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# 1

## INTRODUCTION

# 1. INTRODUCTION

## 1.1 THE VISION

Lincoln MGT purchased the Station Hill site to deliver a mixed-use development, including a successful and sustainable build-to-rent scheme on Plots E and F between Friar Street and Garrard Street - the subject of this planning application. This build-to-rent development responds to demand for rental accommodation in Reading. It will nurture tenant loyalty through high-quality day-to-day management, and residents' identification with the place they live. As such, Lincoln MGT are investing heavily in the public realm, in placemaking and in curating activities that will create a strong sense of community, and be integrated into the surrounding neighbourhood.

A new route, Friars Walk, will run through the site from Friar Street to Garrard Street. It takes inspiration from the network of north-south streets that connect the dominant east-west routes in central Reading and is consistent with aspirations for connectivity in the consented masterplan.

At Friars Walk's junction with Friar Street there will be a new public space that will form a welcoming gateway to the scheme from a rejuvenated Friar Street. To the north, along Garrard Street, further investment in the public realm will ensure that this street will become pleasant to pass through, with active frontage, and new pavements. A bridge to proposed development to the north of Garrard Street is also proposed as well as a lift up to Friars Walk.

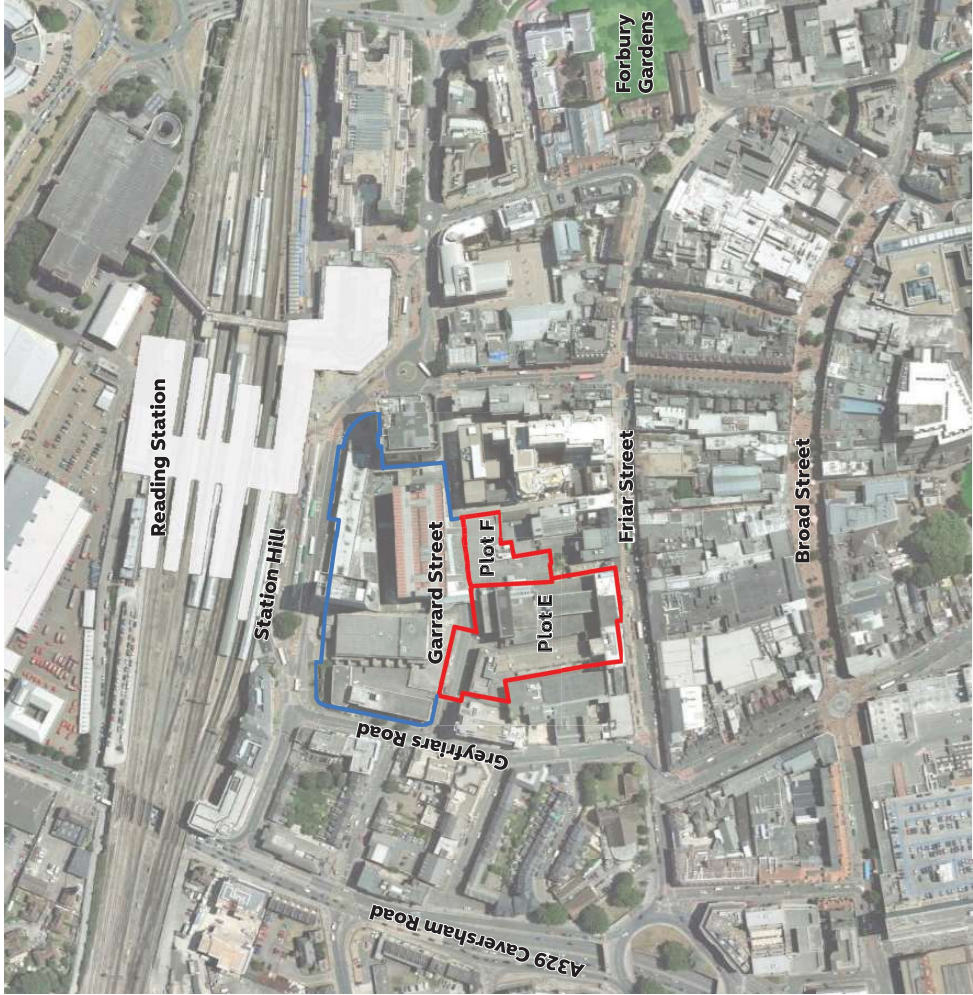
Within the proposed buildings a strong sense of community will be nurtured by having a central entrance in Plot E. This will include a concierge, post and parcel rooms, a management hub and amenity areas with lounges, waiting areas, play zones and a gym. Both buildings on the site will be served by this shared community hub. Residents will access the lifts and stair cores through this hub and it will become the main social space of the development. The cores will integrate vertical movement, service shafts, recycling and refuse management. On the upper levels there will be a mix of private and affordable studios, one-, two- and three-bedroomed homes, 5% of which will be affordable units. Residents will have access to external landscaped courtyards and terraces.

