

22nd May 2020



FAO Mr Steve Vigar
Planning Department
Reading Borough Council
Civic Centre
Reading
RG1 7AE

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear Steve,

STATION HILL NORTH, READING, RG1 1NF

UPDATES TO HYBRID PLANNING APPLICATION REF. 192032

On behalf of our client, SH Reading Master LLP, we hereby submit additional information to support revisions to the aforementioned planning application at Station Hill (ref. 192032).

The revisions to the Proposed Development have been discussed and presented to Reading Borough Council prior to this submission. The proposed amendments are set out within this letter and in further detail within the supporting documentation. The revised submission comprises scheme enhancements that have been developed by the project team since the date of submission and responses to consultation comments received from Reading Borough Council ('RBC') as well as comments raised by other third-party organisations.

In summary the proposed amendments to the scheme comprise the following:

Amendments to Phase 2 (Plot G office building)

- The removal of the 250mm set back at lower ground level (Garrard Street)
- Level changes at lower ground and ground floor
- Relocation of the cycle entrance
- Reconfiguration of lower ground floor back of house area and post room/refuse area
- Reduction of lower ground floor mezzanine
- Extension to the Level 01 and Level 02 co-working slabs
- Levels 08-14 extension on the south façade by 1.5m
- Level 16 mezzanine added
- Changes to the amenity area on Level 15
- Reduction in height of the roof plant screen to 3.4m
- Reduction in building height from 127m AOD to 125m AOD
- Reconfiguration of WC arrangements

Amendments to the Podium & Public Realm

- Changes to the eastern steps and cut back of the wall of the pocket park to improve visibility, changes to play area, changes to stair location
- Introduction of feature tree outside Reading Station entrance



- Reduction of the Rest resulting in changes to planter layout and steps
- Western podium edge reduced, public realm reoriented, and planter /steps locations changed
- Realignment of stairs to Garrard Street
- Updated activation on podium edge
- Reduction in the number of Phase 2 podium car parking spaces
- Reduction in width and realignment of the link bridge
- Realignment of car park entrance on Garrard Street

Amendments to Phase 3 (Plots A, B, C and D)

- Clarifications made to the Design Code
- Amendment to Parameter Plans to reduce the max parameter height of Plot A by 5 storeys from 151.5m AOD to 136.5m AOD
- Amendment to Parameter Plans to include stepping in height (Plot C and A)
- Amendment to Parameter Plans to define building edges along Garrard Street and Greyfriars Road
- Amendment to Parameter Plans to increase the minimum distance between buildings to create a larger area of public realm

The aforementioned revisions to the scheme have resulted in changes to the submitted areas. This has been picked up in the updated Development Specification.

In addition to this covering letter, the following has been submitted in support of the scheme amendments:

- Updated drawings as per the enclosed drawing register;
- CIL form, prepared by DP9, dated May 2020;
- Transport note, prepared by Stantec, dated May 2020;
- Design Code, prepared by CRTKL dated May 2020; and
- Design and Access Statement Addendum, prepared by CRTKL, dated May 2020.

An updated version of the consultation response schedule is also submitted and provides direct responses to each of the consultation comments that have been received from RBC. These responses are also reflected within the revised documentation/drawings.

In addition, the following technical responses are submitted and should be read alongside the consultation response schedule.

- Townscape & Historic England response, prepared by KM Heritage, dated April 2020;
- Energy response, prepared by Hoare Lea, dated May 2020; and
- Secure by Design response, prepared by Hoare Lea, dated April 2020.

An Environmental Statement addendum is also being prepared by Watermans to take account of the proposed changes to the scheme and to respond to the consultation comments. This is currently being prepared, along with the updated Development Specification, and will be submitted under separate cover.

We trust that this letter and the enclosed information responds fully to the issues raised and will allow you to determine the application. However, if you have any queries, please contact Jim Pool, Dean Jordan or Kate Outterside of this office.



Yours faithfully

DP9 Ltd

DP9 Ltd