

Planning Changes Hexham Road, Reading

Reading Borough Council

**MORGAN
SINDALL**
CONSTRUCTION

12th November 2024

Ref: HEX-CPM-10-0XX-T-A-00200

Rev: P05



This document has been produced by CPMG on behalf of Morgan Sindall to seek a Minor Material Amendment to the following planning application permission:

Ref: 230279

Full planning application for the erection of a building containing a day centre providing social care services (Use Class E9F)) and 42 residential units including specialist housing (Use Class C3) with landscaping, car parking and access.

This document is to be read in conjunction with the following drawings:

GA PLANS:

HEX-CPM-31-100-D-A-20010-Ground Floor GA Planning Layout

HEX-CPM-31-101-D-A-20011-First Floor GA Planning Layout

HEX-CPM-31-102-D-A-20012-Second Floor GA Planning Layout

HEX-CPM-31-103-D-A-20013-Third Floor GA Planning Layout

HEX-CPM-31-1RL-D-A-20014-Roof GA Planning Layout

HEX-CPM-30-000-D-A-90010-GA Site Planning Layout

GA ELEVATIONS:

HEX-CPM-32-1ZZ-D-A-20110-Planning Elevations-GA North & South

HEX-CPM-32-1ZZ-D-A-20111-Planning Elevations-GA East & West

GA SECTIONS:

HEX-CPM-33-1ZZ-D-A-21012-GA Planning Sections 01 and 02

HEX-CPM-33-1ZZ-D-A-21014-GA Planning Sections 03 and 04

ASHP ENCLOSURE:

HEX-CPM-31-0ZZ-D-A-20030-ASHP Enclosure Planning Layout

1. Ground Floor Canopies



Extract of the Elevation as Approved



External 3D – canopies removed highlighted in red



Extract of the West Elevation as Approved

DESCRIPTION OF THE CHANGE:

- 1.1 - Canopy omitted to West elevation
- 1.2 - Canopy partially omitted to South and East elevations
- 1.3 - Remaining canopies to North elevation and courtyard changed from brick colonnade to proprietary aluminium with solid roofs

REASON FOR THE CHANGE:

- Lighter and more simple appearance.
- Approved brick colonnade was breaking the thermal line. The self-standing canopy proposed complies with the thermal bridge detailing required for Passivhaus buildings.

IMAGES OF THE PROPRIETARY SYSTEM PROPOSED (images by others and indicative only):



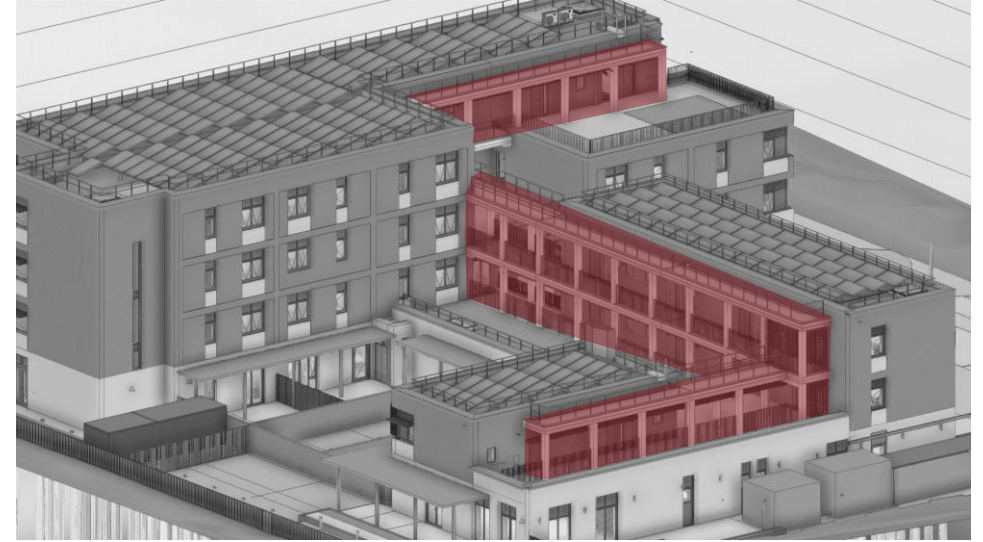
2. Upper Floor Walkways



3D image as Approved



Extract of the South Elevation as Approved



3D image as Proposed

DESCRIPTION OF THE CHANGE:

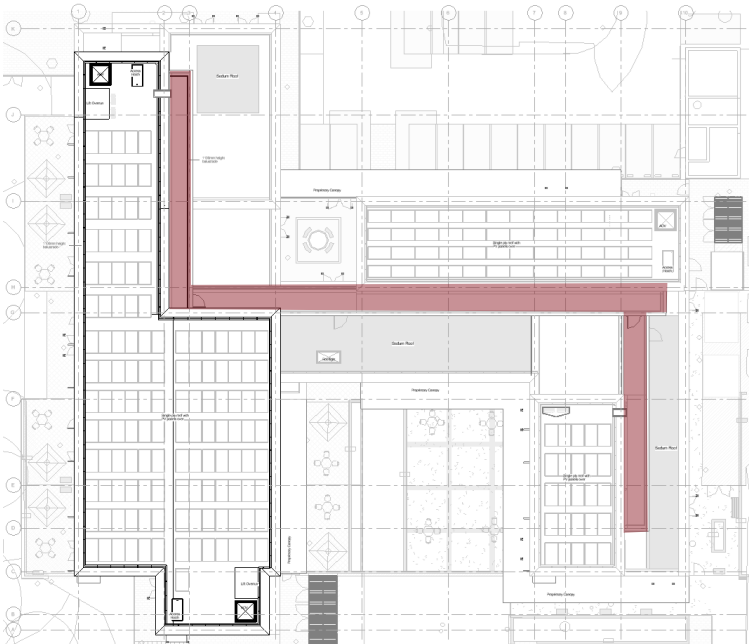
- 2.1 – Walkways (including columns, slabs and edge/fascia) changed from brick to exposed reinforced concrete
- 2.2 – Soffit omitted