The development will be a place residents will be proud to call 'home' and it will make a major contribution to the realisation of Reading Council's ambitions for Station Hill and the town centre.



New homes and active frontage overlook Friar Street and the new Friars Walk – Plot E is on the left and F to the right.

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Aerial view of the site with application boundaries for Plots E & F in red. Blue line indicates applicant ownership boundary north of Garrard Street.

## The Development

The development of Plot E & F will deliver:

|                |           |
|----------------|-----------|
| <b>Plot E:</b> | 41 units  |
| Studio         | 195 units |
| 1 Bed          | 168 units |
| 2 Bed          | 11 units  |
| 3 Bed          | 415 units |
| <b>Total</b>   |           |

Taken together the plots will deliver:

|              |                  |
|--------------|------------------|
| Studio       | 64 units         |
| 1 Bed        | 276 units        |
| 2 Bed        | 248 units        |
| 3 Bed        | 11 units         |
| <b>Total</b> | <b>599 units</b> |

|                |           |
|----------------|-----------|
| <b>Plot F:</b> | 23 units  |
| Studio         | 81 units  |
| 1 Bed          | 80 units  |
| 2 Bed          | 184 units |
| <b>Total</b>   |           |

|                               |                                  |
|-------------------------------|----------------------------------|
| <b>Total Car Park Spaces:</b> | <b>165 Spaces (0.3 per Unit)</b> |
| Cycle Spaces:                 | 362 Spaces (0.6 per Unit)        |
| Motorcycle Spaces:            | 5 (3% of Total)                  |
| Electric Charging Points:     | 16 Chargers (10% of Total)       |
| Accessible Parking Spaces:    | 8 Spaces (5% of Total)           |

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## 1.2 THE APPLICANT

Lincoln MGT is the Joint Venture company responsible for delivering the Station Hill development. It brings together the combined resources of the two companies with extensive experience in investment in and delivery of projects of significance.

- Lincoln is privately held and one of the largest real estate companies in the United States with more than 8,000 employees.
- Lincoln has developed more than 212,000 apartment units and currently manages 190,000 units making it one of the largest managers of multi-family/Build to Rent properties in the US, with best-in-class operational expertise.
- MGT is an independent pan-European real estate investment and asset manager with offices in London and Berlin.

- MGT specialises in executing long-term, use-driven strategies. MGT's principals have acquired and managed more than €10 billion of real estate assets in the UK and Europe since 1995.

### Lincoln Property Company

Founded in 1965, Lincoln Property Company is one of the most respected real estate developers, investors and managers in the US and Europe. It is:

- The No.1 ranked developer in the US
- The second largest Build to Rent operator in the US

Lincoln provides focus, performance, consistency and stability to its communities, clients and employees. It has dedicated local offices with management teams that know their communities. It has a track record in pushing the boundaries of style, service and innovation to deliver and maintain considered placemaking.



Downtown, Los Angeles



Downtown, Chicago



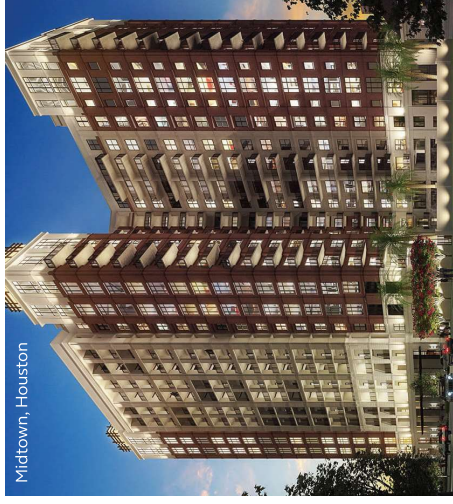
Downtown, Boston



Downtown, Chicago



Midtown, Chicago



Midtown, Houston

Some of Lincoln Property Company's Build to Rent developments in the US

# 1.INTRODUCTION

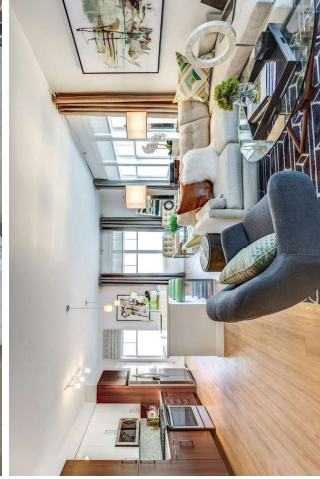
**Build to Rent and what it will deliver**

Build to Rent developments offer new ways of living within professionally-managed, rented accommodation that meet the demands of a growing sector of the urban population who want to live close to city and town centres. In order to attract and retain residents, a Build to Rent development nurtures a sense of community through the use of well-managed amenities, common spaces and good design.

