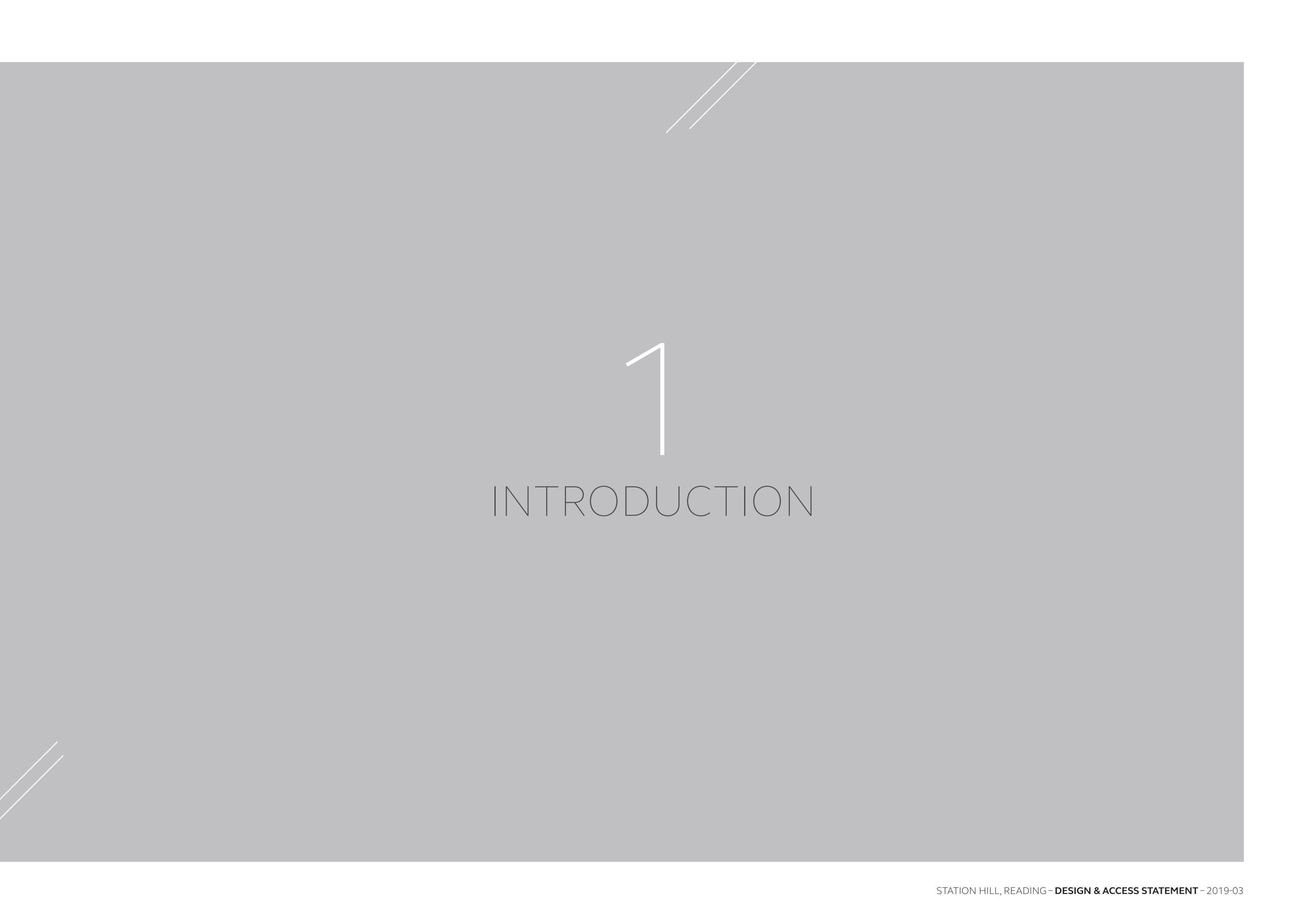


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1.2	The Applicant & Professional Team	3.2	Understanding the Site	5.2	Residential Layouts: Exemplar Units	8	DESIGN CODES REVIEW
1.3	Purpose & Structure of Document	3.3	Design Principles for Station Hill	5.3	Amenity		
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1

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 and 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.

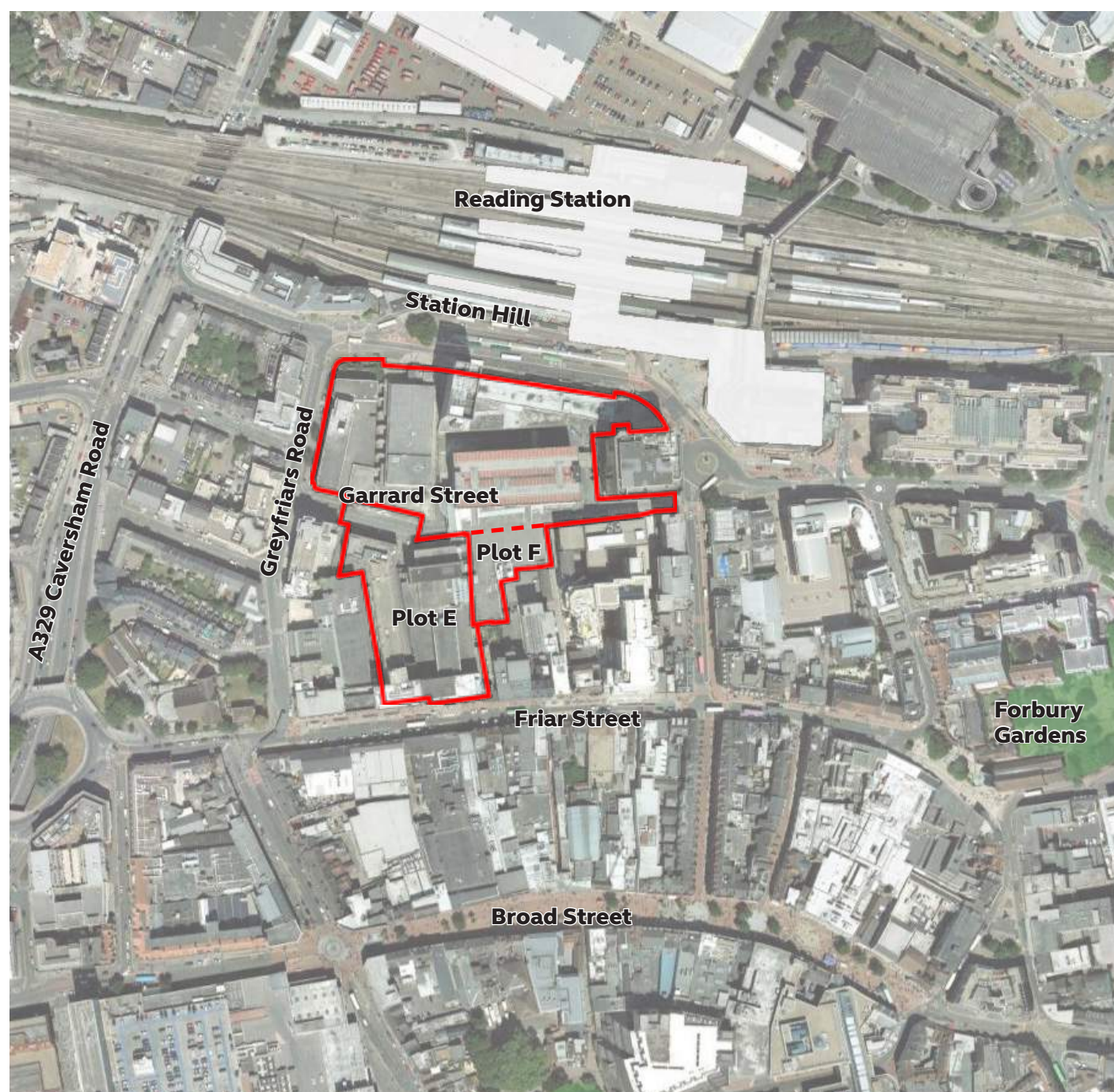
At Friars Walk's junction with Friar Street there will be a new space that will form a welcoming gateway to the scheme from a rejuvenated Friar Street. To the north, along Garrard Street, further investment in the public realm will ensure that the street will become pleasant to pass through with active frontage, new pavements and a generous stair and a lift leading up to Friars Walk.

Within the buildings a strong sense of community will be nurtured by having a central entrance in Plot E that includes 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, 10% 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 new active frontages overlook Friar Street and the new Friars Walk – Plot E is on the left and F to the right, in the background

1.INTRODUCTION



Aerial view of the site with application boundaries for Plots E & F in red. The development on Plot F is south of the broken line.

The Development

The development of Plot E & F will deliver:

Plot E:

Studio	35 units
1 Bed	169 units
2 Bed	152 units
3 Bed	14 units
Total	370 units

Plot F:

Studio	22 units
1 Bed	76 units
2 Bed	70 units
Total	168 units

Total Car Park Spaces:	165 Spaces (0.3 per Unit)
Cycle Spaces:	360 Spaces (0.5 per Unit)
Motorcycle Spaces:	11 (2% per Unit)
Electric Charging Points:	16 Chargers (10% of Total)
Accessible Parking Spaces:	8 Spaces (5% of Total)
Affordable Units:	54 (10% of Total)

Taken together the plots will deliver:

Studio	57 units
1 Bed	245 units
2 Bed	222 units
3 Bed	14 units
Total	538 units



1.INTRODUCTION

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.



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

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

1.INTRODUCTION

1.3 PURPOSE & STRUCTURE OF DOCUMENT

This Design & Access Statement has been prepared to support six separate but interlinked applications for the Station Hill site which include:

- Section 73 planning applications to amend the previously approved Outline Planning Permissions (ref. 151426 and ref. 151427);
- Reserved Matters Applications for Plots E and F; and
- Details required to be submitted under planning condition at the same time as the Reserved Matters Applications.

