

55 Vastern Road, Reading, RG1 8QT

Statement of Common Ground
between
Berkeley Homes (Oxford and Chiltern) Ltd and Reading Borough Council
Application Reference: 200188
Appeal Reference: APP/E0345/W/21/3276463

Fifth Addendum

Appellant Reference: 28876/A5/P14a
LPA Reference: 200188

November 2021

1.0 Introduction

- 1.1 This Fifth Addendum to the Statement of Common Ground (FiASoCG) has been prepared by Barton Willmore LLP on behalf of Berkeley Homes (Oxford & Chiltern) Ltd (hereafter referred to as 'the Appellant') and was submitted to the Local Planning Authority Reading Borough Council ('RBC') on 5th November 2021. The FiASoCG (signed by both the Appellant and RBC) is submitted to the Planning Inspectorate on 8th November 2021. It is to be read in parallel with the SoCG signed on 17th September 2021, Addendum signed on 28th September 2021, Second Addendum signed on 15th October 2021 and Third Addendum signed on 5th November 2021 in respect of the planning appeal at 55 Vastern Road, Reading (APP/E0345/W/21/3276463). A Fourth Addendum was separately issued to RBC on 3rd November but has not yet been submitted at the time of writing, meaning it is not referenced elsewhere in this document.
- 1.2 The Appellant and RBC have continued to engage following the agreement of the main SoCG and have agreed further matters of common ground in respect of noise matters.
- 1.3 This FiTASoCG does not repeat the content of the previously agreed SoCG, ASoCG, SASoCG and TASoCG and instead only provides amended and additional text. It should be read in parallel with the previously agreed documents.

2.0 Noise

- 2.1 Following the agreement of the Second Addendum to the SoCG on 15th October, the Appellant has prepared detailed plans showing the glazing specifications and MVHR to be used on the facades of Block B&C affected by noise emanating from the SSE equipment located to the east of the Appeal Site. These plans are included at Appendix A.
- 2.2 These plans have been assessed by RBC and are considered acceptable. The Appellant therefore wishes to formally amend the appeal proposal development for these plans to be taken into account in determining the appeal. The plans at Appendix A are a combination of replacement and new drawings.
- 2.3 On this basis, the following plans included in the Core Document list are superseded as follows:

Title of Plan	Superseded Plans	Superseded by
Block B and C Roof Plan	448.PL.BC.111 Rev A (CD 1.26)	448.PL.BC.111 Rev C
Block B and C Southwest Elevation	448.PL.BC.200 Rev B (CD 1.27)	448.PL.BC.200 Rev D
Block B and C Southeast Elevation	448.PL.BC.201 Rev C (CD 1.28)	448.PL.BC.201 Rev D
Block B and C Northeast Elevation	448.PL.BC.202 Rev D (CD 1.29)	448.PL.BC.202 Rev E
Block B and C Northwest Elevation	448.PL.BC.203 Rev B (CD 1.30)	448.PL.BC.203.Rev D
Block BC Section A-A and B-B	448.PL.BC.300 Rev B (CD 1.31)	448.PL.BC.300 Rev D
Block BC Section C-C	448.PL.BC.301 Rev B (CD 1.32)	448.PL.BC.301 Rev D

- 2.4 In the event the appeal is allowed, it is agreed that the above plans (barring the roof plan) be referenced within condition 2 (approved plans). An updated version of Appendix F of the SoCG is separately being prepared in this regard.
- 2.5 In addition, the following plans which show the exact MVHR proposals are to be included within Condition 2:
- 448.PL.BC.V.100 Block B and C – Glazing and Ventilation Plans – MVHR Proposal
 - 448.PL.BC.V.101 Block B and C – First Floor Plan – MVHR Proposal
 - 448.PL.BC.V.102 Block B and C – Second Floor Plan – MVHR Proposal

- 448.PL.BC.V.103 Block B and C – Third Floor Plan – MVHR Proposal
- 448.PL.BC.V.104 Block B and C – Fourth Floor Plan – MVHR Proposal
- 448.PL.BC.V.105 Block B and C – Fifth Floor Plan – MVHR Proposal
- 448.PL.BC.V.106 Block B and C – Sixth Floor Plan – MVHR Proposal
- 448.PL.BC.V.107 Block B and C – Seventh Floor Plan – MVHR Proposal
- 448.PL.BC.V.108 Block B and C – Eighth Floor Plan – MVHR Proposal
- 448.PL.BC.V.109 Block B and C – Ninth Floor Plan – MVHR Proposal
- 448.PL.BC.V.110 Block B and C – Tenth Floor Plan – MVHR Proposal
- 448.PL.BC.V.111 Block B and C – Roof Plan – MVHR Proposal

- 2.6 The first floor to tenth floor plans and roof plan shall replace the plans presently included within condition 2, to avoid two sets of plans showing different features both being referenced at condition 2. The version of these plans not showing the MVHR Proposal are not superseded, but are not referenced within condition 2.
- 2.7 It is agreed that on the basis of this material the appeal scheme, as amended, is acceptable in terms of noise and demonstrates that a suitable quality of accommodation can be provided for all future occupiers, subject to the provision of the proposed glazing and MVHR being secured by condition. The mitigation measures will be sufficient to minimise the impact of nearby noise pollution and the Appeal Scheme is therefore consistent with Policies CC8, EN16 and CR6.
- 2.8 Both main parties agree that the nature of this change is such that it would comply with the Wheatcroft Principles, as explained at Section M.2 to Annex M of The Planning Inspectorate's Procedure Guide: Planning appeals – England (updated 13 October 2021).
- 2.9 It is agreed that Condition 48 as stated within Appendix F to the original SoCG should be replaced with the following wording:

Prior to the first occupation of the relevant residential unit within Block B (The Goods Warehouse) all glazing and ventilation details shown on the following approved plans shall have been provided in full:

- 448.PL.BC.V.100 Block B and C – Glazing and Ventilation Plans – MVHR Proposal
- 448.PL.BC.V.101 Block B and C – First Floor Plan – MVHR Proposal
- 448.PL.BC.V.102 Block B and C – Second Floor Plan – MVHR Proposal
- 448.PL.BC.V.103 Block B and C – Third Floor Plan – MVHR Proposal
- 448.PL.BC.V.104 Block B and C – Fourth Floor Plan – MVHR Proposal
- 448.PL.BC.V.105 Block B and C – Fifth Floor Plan – MVHR Proposal
- 448.PL.BC.V.106 Block B and C – Sixth Floor Plan – MVHR Proposal
- 448.PL.BC.V.107 Block B and C – Seventh Floor Plan – MVHR Proposal
- 448.PL.BC.V.108 Block B and C – Eighth Floor Plan – MVHR Proposal

448.PL.BC.V.109 Block B and C – Ninth Floor Plan – MVHR Proposal
448.PL.BC.V.110 Block B and C – Tenth Floor Plan – MVHR Proposal
448.PL.BC.V.111 Block B and C – Roof Plan – MVHR Proposal
448.PL.BC.200 Rev D Block B and C_Southwest Elevation
448.PL.BC.201 Rev D Block B and C_Southeast Elevation
448.PL.BC.202 Rev E Block B and C_Northeast Elevation
448.PL.BC.203 Rev D Block B and C_Northwest Elevation
448.PL.BC.300 Rev D Block BC_Section A-A and B-B
448.PL.BC.301 Rev D Block BC_Section C-C
As all received on 05/11/2021

The provided glazing and ventilation details shall be retained and maintained as such thereafter.

Reason: To safeguard the amenity of future occupants from noise and disturbance in accordance with Policies CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

- 2.10 In this regard, RBC withdraws its objections with regard to noise matters as raised in Reason for Refusal 4.

3.0 DECLARATIONS

3.1 The above matters have been agreed by RBC and the Appellant.

Signed and dated on behalf of Reading Borough Council

Jonathan Markwell

Date 08/11/2021

Jonathan Markwell, Principal Planning Officer, Reading Borough Council

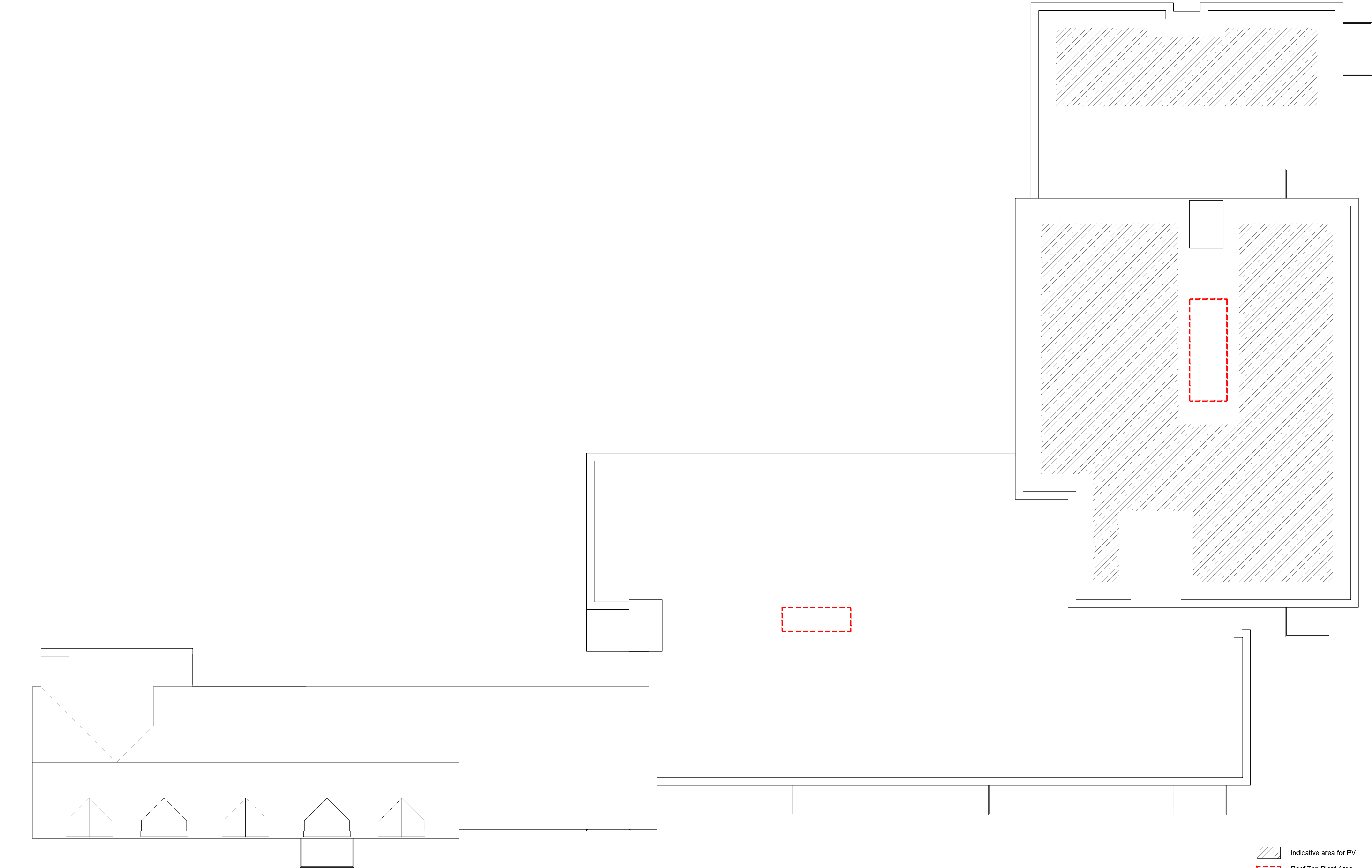
Signed and dated on behalf of the Appellant