A Build to Rent scheme at Station Hill will:

- Contribute to Reading's housing offer
- Accelerate delivery of homes in the town centre
- Provide tenancy periods to suit demand
- Meet the needs of different types of tenants
- Offer a customer-focused approach to management with high-quality management
- Invest in placemaking

Given the unique proposition to create a memorable and enduring 'place' that relates intrinsically to its wider context, the development at Station Hill is ideally placed to reinforce and contribute to the sense of community and rejuvenation of the wider area.



Interior views of some of Lincoln's properties in the U.S

## Lincoln MGT's Build to Rent offer:

- High-quality apartments built to specifically cater for the needs of tenants
- Managed amenities: communal courtyard, rooftop gardens and leisure spaces
- On-site maintenance and a professional management team
- On-site security
- A very visible, experienced and institutional landlord that residents can talk to on a daily basis;
- Peace of mind through secure long-term tenancies
- Long-term interest in the building and the local environment from the landlord;
- Affordable housing which is integrated into the scheme;
- Tenants who bring energy, culture and spending power to Reading
- The workforce of the future for the many modern businesses located in Reading

## PROFESSIONAL TEAM

|                          |                                                                          |
|--------------------------|--------------------------------------------------------------------------|
| <b>CallisonRTKL</b>      | Architects<br>Masterplanning<br>Principal Designers                      |
| <b>Cast Consultancy</b>  | Cost Consultants<br>Project Management                                   |
| <b>Ramboll Ltd</b>       | Structural Engineer<br>Civil Engineer<br>Façades                         |
| <b>Hoare Lea</b>         | MEP Engineer<br>Acoustics<br>Energy<br>Sustainability<br>Fire Consultant |
| <b>LDA Design</b>        | Landscape Consultant                                                     |
| <b>PBA</b>               | Transport<br>Waste Management                                            |
| <b>GIA</b>               | Daylight/Sunlight                                                        |
| <b>RWDI</b>              | Microclimate                                                             |
| <b>Cityscape Digital</b> | Verified Views                                                           |
| <b>DPA Lighting</b>      | Specialist Lighting                                                      |
| <b>DP9</b>               | Planning Consultant                                                      |
| <b>Waterman Group</b>    | Environmental Consultants                                                |

# 1. INTRODUCTION

## 1.3 SCOPE OF REVISIONS TO 2019 APPROVED APPLICATION

This application seeks amendments to the consents outline planning permissions (ref. 190441 and 190442) along with the submission of new reserved matters applications. This application proposes additional homes and enhanced ground floor uses as part of a strategy to ensure that the scheme meets the changing market needs, and is commercially viable and sustainable over the long term.

In summary, the proposals will:

Increase the number of residential units by circa 10%, whilst retaining active frontages and increasing the types of commercial uses permitted at ground and lower ground levels.

In total the proposals will deliver an additional 64 units, (5,594m<sup>2</sup> additional GEA of residential space) and enhanced ground floor uses across Plots E and F.

In addressing these objectives, this Design & Access Statement demonstrates how the proposals will knit seamlessly into the Station Hill Masterplan and deliver an excellent public realm, high quality architecture and an overall betterment of the scheme.

Key objectives in delivering additional accommodation

### Strengthen Placemaking

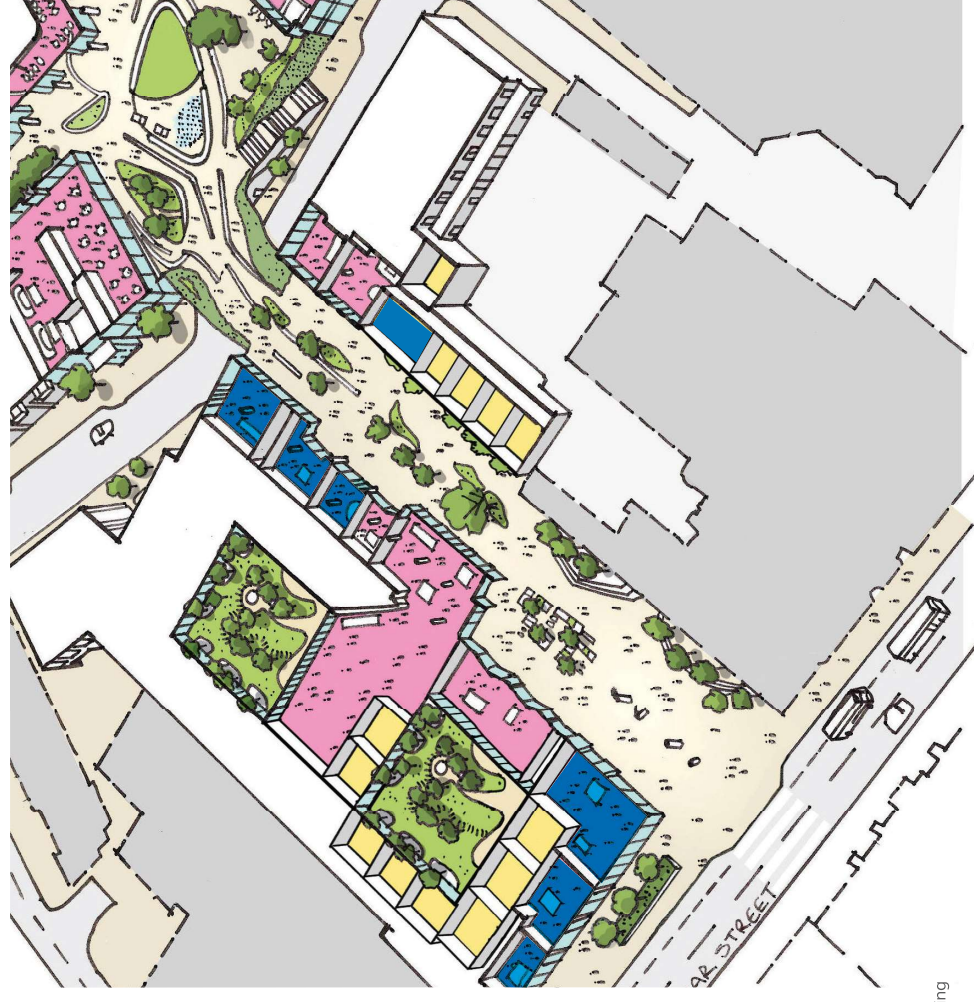
The placemaking story for Station Hill has been at the heart of the design of Station Hill. The proposed amendments compliment and add to that narrative of a vibrant mixed-use community at the heart of Reading's town centre. Station Hill will be a place where people want to live, meet, work and play.

