

From: [Kilbee, Christina](#)
To: [Planning Administration](#)
Subject: FW: Ref 210540 for new Food and Drink Quarter
Date: 14 June 2021 12:20:32
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
Importance: High

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From: Alex Robinson <Alex.Robinson@pegasusgroup.co.uk>
Sent: 21 May 2021 08:49
To: Bedford, Susanna <Susanna.Bedford@reading.gov.uk>
Subject: RE: Ref 210540 for new Food and Drink Quarter
Importance: High

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Dear Susanna,

Following your email, and our discussion I thought it would be prudent to update you and respond to your initial comments whilst some of the supporting information is being prepared. Taking each of your points in turn:

1 - Description

- We are happy to amend in line with your comments with just one minor point of confirmation regarding the toilets:

"Construction of new food and drink quarter (constructed using shipping containers) including restaurants and cafes (Class E) and Bar (Sui Generis) and use of external spaces for erection of beach huts, seating, new terrace, refuse store, customer toilets, pergola, landscaping, boundary treatment and associated works."

-

2 – Location and Block Plan

- I can confirm that the applicant has control over all the areas shown on the plans.
- The existing market compound is largely unused, and so does not need to be relocated. A storage area is shown on the plans, in the south west corner which, from the applicant's extensive experience in running markets and daily conversations with the market traders at Hosier Street we know that there is space is sufficient for their needs.

3 – Ground and First Floor Plans

- These plans are being updated for clarity and will be submitted ASAP

4 – Elevations

- The existing elevations are being updated for clarity and will be submitted ASAP
- Additional elevations are being prepared as requested and will be submitted ASAP
- Standard Beach Huts and Container details are being prepared and will be submitted ASAP
- We acknowledge that the adverts will be subject to a separate advertisement application which are being prepared.
- Site Sections are being prepared and will be submitted ASAP
- The toilet block is proposed to be a prefabricated building which will be clad in feather edge timber
- The storage area will be of tanalised timber and featheredge fence construction.
- The walkway/raised deck will be of 210mm RSJ construction with steel bracing with 8x2 tanalised roofing joists, a membrane overlaid to avoid debris / liquid from above and a 125 X 35mm decking over with a 5mm gap to allow for expansion and contraction.
- The auditorium seating is proposed to be fabricated from exterior grade ply boxes (8x2x2) applied with a none slip coating and edged in no slip bullnose step edging.
- The boundary treatment which is indicated at ground and first floor level will be low level shiplap tanalised planters with 40x40mm mild steel goalpost inlaid with copper finish, with
- 2inch weld mesh to allow for plant/ ivy wrapping. Fixed over with randomly positioned reclaimed timber to provide a warm, tactile, physical barrier without visually obstructing view both in and out of the space.

- The green wall at the rear of the site will be feather edge overlaid with artificial laurel panels.

5 – Landscaping

-

- The plans will be updated to show this and submitted ASAP

6 – Archaeology

-

- I can confirm the structures do not require foundations. We will base plate the legs on both the pergolas and the walkway entrance and use the shipping containers for rigidity, so no groundworks are necessary.

7 – Lighting

-

- I am awaiting confirmation of this and will get back to you separately.

8 – Noise

- We have commissioned a noise survey which is currently being undertaken and will be submitted ASAP

9 – Use

- I can confirm the proposed hours are 11am – 11pm Thursday to Sunday
- The site will operate with 4 x street food businesses operating from the shipping container kitchens. These will be businesses that have previously worked with Blue Collar at their existing
- markets and events, with a focus on providing quality, variety and local employment. Blue Collar will run the bar and manage the site.

I trust that this assists, and will get the plans through to you as soon as possible, along with the Noise Assessment.

Kind regards

Alex

Alex Robinson BSc (Hons), MSc, MRTPI, IHBC
Director

Pegasus Group

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*****IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19*****

From: Bedford, Susanna <Susanna.Bedford@reading.gov.uk>

Sent: 10 May 2021 14:36

To: Alex Robinson <Alex.Robinson@pegasusgroup.co.uk>

Subject: Ref 210540 for new Food and Drink Quarter

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Dear Alex,

Following my conversation with your office last week I have been able to further review the submission against our validation checklist. This site is considered in your Heritage Statement in the context of heritage assets (adjacent listed buildings / Conservation Area) therefore further detailed information is required to validate the application. I am concerned there are too many unknowns to fully assess the application in its present form, particularly as you have also confirmed a permanent permission is sought.

Please note the my following comments:

1. Description : please confirm the suggested additions :

Construction of new food and drink quarter (constructed using shipping containers) including restaurants and cafes (Class E) and Bar (Sui Generis) and use of external spaces **for erection of beach huts**, seating, new terrace, refuse store, public toilets, pergola, landscaping, **boundary treatment** and associated works.

2. Location Plan and Block Plan

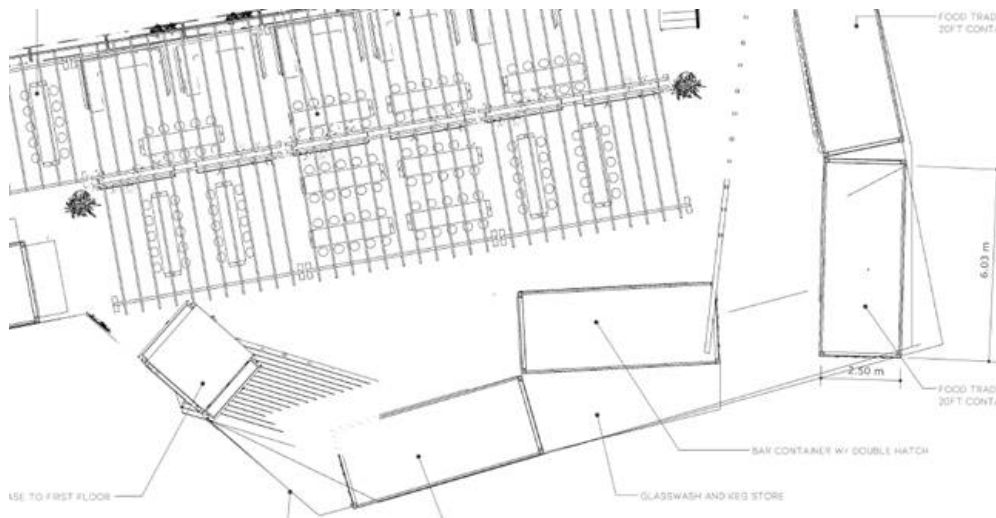
The 'red line' site area delineates the area of the application site. Noted.