The Section 73 planning applications seek to amend the Outline Planning Permissions (ref. No 151426 and No 151427) to reflect amended proposals for Plots E and F. These include:

Plot E

- Change to the approved massing: an 'E'-shaped massing.
- A level Friars Walk from Friar Street to Garrard Street.
- Geometry of the ground floor facing Friars Walk is amended to add interest and variety
- The existing lower ground floor is extended eastward to the boundary of Plot F, providing more usable and efficient below grade space for parking.
- Change from a standard self-contained residential accommodation to a Build to Rent product

Plot F

- The footprint of the L-shaped perimeter block is retained but the small courtyard area is removed
- The upper floor elevation facing Friars Walk from the western boundary is pulled back to increase the distance between Plot E & F
- A proportion of lower ground floor space will be introduced beneath Plot F. This will mesh with the extended Plot E ground floor and connect both plots beneath Friars Walk
- Change from a standard self-contained residential accommodation to a Build to Rent product

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). Separate application will come forward in the future to address the details of the north part of the Station Hill site.

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 151426 (Plot E)	Y – See following pages	Y – All Sections	Y – See Section 2 and submitted drawings			
Section 73 to amend Application No 151427 (Plot F)	Y – See following pages	Y – All Sections	Y – See Section 2 and submitted drawings			
RMA to Application No 151426 (Plot E)		Y – All Sections		Y – See separately submitted drawings	Y – See accommodation schedule	Y – See Section 7
RMA to Application No 130436 (Plot F)		Y – All Sections		Y – See separately submitted drawings	Y – See accommodation schedule	Y – See Section 7

Y = yes

1.4 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. As mentioned above, the Design and Access Statement dated March 2013 and prepared by Allies and Morrison, details the design and access arrangements for the north part of the Station Hill site and should be read alongside this Design and Access Statement.

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 levels vary significantly. The southern boundary is generally at +45.7AOD and falls towards Garrard Street, where the level is in the order of +39.00 AOD.

The site is comprised of vacant retail and office buildings that are dilapidated, with most of the space vacant for many years.

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 located to the west of Greyfriars Road to the historic Town Hall and the Forbury Gardens to the east. It has been a secondary shopping street for some time and is peppered with office space, night clubs and cafés. It is generally between three to 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 north of Garrard Street

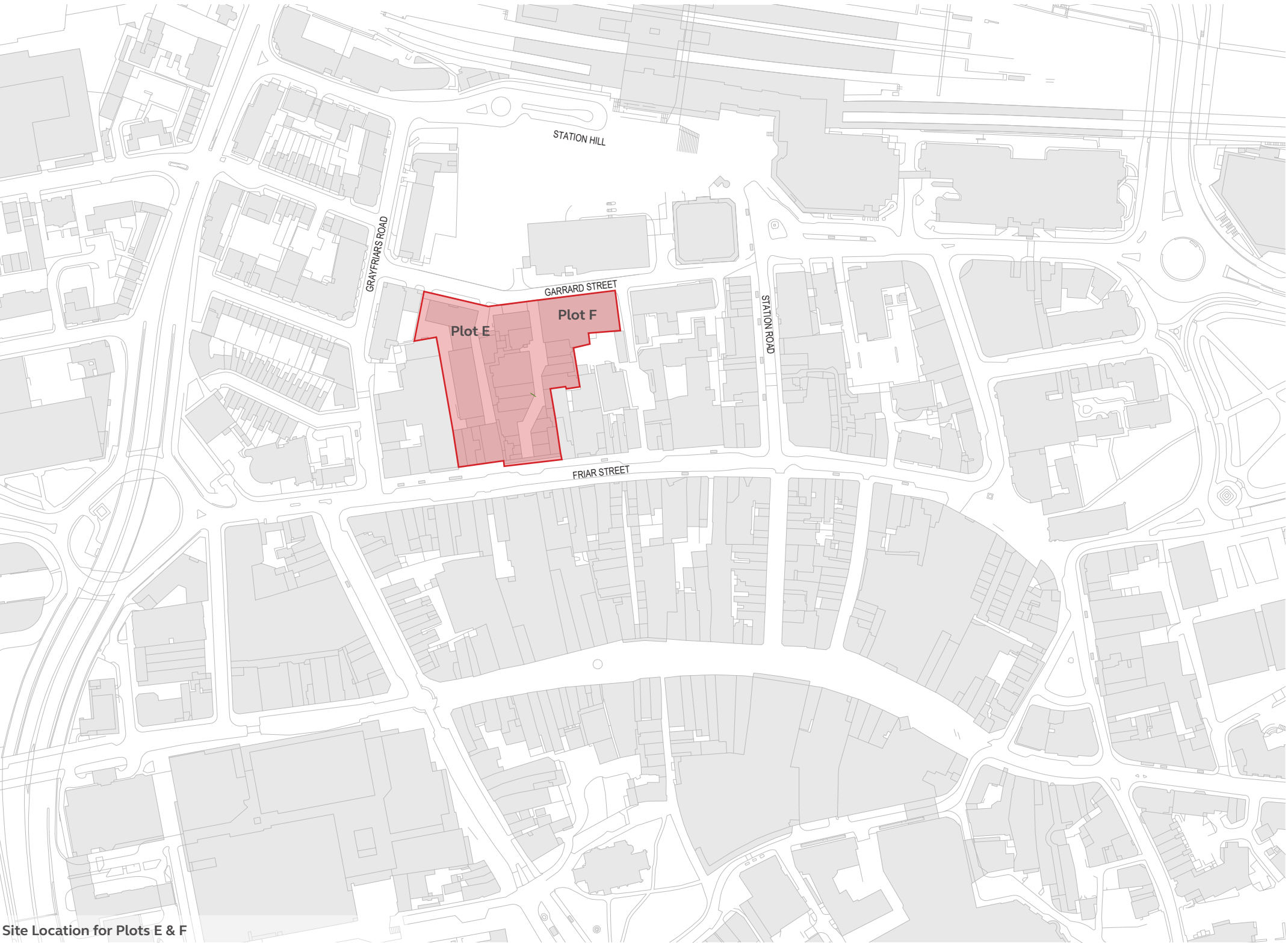


Existing Friars Walk and Telecom House facing Friar Street, viewed from the east



Existing buildings facing Garrard Street, viewed from the east

1.INTRODUCTION



Site Location for Plots E & F

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 and accompanied by a single S106 Agreement which covers both Plot E/Telecom House the remainder of the Station Hill site.

Summary of Consents

2011 Outline Consent for Site Masterplan

- 160,000m² GEA of development
- 56,585m² residential 723-782 units
- 80,579m² office
- 18,907m² retail
- 4,030m² culture/leisure

2015 Outline Consent

2016 Telecom House Outline Consent (Plot E) & S73

- 41,050m² residential 471 units
- 122,000m² office
- 13,500m² retail and related
- 2,200m² leisure
- 1,000 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

1.INTRODUCTION

Planning

The site is located within the Core Strategy Area, the Reading Central Area Action Plan and the ‘Station/ River’ Opportunity Area. The Reading Station Area Framework positions the site within the wider Station Hill area, which is promoted for mixed-use redevelopment with a mix of residential, commercial, leisure and retail uses.

National Planning Policy Framework 2018

The NPPF, published in 2018, sets out the national planning policies for England. Central to the document is the requirement to achieve sustainable development through the planning system with a presumption in favour of sustainable development. High-quality, inclusive and good design is a core requirement in achieving sustainable development and requires proposals to:

- Add to the overall quality of the area over the lifetime of the development
- Establish a strong sense of place, creating an attractive and comfortable place to live, work and visit
- Be visually attractive as a result of good architecture and appropriate landscaping

Reading Borough Council Core Strategy 2009

Sustainable development also lies at the core of Reading’s policies. It acknowledges that the railway redevelopment will provide new public spaces that connect with the town centre. Policy CS7 specifically addresses design, requiring high-quality development that maintains or enhances the character and appearance of the location, particularly through its layout, landscaping, scale and architectural detailing/ materials. Development will be assessed against a series of urban design criteria, including:

- Identity, sense of place and character
- Quality of the public realm
- Ease of movement and permeability
- Adaptability over time
- Diversity and response to the local context
- The Sites and Detailed Policies document

The Sites and Detailed Policies Document is linked to the Core Strategy. Specific policies seeks to maintain appropriate levels of trees and other planting.

Reading Central Area Action Plan 2010

This document seeks, in part, to provide a safe and distinctive high-quality environment with easy access to high-quality public areas and open space. It is informed by a series of key principles including:

- The centre to contain a broad range of different but complementary uses and be easily accessible by foot
- New development to exhibit an excellent, safe and sustainable quality of design that contributes to the attraction of the centre

The Station Hill site falls within the Station/River Major Opportunity Area which identifies the site for retail and leisure uses on the ground floor along Friar Street, with a mix of uses on the upper floors and a high-density mix of uses including retail and leisure on the ground and lower floors, and residential and offices on the higher floors of Station Hill itself. Policy RC5 requires development to provide appropriate, well-designed public spaces and other public realm, including squares, open spaces, streetscapes and landscaping. The architectural details and materials should be high-quality.

Reading Station Area Framework 2010

The Station Area Framework outlines broad development principles to guide the planned redevelopment of the area. The framework identifies as a key public realm objective the provision of a network of spaces that prioritises pedestrian movement.

The station redevelopment is seen to present significant opportunities to provide new landscaping within its surroundings.

Station Hill South Planning & Urban Design Brief

A Planning & Urban Design Brief for the Station Hill south side envisions a city centre with new links for people.

Other policies include: Reading Tall Building Strategy 2008 and Sustainable Design & Construction SPD which have also been considered as relevant documents.

As part of its Local Development Framework, Reading Borough Council has prepared a Core Strategy, which sets out the overarching spatial framework and policies relating to future development across the borough. This strategy views the central area as one of two primary locations for future development.

The Reading Central Area Action Plan has been developed to address the implementation of the Core Strategy within the central area. The policy describes four key components of urban design and five urban design objectives to be achieved in all new developments and which are addressed in the proposals for the application site.

