

Former Gas Works Buildings. Gas Works Road Reading

1st May 2018

Dear Sir/ Madam,

This letter serves as a statement of the proposed minor amendments to the Elevations of the Former Gas Works Buildings in Reading.

Below is the list of elements to be taken into account on this Non-Material Amendment Application, after the comments provided by the Local Planning Officer, Mr Jonathan Markwell, through the Pre-Application advice service [ref:180506] letter dated 12th April 2018:

1 - The sizes of the windows have been increased by approximately 900 mm floor to cill height as been left, as in opposed to the 500 mm shown on the Planning Consent 160378, in order to allow for a better usage of the internal layouts. This refers to the fact that some windows serve either bathrooms or kitchens, as an example.

2 - The number of Juliet balconies as been reduced and they no longer dominate the elevations. Due to safety issues, given that with some of the windows the cill height is lower than the 900 mm, glass Juliette balconies have been added instead of the steel Juliette balconies so they will be more or less invisible to the eye.

3 - The additional elements at roof level have been added due to the following:

a) Roof lights have been added at roof level as a requirement of Building Control to act as AOV on top of the communal staircases.

b) Ventilation grill have been added to the roof level for the smoke shaft that was added to make the internal layouts compliant with the increasing stringency of fire control in the Building Regulations.

c) New dormer windows have been added in order to allow light into the internal spaces and as well responding to the fact that in the planning application 160378, the architects didn't consider the fact that the minimal height for a liveable space is 1.5m, as

required by Building Regulations, which meant a revision of the internal layouts and with that the additional big dormer window to allow passage from one side to the other of the 3 bedroom apartment on that side of the roof.

4 - The number of PV panels has been revised after discussions with our energy consultant who advised us that fewer PV panels as the ones proposed on the Planning Application drawings were needed. We have, however, placed them in a more ordered manner, as you will see from the drawings.

We hope these points clarify all the reasons that we have for proposing these amendments, in accordance with the Pre-Application Advice provided by Jonathan Markwell.

Yours faithfully,

For and on behalf of Dunthorne Parker Architects,



Hattie Nelson