

A BRIEF DESIGN STATEMENT in support of a Section 73 non-material amendment

Applicant: Thomas Homes Ltd
Application Site: Land at the corner of Newark St and Crown St, Reading
Application proposal: Residential development comprising 9 flats (Class C3)
Project/File Ref. : 983 3.1
Issue Date: 09/08/19

Note: *this statement supports a Section 73 non-material amendment to Planning Application ref 180417 which received approval on 20 July 2018 for a residential development of 9 apartments*

Non-material amendments

Amendments have been carried out to the approved elevations chiefly to ensure approval under the Building Regulations Approved Document B4 'Unprotected Areas'.

- A number of windows on the East Elevation needed to be omitted or reduced in size in order to achieve an acceptable unprotected area. This followed a process of negotiation between the applicant and their selected Building Control Body
- Much of the northern half of the East Elevation is masked from all principal views by the adjacent 6 storey development currently under construction on the corner of Crown Street and Silver Street. It was therefore considered more appropriate to maintain a well fenestrated/ animated elevation to the southern half of the block which is exposed to view.
- 'Blind' recessed panels have been incorporated into the northern part of the East elevation to maintain a good degree of articulation to this end

A number of other minor elevational amendments have been incorporated but the footprint, mass scale and design character and materials of the proposal remains as per the approved planning permission.