The four key urban design components are:

1. Layout: Urban Structure and Urban Grain
2. Density and Mix
3. Scale: Height and Massing
4. Landscape and Architectural Design, Details and Materials

The five urban design objectives are:

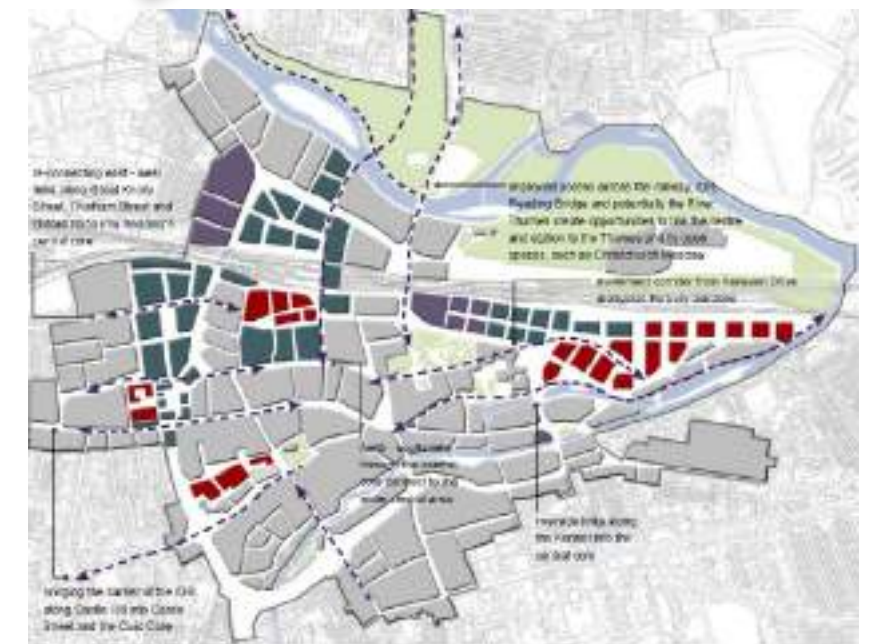
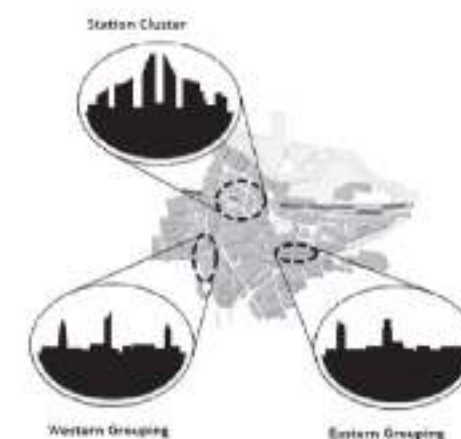
1. Character, identity and sense of place
2. Continuity and enclosure with well-defined streets and places
3. Quality of the public realm with attractive and accessible public spaces
4. Ease of movement and permeability with safe access and connections
5. Legibility with clear image and easy to understand public realm

Reading Borough Council is currently in the process of developing their emerging Local Plan which is at an advanced stage and is expected to be adopted later this year.

Emerging Planning Policy

The current draft of the documents includes Policy CR11C (Station Hill and Friars Walk and notes the need for):

- A mix of uses at a high density
- Retail and leisure uses
- Residential and office uses
- Enhanced links through the site
- A network of streets and spaces
- Frontages on key routes
- Edge of the site framing traditional terraces need careful design treatment





2

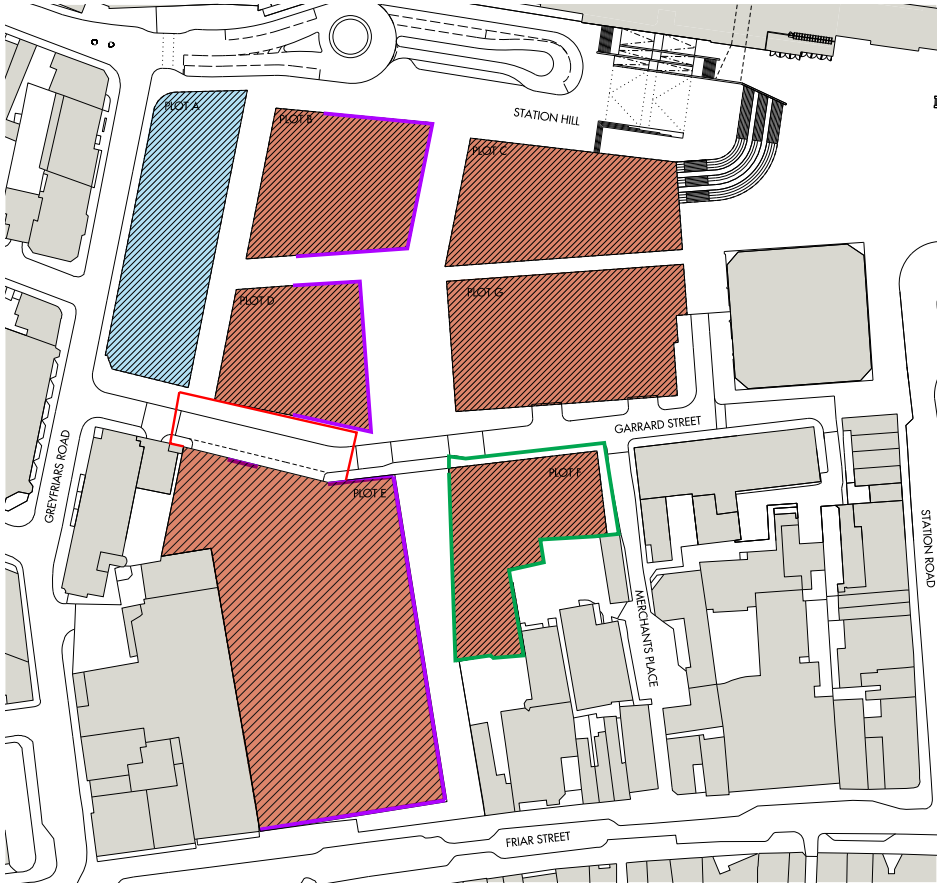
SCOPE OF REVISIONS TO APPROVED OUTLINE PARAMETER PLANS

2.SCOPE OF REVISIONS TO APPROVED OUTLINE PARAMETER PLANS

2.1 KEY DESIGN OBJECTIVES

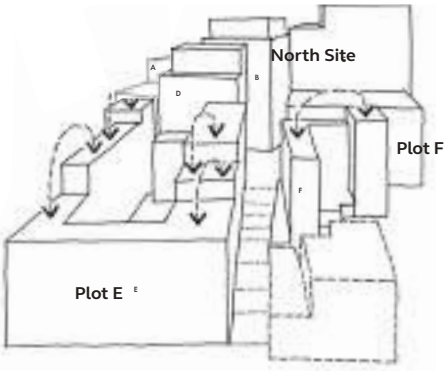
E + F Consented Outline Application

The Outline Consents for Plots E & F were based on parameter plans and were accompanied by illustrative proposals, design codes, design and access statements and supporting information. The Reserved Matters Applications will build on the objectives set out in those documents, adapting the design to meet the requirements of the Build to Rent market and expanding opportunities to enhance placemaking.

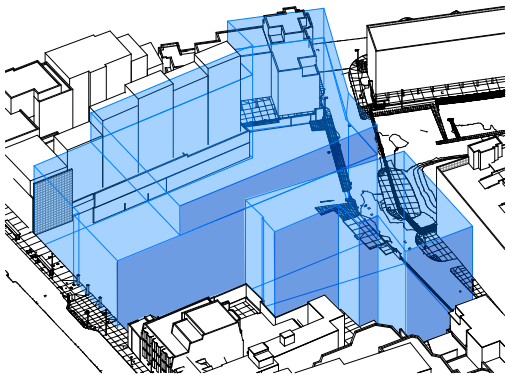


Consolidated Outline Consent Parameters Plan for ground floor uses and active frontage that brings together, for the purpose of explanation only, the various consents for the seven plots. Plot E & F application boundaries overlaid are as set out in illustrative proposals: red line for E, green line for F

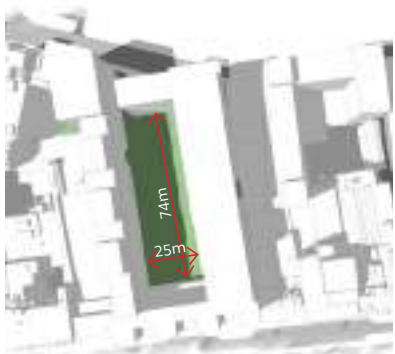
- Predominantly Retail
- Predominantly Residential



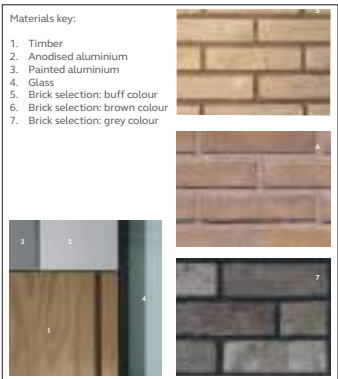
Extract from Design Code Guidance for stepped massing from Friar Street upwards to Station Hill



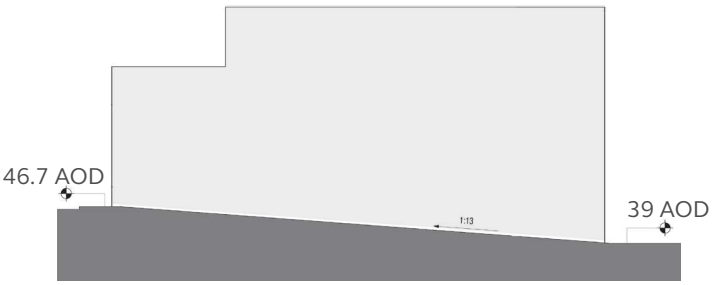
Parameter Massing of Consented Outline Applications



CRTKL's daylight/sunlight studies of Illustrative Masterplan associated Outline Consent (21st June 2pm)



Materials Palette from Design Code



Section through Friars Walk showing change of level from Friar Street to Garrard Street as proposed in the outline consent

2.SCOPE OF REVISIONS TO APPROVED OUTLINE PARAMETER PLANS

2.2 OUTLINE CONSENT DESIGN OBJECTIVES

The key design objects set out in the illustrative proposals and the Design Codes set guidance for the design, layout, composition, materials and architectural character of proposed buildings and spaces across the site. Overall, the proposals seek to provide the framework for a series of buildings and spaces that work successfully in their own right and facilitate the site's integration into the town centre.

The key objectives were defined as follows:

1. A Vibrant and Enjoyable Place

The scheme promoted a combination of office, residential, retail, food and drink and leisure activities within a vibrant and enjoyable series of buildings. The distribution of uses across the site, the arrangement of buildings and external spaces focused activities in key spaces of defined character, a public realm with busy commercial frontage and that accommodates movement of people, residential amenity spaces of a more domestic character and buildings of architectural quality that respond to the existing character of Reading.

