

Planning Statement

Site Address: Land adjacent to 28 Southampton Street, Reading RG1 2QL
Date: 08/02/19

Proposal of 8 mixed apartments and 1 bed flats



Affordable Housing

The current proposal is of minor development proposing only 8 flats, therefore has not been deemed to require an affordable housing assessment.

Air Quality Assessment

The current proposal, although within the local air quality management area, will not require any windows to be open for residents to enjoy the property due to air quality within the building including the stairwell will significantly benefit from a positive pressure ventilation system. Additionally, the proposal does not provide for any vehicle access, so would not introduce any additional air pollution to the area.

Contaminated Land Survey

There is no immediate evidence that this plot has been contaminated.

Flood Risk Assessment

Although the North corner of the plot is shown to be on the edge of flood zone 2, the design of the building has ensured that this area is open and does not contain any internal building elements.

Heritage Statement

During the pre-application process, English Heritage were consulted and it was agreed that as the proposal wouldn't be joining onto the listed building, they do not have any interest in the proposal.

Materials Details

Materials have all been noted on the proposed elevation drawings taking in elements from buildings on both sides of the plot.

Noise & Vibration Impact Assessment

The plot faces the A327 which is one of the main roads into Reading town centre, however, the noise will be minimised by soundproofing the stairwells and external walls and by using triple glazed windows if necessary.

Tree Survey

A tree survey has been deemed unnecessary at this stage as all current trees will need to be removed for the proposal to be constructed. There are no tree protection orders that we are aware of currently.

Utilities and services Proposal

It is proposed to utilise the existing foul and surface water systems in the local area and all utilities would be decided at building regulation approval stage.