

CAVERSHAM BLOCK A DESIGN & ACCESS STATEMENT

NON-MATERIAL AMENDMENT APPLICATION

NOVEMBER 2025

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1.0 Introduction and context

1.1 Purpose of Document

Purpose of Document

This document has been produced in support of the Non-Material Amendment (NMA) application on the approved planning application (REF: 140997) which was granted permission in March 2015. Changes to Block A were also approved in August 2018 under a NMA submitted under application 180673. The changes that are being sought in this application relates to Block A of St Martin's Centre in Caversham to Reading Borough Council. This document sets out to describe the changes that are proposed from the original application.

The key changes are summarised as follows:

- Minor amendments to materials and architectural detailing (headers/string courses)
- Relocation of existing trees to facilitate development
- Minor amendments to windows (agreed under previous NMA)
- Addition of plant at roof level (agreed under previous NMA)

This Non-Material Amendment application seeks minor revisions to the previously approved scheme (REF: 140997). The proposed changes are limited in scope and do not materially alter the overall design or character of the development. The amendments have been carefully considered to ensure they remain consistent with the original planning approval and continue to meet relevant planning policies and design principles.

Project Team

Client: Sorbon Estates
Architect: Sorbon Estates/Stantec
Planning Consultant: Stantec

1.2 Client: Sorbon Estates



Trinity, Windsor Road, Slough



Waterside Quarter, Maidenhead



Windsor House, Spittal Street, Marlow



The Colonnade, High Street, Maidenhead



Copthall House, St Ives Road, Maidenhead



Elmwood Gate, Oldfield Road, Maidenhead



31-33 High Street, Maidenhead



Regal House, Station Road, Marlow



Thameside, Windsor

Sorbon Estates

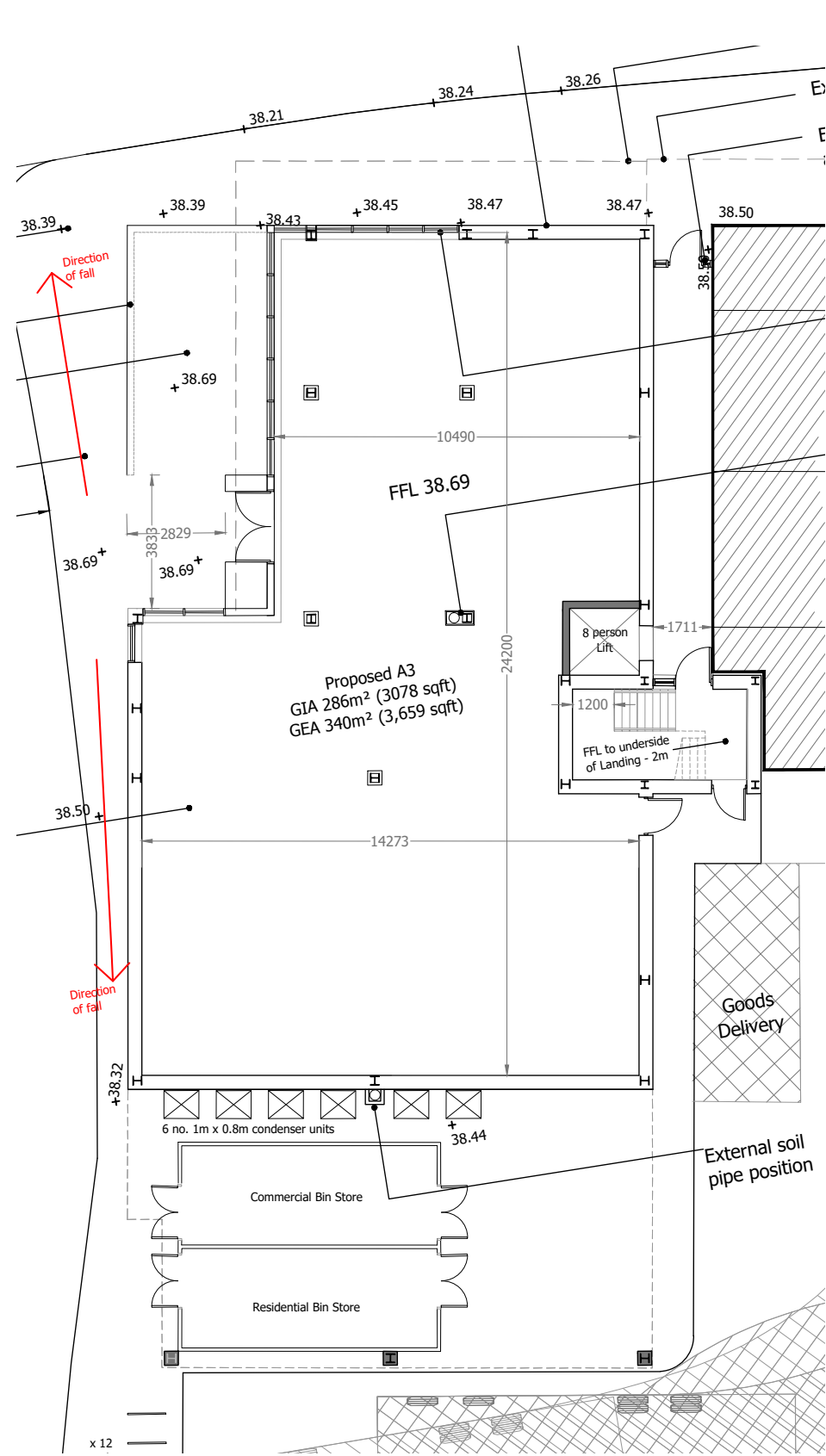
The applicant, Sorbon Estates, are property investors, developers and asset managers working on developments in the South East, Thames Valley and Greater London regions with a base in Beaconsfield.