2. A Well-Connected and Accessible Area

The desire was to make full use of the site's location and the opportunities it offers. The proximity to the station provides the site with strong public transport links. The site's key position between the town centre and the station makes it an ideal location in which to live and work. Routes across the site strengthen these links, while buildings and external spaces were positioned and orientated to enhance movement, sightlines and views.

3. A Place to Live and Work

There was a strong desire to develop a scheme that is successful both as a place to live and to work. It is also intended that buildings and spaces provide an enlivening and enjoyable environment, while residents would benefit from attractive, self-policing external amenity spaces and neighbourhoods of distinct character that could evolve.

4. A Sustainable Development

It was recognised that the development should address the agenda for sustainable design, construction and lifestyles and be exemplar. The proposals' aims were to offer an efficient, high-density, mixed-use development with the network of spaces providing amenity space and encouraging pedestrian and cyclist movement. The scheme promoted the use of practical and proven environmentally sustainable technologies.

5. An Urban Form of High-quality

The new development would represent an urban form of appropriate scale and quality to create a sense of place and respond to the character of the town centre and adjoining residential areas. The proposals would contain buildings which are a particularly robust form of urban development, capable of accommodating a mix of uses. The scheme would also contain buildings of architectural quality and design innovation.

6. Diversity and Human Scale

It was important that the proposed development provides a streetscape that is diverse and achieves a human scale. The urban blocks were made up of several buildings and frontages could be diversified. This would enliven the views along spaces with a variety of texture and grain.



Aerial view of Illustrative Proposal for Consented Outline Applications for Plots E & F in the foreground with the north site in the background from south

2.SCOPE OF REVISIONS TO APPROVED OUTLINE PARAMETER PLANS

2.3 PROPOSED MODIFICATIONS TO APPROVED PARAMETER PLANS

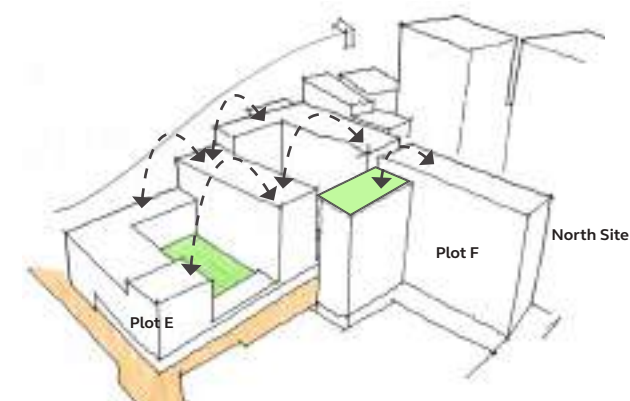
The overarching objective of the proposed modifications is to create the highest quality build to rent residential development with excellent amenity spaces and an attractive and inviting public realm. The revised massing will deliver an enhanced Friars Walk that is level, with more daylight and greater width. It will announce the public realm at its junction with Friar Street.

Key design revisions include:

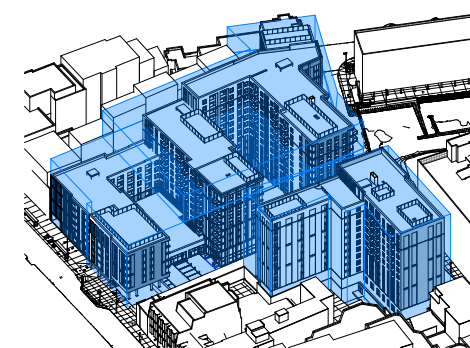
- Revised massing to meet the requirements of Build to Rent accommodation
- Two high-quality courtyards in Plot E
- A wider Friars Walk that will improve the retail offer and pedestrian experience
- An improved public realm at the junction of Friar Street and Friars Walk

The design and layout of Plots E & F involves the balancing of multiple design constraints with the opportunity to create a layout that realises the key design objectives. In revising the parameters plan the design has focused on delivering:

- A strong community with an excellent residential experience within a safe and pleasant neighbourhood
- High-quality apartments designed specifically to cater for the needs of tenants
- A visible, experienced landlord in Lincoln Property Company that residents can engage with on a daily basis
- High-quality management of best in class amenities, communal gardens, leisure, social spaces and resident storage facilities, as well as curated retail and F&B offer on Friar Street and Friars Walk
- Clear and transparent tenancy arrangements
- Security



Proposed massing of the building rises from Friar Street towards Garrard Street in line with the illustrative parameters plan massing



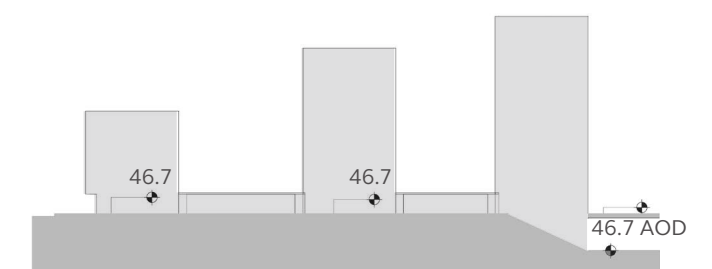
Proposed massing is generally within the Consented Parameter Envelope



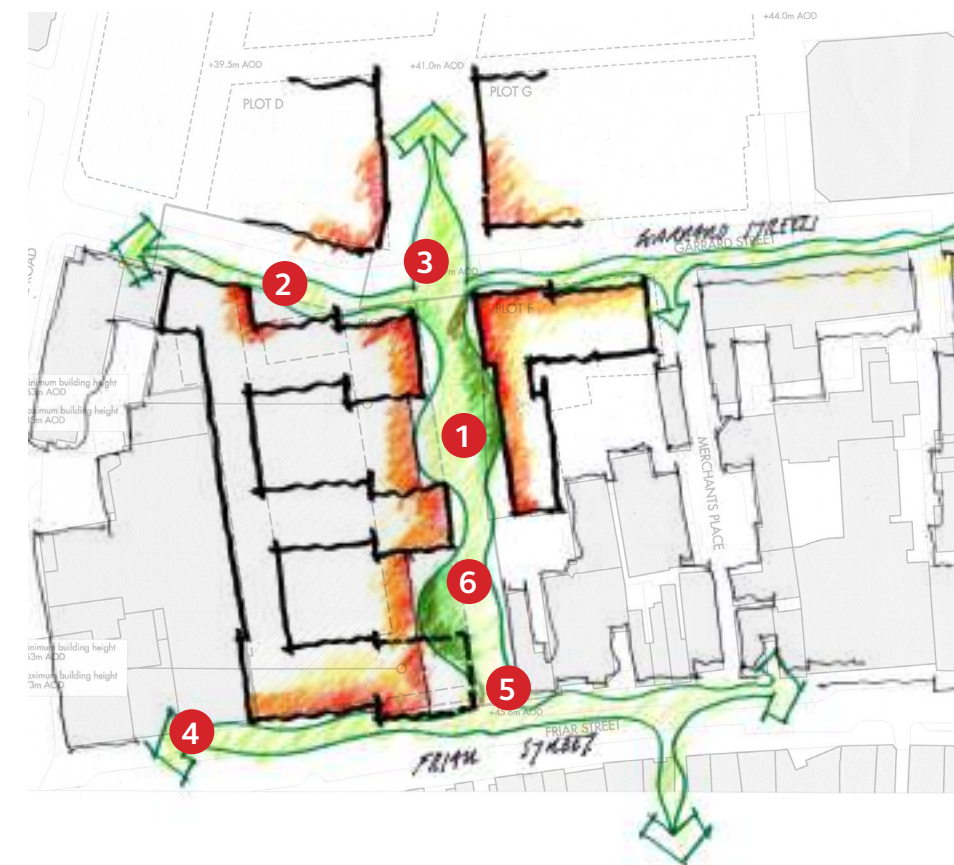
Daylight/sunlight studies of proposed scheme (21st June 2pm) showing how the public realm gains more daylight



Proposed materials palette for proposed scheme



Section through Friars Walk showing no change of level from Friar Street to Garrard Street with stairs down to the lower street



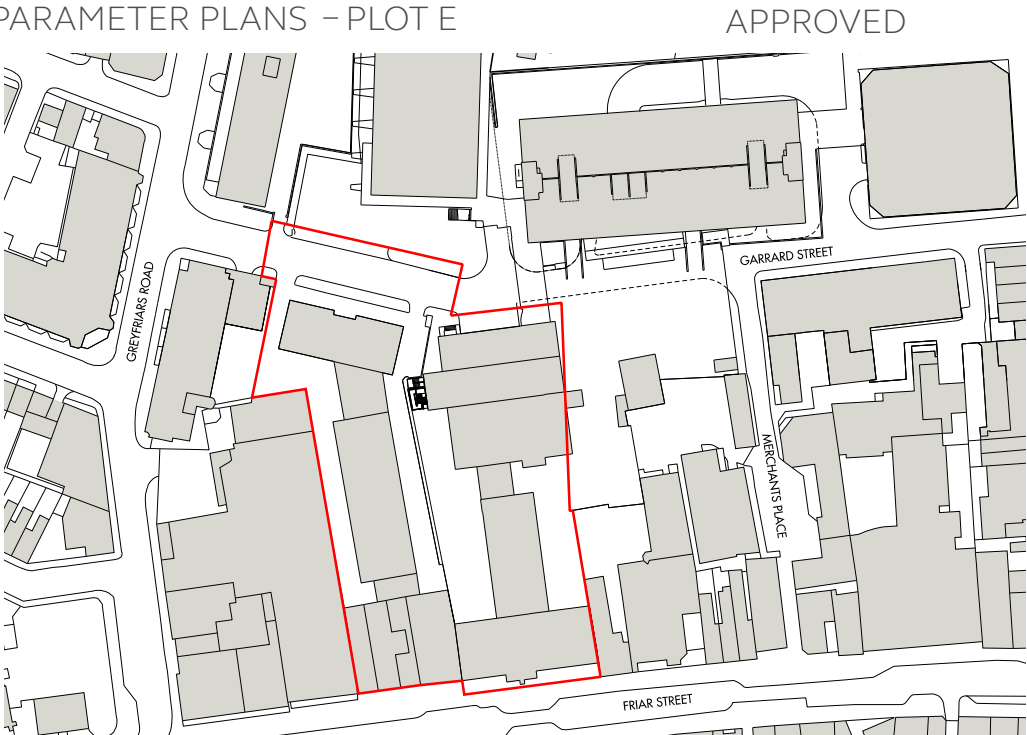
Concept sketch illustrating key placemaking opportunities on Plots E & F including:

