

Reading Borough Council
Civic Offices
Bridge Street
READING
RG1 2LU

Our Ref L.448.016.EE

29th July 2024

Cover Letter Addendum

Dear Mr Markwell,

Proposal: Application under Section 96A of the Town and County Planning Act 1990 (as amended) for Non-material amendments to permission 231673 (granted on 27/03/2024) to alter the wording of Condition 2 (approved plans) to provide reconfigured cycle, refuse and plant store rooms, changes to windows/doors and associated alterations, all within Blocks B-F.

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

This addendum is prepared in response of the comments received on 19th July 2024 via email correspondence, in relation to the above planning application.

To enable the successful application validation, additional drawings as required are submitted as listed below:

Drawing Name	Approved drawing reference:	Changing to:	Amendment
Block D			
Southeast Elevation	448.PL.D.200.E	448.PL.D.200.F	Ventilation grills added on Southwest elevation.
Southwest Elevation	448.PL.D.203.C	448.PL.D.203.D	Ventilation grills added on Southwest elevation.
Section A-A and B-B	448.PL.D.300.D	448.PL.D.300.E	Window to the podium level apartment changed to door.
Block EFG			
First Floor Plan	448.PL.EFG.101.D	448.PL.EFG.101.E	Ground floor outbuilding outline removed from the plan.
Second Floor Plan	448.PL.EFG.102.D	448.PL.EFG.102.E	Ground floor outbuilding outline removed from the plan.
Third Floor Plan	448.PL.EFG.103.D	448.PL.EFG.103.E	Ground floor outbuilding outline removed from the plan.
Fourth Floor Plan	448.PL.EFG.104.D	448.PL.EFG.104.E	Ground floor outbuilding outline removed from the plan.

Berkeley Homes (Oxford and Chiltern) Limited
Berkeley House, Mill Lane, Taplow, Maidenhead, SL6 0AG
Tel: 01753 784 400



www.berkeleyhomes.co.uk

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Fifth Floor Plan	448.PL.EFG.105.D	448.PL.EFG.105.E	Ground floor outbuilding outline removed from the plan.
Sixth Floor Plan	448.PL.EFG.106.D	448.PL.EFG.106.E	Ground floor outbuilding outline removed from the plan.
Seventh Floor Plan	448.PL.EFG.107.D	448.PL.EFG.107.E	Ground floor outbuilding outline removed from the plan.
Roof Floor Plan	448.PL.EFG.108.D	448.PL.EFG.108.E	Ground floor outbuilding outline removed from the plan.
Site Plans			
Site Context Elevation	448.PL.202.B	448.PL.202.C	Roof access window added on the elevation of block B.
Illustrative Masterplan	448.PL.SL.002.I	448.PL.SL.002.J	Site plan updated to reflect updates to blocks D and E.
Enclosure Plan	448.PL.SL.003.A	448.PL.SL.003.B	Plan updated to show amended site plan.
Landscape General Arrangement Plan	448.LA.101.N	448.LA.101.O	Site plan updated to reflect updates to blocks D and E.
Landscape Planting Framework Plan	448.LA.102.L	448.LA.102.M	Site plan updated to reflect updates to blocks D and E.

As per comments received, further clarification to proposed changes is set out as follows.

Cycle stores and Bin stores

The proposals have no change in cycle stores or waste stores provision of the previously approved number of cycles and bins, as per table below.

Block Name	Approved no. of cycles	Proposed no. of cycles	Approved no. of bins	Proposed no. of bins
Block C	16	16	2no. x 1100L Recycling 1no. x 110L General waste 1no.x 240L Food waste	2no. x 1100L Recycling 1no. x 110L General waste 1no.x 240L Food waste
Block D	52	52	12no. x 1100L Recycling 7no. x 110L General waste 4no.x 240L Food waste	12no. x 1100L Recycling 7no. x 110L General waste 4no.x 240L Food waste
Block EFG	20	20	7no. x 1100L Recycling 4no. x 110L General waste 3no.x 240L Food waste	7no. x 1100L Recycling 4no. x 110L General waste 3no.x 240L Food waste

Block B roof access windows

The windows proposed for roof access on block B are fully openable obscured windows that will be locked and accessible to maintenance personnel only. The cill is proposed at approximately 450mm from the finished floor level, therefore the windows will not be classified as doors. Windows will be locked secured at all times.