REASON FOR THE CHANGE:

- Lighter appearance
- Less susceptible to vandalism
- Client request for maintenance purposes

AREA AFFECTED BY THE CHANGE:

- Deck access in exposed concrete



Roof plan as Proposed

3. Window Fenestration

DESCRIPTION OF THE CHANGE:

- 3.1 – Cill raised at 1100mm high with contrasting silver grey brick panel below
- 3.2 – Omission of Juliette balcony metalwork
- 3.3 – Omission of metal solar shading to East elevations

REASON FOR THE CHANGE:

- Window reduced to avoid overheating from solar gains in compliance with Building Regulations Part L and O and Passivhaus principles of the scheme. Glazing below 800mm provides little benefit to internal daylight levels albeit larger heat loss in winter and overheating in summer. Additionally, Passivhaus principles suggest horizontal windows are recommended as they are typically easier to shade, hence lowering the risk of overheating.
- Raised cills improve the privacy in habitable rooms.
- Metal solar shading kept where required to avoid overheating in line with the Passivhaus analysis provided by expert consultant (PHPP)

AREA AFFECTED BY THE CHANGE:

- Generally, all windows from first floor and above.

DRAWING REFERENCE:

Please refer to drawings:

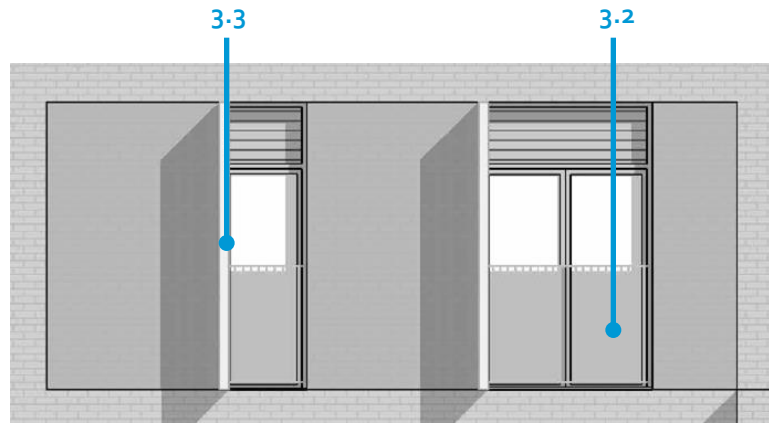
HEX-CPM-32-1ZZ-D-A-20110 Planning Elevations-GA