- 1 A more generous and sunlit Friars Walk that will encourage pedestrian use, dwell time and activity
- 2 A more activated and pedestrian friendly Garrard Street that aligns with the range of uses along the street
- 3 Ground level connection to future development to the north of Garrard Street
- 4 A rejuvenated Friar Street with more attractive and active elevations, passive surveillance from residential accommodation above ground floor and a new public realm that announces Friars Walk at the junction with Friar Street
- 5 A Friars Walk that is more visible from Friar Street; more open, welcoming and secure and which is widened to feel less overwhelmed by the mass of the development than the consented scheme
- 6 A level Friars Walk that encourages pedestrian movement and a better retail offer that will be attractive to a wide range of operators

2.SCOPE OF REVISIONS TO APPROVED OUTLINE PARAMETER PLANS

2.4 REVISED & PROPOSED PARAMETER PLANS – PLOT E

Boundaries



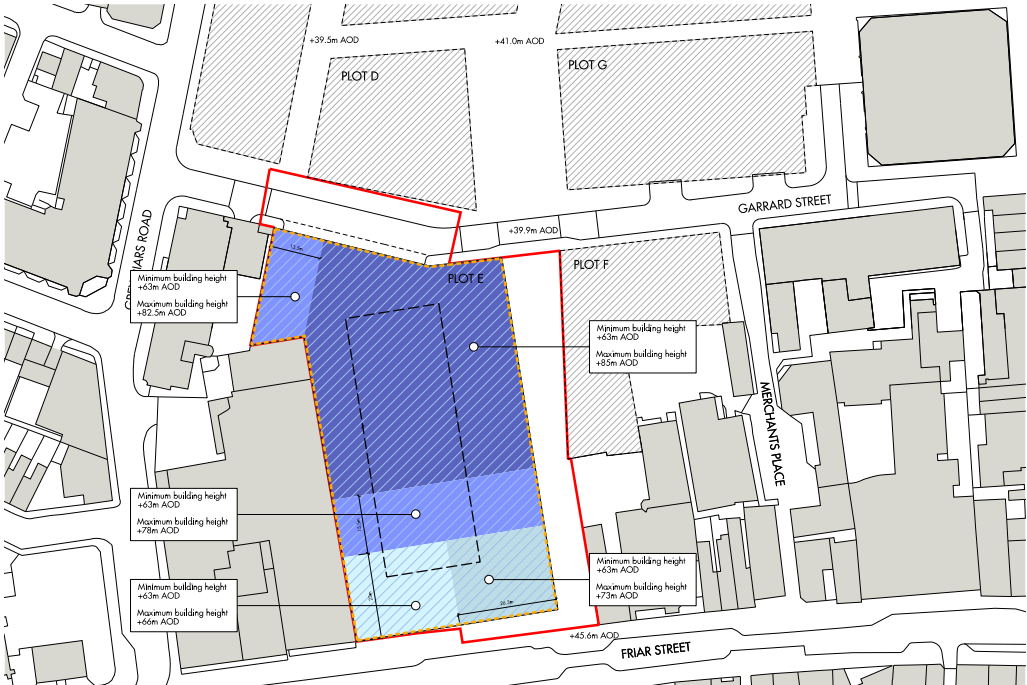
Extract from Approved Plot E Plan 1: Application Boundary



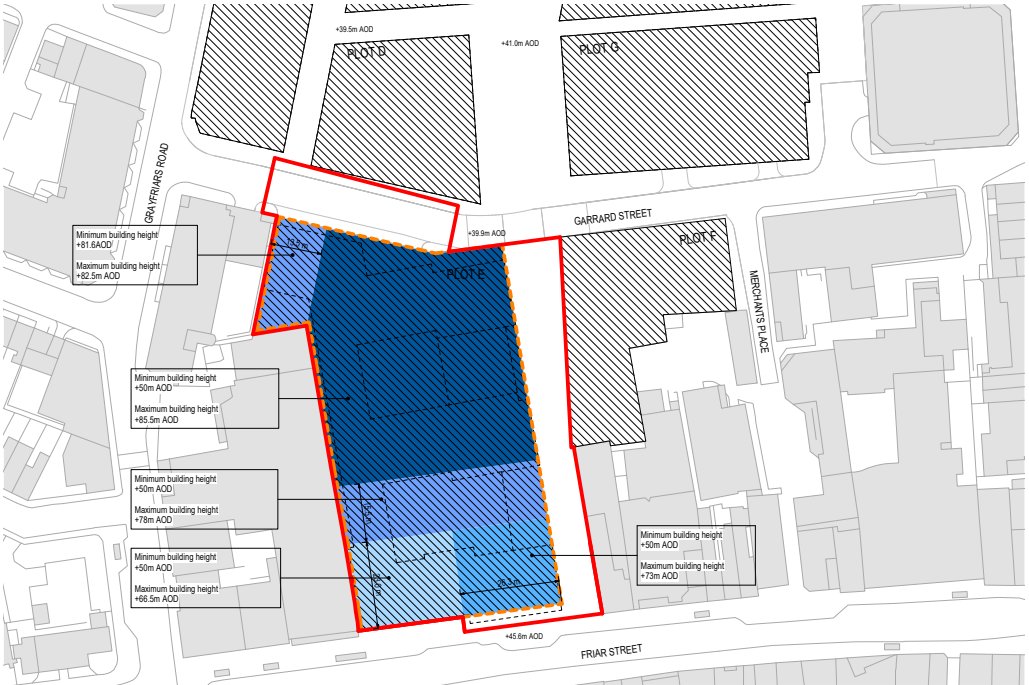
Comment:

- No change

Building Plots



Extract from Approved Plot E Plan 3: Building Plot Parameters

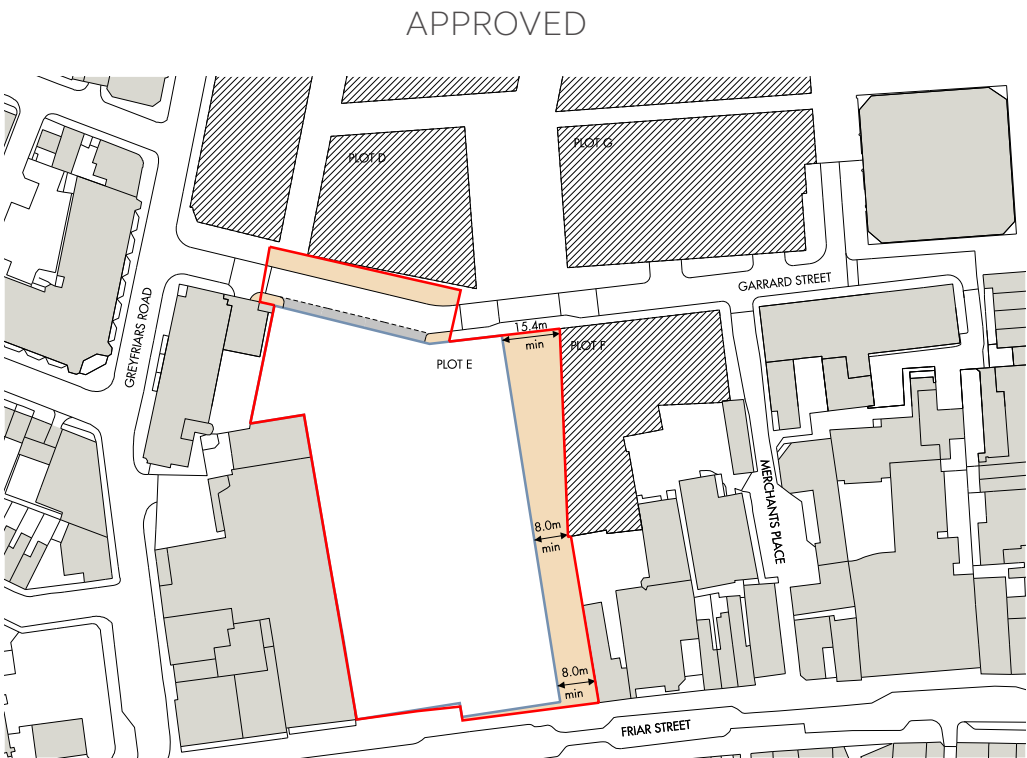


Comments:

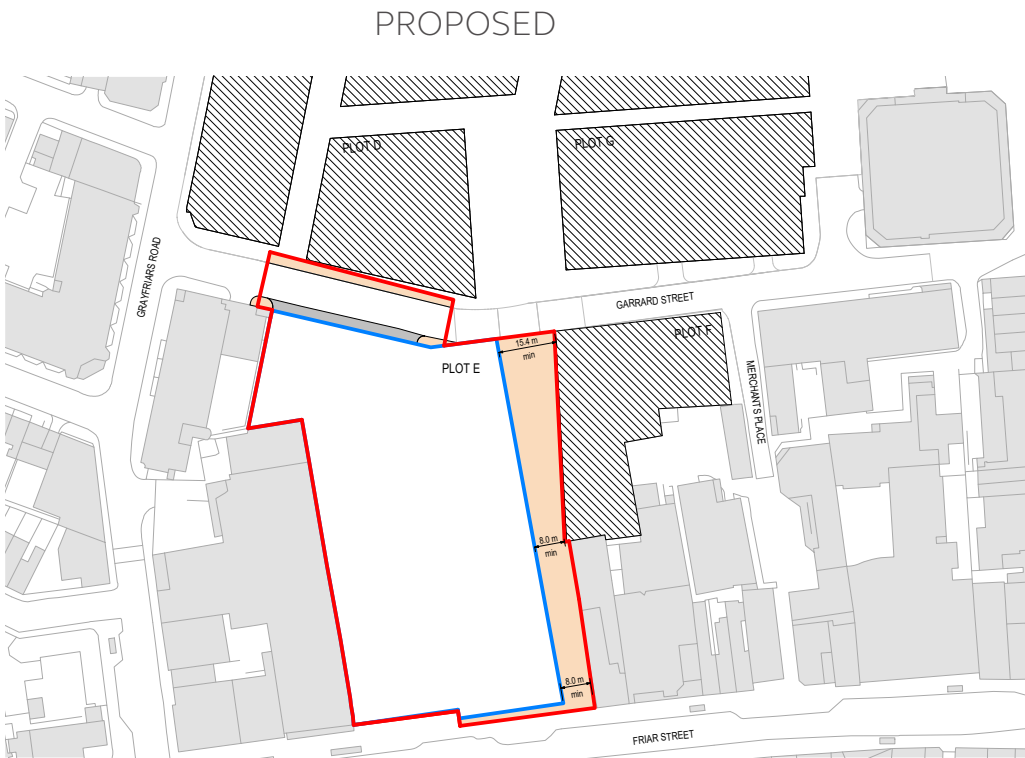
- Minor increase of 600mm to parameter heights
- Decrease of 13m in building minimum heights to part fronting Friars Walk
- Minor increase to line of deviation to section of Friar Street façade