Block D terrace access

During detailed design stage, it has been confirmed that the roof of the under-croft vehicular access has an opportunity to be designed as an accessible flat roof. Hence apartment on the podium level of block D is proposed to be given an external amenity space. Access to this space would be provided via door from the living room instead of a current window, which would be in keeping with the approved elevation, in keeping with the rhythm of the elevational openings and overall style and design. The terrace is proposed to be enclosed with railing and surrounded by hedgerow. Majority of the roof would be planted with amenity shrub mix and hedgerow around the roof's edge. The planting would create a wide buffer and provide privacy to the terrace. The setback of the terrace behind the thick planting would ensure the potential overlooking to and from the neighbouring property is mitigated. Landscaping is proposed to be maintained by a management company ensuring the planting is well looked after. A separate access for the management company would be provided via secured gates from the podium level, as shown on drawing "448.LA.101 Landscape General Arrangement plan".

Block E ground floor level window

It was concluded during detailed design stage, that the door and terrace leading to the bedroom on the ground floor apartment should instead be replaced with a window, and the terrace should be omitted. The rationale behind the decision was supported by the fact that the apartment was already provided with a large terrace from the living room/ dining room/ kitchen and overlooking the river. In addition, both stair core emergency access doors are designed to lead to the back of the building and pass against the originally proposed bedroom terrace. Therefore, it is concluded that the terrace would not provide much privacy or value to the resident, and the area is instead proposed to be landscaped to create a greater landscape buffer, improving the bedroom privacy.

Block EFG plant room and cycle store

Setting out the site wide plant room strategy during technical detailed design stage, it was concluded that block F will not need a separate plant room and the previously proposed space became redundant. To rationalise the number of outbuildings, it is proposed that the cycle storage is relocated to the previously proposed plant room space and the separate cycle store outbuilding is omitted. The size of the former plant room is adequate to store the same number of cycles as per approved drawings (20 cycles). Removal of the cycle outbuilding would allow for a more straightforward pedestrian link from the stair emergency exists to the main site street, as shown on drawing "448.LA.101 Landscape General Arrangement Plan".

Plant room changes do not affect the intended utilities strategy and do not have any knock-on implications to the site. The plant room of block EFG has been consolidated in other blocks and the proposed plant rooms as shown on the ground floor plans of other blocks satisfy the requirement for the whole site.

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

- NMA Comparison Booklet July 2024, Rev B
- 448.PL.D.200.F Block D Southeast Elevation
- 448.PL.D.203.D Block D Southwest Elevation
- 448.PL.D.300.E Block D Section A-A and B-B
- 448.PL.EFG.101.E Block EFG First Floor Plan
- 448.PL.EFG.102.E Block EFG Second Floor Plan
- 448.PL.EFG.103.E Block EFG Third Floor Plan
- 448.PL.EFG.104.E Block EFG Fourth Floor Plan
- 448.PL.EFG.105.E Block EFG Fifth Floor Plan
- 448.PL.EFG.106.E Block EFG Sixth Floor Plan
- 448.PL.EFG.107.E Block EFG Seventh Floor Plan
- 448.PL.EFG.108.E Block EFG Roof Floor Plan
- 448.PL.202.C Site Context Elevation Street Section
- 448.PL.SL.002.J Illustrative Masterplan
- 448.PL.SL.003.B Enclosure Plan
- 448.LA.101.O Landscape General Arrangement Plan
- 448.LA.102.M Landscape Planting Framework Plan

I trust that the above and enclosed is sufficient to allow for the application validation and I look forward to hearing from you in due course.

Yours sincerely,



Eva Erjavec RIBA
Architect