### Maintain Reading's Regeneration Vision

Station Hill is regeneration on a grand scale. The density of development enables this scheme to be at the heart of the town's regeneration strategy - bringing the best employers, shops, atmosphere, and residents to the town. The proposals add to this, compliment the regeneration vision of the town, and to set Reading up as the best in class town of 21st century regeneration.

### Maintain Previously Consented Strategies

The massing and urban strategy has been driven from the council's Station Hill framework policy. Any changes to the massing match that massing strategy and ensure that any new homes or spaces that are created meet the high quality that the applicant and the Council have previously agreed. Meeting the technical and quality compliance of the recently approved application is one of the key principals of proposed amendments.



Cutaway views showing active ground floors uses in pink overlooking Friar Street and Friars Walk.

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## The Proposals

The proposal is to provide additional homes beyond those consented by the two reserved matters approvals of 2019 (190465 Plot E and 190466 Plot F) by enhancing building heights within acceptable limits and in keeping with the overall massing strategy and the Council's policy framework for Station Hill. Limited revisions are proposed to the consented parameters plans to address adjustments to massing. Enhanced height is proposed at three locations.

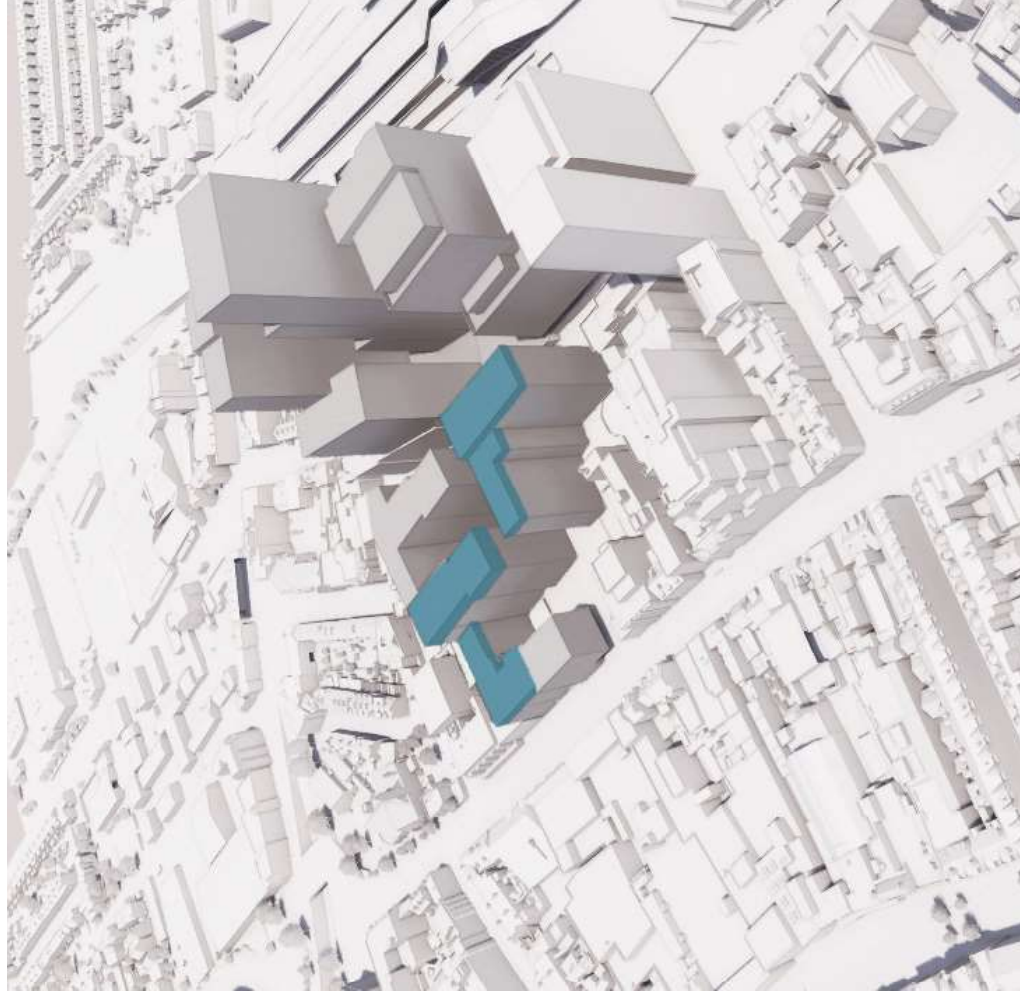
- The western end of Friar Street where units are placed at the same level as the consented east end of the block.
- The middle leg of Plot E, where two new floors are proposed.
- On Plot F where a new typical floor level is proposed.