2.SCOPE OF REVISIONS TO APPROVED OUTLINE PARAMETER PLANS

Public Realm



Extract from Approved Plot E Plan 4: Public Realm

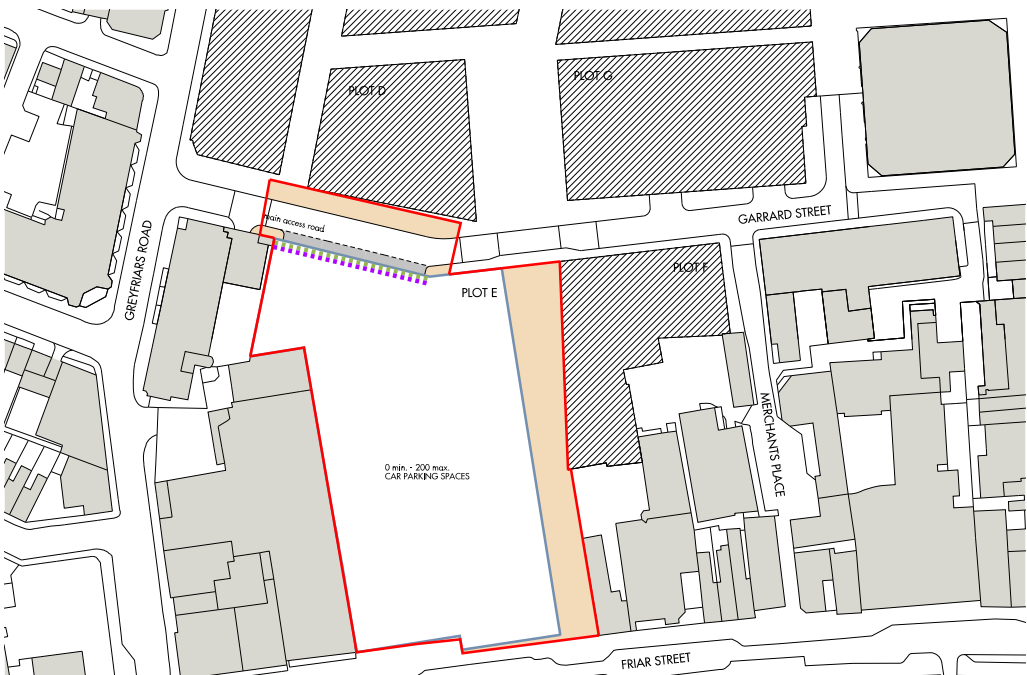


Extract from Proposed Amended Plot E Public Realm

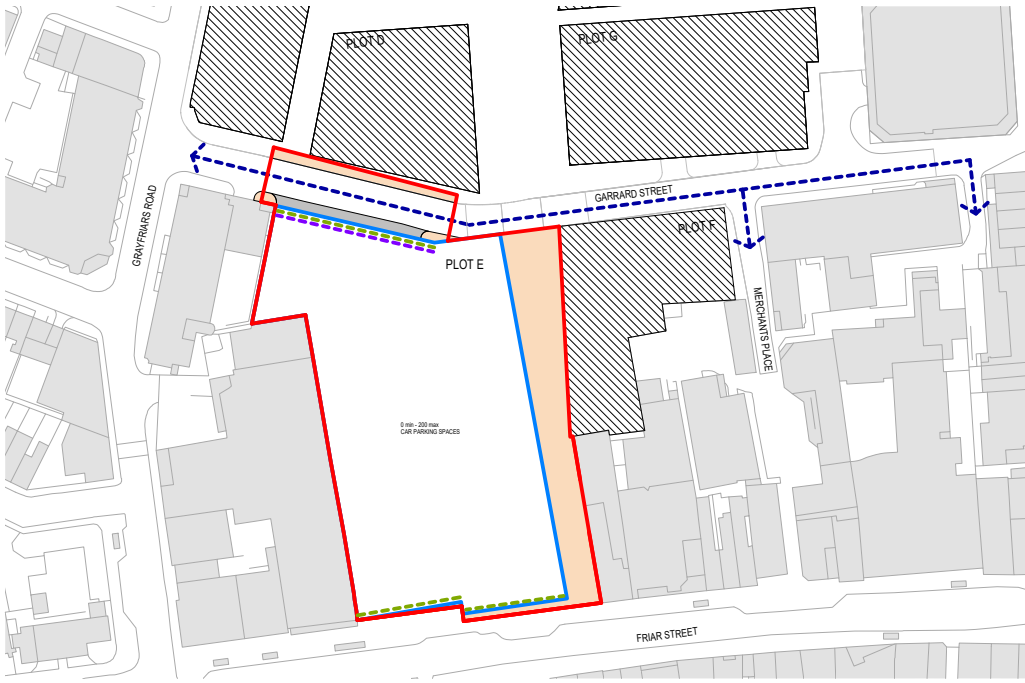
Comment:

- No change

Vehicle & Pedestrian Access Routes



Extract from Approved Plot E Plan 5: Vehicle & Pedestrian Access Routes



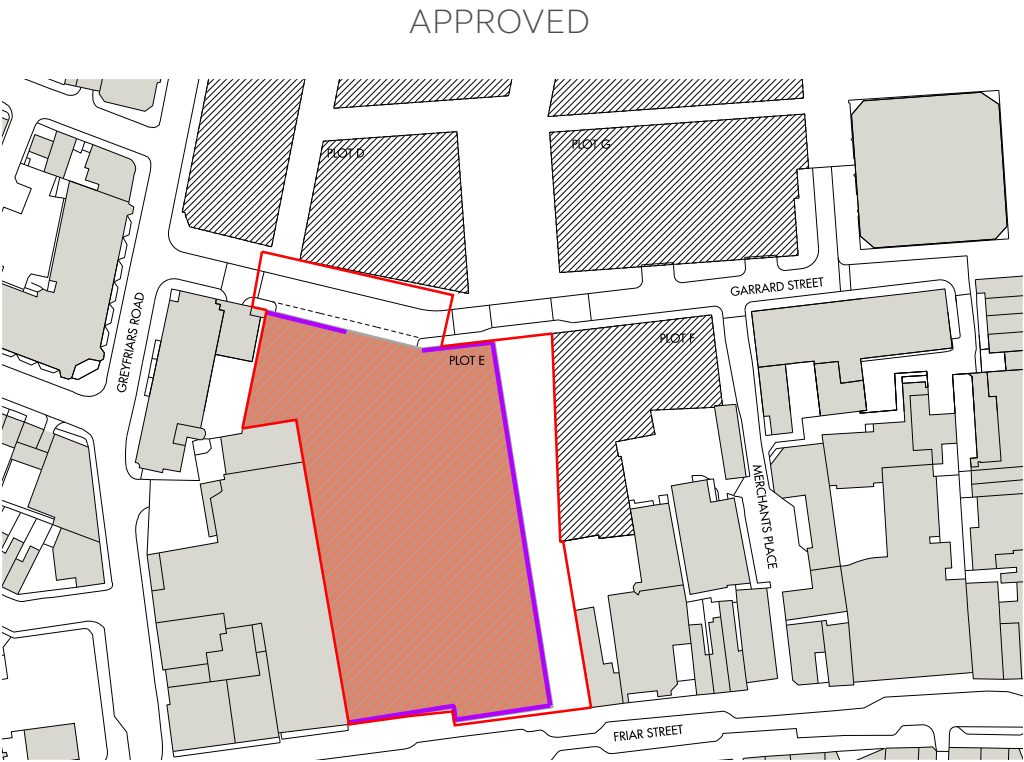
Extract from Proposed Amended Plot E Vehicle & Pedestrian Access Routes

Comment:

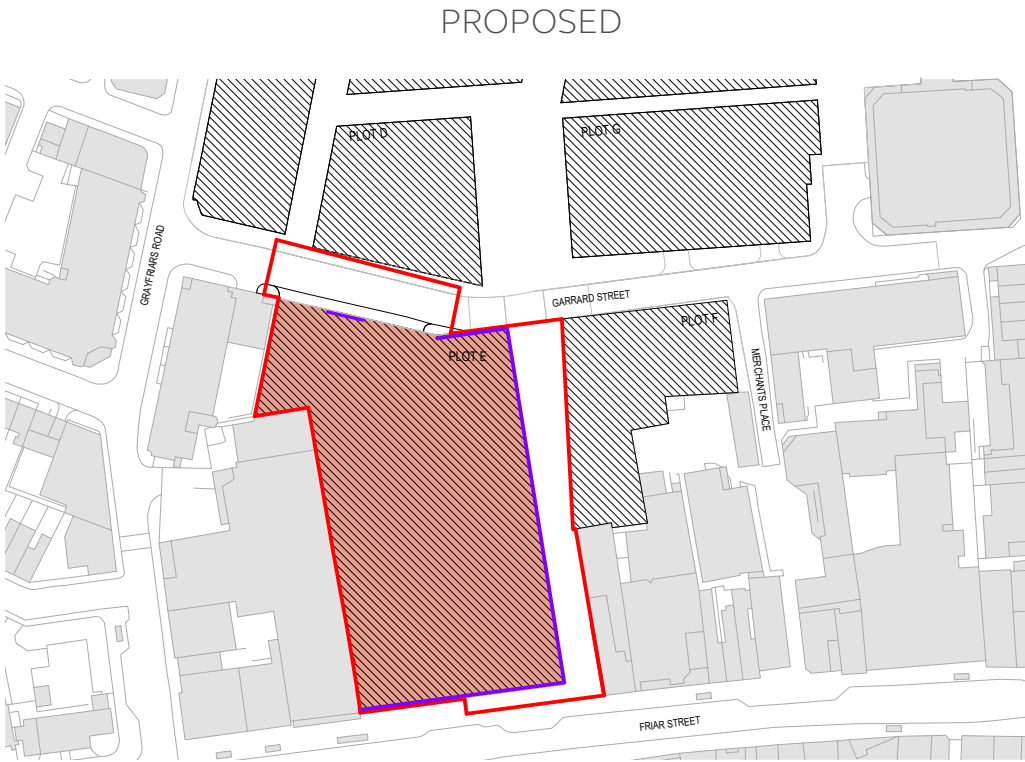
- Service access provided from Friar Street