Kim Cohen

Date 08/11/2021

Kim Cohen, Partner, Barton Willmore

Appendix A



key plan

notes

A	30.04.20	EE	Removed balconies
B	08.09.20	DT	Cycle storage updated, added dormer on block C
C	04.11.21	EE	Roof Ventilation plan updated

revision	date	prepared	description

Berkeley
Designed for life

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Farnham Royal
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www.berkeleygroup.co.uk

project
Vastern Road
Reading

drawing
Block B and C
Roof Plan

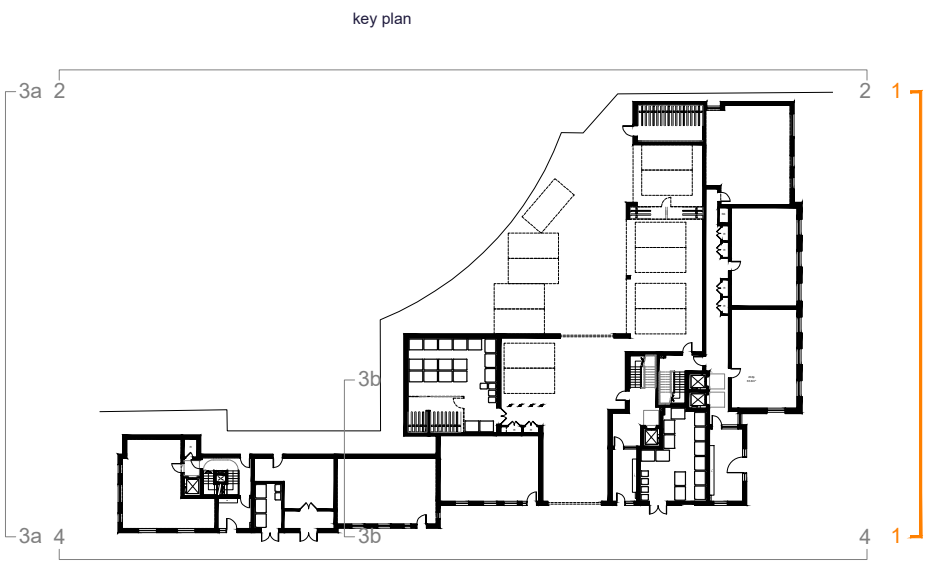
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February 2020	1:100	EE

drawing number	revision
448.PL.BC.111	C

Roof Plan



Southwest Elevation 1-1



notes

A	20.02.20	EE	Added floor levels
B	30.04.20	EE	Removed balconies
C	08.09.20	DT	Key plan updated
D	04.11.21	EE	Roof Ventilation plan updated

revision	date	prepared	description

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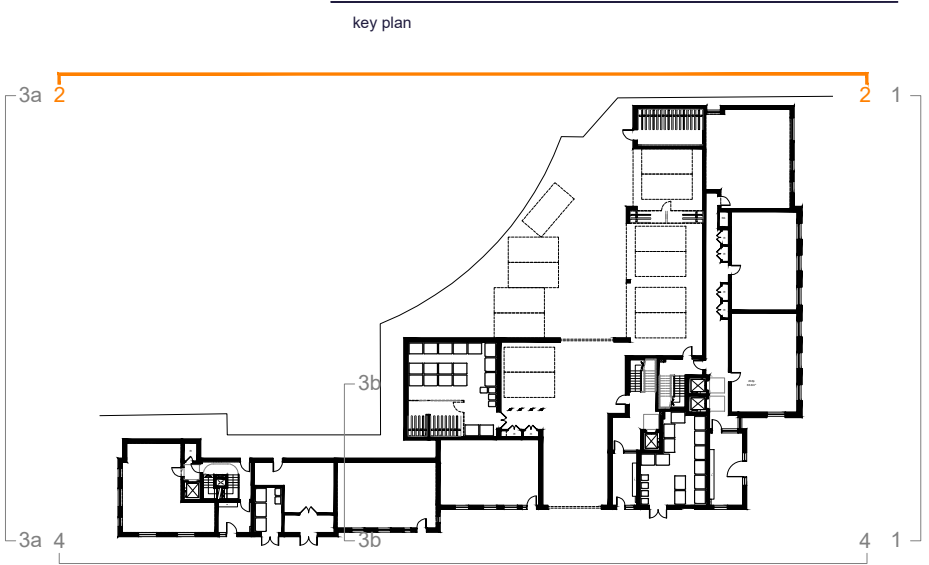
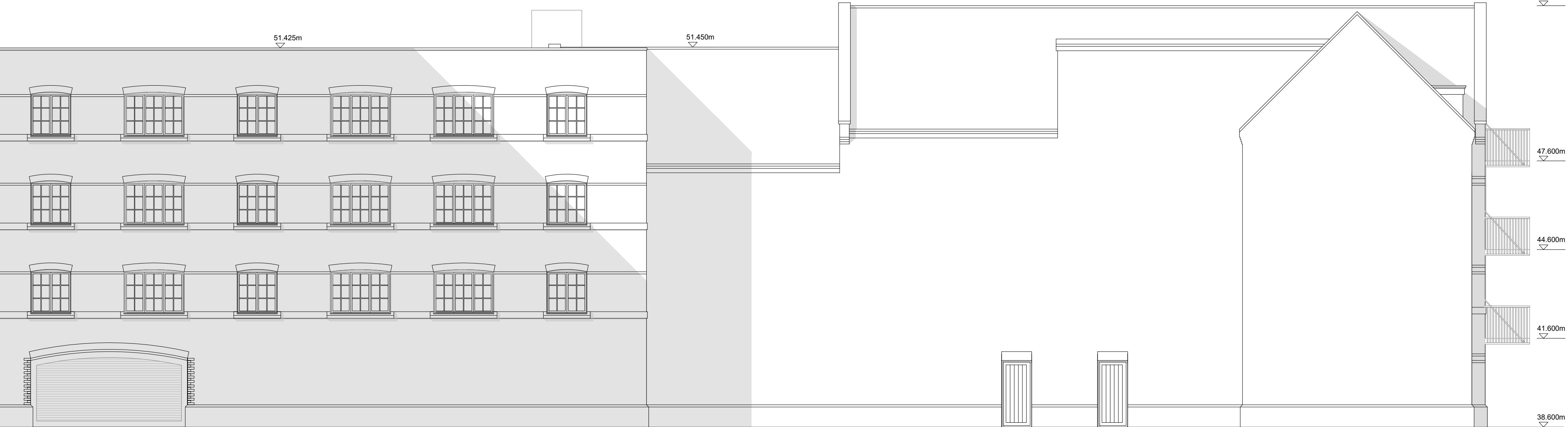
project
Vastern Road
Reading

drawing
Block B and C
Southwest Elevation

date	scale @ a1	drawn
October 2019	1:100	ISB

drawing number	revision
448.PL.BC.200	D





notes

revision	date	prepared	description
A	20.02.20	EE	Added floor levels and door, removed balcony
B	30.04.20	EE	Removed balconies
C	08.09.20	DT	Added door, key plan updated, added dormer on block C
D	04.11.21	EE	Road Ventilation plan updated

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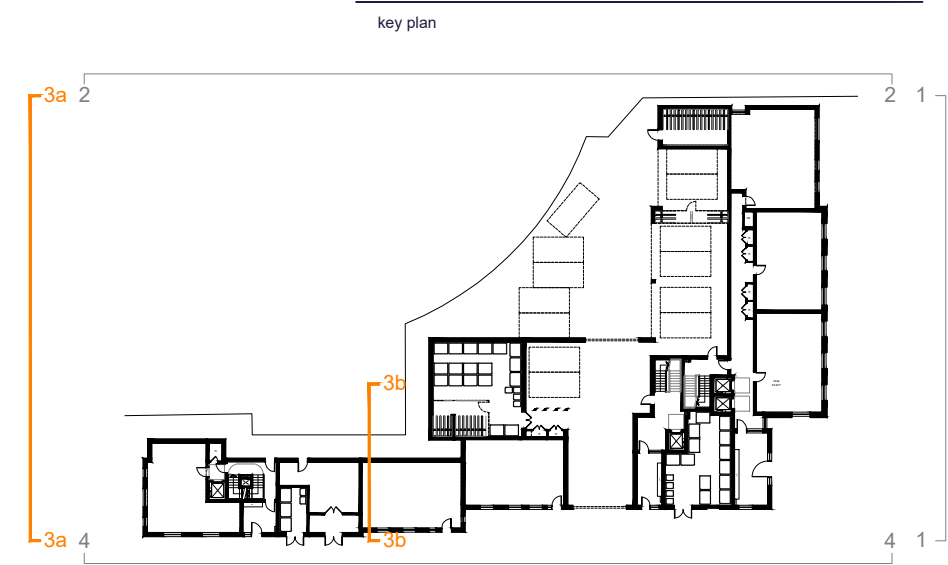
drawing
Block B and C
Southeast Elevation

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October 2019	1:100	ISB

drawing number	revision
448.PL.BC.201	D

Southeast Elevation 2-2

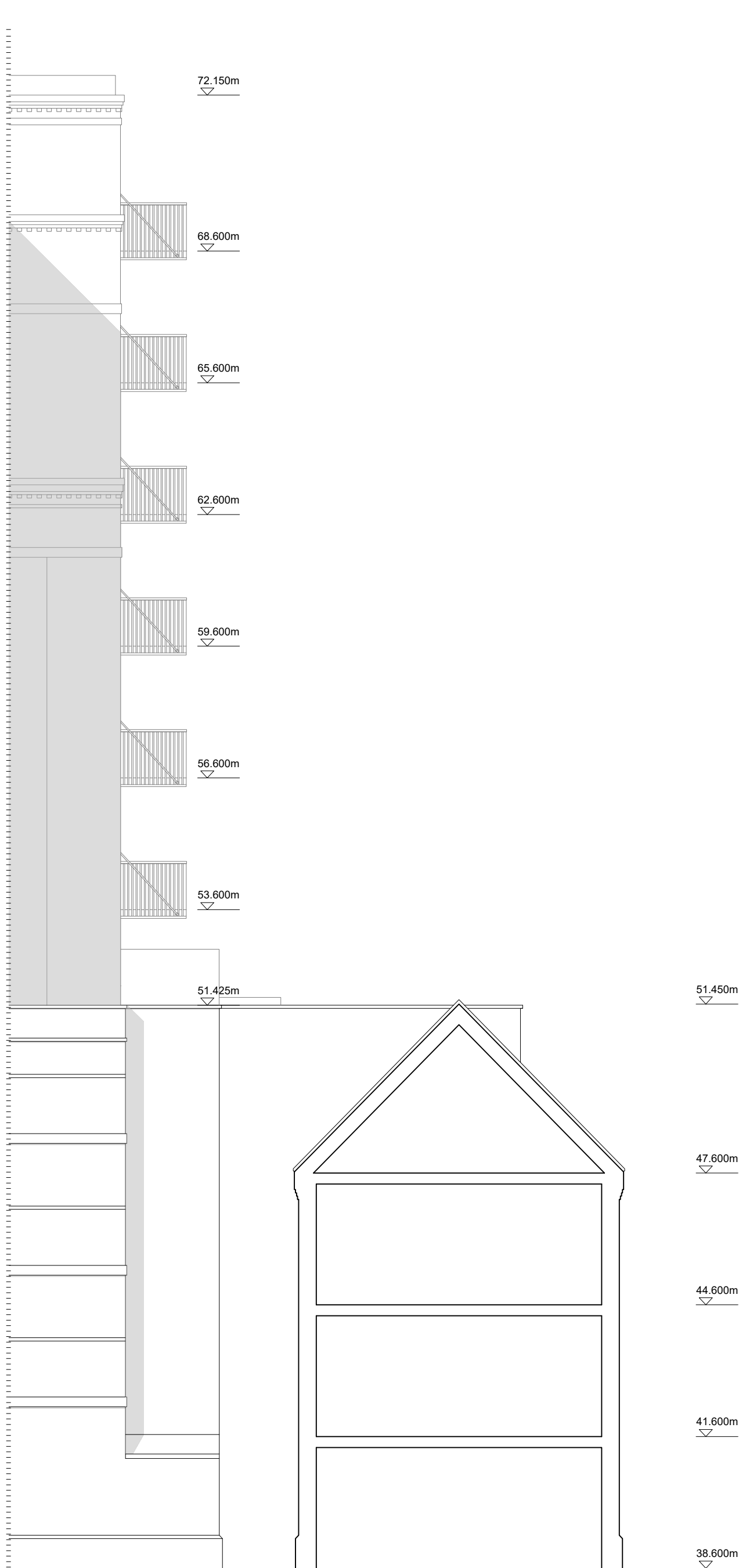




notes



Elevation 3a-3a



Elevation 3b-3b

Northeast Elevation

A	20.02.20	EE	Added floor levels and new elevation 3b-3b
B	30.04.20	EE	Removed balconies
C	10.06.20	EE	Cycle storage added and wall updated
D	08.09.20	DT	Cycle storage updated, key plan updated, added dormer
m	04.11.21	EE	Roof Ventilation plan updated

revision	date	prepared	description

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Block B and C
Northeast Elevation

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1:100

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EE

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448.PL.BC.202

revision
E





Northwest Elevation 4-4

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drawing
Block B and C
Northwest Elevation

