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15 Boulton Road, Reading, - replacement warehouse,

Planning Statement..

Dear Sir/ Madam,

re: new build warehouse, incorporating ground and first floor office and design/ fabrication area to the front; 2 x side canopies for sheltered unloading, at 15 Boulton Road, Reading, RG2 0NF, for Raffi Haytayan/ Lama Limited (a family company involved in the design, manufacture, marketing and supply (direct and via retail outlets) of cotton garments/ clothes.

No trees are affected, and the existing parking spaces and delivery areas are retained on-site.

These proposals have been prepared for the client after various proposals were considered, and are 100% based on the scheme that was previously written-up and recommended (as we understand it) for planning approval. (That application was for the raising of the eaves/ ridge-line, and small infill corner extension here, Reading Council planning application number 191521)

Unfortunately, the client/ client's contractors largely removed/ fully demolished the existing storage/ industrial unit here (retaining all the power and drainage systems intact, and retaining the existing serviceable concrete floor slab here, for cost and sustainability reasons), and thus the expected planning approval here would not be apt, and the above application was withdrawn.

A new planning application has thus been made, visually and volumetrically matching that previous application that was written-up and recommended (as we understand it) for planning approval.

The proposals have, to the best of our knowledge, continued to agree with the thrust of the council's relevant planning policies re industrial/ storage buildings here BUT PLEASE NOTE, these works were commenced before the council's recent requirements for BREEAM certification were fully realised by the client/ contractor, and after the appointment of the design team. BREEAM was originally formulated as a 'voluntary code', and its scoring system (encouraging the early appointment of a BREEAM officer) means points are necessarily and irretrievably lost, the later into a project that an Assessor is appointed.

After careful consideration, many RIBA Stage 1-2 BREEAM credits are unattainable for this project; thus it is unlikely to achieve BREEAM Very Good (please see Westwood Johnson's BREEAM Pre-assessment and statement for further information, already submitted). Only if this land were to have new owners would it be possible to start the

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assessment afresh, which is unfeasible re the current owner's requirements.

[We hope that you will understand this particular case and that the council would further promote information about early BREEAM requirements to help future similar developments to streamline their application and BREEAM assessment.]

Nonetheless, the client intends to follow all reasonable optimisations to achieve the best possible building performance in terms of sustainability here (e.g. the proposed completed new-build envelope will match the BREEAM building envelope 'Very Good' standard, which is well above current building regulations' requirements – this can be measured by SBEM calculations, the SAPs' equivalent for non-domestic buildings).

Further ecological value to the site will be added by landscaping, as indicated (agreeing with the thrust of BREEAM requirements).

Regarding the list of Council Policies, adopted November 2019, we are pleased to be able to state that to our knowledge, all other aspects of the Council's adopted policies CC1-CC9, where relevant, can be met.

Where relevant, the Policies EN1 to EN18 can be addressed.

The EM policies regarding employment are very relevant to this application.

If this application is refused or delayed, then the council will already face a further 990m2 of office/ industrial/ warehouse to be found elsewhere in the borough (0.66% of their target, eg, identified need of 148,440m2)- Policy EM1.

Please note the council's scenario 2 represents the last 10 years similar development in Reading, and currently appears deficient.

The development is in an estate of similar industrial/ warehouse units, this broadly agreeing with EM2.

Policy EM3 strongly supports the granting of this application (eg, to quote.. 'within the Core Employment Areas, the overall level of employment land should be maintained.' This planning application looks to reinstate employment opportunities at this address.

Policy EM4 is met- a strong family business that has grown over a number of decades, historically based in East London and latterly in Uxbridge, Middlesex, will be able to relocate to Reading.

Where relevant, Policies TR1 to TR5 will be addressed.

This statement should be read alongside the attached plans, and other supporting documents.

CONCLUSION

We hope that this statement satisfies the council's requirement regarding the required 'planning statement' at this point.