Two updates are proposed to Friars Walk, both of which will maintain the placemaking narrative of an active, well used, and vibrant mixed-use environment which are key to the vision for Station Hill:

1. Lower the southern courtyard on Plot E from its current first floor location to the same level as Friar Street. Face it on three sides with residential accommodation, as well as provide views through the retail/commercial units along from Friars Walk.
2. Add to the mix of uses and activities of Friars Walk with the provision of two storey maisonettes at the ground floor of Plot F, with front doors to the street, bringing the residential use into the heart of this vibrant street.

The proposed units will be designed so that they are consistent with the current architectural strategy and to maintain the mixed-use, residential scale and character of Friars Walk. The inclusion of ground floor accessible dual aspect units will support the residential and domestic character of Friars Walk.

In addressing these objectives, this document has demonstrated how the proposals will knit seamlessly into the consented proposal and deliver an excellent public realm, high quality architecture and an overall betterment of the scheme.



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## 1.4 PURPOSE & STRUCTURE OF DOCUMENT

The proposals require a change to the consented outline planning permissions (OPPs) including amendments to Condition 6 (quantum of developments) and the parameters plans (to facilitate the height increase and lower ground and ground floor land use). The Section 73 applications will be made in the context of the approved Section 96a applications to the OPPs, which allow for greater flexibility in land use (ref. 191985 and 200270).

Along with the 573 applications, two new reserved matters applications (RMAs) are required for Plot E and Plot F. These pick up the details of the final proposals and as described are an evolution of the consented reserved matters approvals with increased massing and alterations to the ground floor uses.

In addition to this, a Section 96a application is submitted concurrently with the applications and seeks to reflect the changes to the Use Class Order (2020). A change to the description of development is being made via a Section 96a and this reflects changed to the Use Class Order.

### Plot E

The changes form the consented RMA's include:

- Additional height and articulation on Friar Street.
- Increase the height of the central wing by an additional two full storeys.
- Lowering of the southern courtyard.
- Repositioning of amenity space into commercial units along Friars Walk to provide active frontage.

- Provision of additional residential units at ground floor.
- Lower ground floor amendments, including the relocation of cycle parking.

### Plot F

- Additional level added to Plot F with units layout on level 10 replicated on Level 11.
- Conversion of amenity space on Level 11 of Plot F into 2 residential units. Amenity provided on level 12
- Introduction of 4 no. duplex units on Friars Walk.

The Reserved Matters Applications are for Plots E and F and these are designed in conformity with the amended proposals for Plot E and Plot F (the subject of the Section 73 planning applications). A separate application has been submitted to address the details of the north part of the Station Hill site.

## Addressing Planning Conditions

This Design & Access Statement also provides details on the following matters which are required to be submitted under planning conditions at the same time as the Reserved Matters Applications.

- Building Maintenance/Cleaning Strategy (Condition 13) – see Section 6.5.
- Retail Floorspace Allocation Table (Condition 14) – see Section 6.14.
- Residential Proximity (Condition 16) – see Section 6.6
- Back of House Facilities & Functions (Condition 34) – see Section 6.15.
- Secure by Design Principles: see Section 6.15
- Indicative Garrard Street North Site Interface: see Section 4.10.