A 'blue line' should indicate other land the applicant owns or has control over. I note the key on the submitted plan annotated blue line as 'market areas'. Please confirm you client has control over all these areas ?

Also re the 'loss' of the existing market compound – is this to be re located ?

3. Ground and First Floor Plans

In relation to the ground floor plan (dated 01.03.2021 Vers 2 of 2) (below) are elements of the first floor walkway adjacent to the enclosed staircase to first floor are shown to be replicated at ground floor ? In this area 'Food trader 2' has the corner elements faded out – is this as proposed ? Also is there an indication of the first floor railings adjacent to the open staircase to first floor (in front of the first floor beach huts) ? This needs to be clarified.



4. Elevations

4 individual plans have been submitted : front, rear, left and right. Some graphic elements of these plans appear to be missing – is this a scanning issue ?

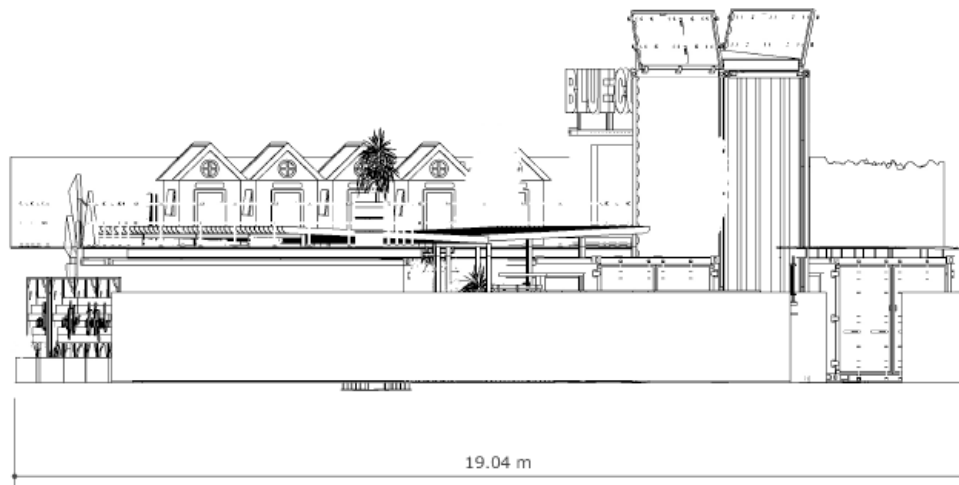
In relation to these plans they show the exterior of the site with the proposed boundary treatment which obscures the internal structures. There are no additional details of the internal structures including the beach huts and containers, which are the largest structures sought within the site. For example do the containers have windows and doors in ?

Also how is the toilet block provided ? How are the refuse area and storage area constructed ?

The insertion of the boundary treatment also obscures the floor level – which means I am unable to scale from the floor level to determine the heights of the structures within e.g. the beach huts shown below. These are set at first floor level therefore I need to be able to confirm what is visible above the existing substation? I also need to be able to assess the height of the stair tower and large scale supporting structures for signage from existing ground level.

All advertisement will have to be subject to a separate advertisement application.

You therefore need to submit sections through the site to show the existing ground level and internal structures; and provide details of the structures in relation to their dimensions and detailed appearance. I note some materials are set out on the submitted application form but this does not include the toilet block, raised deck and auditorium seating; or details of the boundary treatment which is indicated at ground and first floor level. The Heritage Statement makes reference 'to 6ft high fencing around the site' details of this needs to be clarified. Also is a green wall proposed along the back of the site ?



elevation as submitted.

Right hand

The Visualisations submitted are useful but cannot be used as approved plans or for Enforcement purposes.

5. There is no detailed landscaping information but planting is shown within the site and vegetation is proposed on the pergolas ? Please provide.
6. Re Archaeology matters - The Heritage Statement sets out there will be no ground works required within the development – do none of the structures require any form of foundation e.g. first floor walkway or the pergolas ?
7. In terms of noise the site is adjacent to the site of a permitted hotel and permission for over 400 residential flats is in the process of being granted above the Broad Street Mall. On this basis officers seek a Noise Assessment of the predicted noise level of the proposed activities compared to the current noise level in relation to the nearest noise sensitive receptor which would be the flats above the BSM.
8. In terms of lighting – an indication the extent of lighting and proposed luminance sought is required as the majority of the site is open air.
9. In relation to the uses sought these consist of Class E and sui generis - bar use. The hours of use at present are indicated as unknown but in relation to the bar use these hours are more relevant if they seek to extend beyond 23.00.
A Management Strategy would also be useful in order to set out how the site would operate – or how Blue Collar operate elsewhere.

Please let me know if there are any difficulties though with getting this information to me in the next 28 days. If the additional information is not provided within this timescale a percentage of the application fee may be retained as an admin charge.

Regards,

Susanna Bedford
Principal Planner
Planning Department | Directorate of Economic Growth and Neighbourhood Services

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