Established for over 50 years, they have delivered transformations of urban centre sites in the region, with examples of these shown. These projects are primarily mixed use with a number of the schemes located in conservation areas, which creates an emphasis on traditional materials and form.

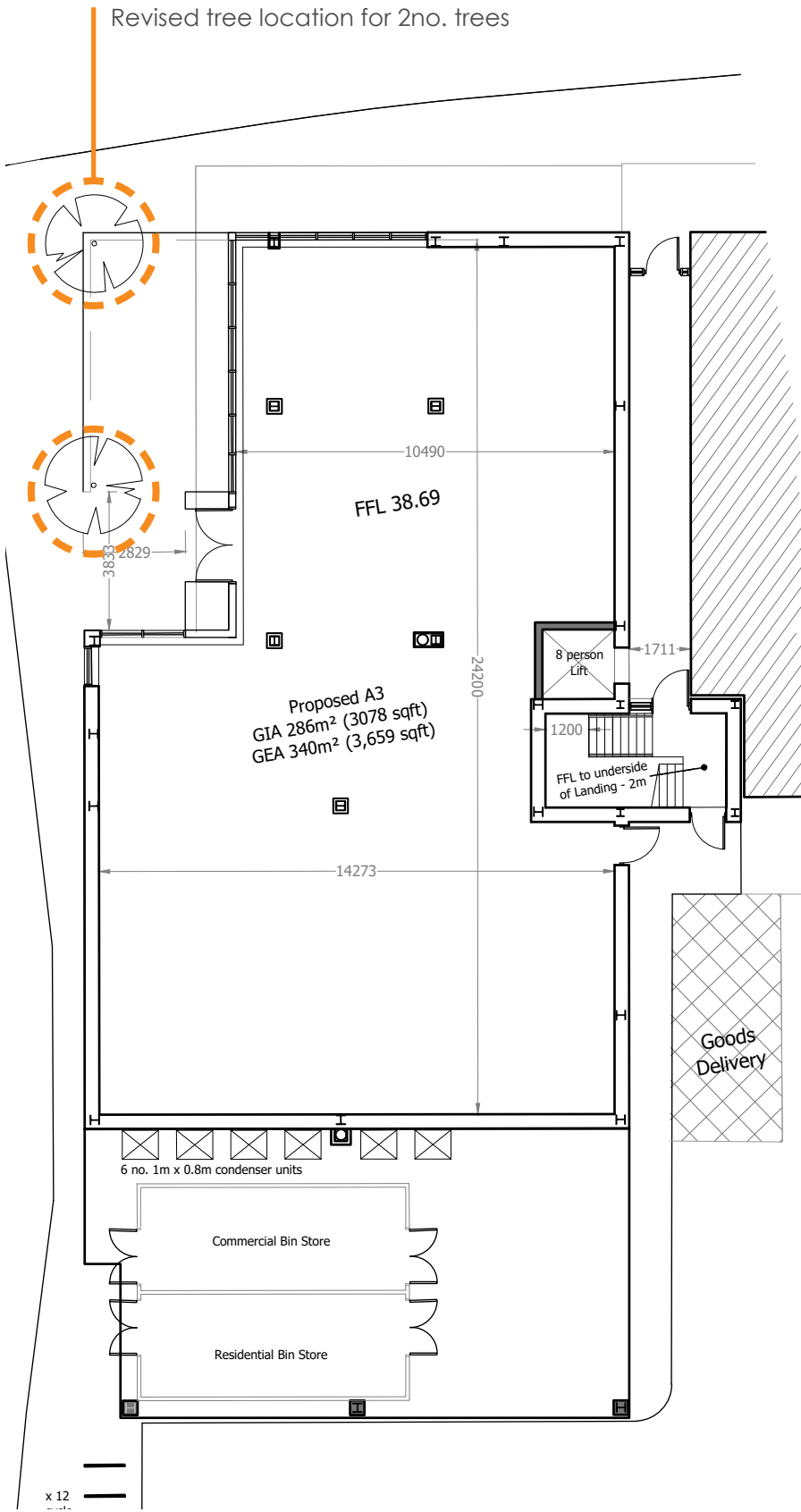
Sorbon Estates have acquired the site in Caversham from the previous applicant, therefore the changes sought through this application look to update the scheme to be in keeping with their portfolio and their other town centre developments.