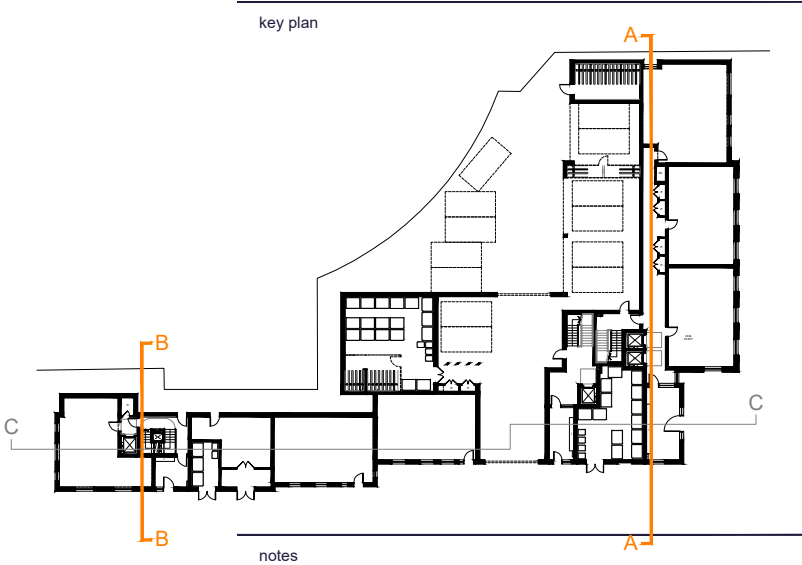
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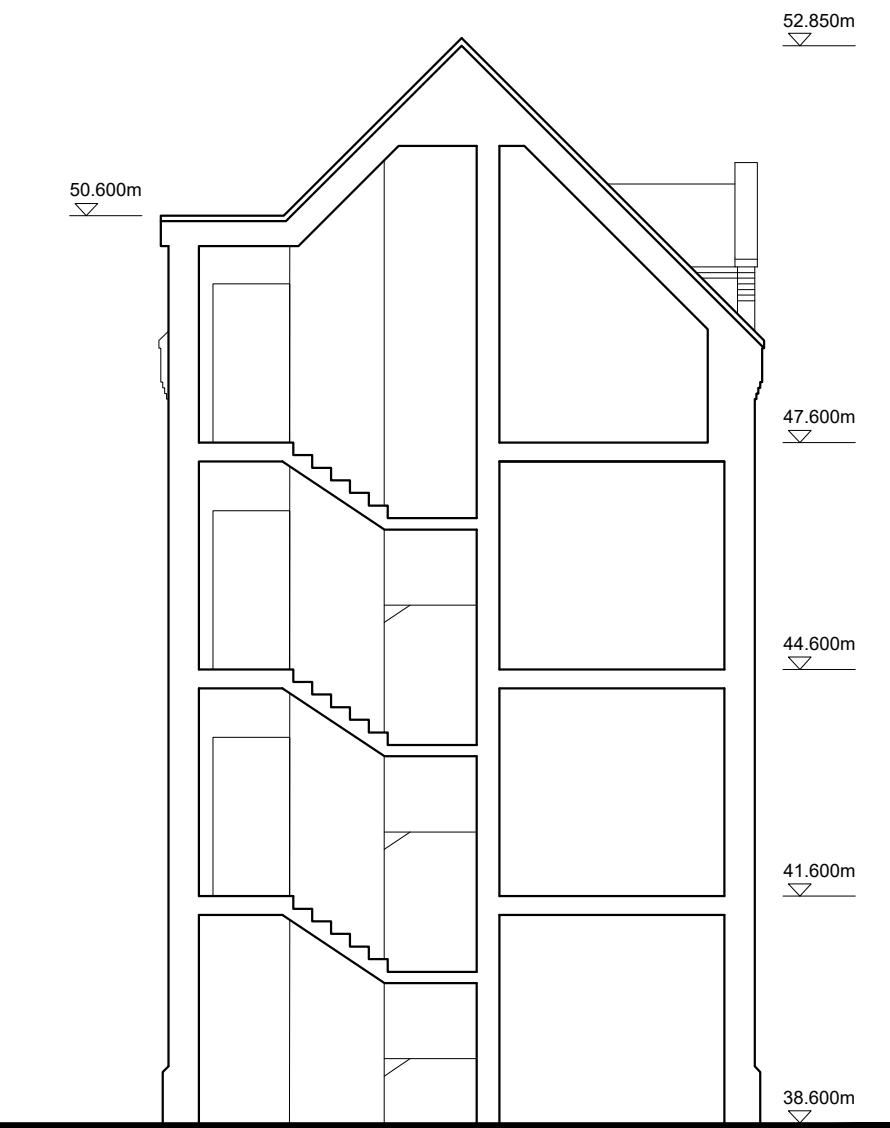
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Section A-A

Roof Top Plant Area
MVHR Proposal



Section B-B

A	20.02.20	EE	Added floor levels
B	30.04.20	EE	Removed balconies
C	08.09.20	DT	Key plan updated
D	04.11.21	EE	Roof Ventilation plan updated

revision	date	prepared	description
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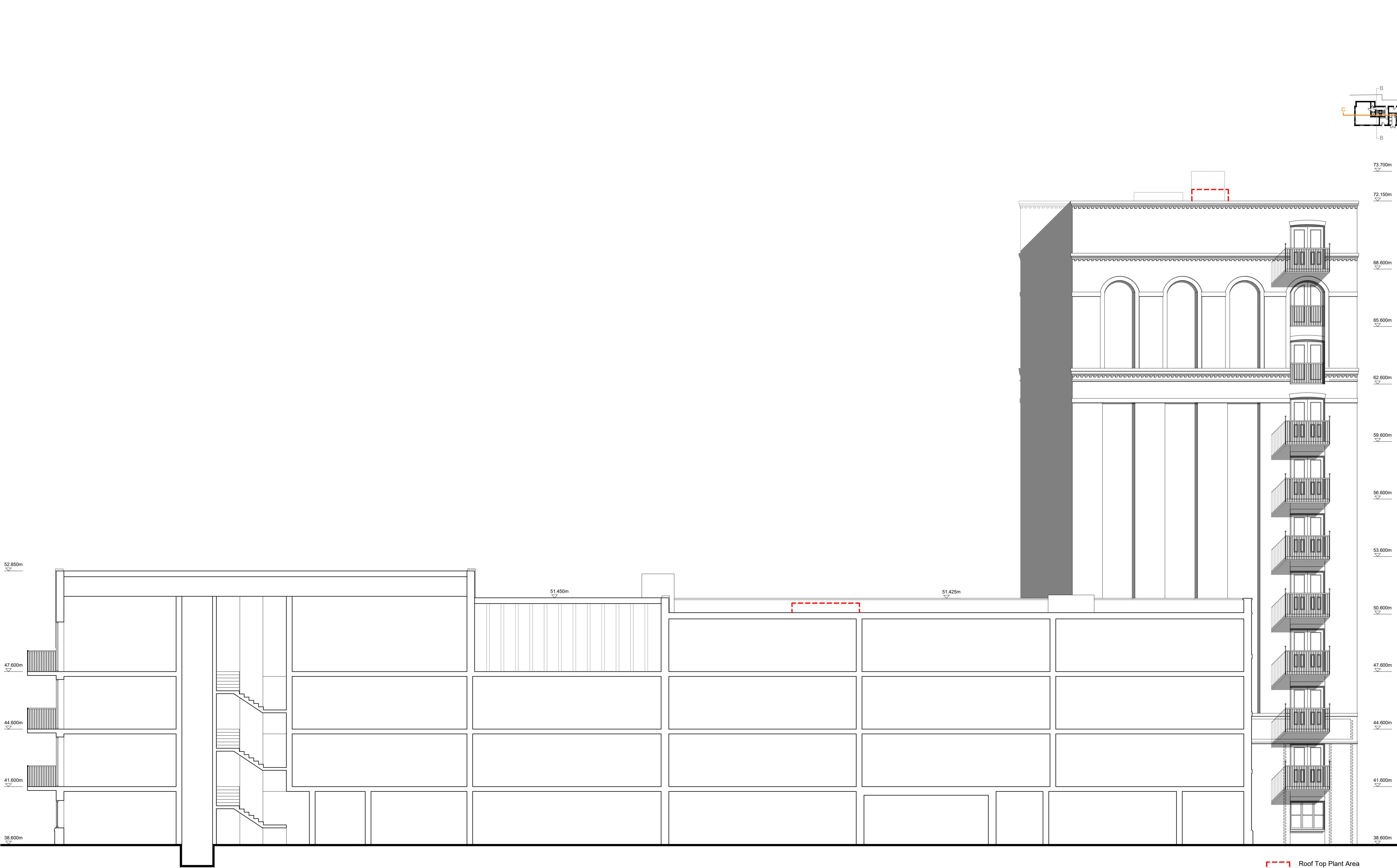
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drawing
Block BC
Section A-A and B-B

date	scale @ a1	drawn
October 2019	1:100	EE

drawing number	revision
448.PL.BC.300	D





Section C-C

revision	date	prepared	description
A	27.02.20	EE	Added floor levels
B	30.04.20	EE	Removed balconies
C	08.09.20	DT	Key plan updated
D	04.11.21	EE	Roof Ventilation plan updated

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drawing
Block BC
Section C-C

date
October 2019

scale @ a1
1:100

drawn
EE

drawing number

448.PL.BC.301

revision

D

0 1 5 10m



Triple Glazing:
9.5mm glass - 6mm airgap - 4mm glass - 14mm airgap - 4mm glass
Secondary Glazing:
200mm airgap - 8.8mm acoustic laminated glass
Ventilation:
All atmospheric termination on the roof.
No atmospheric termination on the facade.



Roof Top Plant



Plot Number correlating to Accommodation Schedule

Sound Power Levels of Roof Extract Units

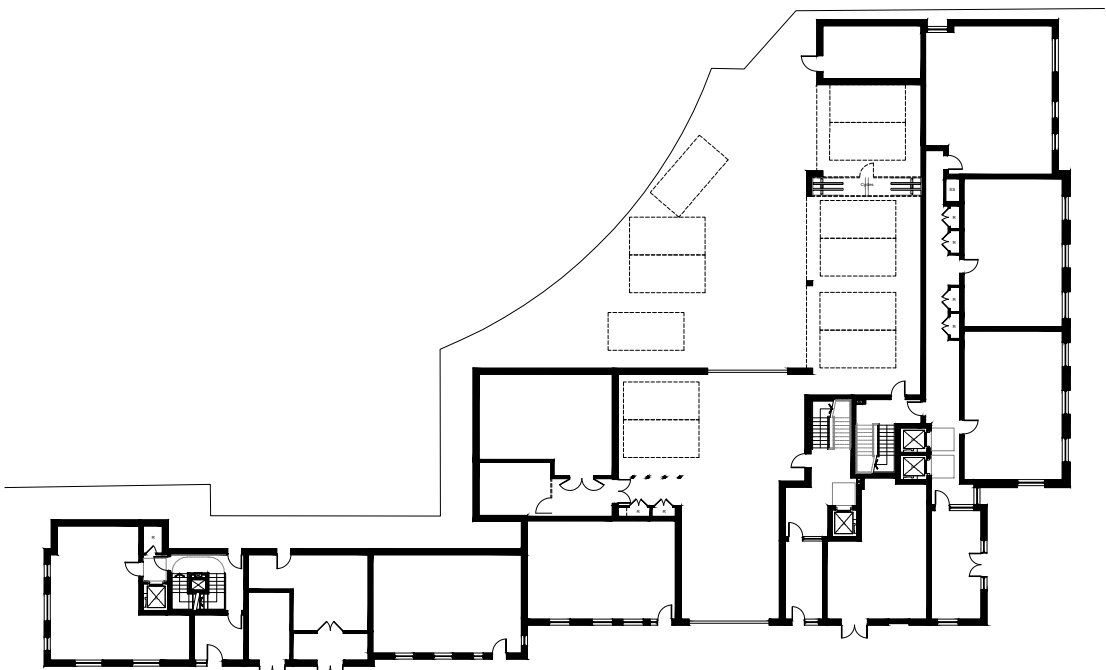
Fan	Airflow	Pressure	63	125	250	500	1K	2K	4K	8K	(A)
EM 315 EC <small>or equivalent specification</small>	0.47 m3s-1	150 Pa	66	71	76	73	72	69	67	59	80
EM 560 EC <small>or equivalent specification</small>	1.64 m3s-1	100 Pa	65	68	68	70	72	69	65	58	77
	Nearest Duty Point	In Duct Outlet Sound Power Level (dB) ref 1 x 10-12 watts									

Atmospheric Attenuators

Attenuator	Length	Airways	63	125	250	500	1K	2K	4K	8K
EEC AS40 <small>or equivalent specification</small>	1,800mm	150mm	5	12	23	41	44	35	23	15

Jobside Attenuators

Attenuator	Length	Airways	63	125	250	500	1K	2K	4K	8K
SILL204 <small>or equivalent specification</small>	50mm?	--	6	8	14	25	39	48	50	41



