

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 3rd March 2021	ITEM NO.
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Ward: Abbey

App No.: 210017/FUL

Address: Hunsaker, Alfred Street, Reading

Proposal: Replacement of the external façade and timber decking to balconies to the building housing flats at Hunsaker, Hermitage, Halcyon and Haywards in Chatham Place, Alfred Street

Applicant: Manco Ltd

Deadline: 7th April 2021

RECOMMENDATION:

Grant as per the main agenda but to replace the Materials to be used externally and the submission of a Construction Method Statement with the following conditions:

1. Materials (as proposed)
2. Construction Management Plan (as submitted)

1.0 Submission of a Construction Method Statement

1.1 A Construction Management Plan was submitted by Motion on 1st March 2021. This document was reviewed by the Council's Transport section who deemed it satisfactory. Normally this matter could have been dealt with by way of a condition however due to the urgency of the application a condition is now only required for the development to be carried out in accordance with the Construction Management Plan submitted.

2.0 Materials

2.1 The agent has provided additional information relating to the existing and proposed materials. They advise the requirement for cladding and associated elements to buildings is to provide a rating of A1 or A2. A1 materials are completely non combustible while A2 materials have very limited combustibility. Only A1 or A2 rated materials can now be specified in external walls. Other classifications include S1 which indicates limited smoke and d0 which indicates no burning droplets/particles to complete the reaction to fire classification.

2.2 The existing metal cladding is Class O which is an old national product classification and does not measure the combustibility of a material. The existing larch cladding, the agent believes, is classified as Class F and will not meet any current standard. The proposed Rockpanel (in Caramel Oak) is classified as A2. An added issue is that

the fire barriers within the void are not adequate and the insulation and cement backing board are all flammable and they should be Class A1.

- 2.3 The agent has further advised that the existing cladding is therefore being replaced with the materials proposed in the committee report which have all been tested to achieve A2-s1-d0. New fire barriers will be properly supplied & fitted. Rockwool insulation is specified which is non-combustible and an STS cement board is specified which is Class A1. All work will be closely inspected and documented.
- 2.4 Based on this information provided by the agent, officers are satisfied that the proposed materials have been carefully chosen and will closely match the existing materials but which, more importantly, will meet the required fire safety classification. As such the materials will be conditioned to be as proposed.

Officer: Claire Ringwood