2.0 Comparison to Previously Consented Scheme

2.1 Ground Floor Plan



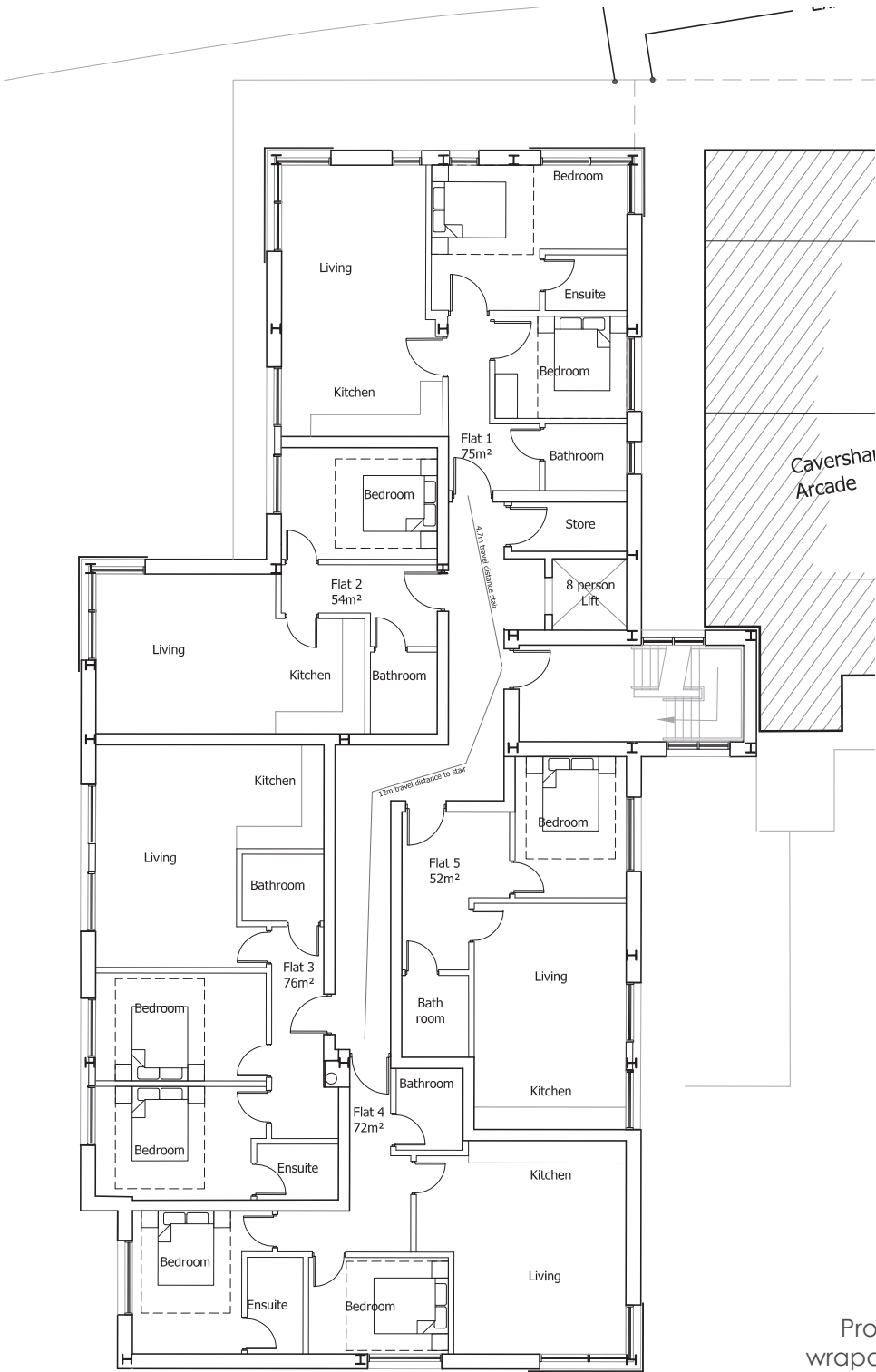
Original Approved Ground Floor Plan (140997)