North & South

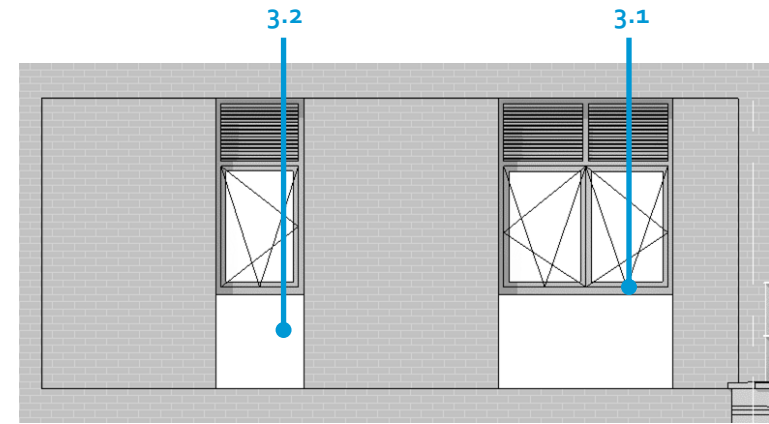
and

HEX-CPM-32-1ZZ-D-A-20111 Planning Elevations-GA East

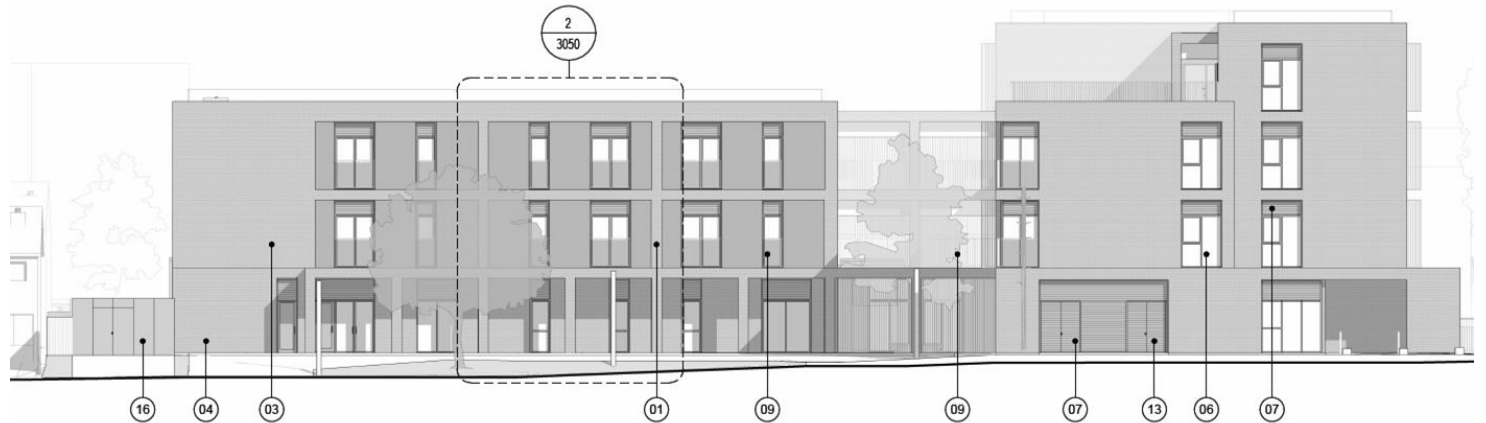
& West



Extract of the East Elevation as Approved



Extract of the East Elevation as Proposed



East Elevation as Approved



East Elevation as Proposed

4. Brick Bonding

DESCRIPTION OF THE CHANGE:

- 4.1 – Flemish bond (highlighted in blue) changed to stretcher bond
- 4.2 – Projecting Flemish bond headers (highlighted in green) changed to stretcher bond.
Note: Michelmersh brick and contrasting colours remain unchanged

REASON FOR THE CHANGE:

- Less susceptible to climbing
- Reduce anti-social behaviour
- Minimised steps in brickwork will reduce staining and dirt build-up

AREA AFFECTED BY THE CHANGE

(from first floor and above):

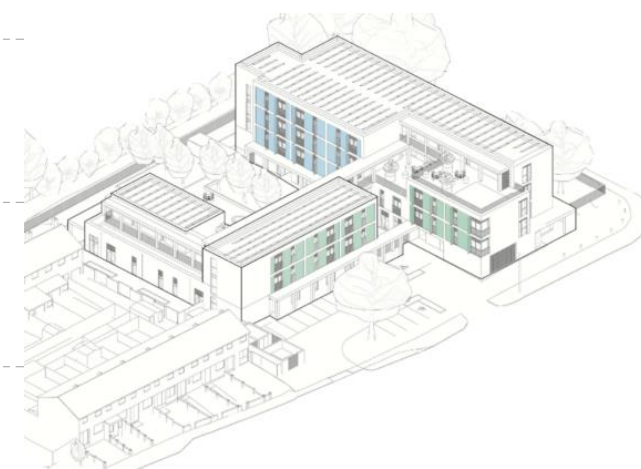
-  As approved: Red multi brick in stretcher bond
As proposed: NO CHANGES
-  As approved: Red multi brick in flemish bond
As proposed: Red multi brick in stretcher bond
-  As approved: Red multi brick in flemish bond with protruding headers
As proposed: Red multi brick in stretcher bond

DRAWING REFERENCE:

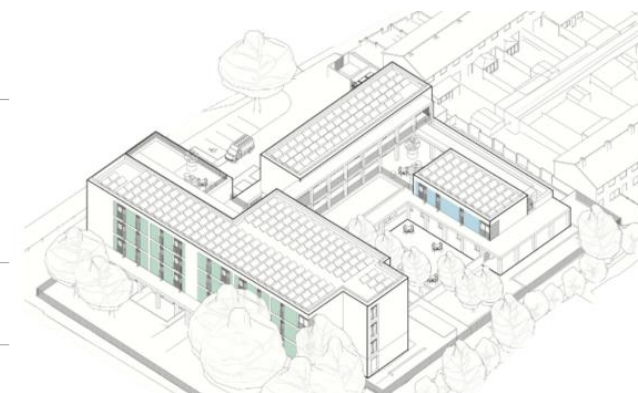
Please refer to drawings:
HEX-CPM-32-1ZZ-D-A-20110 Planning Elevations-GA North & South and
HEX-CPM-32-1ZZ-D-A-20111 Planning Elevations-GA East & West



First Floor Plan as Proposed



3D image as Approved



3D image as Approved

5. Building Height

DESCRIPTION OF THE CHANGE:

- 5.1 – Marginal increase in building parapet height to Block A (375mm – dimension indicative only as the planning drawings did not have levels)

REASON FOR THE CHANGE:

- Increased insulation thickness to meet the thermal requirements
- Allow for sufficient roof insulation to align with Passivhaus requirements

AREA AFFECTED BY THE CHANGE:

 Western block

DRAWING REFERENCE:

Please refer to drawings:
HEX-CPM-32-1ZZ-D-A-20110 Planning Elevations-GA North & South
and
HEX-CPM-32-1ZZ-D-A-20111 Planning Elevations-GA East & West



6. Green roofs and PV panels

DESCRIPTION OF THE CHANGE:

6.1 – Sedum Roof omitted

Note: *BNG on-site provision reduced from 14.82% as approved plans to 11.4%. Off-site trees are still proposed bringing to overall development BNG to 17.91%, which is in excess of the minimum 10% BNG legislation*

6.2 – PV panels omitted

Note: energy reduction targets maintained

REASON FOR THE CHANGE:

- Sedum roofs with adjoining building outlook retained whilst sedum roofs with limited outlook and large number of PVs have been omitted.
- The number of PV panels provided at the roof would difficult the growth of the sedum roof and associated maintenance.
- Omission of PV panels to lower roof over PMLD. The panels had limited efficiency due to orientation and overshadowing by adjoining buildings.