## Supporting Documents

This Design & Access Statement should be read in conjunction with (a) the supporting planning application documentation that are listed with the planning statement prepared by DP9 and (b) the Design and Access Statement dated March 2013 and prepared by Allies and Morrison, which details the design and access arrangements for the north part of the Station Hill site.

| Consents                                            | Design Code Assessment  | Design & Access Statement | Parameter Plans                          | Plans, Elevations, Sections           | Area & Accommodation Schedule  | Landscape Strategy & Drawings |
|-----------------------------------------------------|-------------------------|---------------------------|------------------------------------------|---------------------------------------|--------------------------------|-------------------------------|
| Section 73 to amend Application No '190442 (Plot E) | Y – See following pages | Y – All Sections          | Y – See Section 2 and submitted drawings |                                       |                                |                               |
| Section 73 to amend Application No '190441 (Plot F) | Y – See following pages | Y – All Sections          | Y – See Section 2 and submitted drawings |                                       |                                |                               |
| Reserved Matters Application for Plot E             |                         | Y – All Sections          |                                          | Y – See separately submitted drawings | Y – See accommodation schedule | Y – See Section 7             |
| Reserved Matters Application for Plot F             |                         | Y – All Sections          |                                          | Y – See separately submitted drawings | Y – See accommodation schedule | Y – See Section 7             |

# 1.INTRODUCTION

## 1.5 THE SITE

The site is located in the centre of Reading, a little south-west of the mainline station, with elevations facing Friar Street to the south and Garrard Street to the north, and to Merchants Place to the east. It is otherwise surrounded by buildings, yards and car parks.

The site is part of the larger Station Hill masterplan, which includes the area between Garrard Street and Station Hill and Greyfriars Road and Thames Tower. This application is for Plots E and F only, which are south of Garrard Street.

The area for the combined Plots E & F is approximately 0.9ha with Plot E 0.7ha and Plot F 0.2ha. Plots E & F combined are approximately 120m along their northern boundary. This decreases in the centre of the site and the length along Friar Street is approximately 65m. The western edge of the site is approximately 128m.

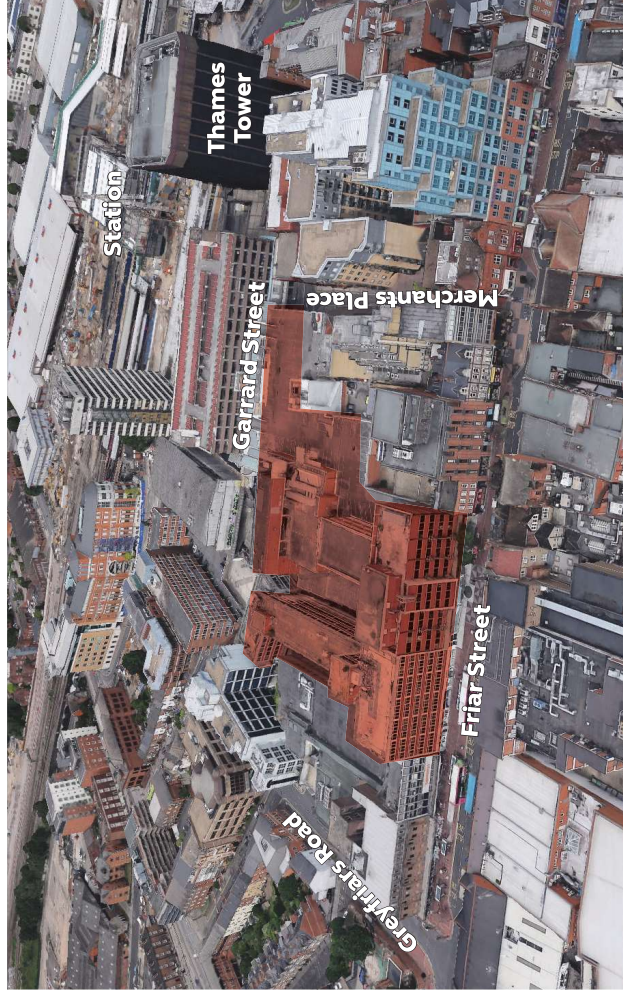
The site's topography varies significantly. The southern boundary is generally at +45.7 AOD. It falls towards Garrard Street, where the level is in the order of +39.00 AOD.

The site was comprised of vacant retail and office buildings which have recently been demolished.

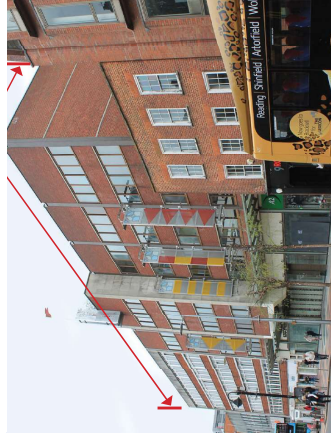
Garrard Street is a predominantly two-way street that runs east-west along the northern boundary of the site and connects Greyfriars Road with Station Road. It will provide access to the main service areas, back-of-house and car parking associated with the new development.