Ground Floor
1:500



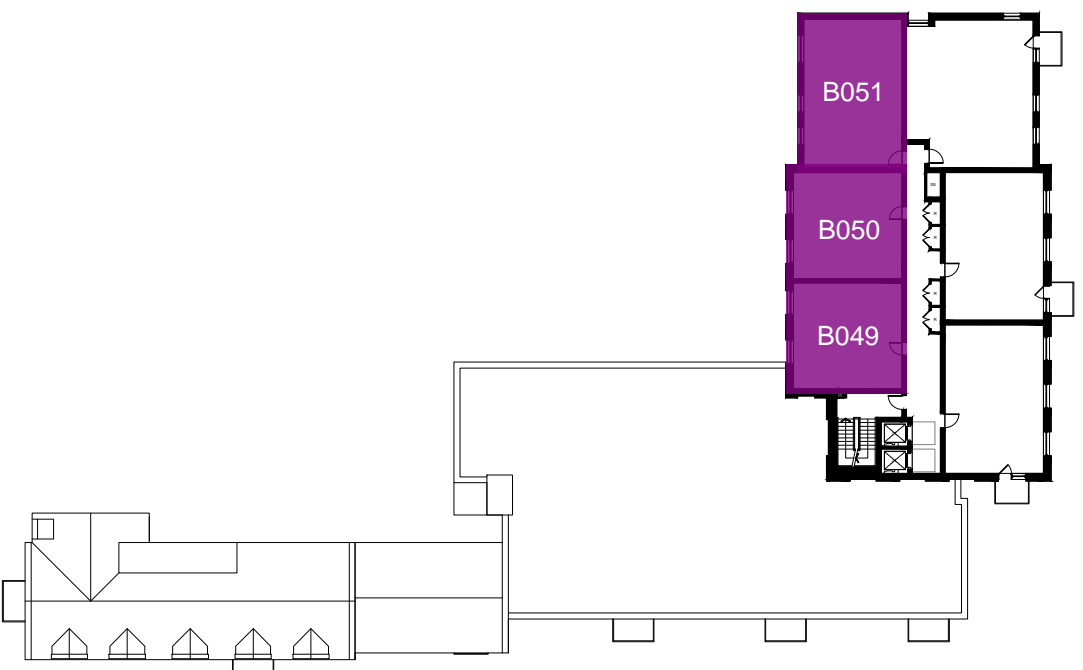
First Floor
1:500



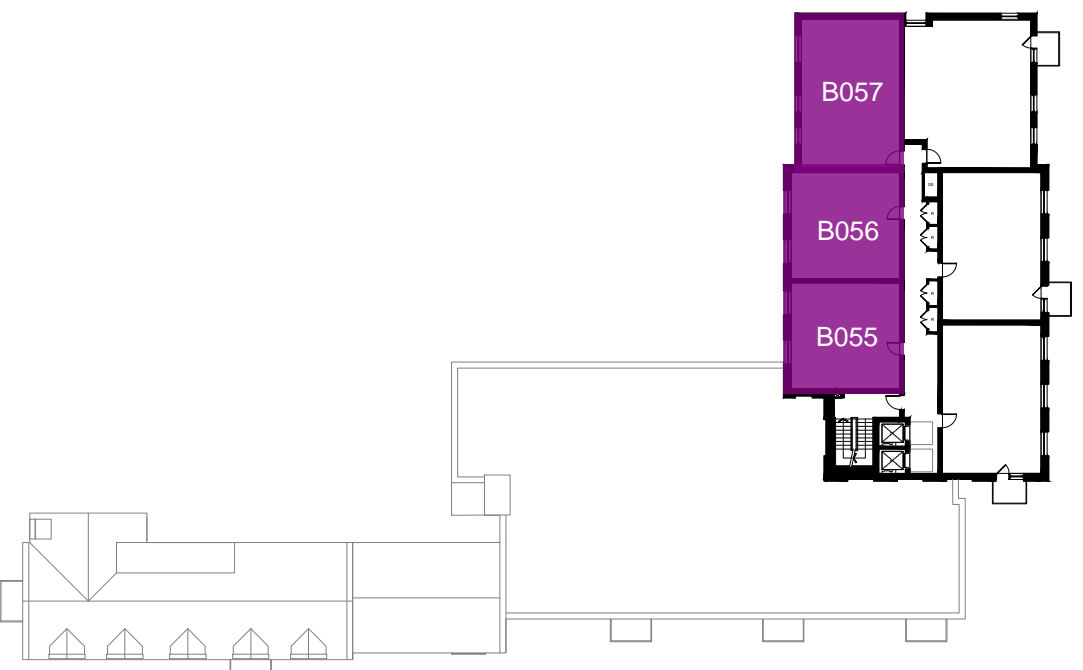
Second Floor
1:500



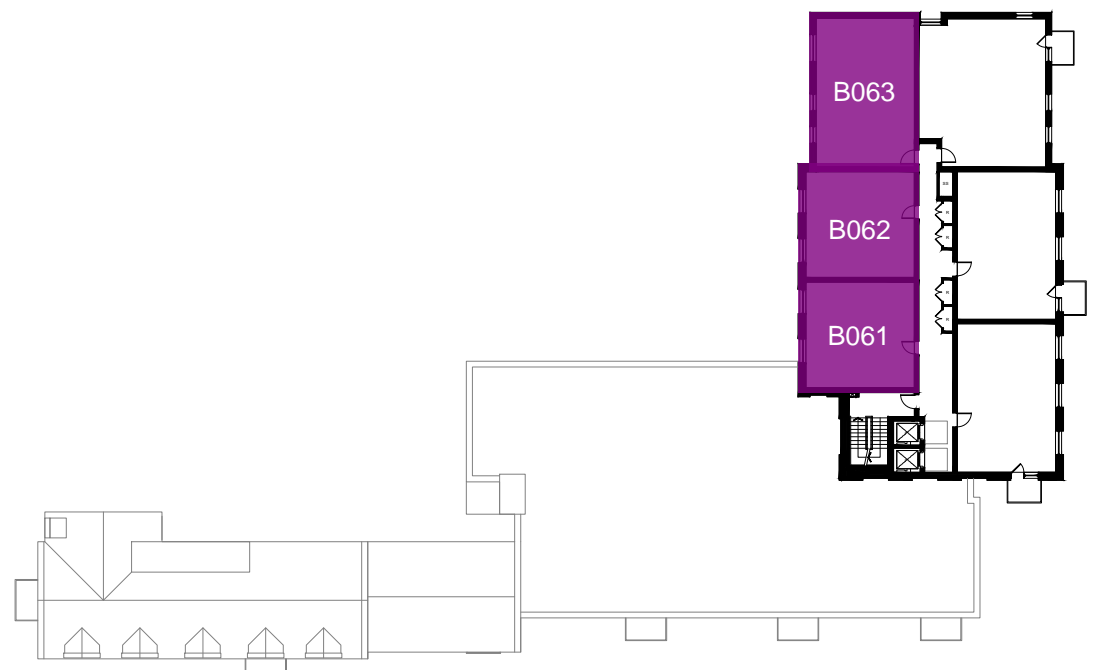
Third Floor
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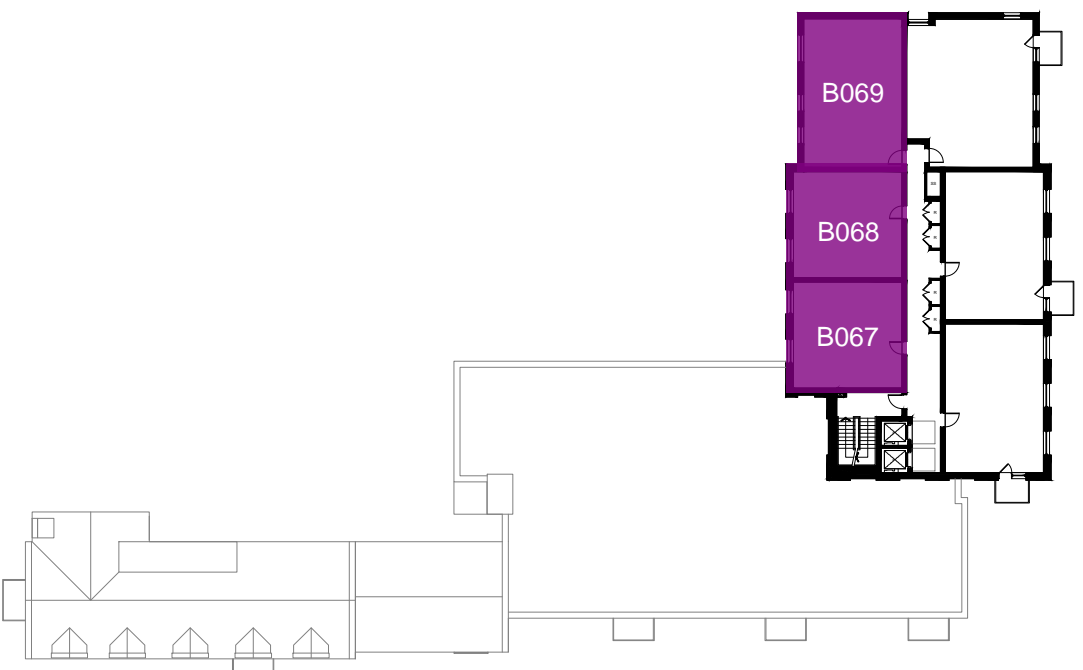
Fourth Floor
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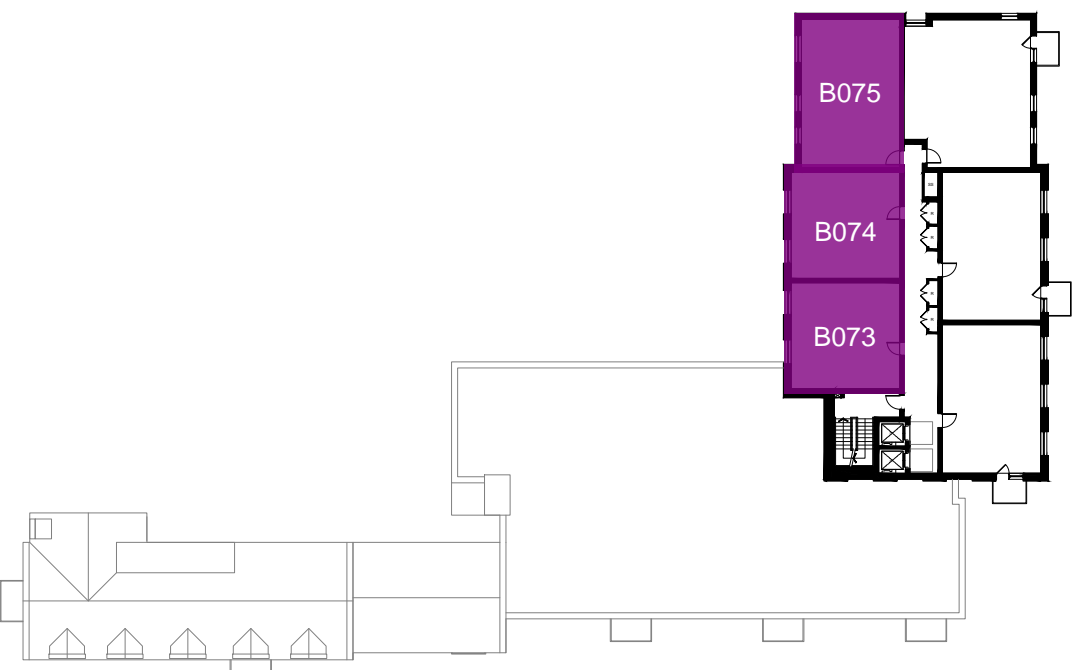
Fifth Floor
1:500