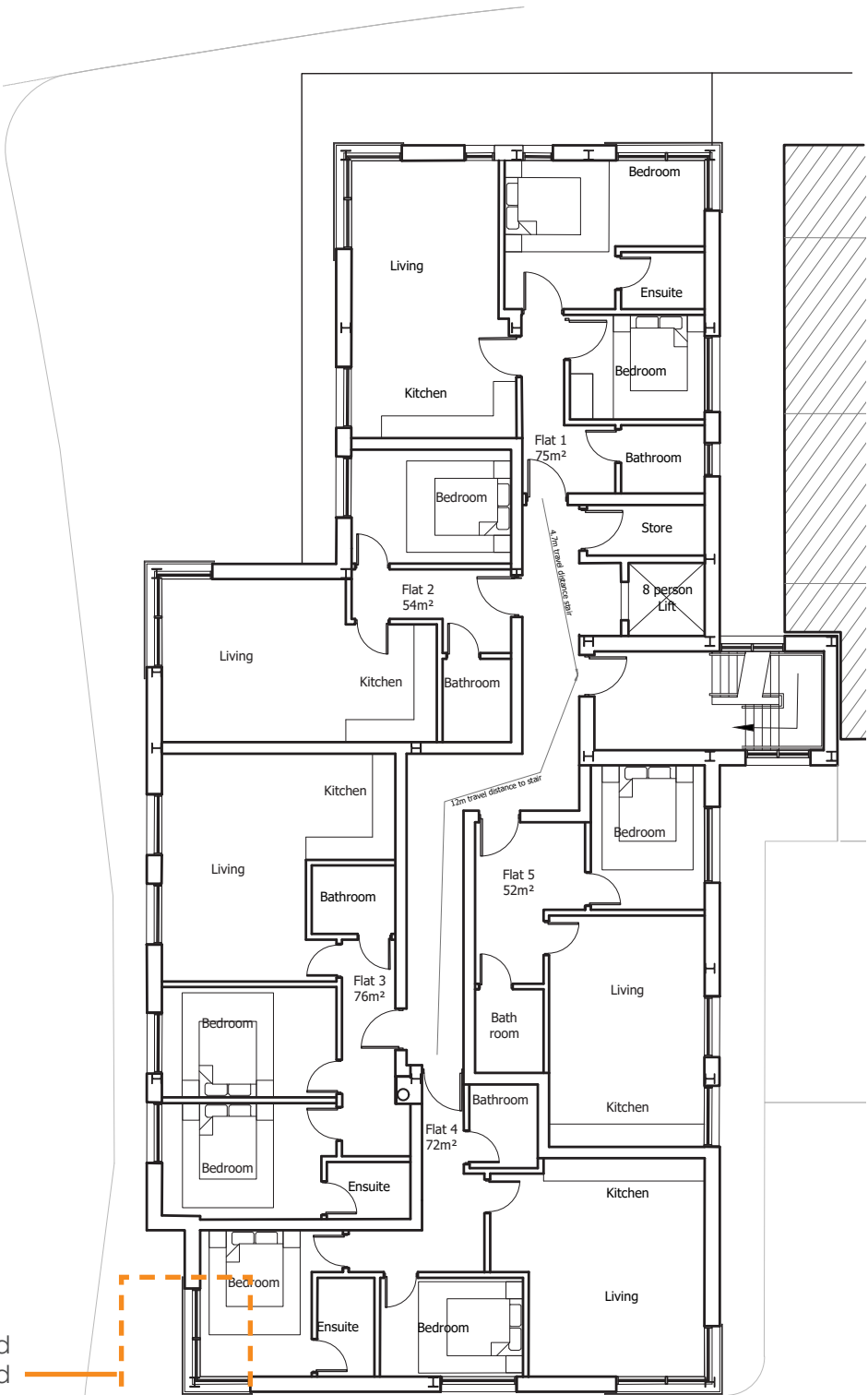
Proposed Ground Floor Plan

Note, no changes to the approved floor plans.

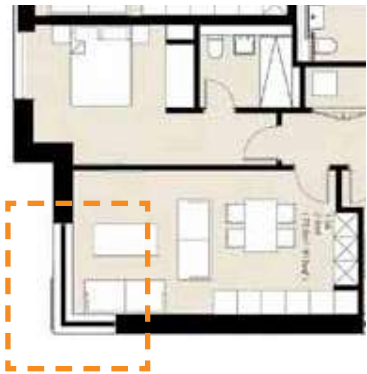
2.2 Upper Floor Plans



Original Approved First, Second and Third Floor Plan (140997)