Friar Street to the south of the site runs east-west and connects the residential areas west of Greyfriars Road to the historic Town Hall and the Forbury Gardens to the east. Friar Street has been a secondary shopping street for some time and is peppered with office space, night clubs and cafés. It is generally between three and six storeys high, except for the Novotel Hotel which has thirteen floors. This is located a little east of the proposal site.

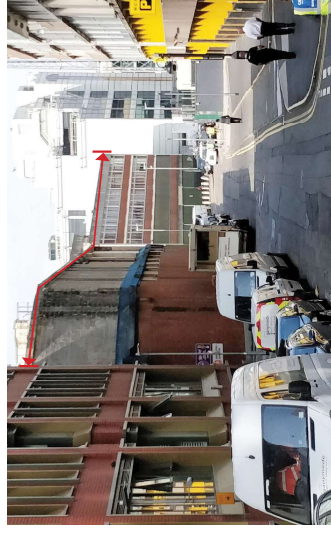
Pedestrian permeability through area is poor and the proposal will improve this by the creation of a legible public realm with the introduction of Friars Walk.



Aerial view of the site from the south prior to demolition of buildings south and north of Garrard Street.

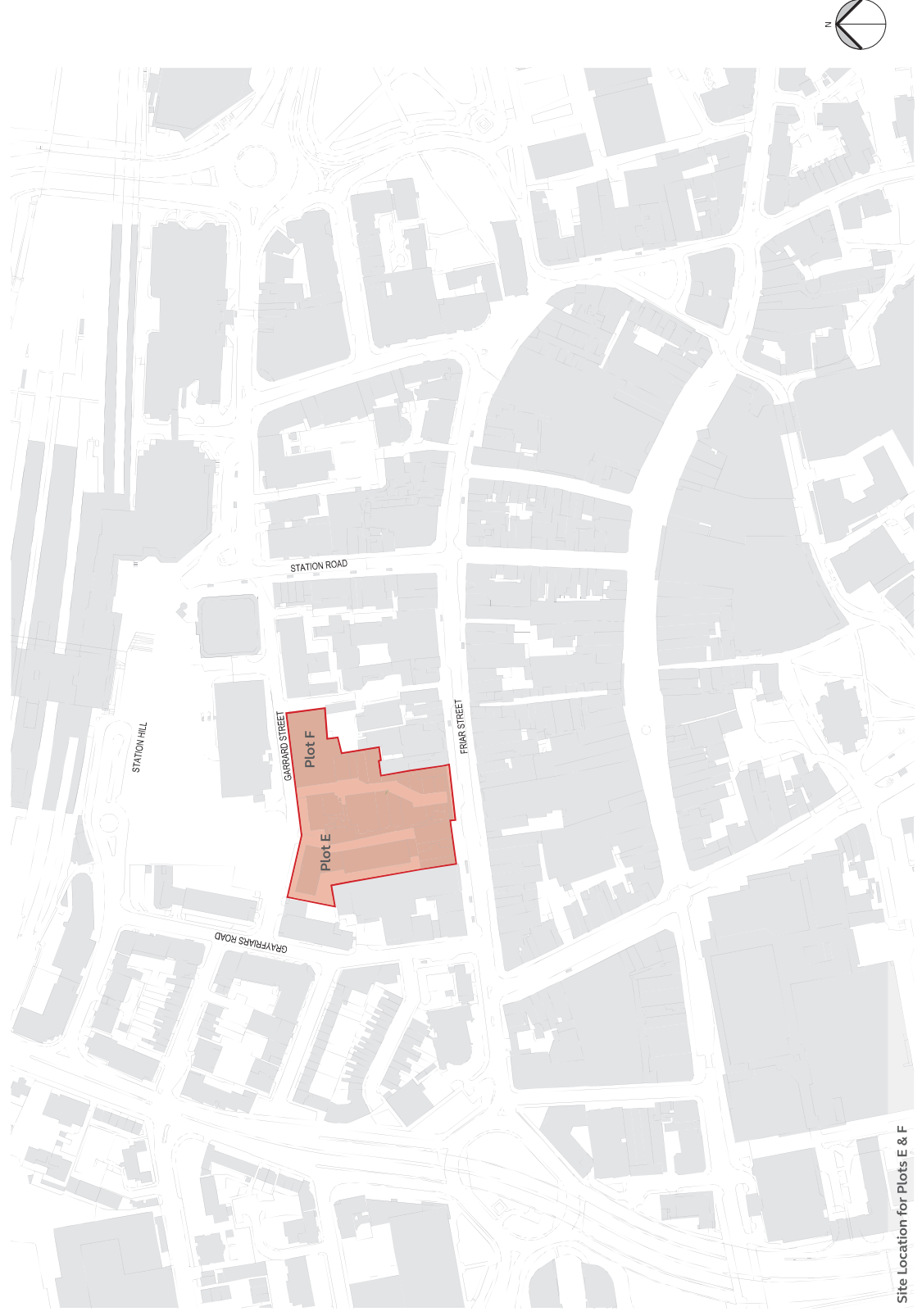


The recently demolished Friars Walk and Telecom House facing Friar Street, viewed from the east



Recently demolished buildings facing Garrard Street, viewed from the east

# 1.INTRODUCTION



# 1. INTRODUCTION

## The Site & Its Planning History

This following is a brief summary of the planning status of Plots E & F taken in conjunction with the plots on the site to the north of Garrard Street.