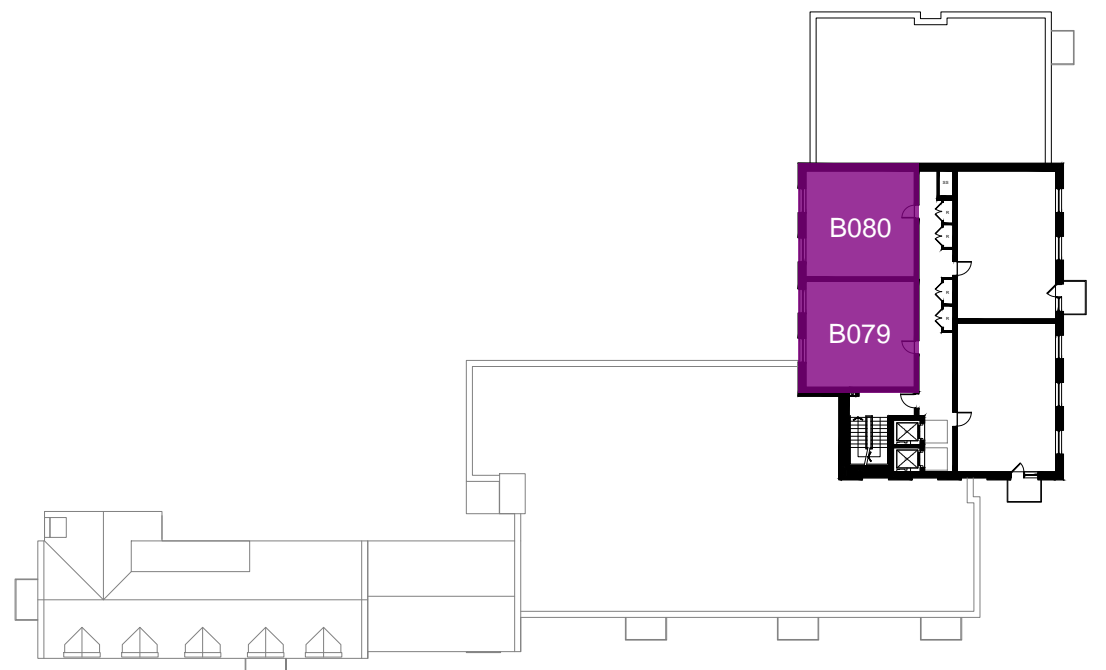
Sixth Floor
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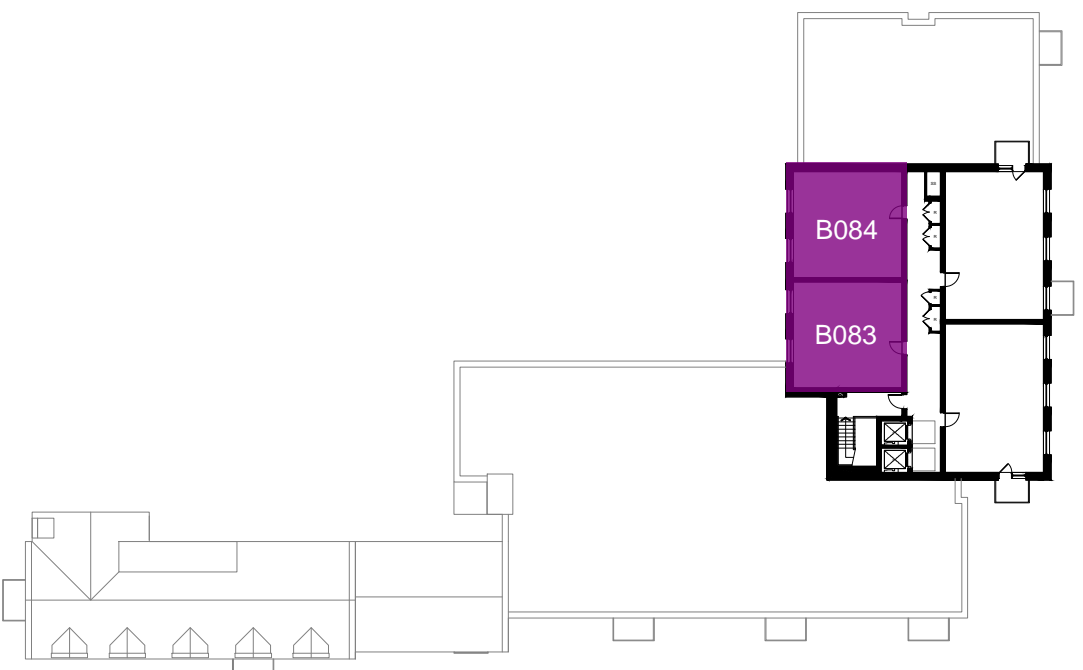
Seventh Floor
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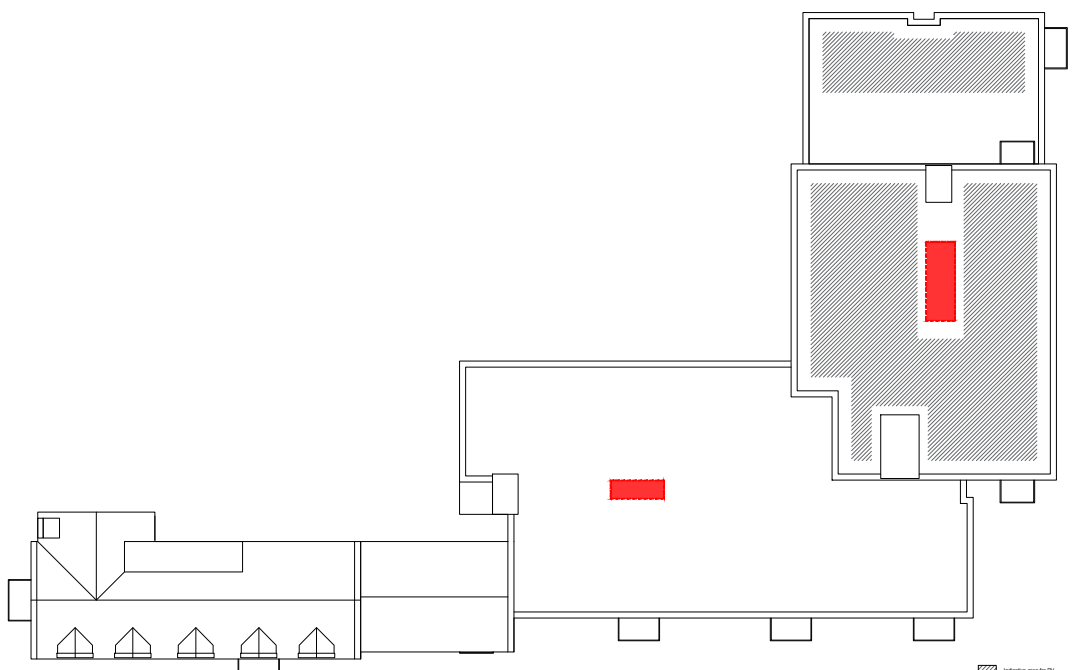
Eighth Floor
1:500



Ninth Floor
1:500



Tenth Floor
1:500



Location of Roof Top Plant
1:500

notes

revision	date	prepared	description
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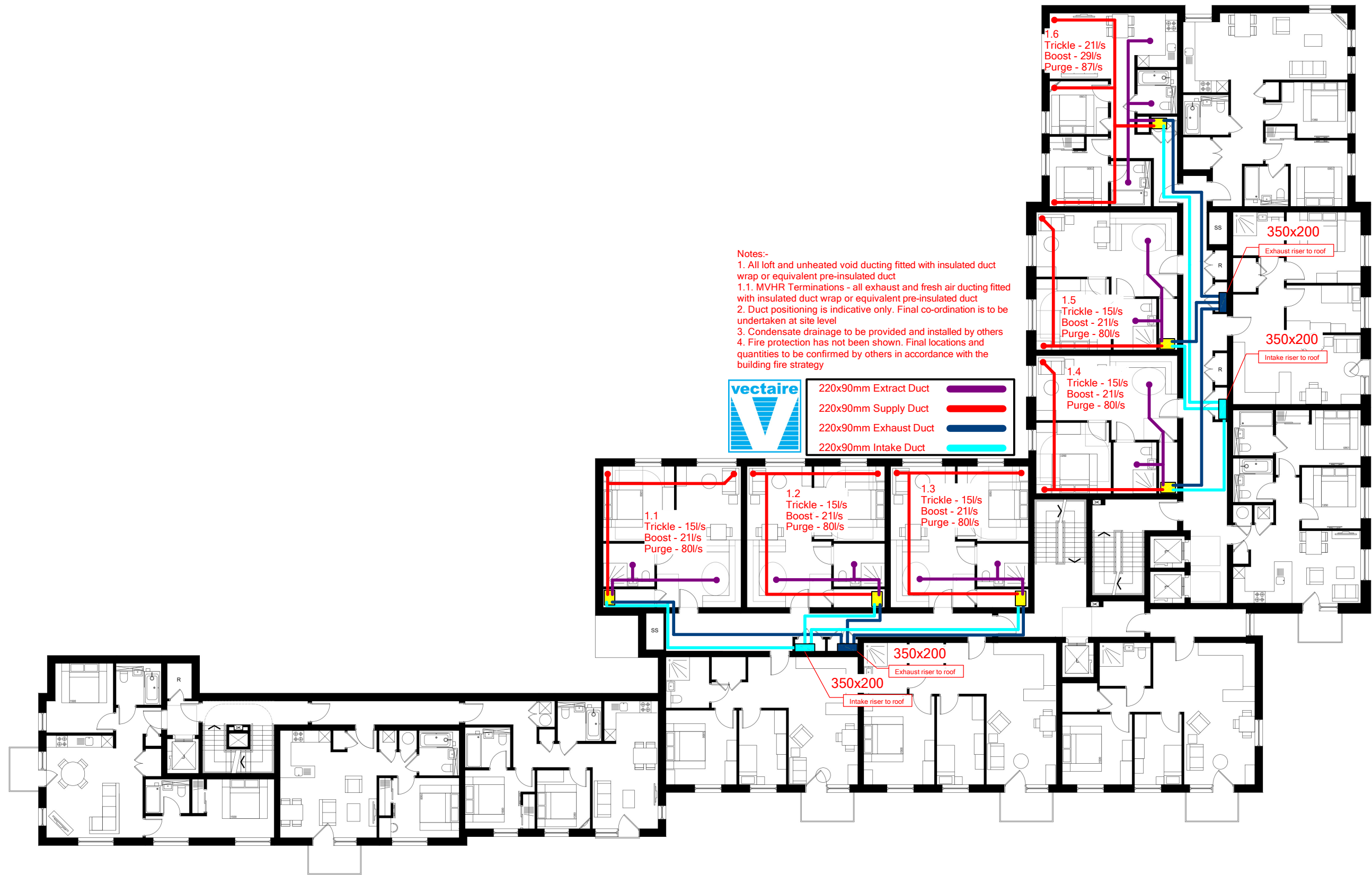
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Glazing and Ventilation Plans

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November 2021	1:500	EE

drawing number	revision
448.PL.BC.V.100	/

0 1 5 10m





First Floor Plan



revision
date
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Block B and C
First Floor Plan - MVHR Proposal

date
November 2021

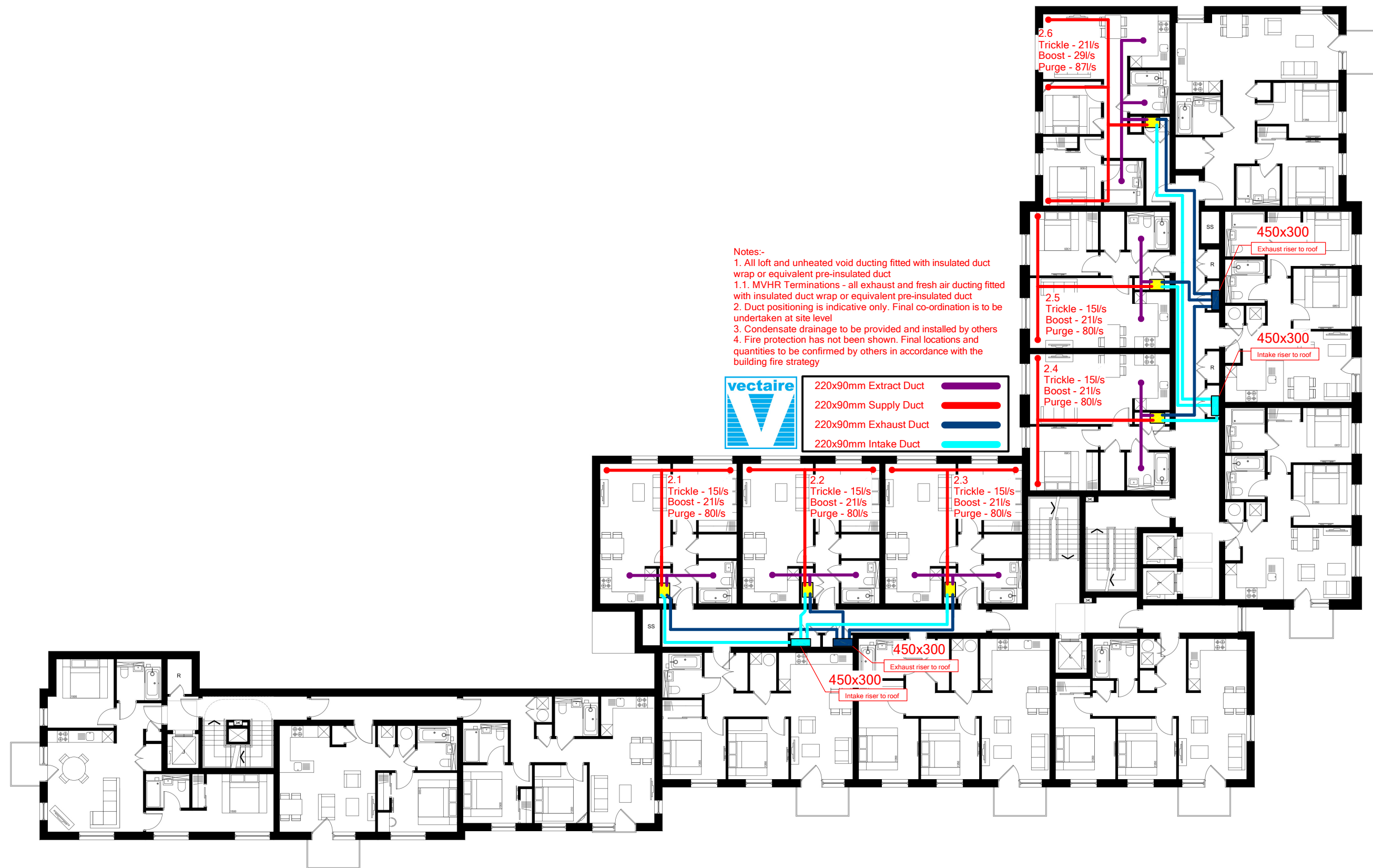
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448.PL.BC.V.101

