

Brian Conlon
Principal Planner
Reading Borough Council
Bridge Street
Reading RG1 2LU

Friday 16th August 2019
Planning application reference: 190809

Dear Brian

**Thames Quarter, Kings Meadow Road, Reading:
Insertion of a partial additional floor to accommodate 20 additional apartments (revision to planning permission reference 162166 dated 17th November 2017)**

Thank you for your assistance and constructive feedback to date in respect of the above application.

Submission of revised elevation drawings

The *Design Review Panel's* independent review of the submitted scheme has provided a welcome and positive validation that the concerns with the previously-refused 338-unit scheme have been mitigated.

Our revised application had already reset the haunch of the building (adjacent to the tower element) back to that which was previously approved. The *Design Review Panel* supported this revision, confirming that the change has been "critical" to the scheme's success and that this was a successful revision that increased the primacy of the tower, improving its proportions in relation to the benchmark and vice versa.

The panel also suggested that, whilst not critical, the introductions of grey cladding elements may visually aid the building's proportions. To that end, we now formally submit as revised plans the draft indicative elevations drawings that the *Design Review Panel* saw, which in summary:

- On the **northern elevation** introduce a grey cladding to the eastern-most recessed bay, to emphasis its recessed nature and shorten the perceived width of the overall benchmark element; and use grey cladding on the proposed partial additional floor, so that it reads more as part of the recessed grey roofscape elements
- On the **eastern elevation** the grey cladding on the eastern-most bay described above is wrapped around the corner onto the eastern elevation. This gives improved definition between the recessed grey element and red brick principle façade, giving the latter an increased vertical emphasis which reflects the main tower element in the background

The Part I Register and your planning files should therefore be amended as followed:

- Drawing 152067-STL-20X01 **revision PL1** ("North Elevation") dated 04/12/2018 is **superseded** and **replaced** with drawing 152067-STL-20X01 **revision PL3** dated 08/07/2019
- Drawing 152067-STL-20X03 **revision PL1** ("East Elevation") dated 04/12/2018 is **superseded** and **replaced** with drawing 152067-STL-20X03 **revision PL3** dated 08/07/2019

In addition, in order to ensure that the detailed landscaping proposals are updated to precisely match those approved under application 180423, please also amend the Part I Register and your planning files with the following updated landscaping drawings:

- Drawing 151638-STL-XX-00-DR-L-ZZZZ-09000 **revision PL08** ("*Landscape General Arrangement Ground Floor*") dated 02/04/2019 is **superseded** and **replaced** with drawing 151638-STL-XX-00-DR-L-ZZZZ-09000 revision **PL11** dated 07/05/2019
- Drawing 151638-STL-XX-00-DR-L-ZZZZ-09140 **revision PL05** ("*Soft Landscape Works Plan Ground Floor*") dated 05/12/2018 is **superseded** and **replaced** with drawing 151638-STL-XX-00-DR-L-ZZZZ-09140 revision **PL10** dated 14/06/2019

We remain at your disposal for any final questions and would underline again how fundamental it is that the application is presented to the 4th September Planning Committee for determination.

Kind regards

Yours sincerely



James Croucher MTP MRTPI
Planning Director
Lochailort Thames Quarter Ltd