



PLANNING DOCUMENTS SUMMARY & SUPPORTING INFORMATION FOR PLANNING APPLICATION

AT 10 GUN STREET, READING RG1 2JR JULY 2019

On behalf of PDR LIMITED

1) MAIN DOCUMENTS

- Planning portal application
- Summary letter dated 24th July 19
- Planning documents summary & supporting information for planning application (this document)
- Design and Access statement (DAS)
- Drawing detailing use class locations
- Photo reference sheet of existing rear elevation and land

2) DRAWINGS TO BE SUBMITTED

- 10 Gun Street location plan
- ABD 005 Existing site location plan
- ABD 001B Existing plans pre demolition
- ABD 001C Existing plans with demolition
- ABD 003B Existing elevations pre demolition
- ABD 003B Existing plans with demolition
- ABD 004M Proposed elevations
- ABD 400D GA proposed G-2nd floors
- ABD 201E Sections rear extension
- ABD 301G Basement building regulations
- ABD 302H Ground floor building regulations
- ABD 303K First floor building regulations
- ABD 304C Second floor builders works and fire strategy

3) DESIGN & ACCESS STATEMENT

See DAS enclosure.

4) SUPPORTING INFORMATION FOR RBC & CONSULTEES

(All documents below to be provided directly to planning officer upon validation of application and to be considered as planning documents)

A. Heritage / Conservation

No changes to the existing listed part of the building are proposed with the current application from the existing LBC 151282 except that the front cellar is to remain as existing and not converted to create male and female wc's.

The following documents are provided and include supportive response by RBC consultee to the previous (almost identical) submission.

- <http://www.imagesofengland.org.uk/Details/Default.aspx?id=38967&mode=quick>
- Historical chronology of property – OG architects
- Existing Building features – OG architects
- GOAD site plan 1895
- Staircase heritage statement
- Heritage Report – Axford Heritage Planning Dec 15. This was obtained specifically in relation to the previous scheme, which remains largely unchanged.
- RBC historic buildings consultant positive response Jan 2016

B. Archaeological Survey

Project specification for archaeological excavation – updated for no basement scheme

C. Ecology

The previous consent was subject to many months of delays due to timings for bat surveys. All previous and now fully up to date bat surveys are enclosed.

- Original bat report 2009
- Tree-Surveys preliminary survey 2015
- Tree-Surveys bat report 2016
- Tree-Surveys fresh bat report 2019

D. Sustainability Statement

It was acknowledged that the previous consents would require construction to meet BREEAM 'very good' rating. A previous sustainability report was commissioned and is enclosed and the previous detailed design was progressed to achieve these targets.

- PBA sustainability report 2015
- BASE Energy – Preliminary BREEAM reports for previous schemes

E. Environment Agency

We enclose the relevant detailed flood risk assessment survey from PBA. Previously the Environment Agency took 19 weeks to respond to the planners. It has already been established under previous permission that the extent of culvert to be opened would be acceptable and such proposals remain the same under this scheme. The proposed scheme in this location is almost identical although the adjacent microbrewery building is due to be a little higher than previous by 1400mm. However previous discussions accepted that the extent of sun light in the river was limited due to the multi storey Oracle immediately to the rear of the site.

We also enclose detailed river drawing, marginal shelf detail and previous correspondence ultimately confirming the EA did not object to the proposals.

- Flood risk assessment by PBA
- River drawing – ABD 201E detailing works around brook
- Marginal Shelf detail showing proposed planting to brook
- EA original objection and subsequent removal of objection letter
- EA subsequent applicant support letter April 16 following earlier EA objection

We hope that as essentially the same scheme the consultee will respond within timeframes and providing same recommendations.

F. Environmental Health

Previously concerns were raised by RBC consultee and environmental noise impact assessment was carried out and subsequently a more specific assessment was undertaken, both by PBA. This lead to approval subject to conditions and we would anticipate same response to same scheme albeit this time without basement nightclub. We enclose the following documents:

- PBA environmental noise impact assessment September 15
- RBC EHO previous initial consultee response November 2015
- PBA environmental further noise impact assessment December 15
- RBC EHO subsequent consultee response December 2015
- Email response from PBA to EHO further comments June 2016 which ultimately considered satisfactory and informed consent related conditions

G. Other previous consultee responses from previous scheme

Natural Environment commented on existing vegetation on site and requested soft landscaping provision – this was actual some buddleia which had grown due to time of year. Garden is to be hard landscaped and therefore such condition should not be required.

Access – positive response received previously, no conditions required.

Transport – no objections

Waste Operations – no objections