2.SCOPE OF REVISIONS TO
APPROVED OUTLINE PARAMETER PLANS

Ground Floor Uses

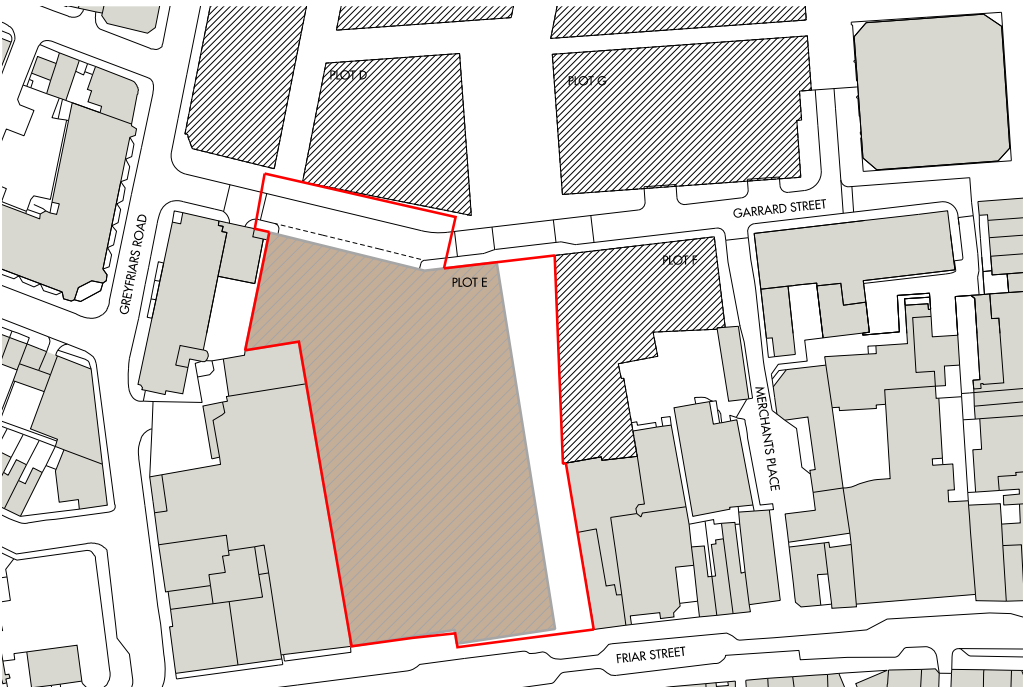


Extract from Approved Plot E Plan 6: Ground Floor Uses

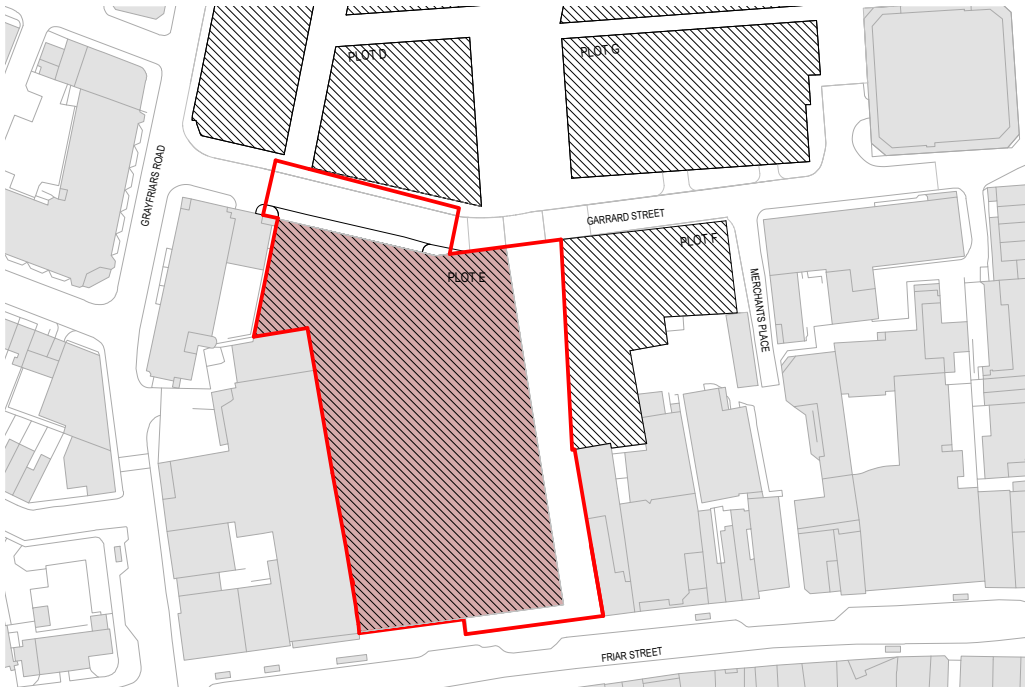


Comment:
• No change

Upper Floor Uses



Extract from Approved Plot E Plan 7: Upper Floor Uses

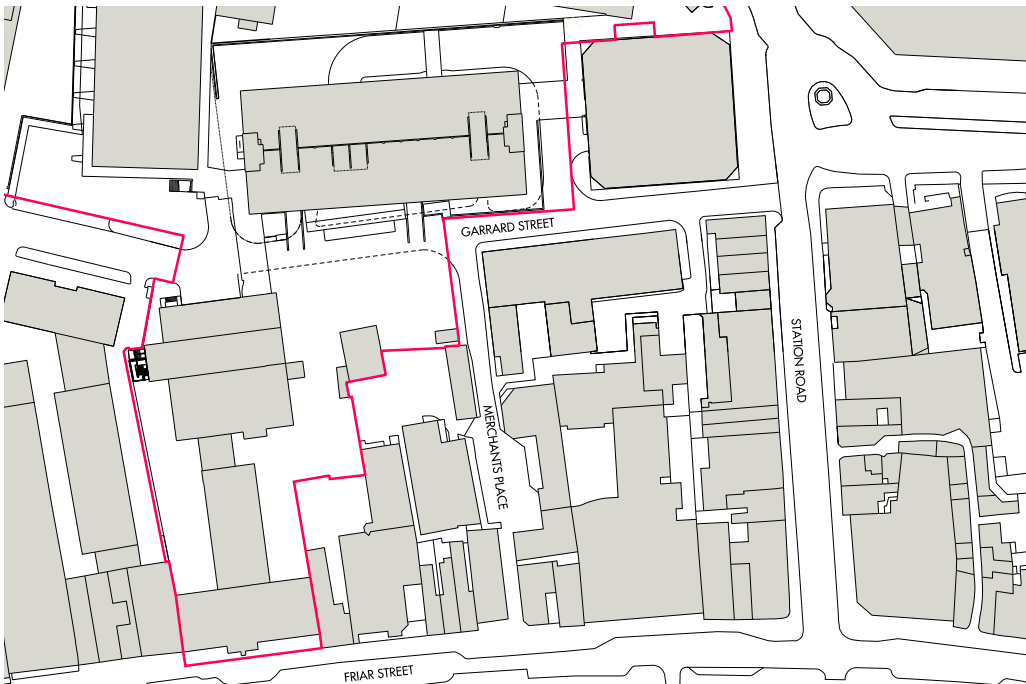


Comment:
• No change

2.SCOPE OF REVISIONS TO APPROVED OUTLINE PARAMETER PLANS

2.4 REVISED & PROPOSED PARAMETER PLANS – PLOT F Boundaries

APPROVED



Extract from Approved S73 Plan 1: Application Boundary

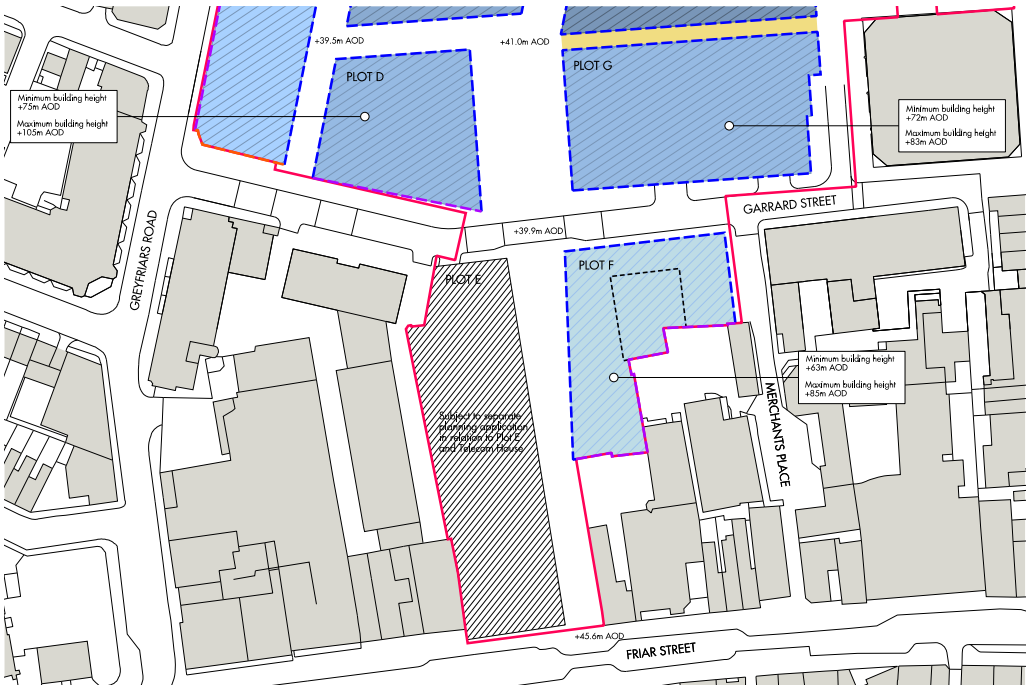
PROPOSED