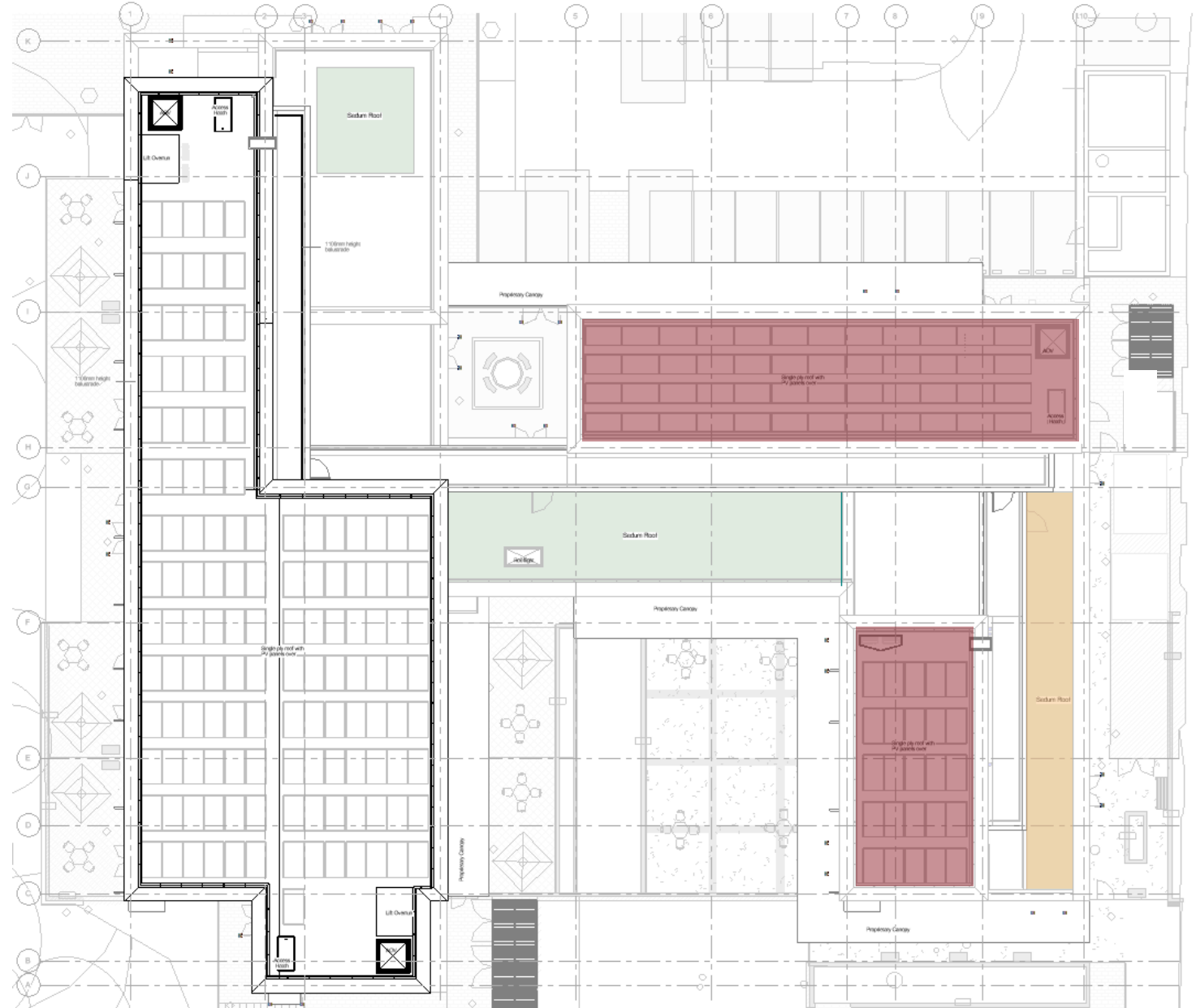
AREA AFFECTED BY THE CHANGE:

-  Retained Sedum Roof
-  Single ply roof with PV panels in lieu of Sedum Roof
-  Omission of PV panels

DRAWING REFERENCE:

Please refer to drawing:

HEX-CPM-31-1RL-D-A-20014 Roof GA Planning Layout



7. External Substation & Plant Enclosure

DESCRIPTION OF THE CHANGE:

- 7.1 – Layout of external substation/plant/bin changed albeit similar footprint and location
- 7.2 – Additional sprinkler tank (galvanised steel tank) and associated enclosure (Jackson Fencing - Level Top Featherboard Panel 1.8m high with 150mm gravelboard)
- 7.3 – External appearance of substation/plant/bin changed to masonry overlaid in fibre cement panels

REASON FOR THE CHANGE:

- Comply with building requirements in terms of MEP equipment and bin storage
- Building has been upgraded with sprinkler system throughout to enhance the fire safety of the residents.
- Underground sprinkler tanks are not acceptable under British Standards

AREA AFFECTED BY THE CHANGE:

North-East along the boundary; between the proposed building and the adjoining properties.