### Station Hill Schemes (SH1-SH2)

Outline permission for the mixed-use regeneration referred to as Station Hill 1 received a resolution to grant planning permission in 2008. However, the application was withdrawn following the decision by the Secretary of State to 'call in' the proposal. A subsequent application, referred to as Station Hill 2, was then submitted and this sought outline permission for another mixed-use redevelopment. This scheme was granted permission in October 2011.

### Station Hill 3 (SH3)

An outline planning permission (Ref: 130436) was granted in January 2015 for redevelopment of the whole of Station Hill as offices, retail, leisure and residential, with associated infrastructure and public realm. This was accompanied by a section 106 agreement. The outline application parameters fixed amongst other things building heights, building footprints and the location of routes and active frontages, with Plots E & F comprising residential use with ground floor retail. The site area of Plot E was at the time of this application smaller than that in the subsequent applications.

Following the approval of the Outline Permission for the SH3 scheme, Telecom House was acquired by the owner. In order to incorporate this enlarged site within the wider development, a new outline application was submitted (Ref: 151426/OUT) which sought approval for residential and retail use.

Overlapping consents can result in legal issues and to avoid these a Minor Material Amendment Section 73 application (Ref: 151427/VARIAT) was submitted in conjunction with the new 'Telecom House/Plot E' outline application, which sought consent for the SH3 Scheme but without redevelopment of Plot E. Both permissions were granted in July 2016, accompanied by a single S106 Agreement which covers both Plot E/ Telecom House the remainder of the Station Hill site.

### Station Hill Plots E & F

Reserved Matters Applications (Ref: 190442/190465) and S73 was consented in 2019 for detailed plans for the southern site (Plots E and F). This application also gained approval for amendments to the parameters of the scheme to accord with the detailed design set out in the RMA.

### Station Hill North Hybrid Application

Lodged in 2020 this application consists of detailed proposals for Phase 2 of the Station Hill Masterplan and includes 35,000m<sup>2</sup> of office space, 1,274m<sup>2</sup> of retail space and a podium. In addition, outline proposals were submitted for Phase 3 including parameter plans and a design code.

## Summary of Consents

### 2011 Outline Consent for Site Masterplan

- 160,000m<sup>2</sup> GEA of development
- 56,585m<sup>2</sup> residential 723-782 units
- 80,579m<sup>2</sup> office
- 18,907m<sup>2</sup> retail
- 4,030m<sup>2</sup> culture/leisure

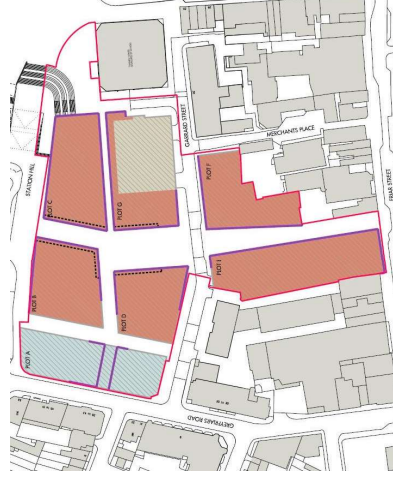
### 2015 Outline Consent

#### 2016 Telecom House Outline Consent (Plot E) & S73

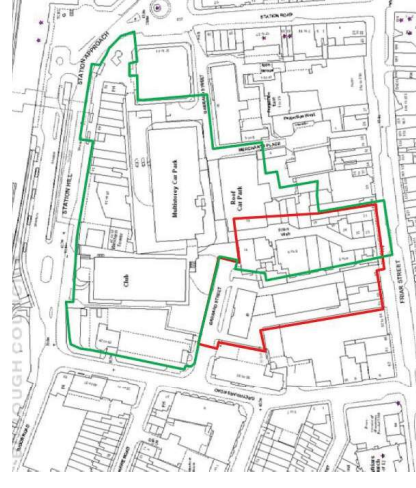
- 41,050m<sup>2</sup> residential 471 units
- 122,000m<sup>2</sup> office
- 13,500m<sup>2</sup> retail and related
- 2,200m<sup>2</sup> leisure
- 1,000 car parking spaces

### 2019 Reserved Matters Applications (Plot E&F) & S73

- 43,404m<sup>2</sup> residential 538 units
- 1,541m<sup>2</sup> retail and related
- 656m<sup>2</sup> leisure
- 164 car parking spaces



Site area of Outline Permission for the original SH3 application



Site area of final Outline Permission and Telecom House/Plot E Permission