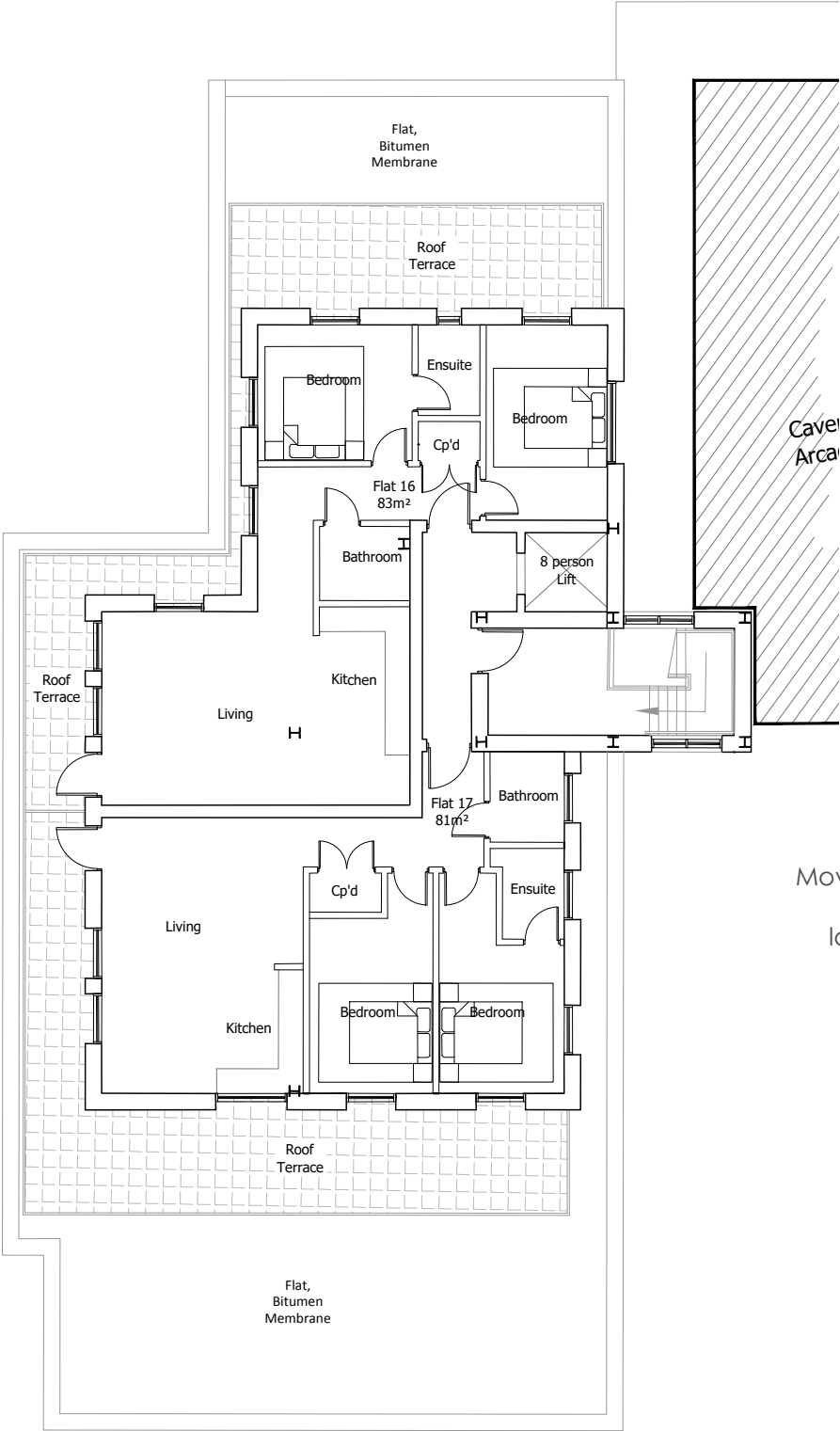
Proposed First, Second and Third Floor Plan