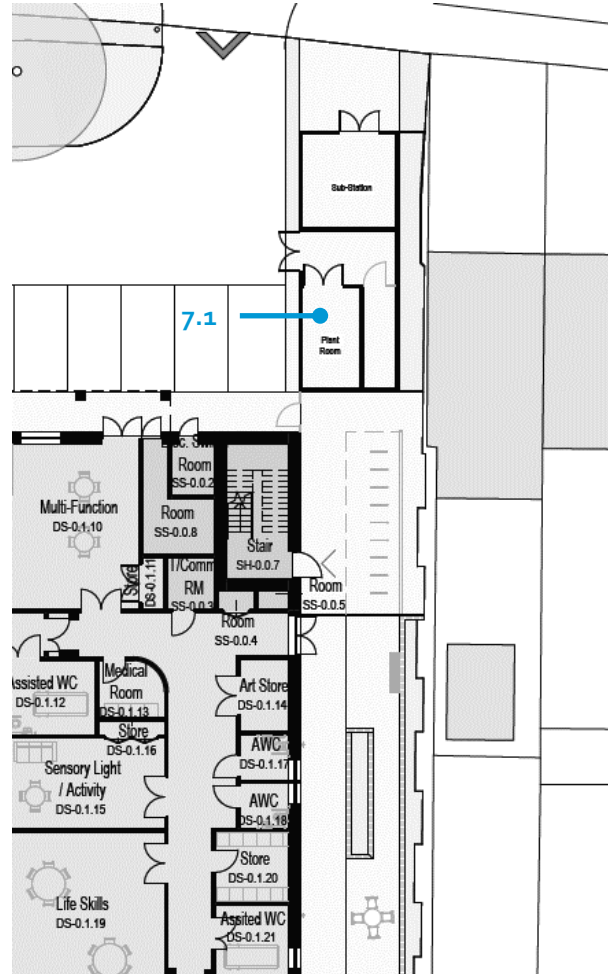
DRAWING REFERENCE:

Please refer to drawings:

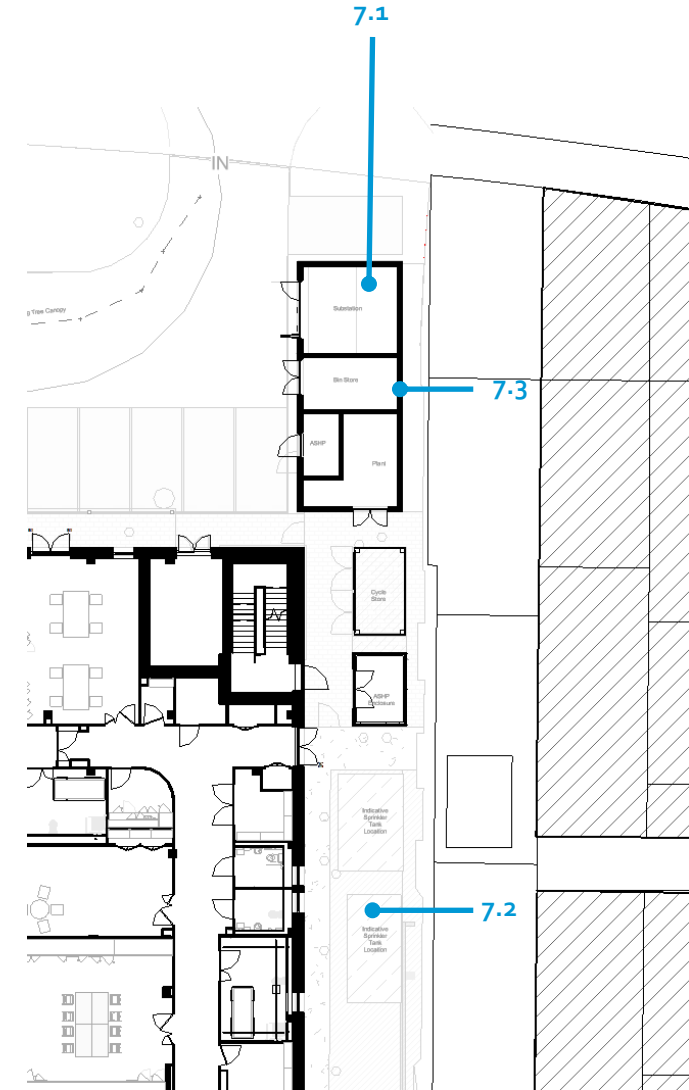
HEX-CPM-31-100-D-A-20010-Ground Floor GA Planning Layout

HEX-CPM-32-1ZZ-D-A-20111 Planning Elevations – GA East &

West



External Plant as Approved



External Plant as Proposed

8. Relocation of External Plant (Ground Floor)

DESCRIPTION OF THE CHANGE:

8.1 – Relocation of ASHP units to bespoke enclosure

REASON FOR THE CHANGE:

