

PLANNING STATEMENT

DISCHARGE OF CONDITIONS 3 & 16
PLANNING APPLICATION 150721

For:

114-116 OXFORD ROAD, READING,
BERKSHIRE, RG1 7NE

CONDITION 3

Condition 3 has already been discharged – planning application 171798 – on 30th Nov 2017.

However, the red brick previously approved nearly a year ago (Weinerberger Berkshire Red) is now no longer available.

We therefore suggest Ibstock Surrey Orange. This is a similar brick which will suit the building well, and closely matches the surrounding buildings. A sample has been submitted with this application.

In addition, the previous application included a buff brick (Weinerberger Stamford Weather Buff) which was approved. After careful consideration we would like to substitute this brick with a render finish. Rendered surfaces are common along the Oxford Rd and features in the building's opposite. The proposed colour is Monocouche Light Grey and compliments the proposed substitute brick (Ibstock Surrey Orange) well. A sample has been submitted with this application.

CONDITION 16

Each flat will be fitted with a mechanical ventilation with heat recovery unit (MVHR). This will provide fresh air to each flat by means of a mechanical unit that draws fresh air into the flat, which passes through a carbon filter, and is then distributed throughout the flat. The carbon filter cleans the air mitigating the impact of poor air quality on the occupiers. The unit proposed is a Nu-aire MRXBOXAB-ECO2. This unit comes with a light that flashes on the unit when the filter needs changing (approx. every 12-18months) and we will maintain a fixed maintenance routine to monitor and change the filter to ensure the filter is changed and the good air quality is maintained.

In addition, the windows will not be fitted with trickle vents to the windows which is the norm. This will allow background ventilation to be strictly controlled and filtered through the MVHR unit.