Extract from Proposed Amended S73 Application Boundary

Comment:
• No change

Building Plots



Extract from Approved S73 Plan 3: Building Plot

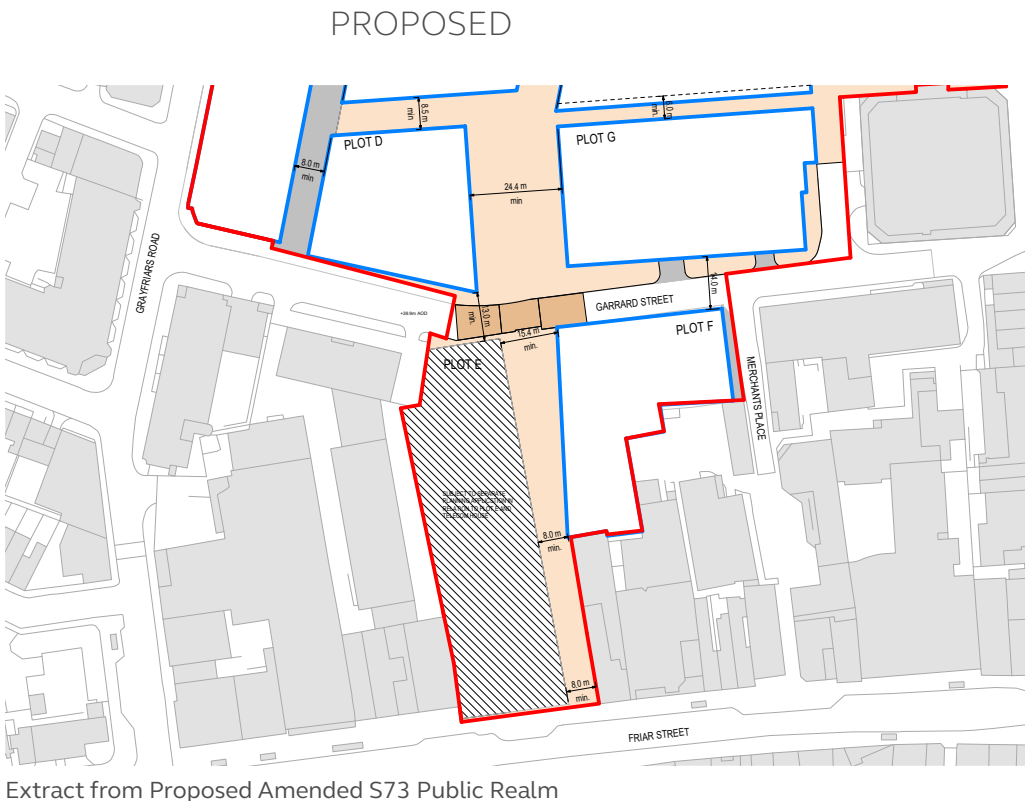
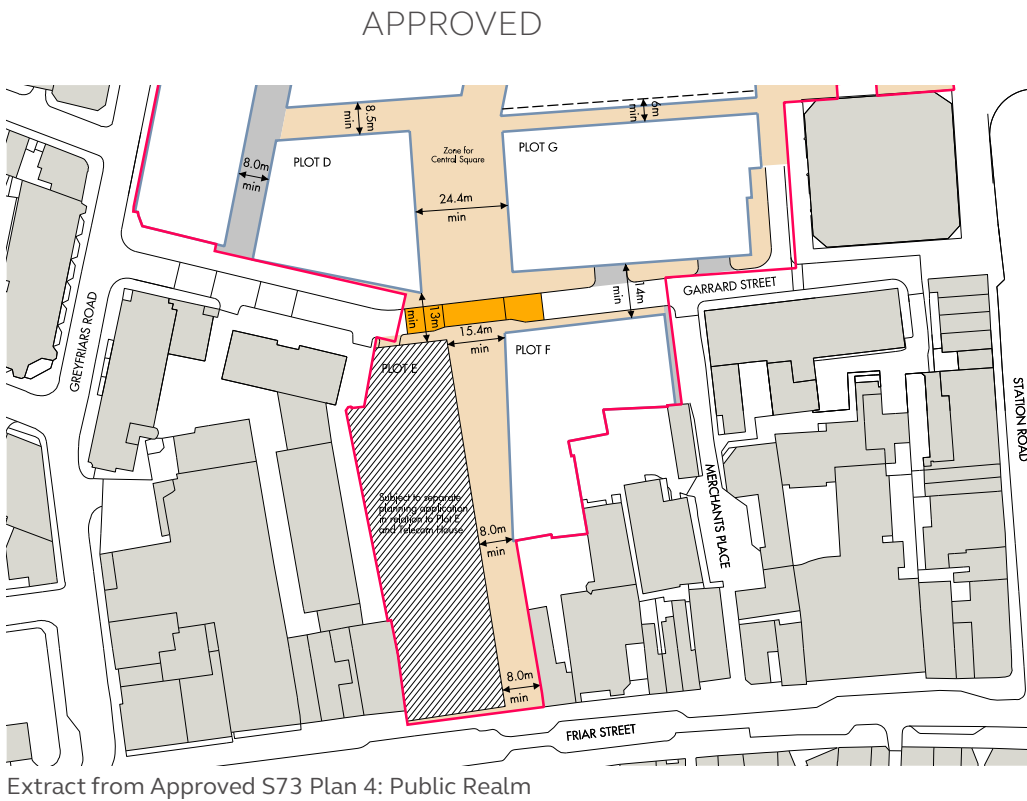


Extract from Proposed Amended S73 Building Plot Parameters

Comment:
• Changes to limits of deviations to Friars Walk and Merchants Place elevations

2.SCOPE OF REVISIONS TO
APPROVED OUTLINE PARAMETER PLANS

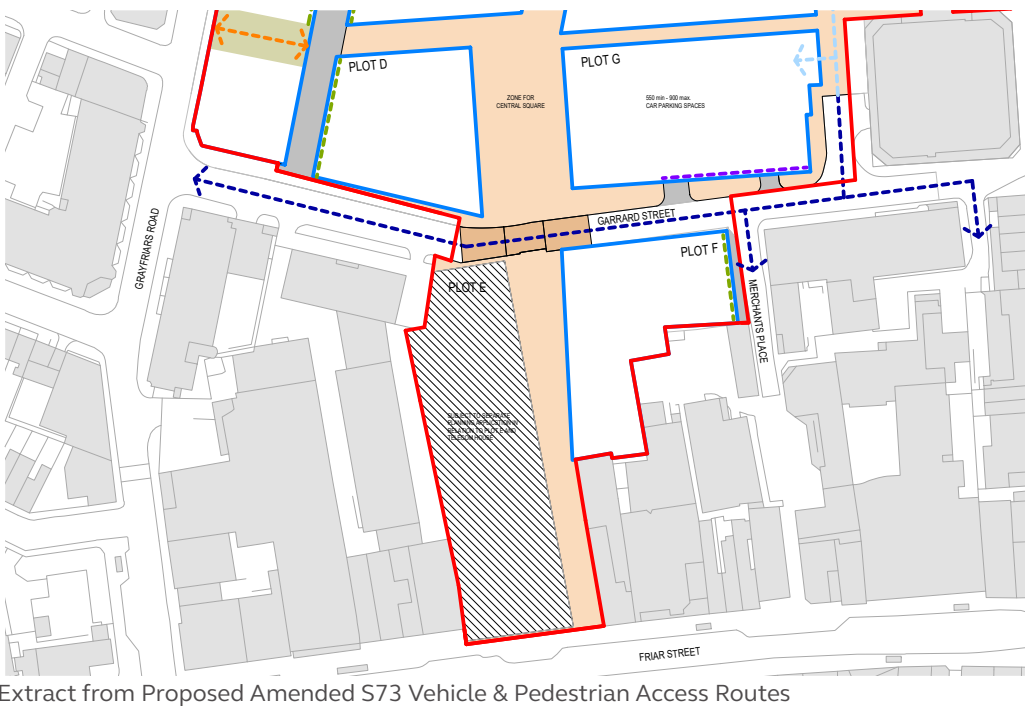
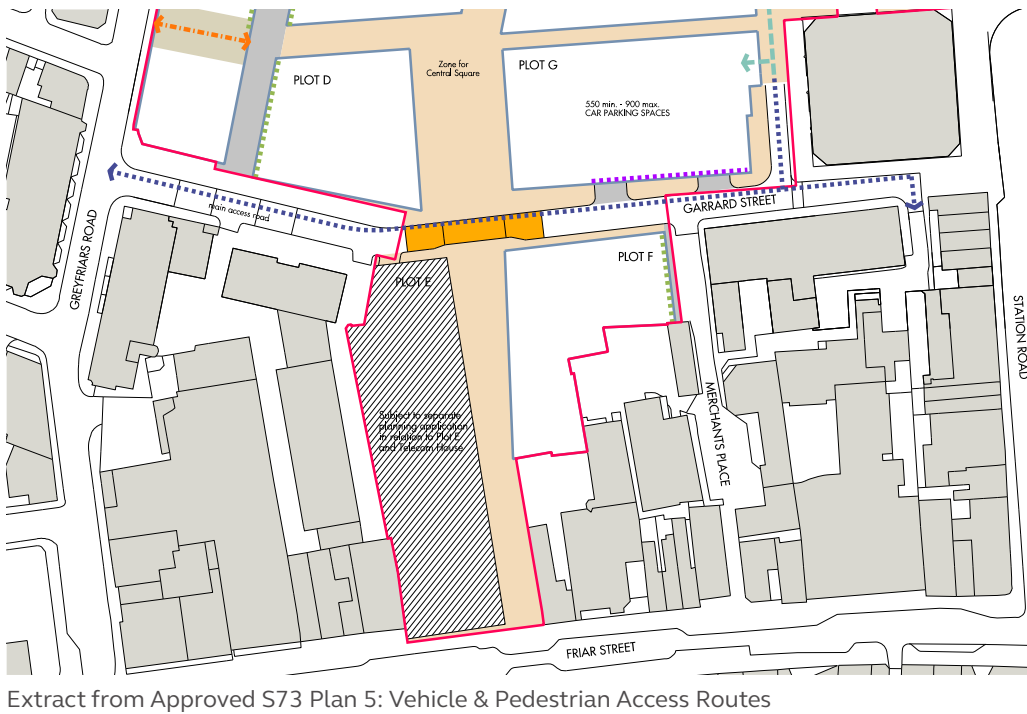
Public Realm



Comment:

- No change

Vehicle & Pedestrian
Access Routes



Comment:

- No change