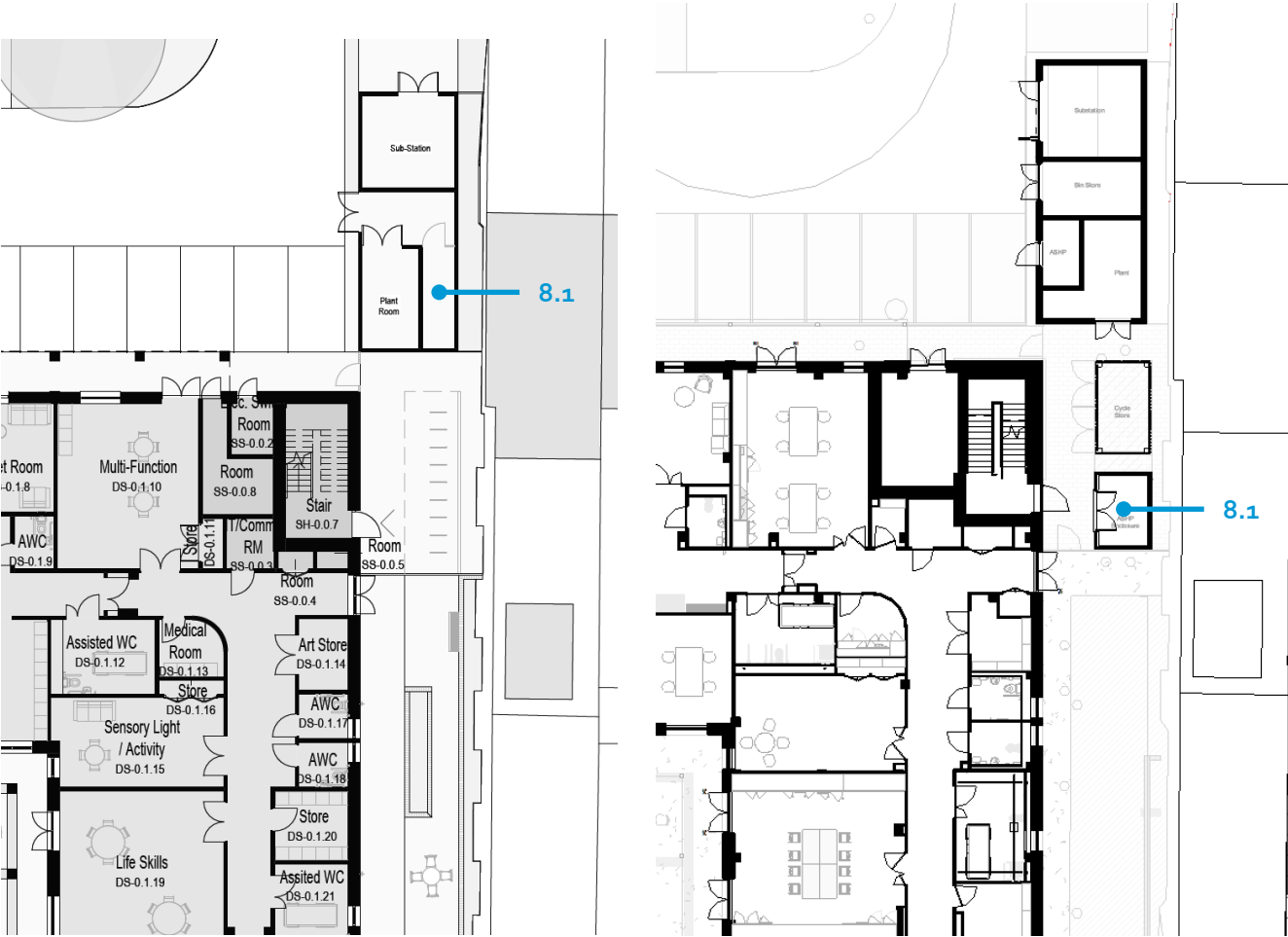
- To mitigate plant noise levels in the approved location, the required acoustic attenuation would have resulted in insufficient airflow to the plant units.
- The external plant has been relocated to two separate locations, ground floor and second floor roof, as neither have enough space to accommodate all 4 units.

AREA AFFECTED BY THE CHANGE:

North-East along the boundary; between the proposed building and the adjoining properties.

DRAWING REFERENCE:

Please refer to drawings:
HEX-CPM-31-100-D-A-20010-Ground Floor GA Planning Layout
HEX-CPM-32-1ZZ-D-A-20110 Planning Elevations-GA North & South
HEX-CPM-32-1ZZ-D-A-20111 Planning Elevations-GA East & West
HEX-CPM-31-oZZ-D-A-20030-ASHP Enclosure Planning Layout
HEX-24A-10-1XX-T-OJ-0002 - R9933-2 - Plant Noise Assessment



External Plant as Approved

External Plant as Proposed

9. Relocation of External Plant (Second Floor Roof)

DESCRIPTION OF THE CHANGE:

- 9.1 – Relocation of condensers to the second-floor roof. The condensers are surrounded by a solid barrier to the north, east and west, and louvred screen to the south.

REASON FOR THE CHANGE:

- To mitigate plant noise levels in the approved location, the required acoustic attenuation would have resulted in insufficient airflow to the plant units.
- The external plant has been relocated to two separate locations, ground floor and second floor roof, as neither have enough space to accommodate all 4 units.

AREA AFFECTED BY THE CHANGE:

Second floor roof to south-eastern block

DRAWING REFERENCE:

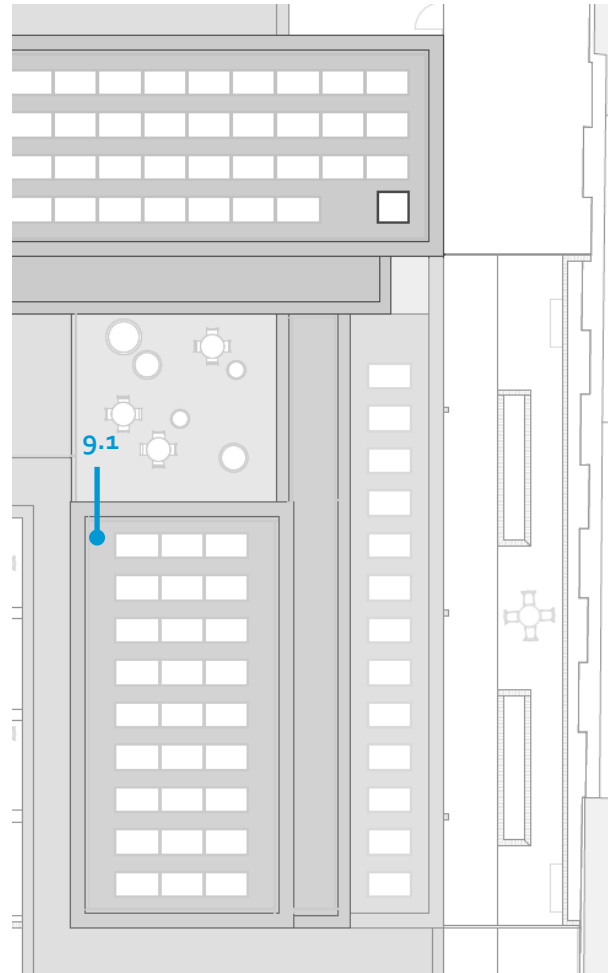
Please refer to drawings:

HEX-CPM-31-1RL-D-A-20014-Roof GA Planning Layout

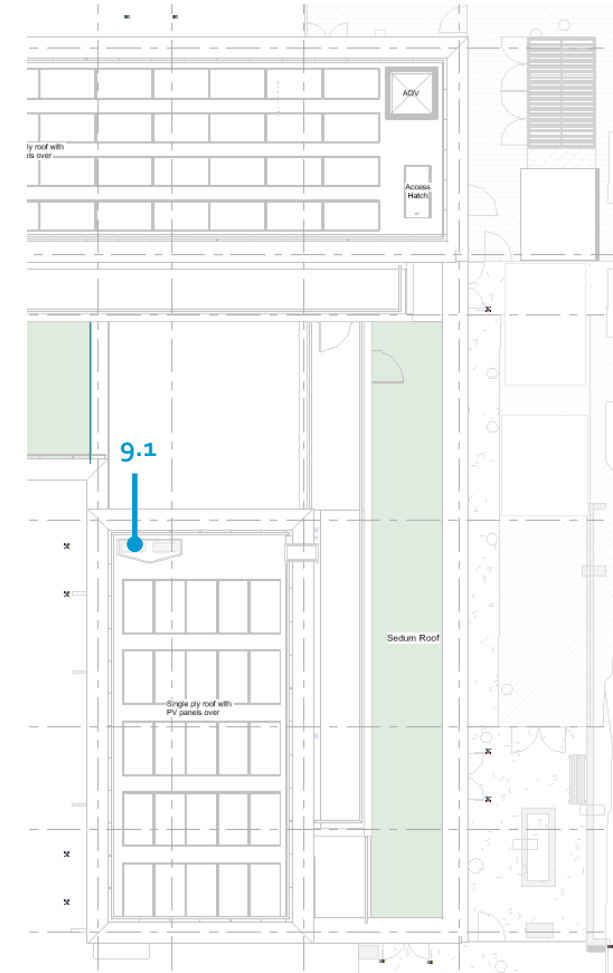
HEX-CPM-32-1ZZ-D-A-20110 Planning Elevations-GA North & South

HEX-CPM-32-1ZZ-D-A-20111 Planning Elevations-GA East & West

HEX-24A-10-1XX-T-OJ-0002 - R9933-2 - Plant Noise Assessment



External Plant as Approved



External Plant as Proposed

10. External Cycle Store and Bin Store

DESCRIPTION OF THE CHANGE:

- 10.1** – External appearance of external cycle stores and bin store changed to hit and miss timber clad enclosures
- 10.2** – Northern cycle store changed to accommodate a two-tier cycle rack instead of Sheffield stands, as approved. Southern cycle store remains as approved with Sheffield stands.
- Please note: There is no overall reduction in the provision of cycle spaces. The approved scheme provides 30 spaces, and the proposed scheme provides 32 spaces.*

REASON FOR THE CHANGE:

- Updated to reflect coordination with product manufacturer

AREA AFFECTED BY THE CHANGE:

Cycle store to North-East, Cycle and Bin stores to South-West

DRAWING REFERENCE:

Please refer to drawings:

HEX-CPM-30-000-D-A-90010-GA Site Planning Layout

HEX-CPM-32-1ZZ-D-A-20110-Planning Elevations -GA North & South

HEX-CPM-32-1ZZ-D-A-20111-Planning Elevations -GA East & West

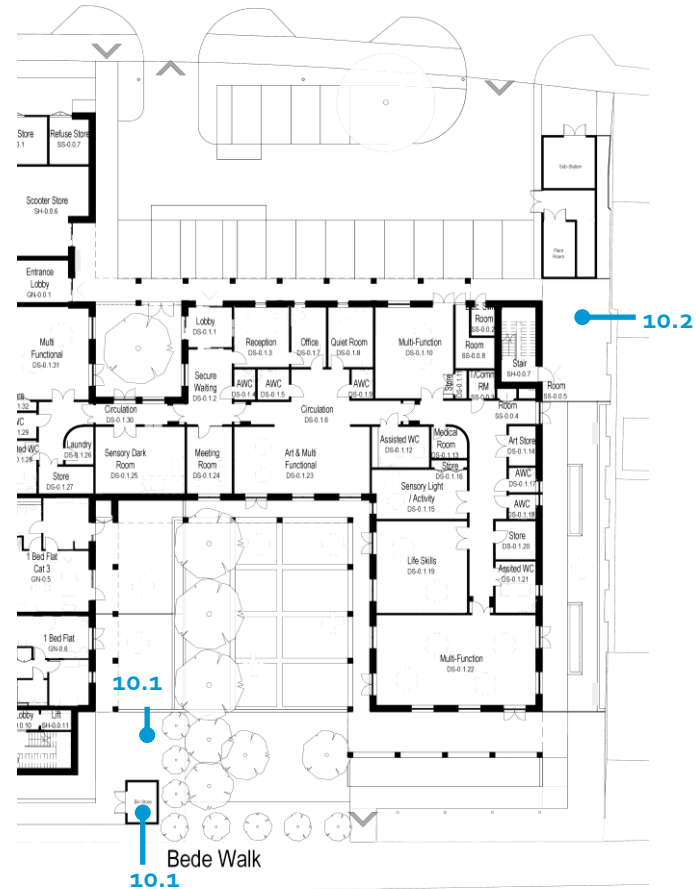
IMAGES OF THE PROPRIETARY SYSTEM (images by others and indicative only):