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Second Floor Plan



revision	date	prepared	checked

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Block B and C
Second Floor Plan - MVHR Proposal

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November 2021

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ISB

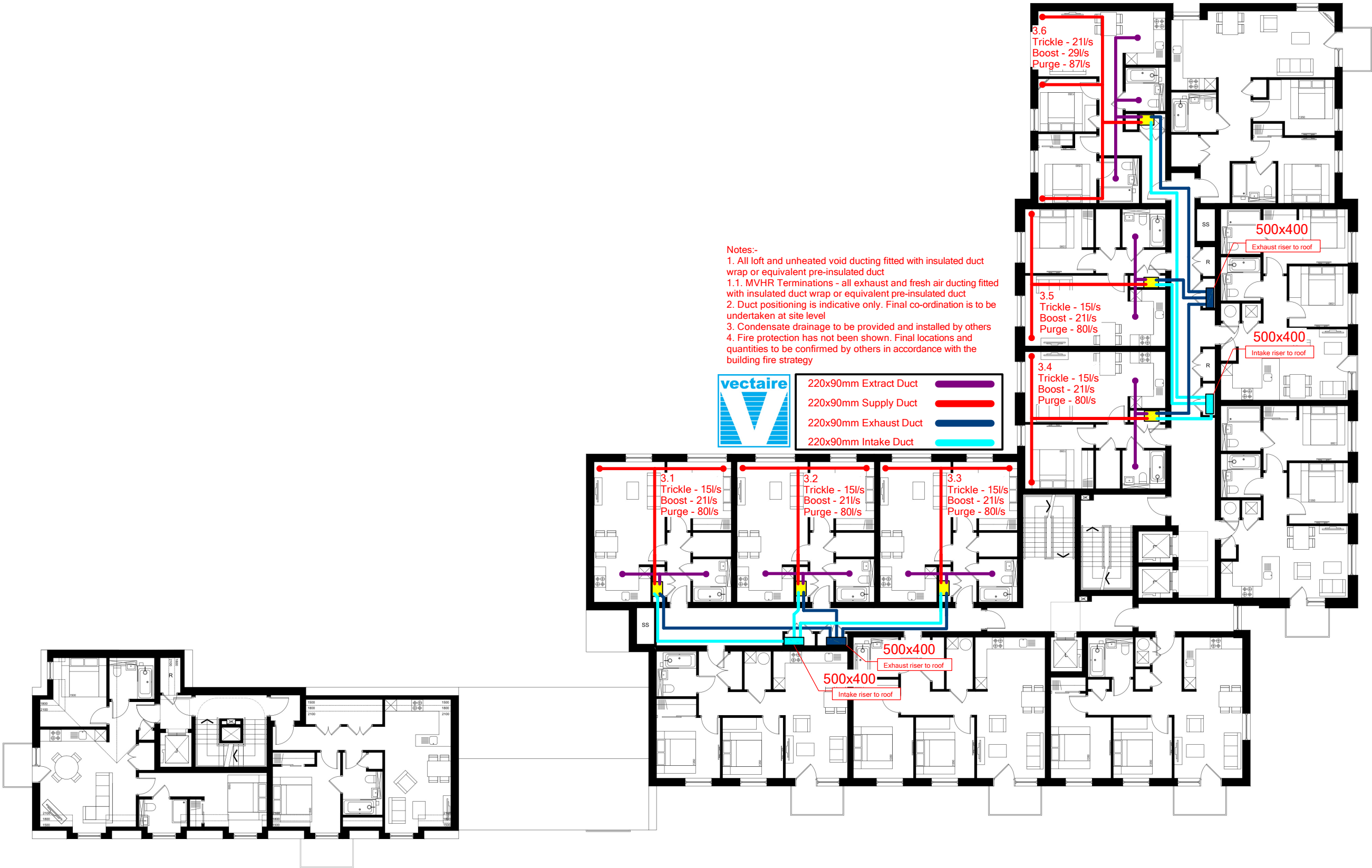
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revision
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- Notes:-
1. All loft and unheated void ducting fitted with insulated duct wrap or equivalent pre-insulated duct
 - 1.1. MVHR Terminations - all exhaust and fresh air ducting fitted with insulated duct wrap or equivalent pre-insulated duct
 2. Duct positioning is indicative only. Final co-ordination is to be undertaken at site level
 3. Condensate drainage to be provided and installed by others
 4. Fire protection has not been shown. Final locations and quantities to be confirmed by others in accordance with the building fire strategy



220x90mm Extract Duct	
220x90mm Supply Duct	
220x90mm Exhaust Duct	
220x90mm Intake Duct	



Third Floor Plan



revision

date

prepared

checked

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Block B and C
Third Floor Plan - MVHR Proposal

date

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drawn

ISB

drawing number

448.PL.BC.V.103

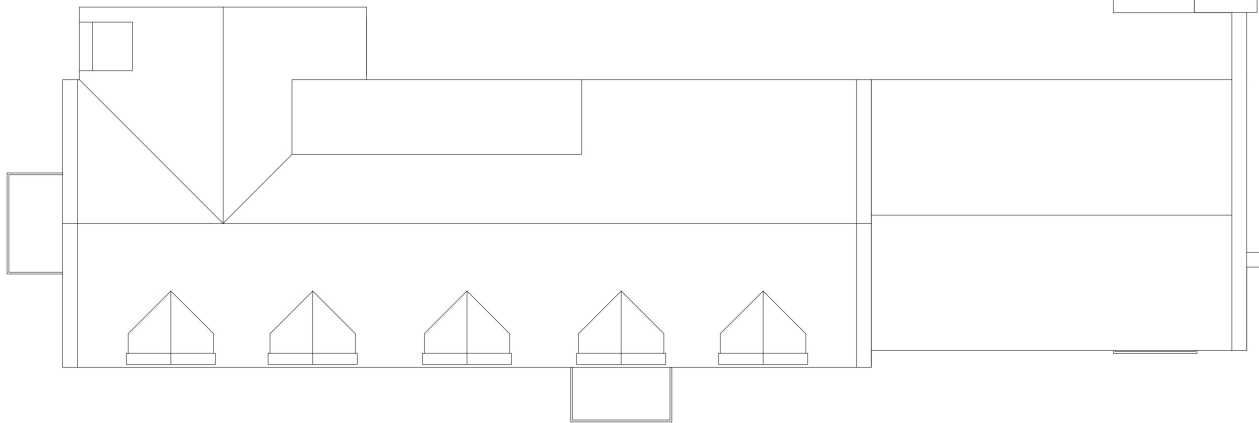
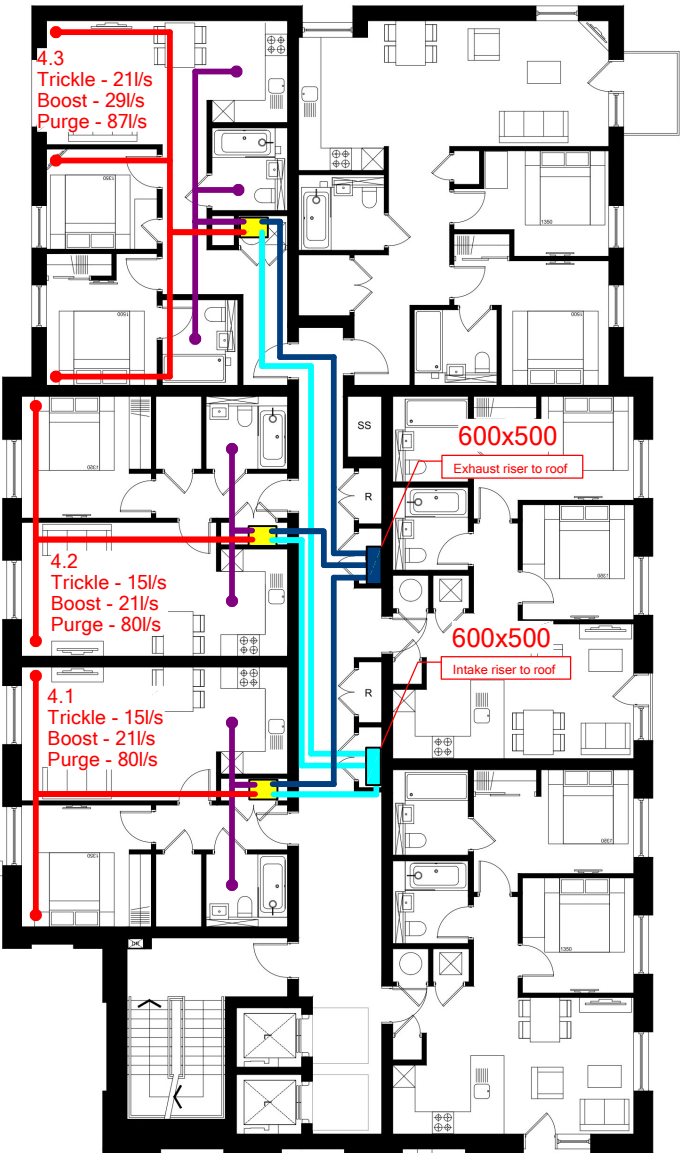
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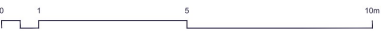
- Notes:-
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220x90mm Extract Duct	
220x90mm Supply Duct	
220x90mm Exhaust Duct	
220x90mm Intake Duct	



Fourth Floor Plan

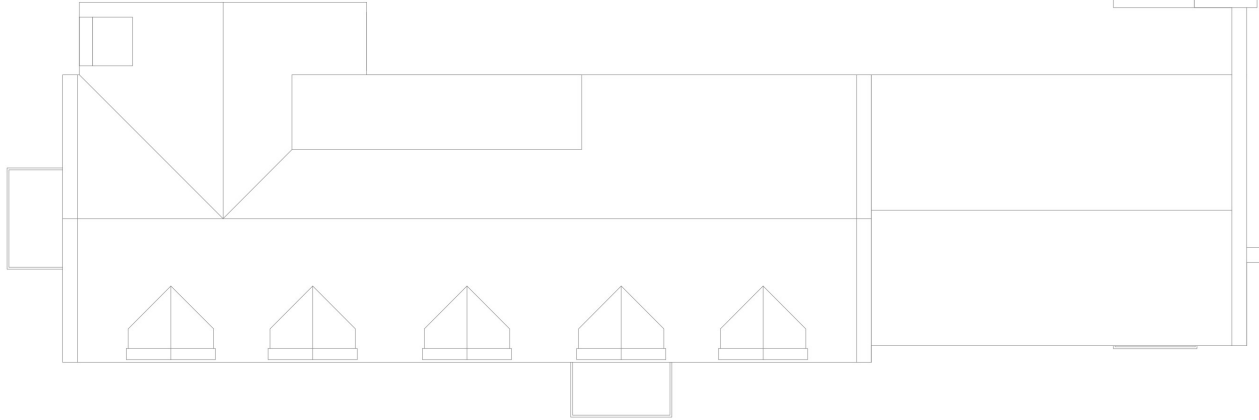
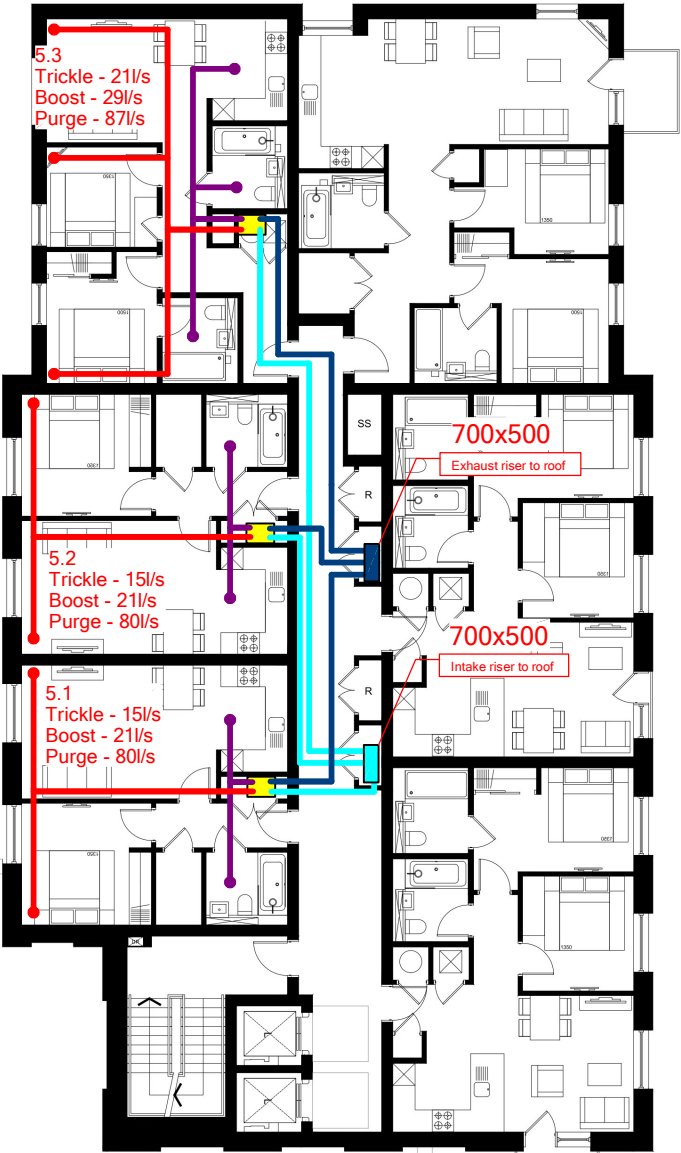