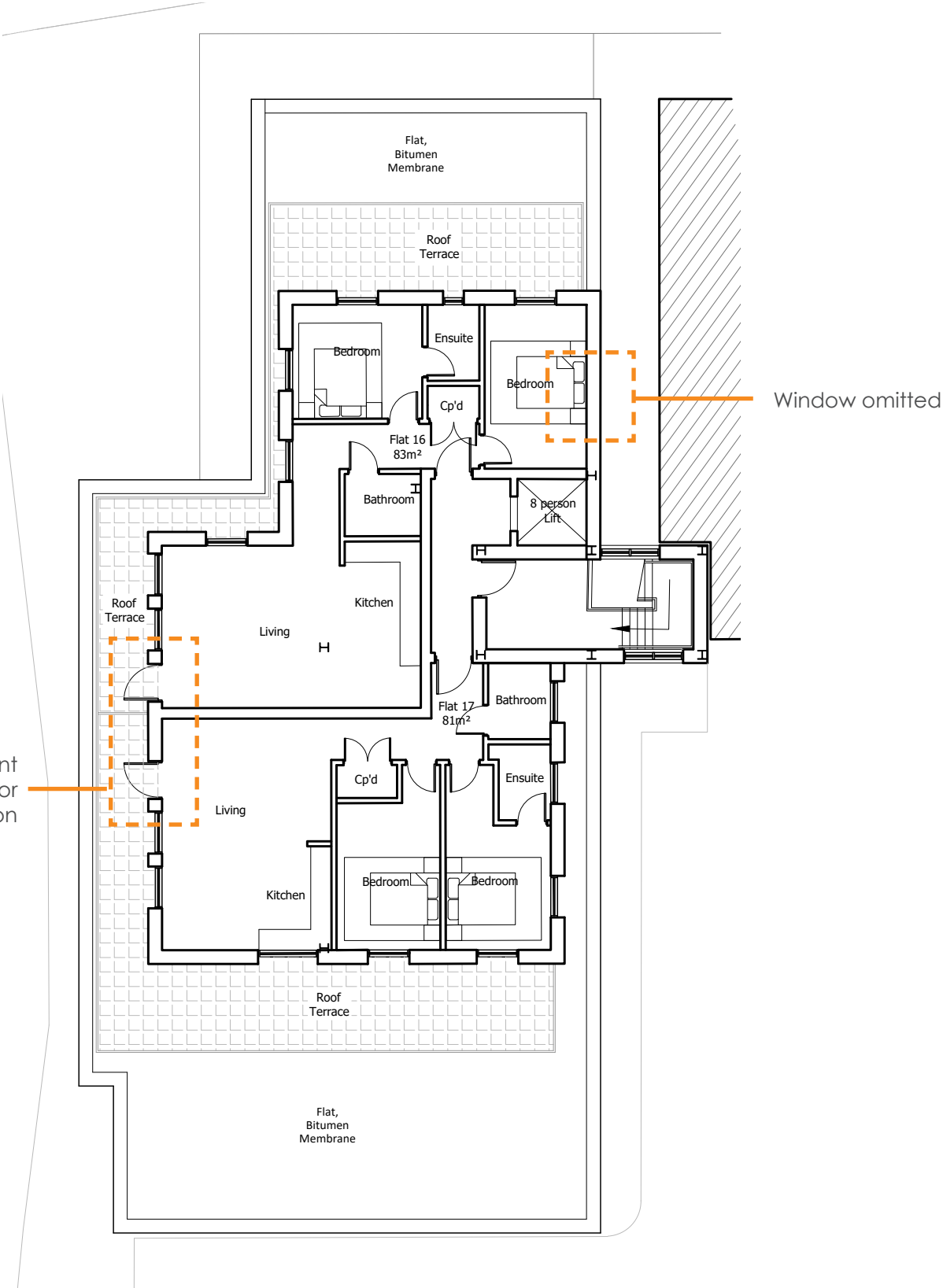
Extract of NMA Approved Upper Floor Plan (180673)

Note, no changes to the approved floor plans.

2.3 Fourth Floor Plan



Original Approved Fourth Floor Plan (140997)



Proposed Fourth Floor Plan

Note, no changes to the approved floor plans.

2.4 North Elevation



Original Approved North Elevation (140997)



Proposed North Elevation



NMA Approved North Elevation (180673)

2.5 South Elevation



Original Approved South Elevation (140997)



Proposed South Elevation



NMA Approved South Elevation (180673)

2.6 West Elevation



Original Approved West Elevation (140997)

Doors not shown previously on elevation - shown on plan



Proposed West Elevation

Proposed plant on roof in line with the NMA application

Minor amendments to materials and architectural detailing (headers/string courses)



NMA Approved West Elevation (180673)

2.7 East Elevation



Original Approved East Elevation (140997)



Proposed East Elevation

Proposed plant on roof
in line with the NMA
application

Minor amendments to
materials and architectural
detailing (headers/string
courses)



NMA Approved East Elevation (180673)



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