

Reading Borough Council
Civic Offices
Bridge Street
READING
RG1 2LU

Our Ref L.448.014.EE

8th July 2024

Dear Sir/Madam

Proposal: Application under Section 96A of the Town and County Planning Act 1990 (as amended) to make non-material amendments to permission 200188 (allowed on appeal under APP/E0345/W/21/3276463 on 17/03/2022) for Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road), including an increase from 4 to 5 storeys of the western wing of Block B, amendments to the top two floors of Blocks D & E, changes to the unit mix and various other associated alterations (amended description) as approved under App. Ref. 231673 (from 27th March 2024), to slightly amend the drawings listed under condition 2.

Location: 55 Vastern Road, Reading, RG1 8BU.

We hereby apply to amend drawings as approved and listed under condition 2 at the development as displayed in the table below:

Drawing Name	Approved drawing reference:	Changing to:	Amendment
Block B and C			
Ground Floor Plan	448.PL.BC.100.I	448.PL.BC.100.J	Substation relocated from Block C and cycle store location moved to the front of the building instead; Single refuse door moved closer to the stair core for easier access.
Fifth Floor Plan	448.PL.BC.105.E	448.PL.BC.105.F	Roof access window added to the stair core for easier roof maintenance.
Ninth Floor Plan	448.PL.BC.109.F	448.PL.BC.109.G	Roof access window added to lift lobby for easier roof maintenance.
Southeast Elevation	448.PL.BC.201.H	448.PL.BC.201.I	Roof access window added on the elevation.
Northwest Elevation	448.PL.BC.203.H	448.PL.BC.203.I	Roof access window added on the elevation.

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Section A-A and B-B	448.PL.BC.300.H	448.PL.BC.300.I	Section through roof access window added on Section A-A.
Section C-C	448.PL.BC.301.H	448.PL.BC.301.I	Roof access window added on the elevation.
Block D			
Ground Floor Plan	448.PL.D.100.H	448.PL.D.100.I	Substation from block C relocated to the undercroft of block D; Required plant rooms added; Door added from the undercroft to the lift lobby for easier access; Ventilation grills added in the plant room for fire safety.
First Floor Plan	448.PL.D.101.E	448.PL.D.101.F	Window changed to a door for access to external amenity space for one apartment.
Northeast and Southwest Elevation	448.PL.D.201.E	448.PL.D.201.F	Ventilation grills added on Southwest elevation.
Northwest Elevation	448.PL.D.202.D	448.PL.D.202.E	Door added to the external amenity space on first floor and substation access doors and ventilation added on the ground floor.
Block EFG			
Ground Floor Plan	448.PL.EFG.100.F	448.PL.EFG.100.G	Plant rooms omitted and cycle store relocated; Redundant outbuilding removed; Door to bedroom updated to window.
Southeast and Southwest Elevation	448.PL.EFG.200.F	448.PL.EFG.200.G	Door on the ground floor updated to window on the Southwest elevation.
Northwest and Northeast Elevation	448.PL.EFG.201.G	448.PL.EFG.201.H	Outbuilding for the cycle store removed from the Northwest elevation as the new cycle store location is proposed within the outbuilding behind block F.

The proposed changes have been introduced as part of the detailed design progress rationalising the requirement for plant rooms, location of the substation and cycle stores, rationalising roof maintenance and providing easier and safer access to block B rooftop, as well as other design improvements.

To clearly mark these changes, please find the Comparison booklet enclosed within this application.

Please find enclosed the following required information to support the application:

- Location Plan
- Completed application form
- NMA Comparison Booklet June 2024, Rev A
- 448.PL.BC.100.J Block B and C Ground Floor Plan
- 448.PL.BC.105.F Block B and C Fifth Floor Plan
- 448.PL.BC.109.G Block B and C Ninth Floor Plan
- 448.PL.BC.201.I Block B and C Southeast Elevation
- 448.PL.BC.203.I Block B and C Northwest Elevation
- 448.PL.BC.300.I Section A-A and B-B
- 448.PL.BC.301.I Section C-C
- 448.PL.D.100.I Block D Ground Floor Plan
- 448.PL.D.101.F Block D First Floor Plan
- 448.PL.D.201.F Block D Northeast and Southwest Elevation
- 448.PL.D.202.E Block D Northwest Elevation
- 448.PL.EFG.100.G Block EFG Ground Floor Plan
- 448.PL.EFG.200.G Block EFG Southeast and Southwest Elevation
- 448.PL.EFG.201.H Block EFG Northwest and Northeast Elevation

I trust that the above and enclosed is sufficient to allow for the approval of the non-material amendment and I look forward to hearing from you in due course.

Yours sincerely,



Eva Erjavec RIBA
Architect