revision	date	proposed	description
Berkeley Designed for life			
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project Vastern Road Reading			
drawing Block B and C Fourth Floor Plan - MVHR Proposal			
date November 2021	scale @ 1:100	drawn ISB	revision
drawing number 448.PL.BC.V.104			/

- Notes:-
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 - 1.1. MVHR Terminations - all exhaust and fresh air ducting fitted with insulated duct wrap or equivalent pre-insulated duct
 - 2. Duct positioning is indicative only. Final co-ordination is to be undertaken at site level
 - 3. Condensate drainage to be provided and installed by others
 - 4. Fire protection has not been shown. Final locations and quantities to be confirmed by others in accordance with the building fire strategy



220x90mm Extract Duct	
220x90mm Supply Duct	
220x90mm Exhaust Duct	
220x90mm Intake Duct	



Fifth Floor Plan



revision

date

proposed

description

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drawing

Block B and C

Fifth Floor Plan - MVHR Proposal

date

November 2021

scale @

a1

1:100

drawn

ISB

drawing number

448.PL.BC.V.105

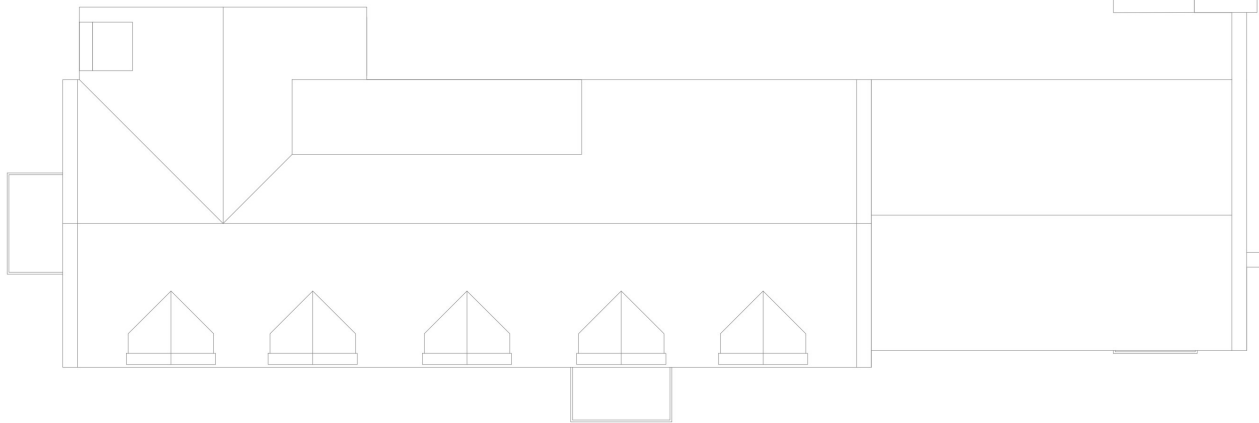
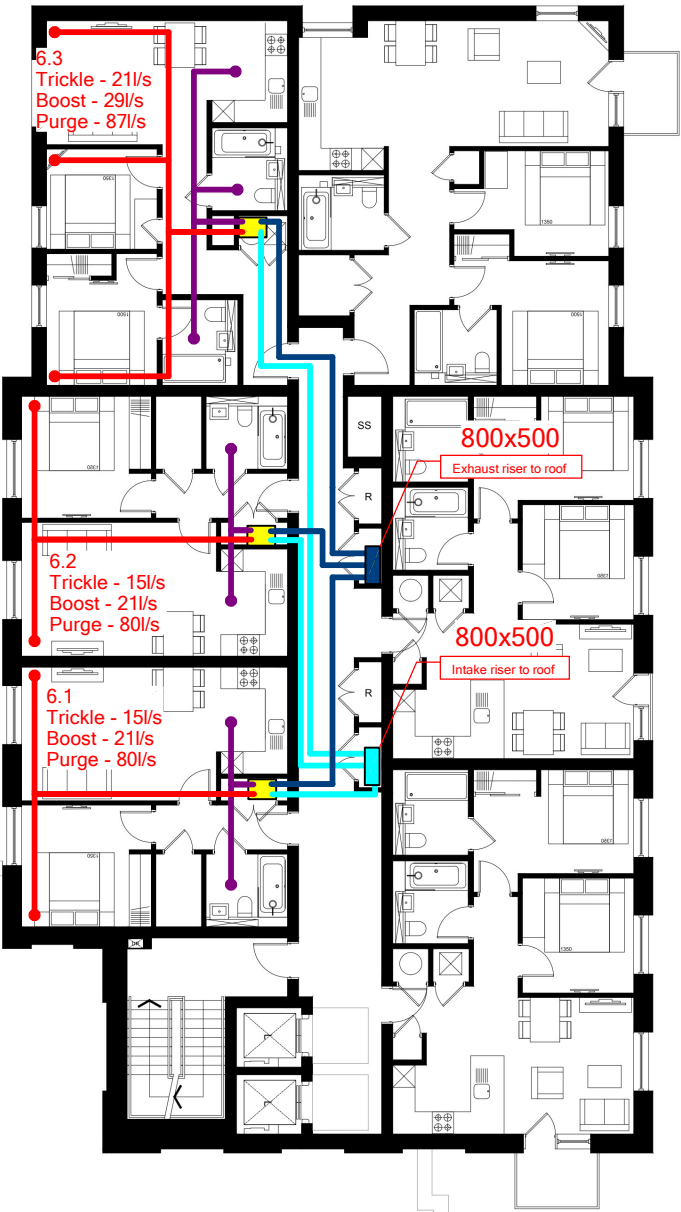
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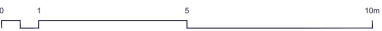
- Notes:-
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220x90mm Extract Duct	
220x90mm Supply Duct	
220x90mm Exhaust Duct	
220x90mm Intake Duct	



Sixth Floor Plan



revision

date

proposed

description

Berkeley

Designed for life

Berkeley House
Farnham Lane
Farnham Royal
SL2 3RQ

I: 01753 794433
F: 01753 648855
www.berkeleygroup.co.uk

project

Vastern Road
Reading

drawing

Block B and C
Sixth Floor Plan - MVHR Proposal

date

November 2021

scale @ a1

1:100

drawn

ISB

drawing number

448.PL.BC.V.106

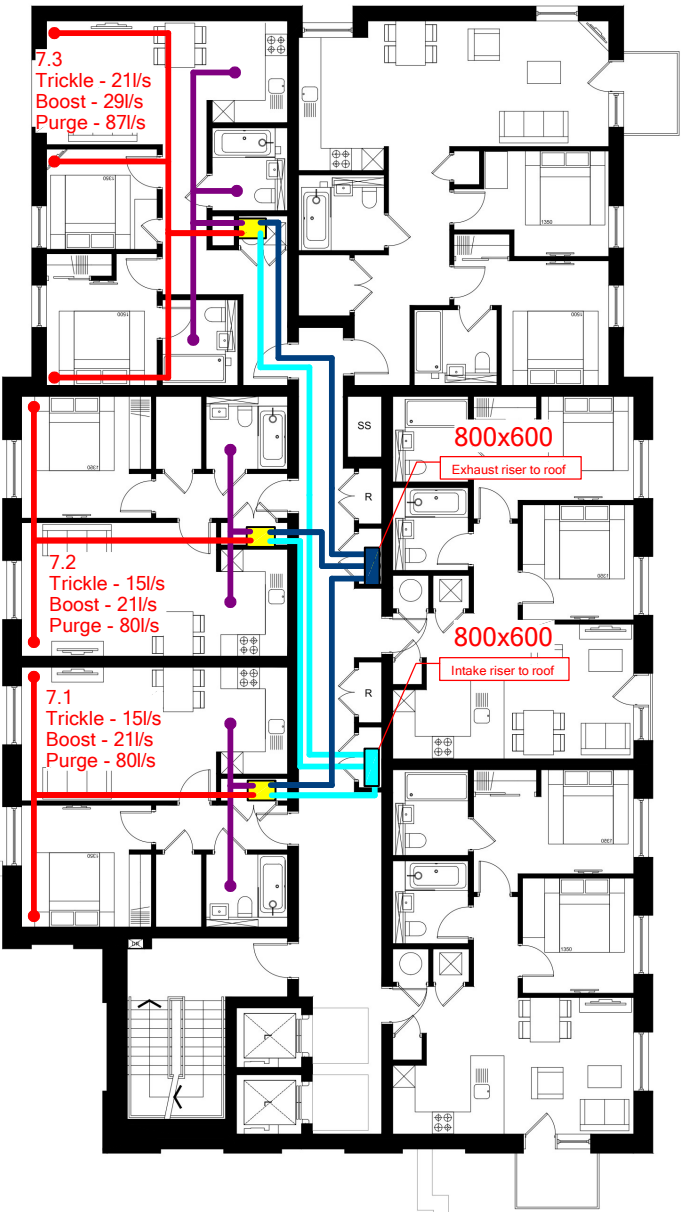
revision

/

- Notes:-
- 1. All loft and unheated void ducting fitted with insulated duct wrap or equivalent pre-insulated duct
 - 1.1. MVHR Terminations - all exhaust and fresh air ducting fitted with insulated duct wrap or equivalent pre-insulated duct
 - 2. Duct positioning is indicative only. Final co-ordination is to be undertaken at site level
 - 3. Condensate drainage to be provided and installed by others
 - 4. Fire protection has not been shown. Final locations and quantities to be confirmed by others in accordance with the building fire strategy



220x90mm Extract Duct	
220x90mm Supply Duct	
220x90mm Exhaust Duct	
220x90mm Intake Duct	



