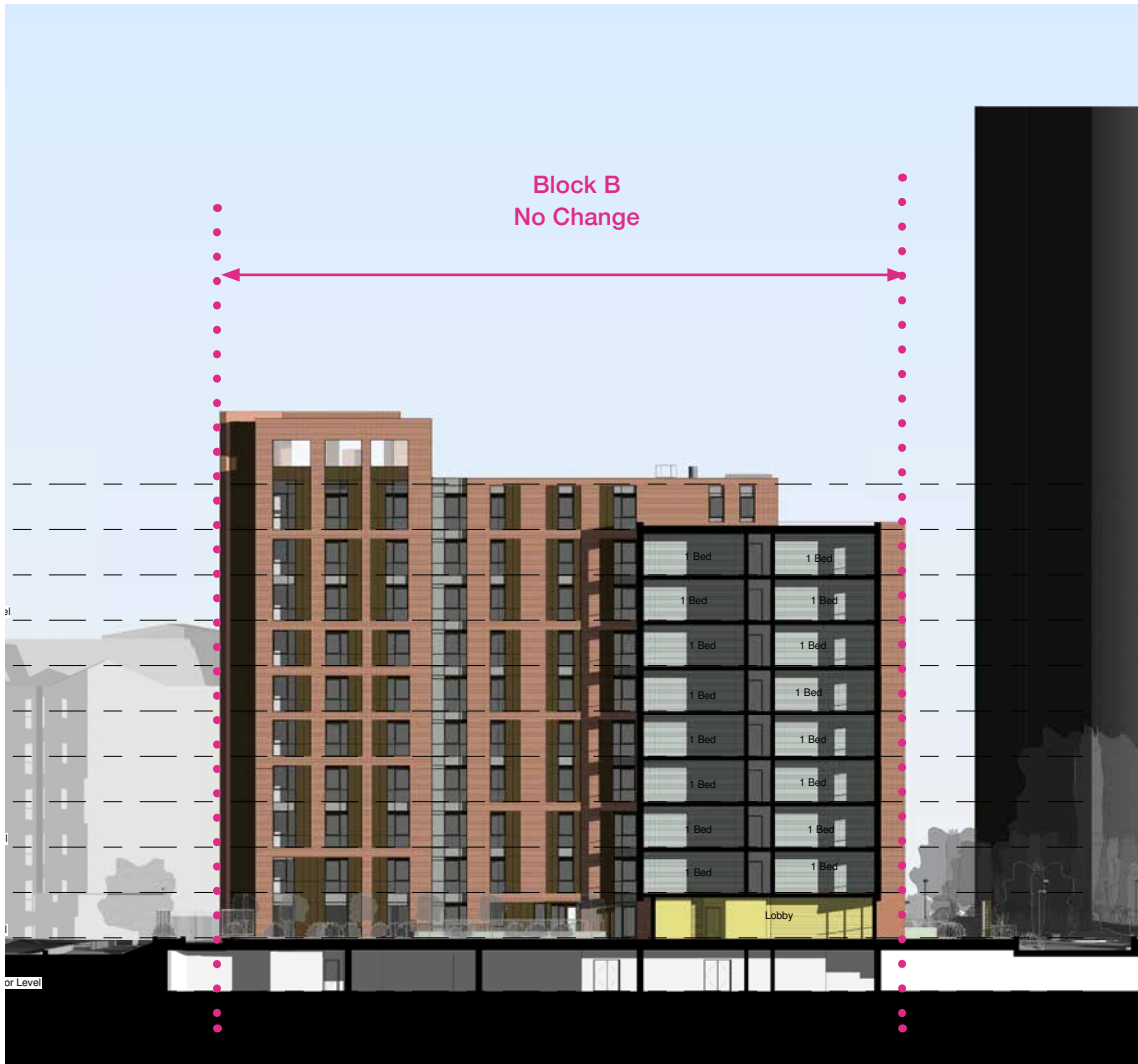
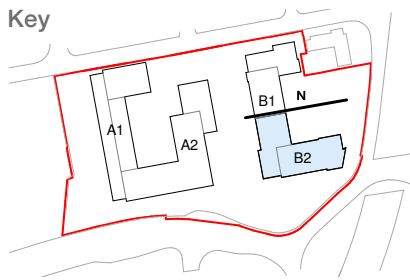
B1 East Elevation, 1:500 (Drawing 3622-B1-0302C)



Proposed Block B -Courtyard Sectional S & N Elevations



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



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



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