

Errata Sheet to Supplementary Statement Design and Townscape by Michael Doyle 20-9-22 (ID71)

Vastern Court, Caversham Road, Reading PINS reference APP/E0345/W/21/3289748

1. The Appellant has produced ID67 Updated Design Code August 2022 18-8-22.
2. This was accompanied by a track-changed version (not published as an ID document).
3. Mr Doyle relied on this track-changed version in preparing his Statement.
4. It has since come to light that there are several differences between ID67 and the track-changed version.
5. Necessary corrections to his Statement are set out below.

There are two small points which have also needed to be corrected at the same time as issuing the errata sheet.

Corrections and comments

1.1.1 Design Code of '**18 August 2022 (ID67)**'.

Table 2. The fourth column as issued omitted to add the 0.44m GF finished level to the subplot height. The surplus/shortfall figures in the fifth column were correct. The amended table is attached on page 3 of this note.

2.3.5 First sentence should begin '**Figure 2...** The subplot referred to in the text, and Figure 2 is **Bii** (not 'Biii').

2.4.2 '(excluding plant)'

2.7.2-2.7.4 References to the maximum C3 residential floorspace cap should be 79,257 sq m, not 48,000 sq m (the minimum residential in ID61 Table 1). This means several points no longer hold, leading to an additional point. Table 9 indicates that 1000 dwellings with a typical mix of unit types produce an internal floor area (GIA) of 61,490 sq m, well below the 79,257 (GEA) maximum (a difference of 17,767 sq m - although some allowance must be made in comparing GIA with GEA figures). This can be compared with the Illustrative Concept unit mix and floor areas on DAS pages 160 and 161. The implications are that up to 1,000 dwellings may be provided within the floorspace threshold- far more than the 600 units identified in CD1.36 Environmental Compliance Letter Table 1. Therefore, the logic underlying the 79,259 cap is called into question because it will not limit the number of units as the Appellant suggests. A future developer will also have the option to develop more extensive, more luxurious dwellings with taller floor-to-ceiling heights and perhaps mezzanine floors with town-centre and riverside views from upper levels- utilising the 'spare' volume in the Parameter Plan envelope.

2.8.2. First bullet: The status of all diagrams in the Code remains in doubt, the Appellant having previously maintained that they are for 'illustrative' purposes only (see 2.10.3 below).

2.8.2. Tenth bullet: The status of all diagrams in the Code remains in doubt.

2.10.3. The Statement "*Diagrams in this document are merely illustrative and rely on the accompanying text. In all instances, the Parameters Plans and Parameters Schedule take precedence*" appears in the track-changed version but does not appear in ID67. The status of all diagrams in the

Code therefore remains in doubt, the Appellant having maintained that they are for 'illustrative' purposes only¹.

Michael Doyle 30th September 2022

¹ *'Design codes can provide a more specific steer on what is acceptable when they are visual and numerical rather than relying on detailed policy wording'* - Paragraph 12, National Model Design Code, Part 1 Coding Process.

Revised Table 2 (replacing the table page 12 of the Supplementary Proof)

ID30 Plot subdivisions	Building height above site datum (38.1 AOD) From ID30 Column 3	Storeys (ID30 Column 5)	Height calculation (using storey heights given in ID30 Column 6) GF finished level 0.44m above site datum**, 4m GF min. floor to floor level, 3.15 minimum residential upper floor to floor level***)	Surplus/shortfall	Potential to increase height (m) Parameter Plan envelope height (ID30 column 2) minus Illustrative Scheme height (ID30 Column 4)
Ai	54.7	16	51.69	3.01	1.6
Aii	26.2	8	26.49	-0.29	6.8
Aiii	33	10	32.79	0.21	0
Bi	54.7	16	51.69	3.01	0
Bii	26.3	8	26.49	-0.19	0.05
Biii	13.4	4	13.89	-0.49	3.6
Biv	16.9	5*	17.04	-0.14	0.1
Bv	16.9	5	17.04	-0.14	0.1
Ci	54.7	16	51.69	3.01	1.6
Cii	29.1	8	26.49	2.61	11.9
Ciii	13.4	4	13.89	-0.49	27.6
Civ	32.3	9	29.64	2.66	8.7
Cv	26.1	7	23.34	2.76	14.9
Di	73.9	22	70.59	3.31	0.9
Dii	48.4	14	45.39	3.01	26.4
Diii	48.4	14	45.39	3.01	1.4

* The DAS Illustrative Scheme indicates six storeys

** Para 4.5 of Revised Parameter Plan Schedule (ID61)

*** Mandatory floor-to-floor heights at para. 5.10 (page 90) Revised Design Code (ID67).