Seventh Floor Plan

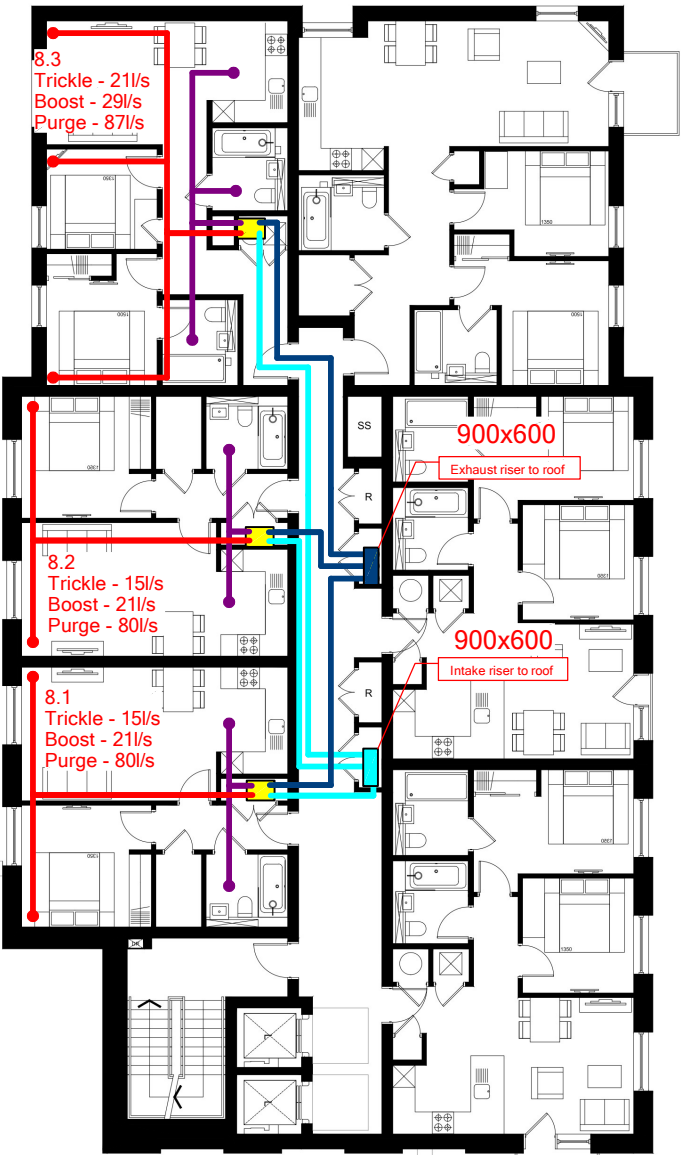


revision	date	proposed	description
Berkeley Designed for life			
Berkeley House Farnham Lane Farnham Royal SL2 3RQ		T: 01753 794433 F: 01753 646855 www.berkeleygroup.co.uk	
project Vastern Road Reading			
drawing Block B and C Seventh Floor Plan - MVHR Proposal			
date November 2021	scale @ a1 1:100	drawn ISB	
drawing number 448.PL.BC.V.107		revision /	

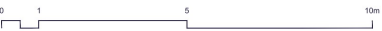
- Notes:-
- 1. All loft and unheated void ducting fitted with insulated duct wrap or equivalent pre-insulated duct
 - 1.1. MVHR Terminations - all exhaust and fresh air ducting fitted with insulated duct wrap or equivalent pre-insulated duct
 - 2. Duct positioning is indicative only. Final co-ordination is to be undertaken at site level
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 - 4. Fire protection has not been shown. Final locations and quantities to be confirmed by others in accordance with the building fire strategy



220x90mm Extract Duct	
220x90mm Supply Duct	
220x90mm Exhaust Duct	
220x90mm Intake Duct	



Eighth Floor Plan



revision

date

proposed

description

Berkeley

Designed for life

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project

Vastern Road

Reading

drawing

Block B and C

Eighth Floor Plan - MVHR Proposal

date

November 2021

scale @ a1

1:100

drawn

ISB

drawing number

448.PL.BC.V.108

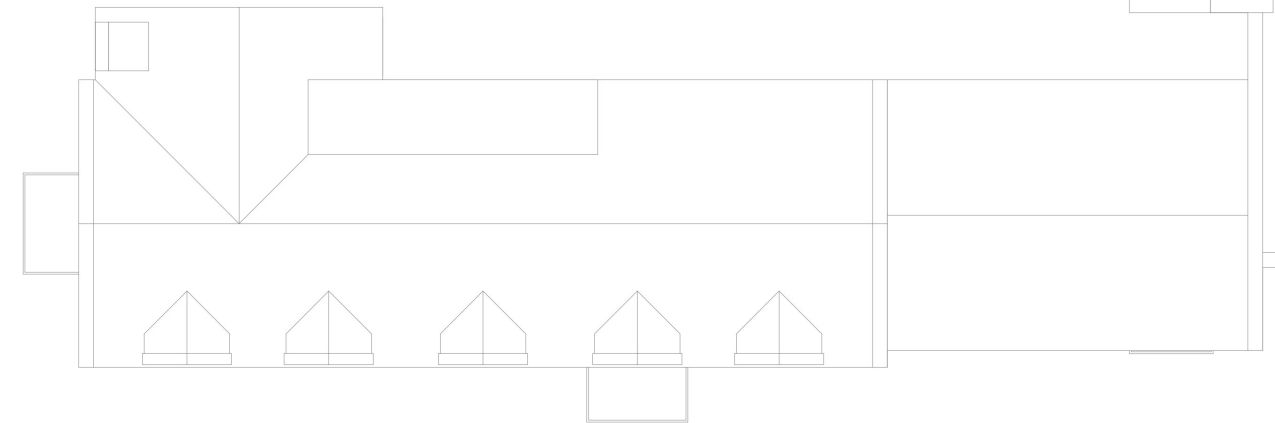
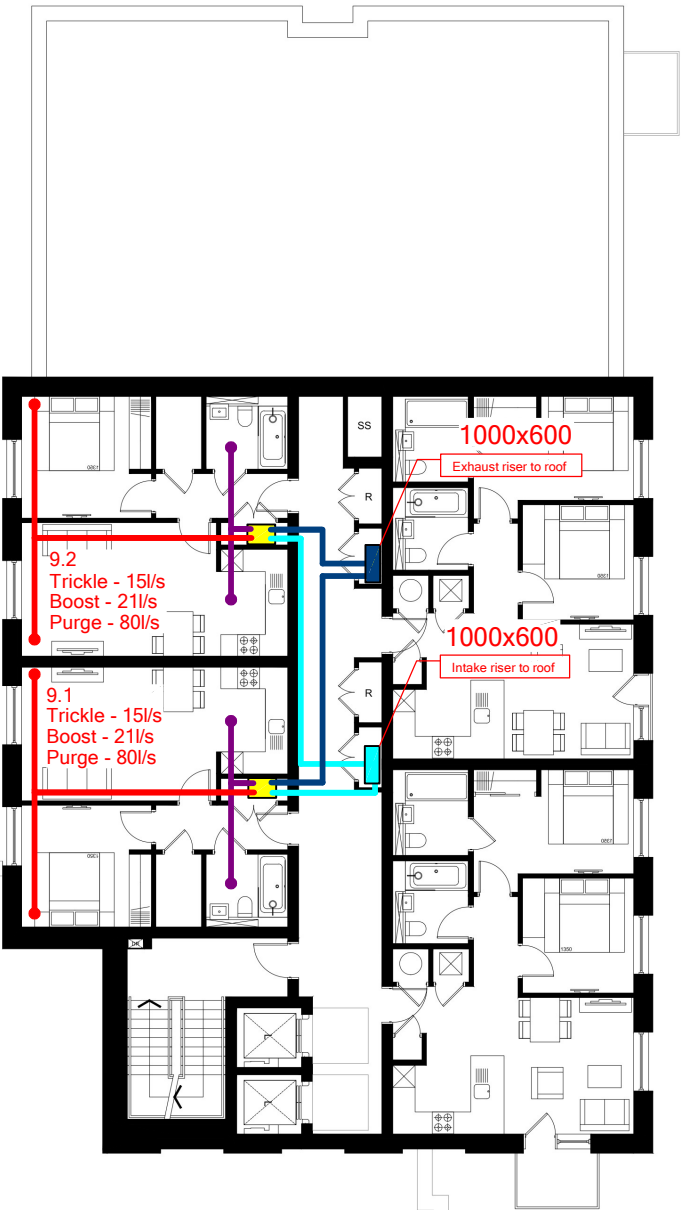
revision

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- Notes:-
- 1. All loft and unheated void ducting fitted with insulated duct wrap or equivalent pre-insulated duct
 - 1.1. MVHR Terminations - all exhaust and fresh air ducting fitted with insulated duct wrap or equivalent pre-insulated duct
 - 2. Duct positioning is indicative only. Final co-ordination is to be undertaken at site level
 - 3. Condensate drainage to be provided and installed by others
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220x90mm Extract Duct	
220x90mm Supply Duct	
220x90mm Exhaust Duct	
220x90mm Intake Duct	



Ninth Floor Plan

revision

date

proposed

description

Berkeley

Designed for life

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Reading

drawing

Block B and C

Ninth Floor Plan - MVHR Proposal

date

November 2021

scale @ a1

1:100

drawn

ISB


drawing number

448.PL.BC.V.109

revision

/

Notes:-
1. All loft and unheated void ducting fitted with insulated duct wrap or equivalent pre-insulated duct
1.1. MVHR Terminations - all exhaust and fresh air ducting fitted with insulated duct wrap or equivalent pre-insulated duct
2. Duct positioning is indicative only. Final co-ordination is to be undertaken at site level
3. Condensate drainage to be provided and installed by others
4. Fire protection has not been shown. Final locations and quantities to be confirmed by others in accordance with the building fire strategy

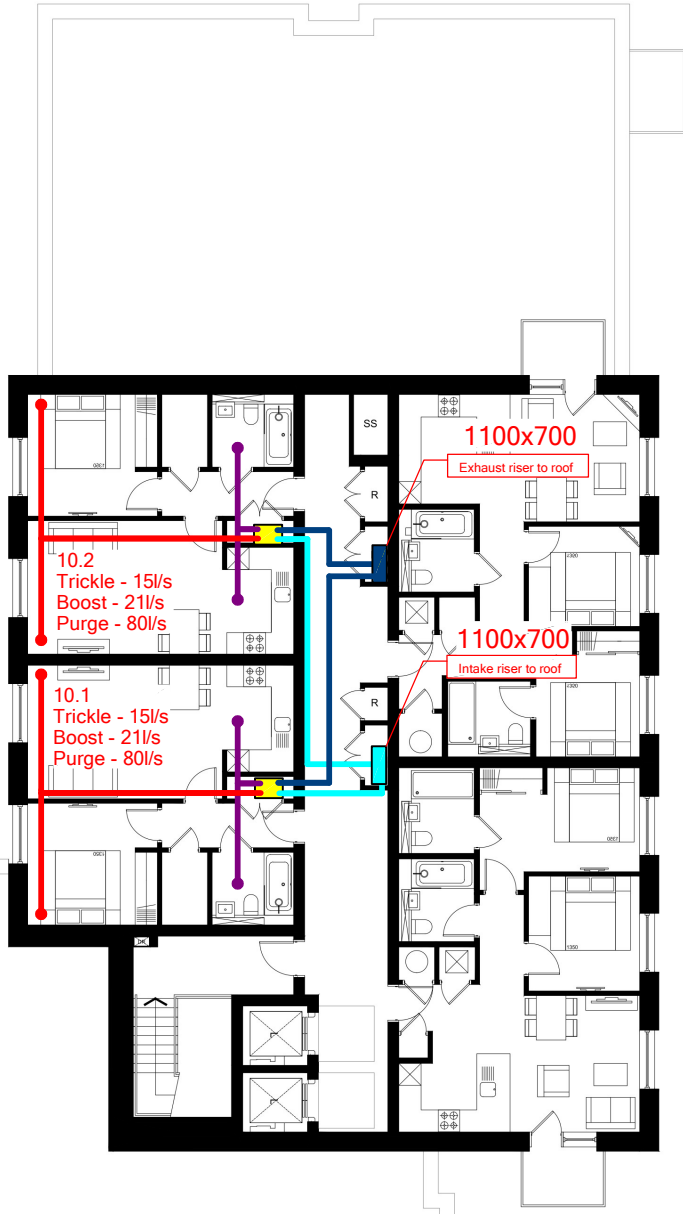


220x90mm Extract Duct

220x90mm Supply Duct

220x90mm Exhaust Duct

220x90mm Intake Duct



Tenth Floor Plan




revision

date

proposed

description


Designed for life

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project

Vastern Road
Reading

drawing

Block B and C
Tenth Floor Plan - MVHR Proposal

date

November 2021

scale @ a1

1:100

drawn

ISB

drawing number

448.PL.BC.V.110

revision

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Sound Power Levels of Roof Extract Units

Fan	Airflow	Pressure	63	125	250	500	1K	2K	4K	8K	(A)
EM 315 EC or equivalent specification	0.47 m3s-1	150 Pa	66	71	76	73	72	69	67	59	80
EM 560 EC or equivalent specification	1.64 m3s-1	100 Pa	65	68	68	70	72	69	65	58	77
Nearest Duty Point			In Duct Outlet Sound Power Level (dB) ref 1 x 10-12 watts								

Atmospheric Attenuators

Attenuator	Length	Airways	63	125	250	500	1K	2K	4K	8K
EEC AS40 or equivalent specification	1,800mm	150mm	5	12	23	41	44	35	23	15

Jobside Attenuators

Attenuator	Length	Airways	63	125	250	500	1K	2K	4K	8K
SILL204 or equivalent specification	50mm?	--	6	8	14	25	39	48	50	41



Flow rates shown assume approx. a max. 80% of apartments using purge simultaneously

