

Residential Development at Conwy Close, Tilehurst, Reading

Non-Material Amendment Planning Application Supporting Document

3198/3.01/NMA

4 September 2017

GHMPARTNERSHIP

1.0 Introduction

Full planning permission (application reference 161390) was granted on 15 December 2016 for 57 dwellings, vehicular, cycle and pedestrian access, parking and hard and soft landscaping and open space at land off Conwy Close.

Further to a meeting with the planning case officer on 23 August 2017 a number of minor design changes are proposed as a result of technical design development as summarised below.

This document is to read in conjunction with new plans submitted as part of the non-material amendment application to seek approval for said changes to the approved plans listed under condition 2 of the above planning permission.

2.0 Minor Amendment Changes

Site Plan

Realignment of 4 bed houses (Plots 10 – 13) - To enable suffice space between the adopted footpath and the front of dwellings for below ground drainage connections plots 10 – 13 have been slightly altered in position and orientation.

Car parking layout to flat block 1 rearranged to improve privacy to occupants

Car parking layout to rear of flat block 3 rearranged to provide unobstructed access to new sub-station as required by utility provider.

The above alterations are indicated on the following plans by GHM Partnership:

- 3198 / 100 Site Plan
- 3198 / 110 4 Bed Block Plan

Two Bed House (Plots 49 -57)

Front door appearance updated to include integrated glazing within door in lieu of side / fan light
Porch construction updated with masonry side flanks to improve longevity, build quality and safety
Change of facing materials to single storey kitchen to improve longevity, build quality and safety
Rear boundary treatment clarified to match boundary treatment plan
Confirmation of no windows to be obscured or fixed shut to first floor side elevations

The above alterations are set out on the following plans by GHM Partnership:

- 3198 / 102 2 Bed House
- 3198 / 105 2 Bed House Block Elevations
- 3198 / 108 2 Bed Block Plan

Three Bed House (Plots 43 – 48)

Front door appearance updated to include integrated glazing within door in lieu of side / fan light
Porch construction updated with masonry side flanks to improve longevity, build quality and safety
Confirmation of side windows to be obscured and fixed shut to first floor side elevations

The above alterations are set out on the following plans by GHM Partnership:

- 3198 / 103 3 Bed House

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- 3198 / 106 3 Bed House Block Elevations
- 3198 / 109 3 Bed Block Plan

Four Bed House (Plots 6 – 13)

Front door appearance updated to include integrated glazing within door in lieu of side / fan light
Porch construction updated with masonry side flanks to improve longevity, build quality and safety
Confirmation of side windows to be obscured and fixed shut to first floor side elevations

The above alterations are set out on the following plans by GHM Partnership:

- 3198 / 104 4 Bed House
- 3198 / 107 4 Bed House Block Elevations
- 3198 / 110 4 Bed Block Plan

Apartment Block 1 (Plots 1 – 5)

Change of facing materials to central circulation area to contrasting facing brick improve longevity, build quality and safety

Balcony design altered to include structure support posts and non-climbable balustrade design in accordance with Building Regulations Part K (protection from falling). The proposed design alterations seeks to retain the design quality and ethos of the scheme design set out on the approved drawings.

Windows and doors to balcony within living spaces (plots 1, 2 & 4) repositioned to reflect structural design of balconies

The above alterations are set out on the following plans by GHM Partnership:

- 3198 / 210 Flat Block 1 Floor Plans
- 3198 / 211 Flat Block 1 Floor Elevations

Apartment Block 2 (Plots 14 – 21)

Change of facing materials to central circulation area to contrasting facing brick improve longevity, build quality and safety

Balcony design altered to include structure support posts and non-climbable balustrade design in accordance with Building Regulations Part K (protection from falling). Balcony to corner of building, adjacent to site access, also relocated away from adopted footpath and highway for health & safety reasons to prevent impact from vehicles and pedestrians. The proposed design alterations seeks to retain the design quality and ethos of the scheme design set out on the approved drawings.

Windows and doors to balcony within living spaces (plots 14, 16, 18 & 20) repositioned to reflect structural design of balconies

The above alterations are set out on the following plans by GHM Partnership:

- 3198 / 215 Flat Block 2 & 3 Ground Floor Plans
- 3198 / 216 Flat Block 2 & 3 First Floor Plans
- 3198 / 217 Flat Block 2 & 3 Second Floor Plans
- 3198 / 218 Flat Block 2 & 3 Third Floor Plans
- 3198 / 219 Flat Block 2 & 3 Roof Floor Plans
- 3198 / 220 Flat Block 2& 3 Front Elevations
- 3198 / 221 Flat Block 2& 3 Rear & Side Elevations

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Apartment Block 3 (Plots 22 – 42)

Change of facing materials to central circulation area to contrasting facing brick improve longevity, build quality and safety

Balcony design altered to include structure support posts (with the exception of cantilevered balcony over car park 'drive through' entrance) and non-climbable balustrade design in accordance with Building Regulations Part K (protection from falling). The proposed design alterations seeks to retain the design quality and ethos of the scheme design set out on the approved drawings.

The above alterations are set out on the following plans by GHM Partnership:

- 3198 / 215 Flat Block 2 & 3 Ground Floor Plans
- 3198 / 216 Flat Block 2 & 3 First Floor Plans
- 3198 / 217 Flat Block 2 & 3 Second Floor Plans
- 3198 / 218 Flat Block 2 & 3 Third Floor Plans
- 3198 / 219 Flat Block 2 & 3 Roof Floor Plans
- 3198 / 220 Flat Block 2& 3 Front Elevations
- 3198 / 221 Flat Block 2& 3 Rear & Side Elevations

3.0 Conclusion

The changes proposed above and as set out on the drawings submitted with this application have been undertaken to meet the technical and statutory requirements in conjunction with a need to maintain and improve the long term quality of the housing provision. As noted above some alterations have been made following a health & safety review of the scheme and these include the change of cladding systems following the tragic events at Grenfell Tower in London. The changes have been kept to a minimum in order maintain the visual appearance of the original design.