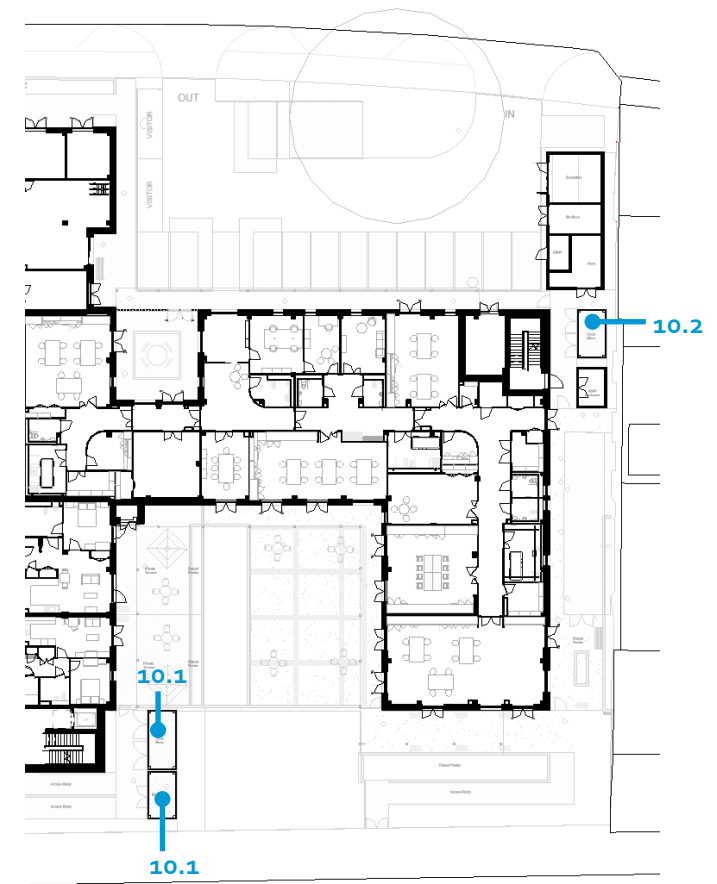
Standard cycle shelter
(with Sheffield stands)



Two-tier cycle shelter
(with two-tier rack)



Site Plan As Approved



Site Plan as Proposed

11. Other minor changes

- 11.1** – Layout to the Plant room revised to provide required separation between the different equipment of these space. Refer to Ground Floor Plan (HEX-CPM-31-100-D-A-20010)
- 11.2** – Service cupboard with MVHR included in the footprint of the building to avoid additional single storey external space and the simplify the thermal line to comply with Passivhaus standards. Refer to Ground Floor Plan (HEX-CPM-31-100-D-A-20010)
- 11.3** – Minor alterations to confirm location of AOV and access hatch for fire safety and maintenance requirements. Refer to Roof Plan (HEX-CPM-31-1RL-D-A-20014)
- 11.4** – No lift overrun illustrated in approved drawings. A lift overrun is a technical requirement for this type of equipment. Refer to Roof Plan (HEX-CPM-31-1RL-D-A-20014)
- 11.5** – Window sizes slightly amended to accommodate internal layout and ventilation requirements. Refer to Elevation drawings (HEX-CPM-32-1ZZ-D-A-20110)
- 11.6** – Balustrade reduced in height to align with the rest of the building design.
- 11.7** – Guarding added to roofs to ensure safe access for maintenance purposes.
- 11.8** – Window opening increased to comply with ventilation requirements.
- 11.9** – Brick parapet in lieu of railing for façade aesthetics consistency.
- 11.10** – Brick detail carried through from adjacent façade for aesthetics consistency.
- 11.11** – Guarding design changed to keep consistency with the aesthetics of the building balustrade proposed.

12. External Lighting

DESCRIPTION OF THE CHANGE:

- 12.1** – Quantity and locations of fittings changed, albeit maintaining the minimum lux levels and reducing lux levels closer to the minimum in some locations to reduce light spill.
- 12.2** – Alternative fittings manufacturer (Thorn Zumtobel) proposed

REASON FOR THE CHANGE:

- Quantity and locations of fittings amended to suit the wider scheme development during Stage 4 design e.g. fitting positions adjusted to suit developed façade design.
- Alternative lighting manufacturer selected aligned to Reading Borough Council Housing Dept's standard requirements, for robustness and ease of maintenance across the borough housing stock

JUSTIFICATION:

- Pre and post curfew parameters are unchanged from the approved plans.
- As demonstrated on the lux calculations and drawings, there is no change in light spill on the neighbouring properties.
- None of the fittings provide upward light, and consideration has been made to the location of the fittings to ensure there is no light spill out of the boundary.
- Bird boxes have been modelled and results shown on the drawing – target for these is max 10 lux. The proposals are well under, with the max being 1 lux which is virtually zero light.
- Bat boxes are tree mounted and shown on the drawing, the lux plot shows only 0.3 lux in this area which is again well under the requirement of 10 lux

DOCUMENT REFERENCES:

- HEX-EAL-55-0XX-D-E-5406 - External Lighting
- ZG-DWG-0002334573-EX1-R02
- ZG-DWG-0002334573-EX2-R01